

ATTACHMENT 2

**LAND USE COMPARISON TABLE
AND ZONE OBJECTIVES**

<p>LEP 4 – LEP 4 – LAND USES PROHIBITED – any other purpose is permissible with consent.</p>	<p>LEP 1991 – LAND USES PERMITTED WITH CONSENT OR WITHOUT CONSENT</p>
<p>RURAL 1 (a1)</p> <p>Abattoirs Advertising structures Car repair stations Commercial premises (other than caravan parks, picnic grounds or veterinary establishments) Gas holders Generating works Industries (other than extractive industries, home industries, offensive or hazardous industries or rural industries) Motor showrooms Recreation areas Recreation facilities Residential flat buildings Service stations Shops (other than general stores or kiosks within caravan parks or picnic grounds) Stock and sale yards Tourist facilities Transport terminals</p>	<p>BUSHLAND CONSERVATION</p> <p>Advertising sign Animal establishment Arts & crafts gallery Bed & breakfast establishment Bushfire hazard reduction Camping site Child care centre Communications facility Community centre Dam Display garden Drainage works Dwelling house Educational establishment Exhibition homes Guest house High technology industry Holiday cabin Home industry Institution Keeping of hoofed animals Low intensity agriculture Mine National park Parking Place of public worship Recreation area Recreation facility Refreshment room Retail plant nursery Roads Subdivision Utility installation Veterinary establishment Visitor facilities Walking track Wholesale plant nursery</p>
<p>No zone objectives for LEP 4</p>	<p>Zone Objectives</p> <p>(a) To conserve the natural bushland character of the landscape surrounding the existing urban areas of the City and minimise the visual impact of development on the landscape, particularly when viewed from the Blue Mountains National Park.</p> <p>(b) To protect the natural bushland buffer zones between towns, to avoid ribbon development and to conserve and enhance the views and vistas of natural bushland obtained from the Great Western Highway and the Great Western Railway, public places, lookouts and areas within the Blue Mountains National Park.</p> <p>(c) To ensure that the form and siting of buildings, colours, landscaping and building materials are appropriate for, and harmonise</p>

	<p>with, the bushland character of the areas.</p> <ul style="list-style-type: none">(d) To provide only for development that utilises and retains the natural bushland on the site as an important feature of the development.(e) To ensure that development in bushfire prone areas is carried out so that effective bushfire management can be implemented within the property boundaries with appropriate environmental controls.(f) To encourage landscaping and regeneration of natural bushland in areas with sparse tree or canopy cover.
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LEP 4 – LAND USES PROHIBITED – any other purpose is permissible with consent.	LEP 1991 – LAND USES PERMITTED WITH CONSENT OR WITHOUT CONSENT
<p>RESIDENTIAL 2(a1)</p> <p>Abattoirs Advertising structures Agriculture (other than horticulture) Boarding houses Bulk stores Car repair stations Clubs Commercial premises Extractive industries Forestry Gas holders Generating works Guest houses Helipads Heliports Holiday cabins Hotels Industries (other than home industries) Institutions Junk yards Liquid fuel depots Mines Motels Motor showrooms Parking (other than in association with a permissible use) Places of assembly Plant depots Reception establishments Recreation facilities Refreshment rooms Residential flat buildings (other than residential flat buildings being units for aged persons) Retail plant nurseries Roadside stalls Sawmills Service stations Shops Stock and sale yards Tourist facilities Transport terminals warehouses</p>	<p>BUSHLAND CONSERVATION</p> <p>Advertising sign Animal establishment Arts & crafts gallery Bed & breakfast establishment Bushfire hazard reduction Camping site Child care centre Communications facility Community centre Dam Display garden Drainage works Dwelling house Educational establishment Exhibition homes Guest house High technology industry Holiday cabin Home industry Institution Keeping of hoofed animals Low intensity agriculture Mine National park Parking Place of public worship Recreation area Recreation facility Refreshment room Retail plant nursery Roads Subdivision Utility installation Veterinary establishment Visitor facilities Walking track Wholesale plant nursery</p>
<p>There are no zone objectives for LEP 4</p>	<p>Zone Objectives</p> <p>(g) To conserve the natural bushland character of the landscape surrounding the existing urban areas of the City and minimise the visual impact of development on the landscape, particularly when viewed from the Blue Mountains National Park.</p> <p>(h) To protect the natural bushland buffer zones between towns, to avoid ribbon development and to conserve and enhance the views and vistas of natural bushland obtained from the Great Western Highway and the Great Western Railway, public places, lookouts and areas within the Blue Mountains National Park.</p>

	<ul style="list-style-type: none">(i) To ensure that the form and siting of buildings, colours, landscaping and building materials are appropriate for, and harmonise with, the bushland character of the areas.(j) To provide only for development that utilises and retains the natural bushland on the site as an important feature of the development.(k) To ensure that development in bushfire prone areas is carried out so that effective bushfire management can be implemented within the property boundaries with appropriate environmental controls.(l) To encourage landscaping and regeneration of natural bushland in areas with sparse tree or canopy cover.
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	<p>Zone Objectives</p> <p>(a) To ensure that all development including subdivision is environmentally sensitive and site responsive and maintains and facilitates sustainable natural ecosystems and biodiversity within the Blue Mountains.</p> <p>(b) To utilise best practice water management techniques:</p> <ul style="list-style-type: none"> • to protect, and where practicable to improve, existing perennial and non-perennial watercourses and the associated riparian zone, and • to protect, and where practicable to improve, water quality, and

	<ul style="list-style-type: none">• to maintain pre-development downstream flow patterns, and• to promote ecologically sustainable water and land management practices. <p>(c) To establish an appropriate landscape character by encouraging the preservation, regeneration and re-establishment of native bushland, where practicable.</p> <p>(d) To ensure that the form and siting of development, and the building materials, colours, and landscaping utilised in that development, are each appropriate for, and harmonise with, the bushland character of the area in which the development is to take place.</p> <p>(e) To ensure bushfire protection measures are adequate to protect proposed development and are able to be implemented without unacceptable adverse environmental impacts.</p> <p>(f) To ensure that non-residential land uses are compatible with the residential character of the area in which development is proposed.</p>
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<p>No zone objectives for LEP 4</p>	<p>Zone Objectives</p> <p>(a) To ensure protection of environmentally sensitive land and areas of high scenic value in the City. (b) To provide a buffer around areas of natural ecological significance. (c) To restrict development on land that is inappropriate by reason of physical characteristics or high bushfire hazard. (d) To encourage the restoration of disturbed bushland areas. (e) To provide for passive recreational activities that are compatible with the land's environmental characteristics.</p>

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<p>No zone objectives for LEP 4</p>	<p>Zone Objectives</p> <ul style="list-style-type: none"> (a) To protect environmentally sensitive land and areas of high scenic value in the City from development. (b) To provide a buffer around areas of natural ecological significance. (c) To restrict development on land that is inappropriate by reason of physical characteristics or high bushfire hazard. (d) To encourage the restoration of disturbed bushland areas.

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<p>RESIDENTIAL 2(a2)</p> <p>Abattoirs Advertising structures Agriculture (other than horticulture) Bulk stores Car repair stations Clubs Commercial premises Extractive industries Forestry Gas holders Generating works Helipads Heliports Holiday cabins Industries (other than home industries) Institutions Junk yards Liquid fuel depots Mines Motels Motor showrooms Parking (other than in association with a permissible use) Places of assembly Plant depots Recreation areas Reception establishments Recreation facilities Refreshment rooms Residential flat buildings (other than residential flat buildings being units for aged persons) Retail plant nurseries Roadside stalls Sawmills Service stations Shops Stock and sale yards Tourist facilities Transport terminals warehouses</p>	<p>BUSHLAND CONSERVATION</p> <p>Advertising sign Animal establishment Arts & crafts gallery Bed & breakfast establishment Bushfire hazard reduction Camping site Child care centre Communications facility Community centre Dam Display garden Drainage works Dwelling house Educational establishment Exhibition homes Guest house High technology industry Holiday cabin Home industry Institution Keeping of hoofed animals Low intensity agriculture Mine National park Parking Place of public worship Recreation area Recreation facility Refreshment room Retail plant nursery Roads Subdivision Utility installation Veterinary establishment Visitor facilities Walking track Wholesale plant nursery</p>
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	<p>buildings, colours, landscaping and building materials are appropriate for, and harmonise with, the bushland character of the areas.</p> <ul style="list-style-type: none">(d) To provide only for development that utilises and retains the natural bushland on the site as an important feature of the development.(e) To ensure that development in bushfire prone areas is carried out so that effective bushfire management can be implemented within the property boundaries with appropriate environmental controls.(f) To encourage landscaping and regeneration of natural bushland in areas with sparse tree or canopy cover.
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LEP 4 – LAND USES PERMITTED WITH CONSENT OR WITHOUT CONSENT	LEP 1991 – LAND USES PERMITTED WITH CONSENT OR WITHOUT CONSENT
<p>SPECIAL USES 5A (SEWERAGE TREATMENT WORKS)</p> <p>Any purpose ancillary or incidental to the particular purpose indicated on the map</p> <p>Drainage</p> <p>Roads</p> <p>Utility installations (other than gas holders or generating works)</p>	<p>NATIONAL PARK</p> <p>Communications facility</p> <p>Drainage works</p> <p>National park</p> <p>Parking</p> <p>Recreation area</p> <p>Roads</p> <p>Subdivision</p> <p>Utility installation</p> <p>Visitor facilities</p> <p>Walking track</p>
<p>No zone objectives for LEP 4</p>	<p>Zone Objectives</p> <p>(a) To maintain the spectacular natural environment of the Blue Mountains.</p> <p>(b) To facilitate the management of the Blue Mountains National Park in accordance with the National Parks and Wildlife Act 1974 and the Blue Mountains National Park Plan of Management.</p>

LEP 4 – LAND USES PERMITTED WITH CONSENT OR WITHOUT CONSENT	LEP 1991 – LAND USES PERMITTED WITH CONSENT OR WITHOUT CONSENT
<p>RECREATION EXISTING 6(a)</p> <p>Agriculture Camping areas Caravan parks Children’s playgrounds Drill grounds Forestry Gardens Parks Picnic grounds Public baths Public reserves Race courses Roads Showgrounds Sports grounds Uses or buildings associated with those purposes which are under the care, control and management of the Council Utility installations (other than gas holders or generating works)</p>	<p>BUSHLAND CONSERVATION</p> <p>Advertising sign Animal establishment Arts & crafts gallery Bed & breakfast establishment Bushfire hazard reduction Camping site Child care centre Communications facility Community centre Dam Display garden Drainage works Dwelling house Educational establishment Exhibition homes Guest house High technology industry Holiday cabin Home industry Institution Keeping of hoofed animals Low intensity agriculture Mine National park Parking Place of public worship Recreation area Recreation facility Refreshment room Retail plant nursery Roads Subdivision Utility installation Veterinary establishment Visitor facilities Walking track Wholesale plant nursery</p>
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<p>RECREATION EXISTING 6(a)</p> <p>Agriculture Camping areas Caravan parks Children’s playgrounds Drill grounds Forestry Gardens Parks Picnic grounds Public baths Public reserves Race courses Roads Showgrounds Sports grounds Uses or buildings associated with those purposes which are under the care, control and management of the Council Utility installations (other than gas holders or generating works)</p>	<p>RECREATION – ENVIRONMENTAL PROTECTION</p> <p>Bushfire hazards reduction Drainage works National park Recreation area Roads Subdivision Utility installation Visitor facilities Walking tracks</p>
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LEP 4 – LAND USES PERMITTED WITH CONSENT OR WITHOUT CONSENT	LEP 1991 – LAND USES PERMITTED WITH CONSENT OR WITHOUT CONSENT
<p>ARTERIAL ROAD 9(b)</p> <p>Arterial roads Arterial road widening Drainage Utility installations (other than gas holders or generating works)</p>	<p>BUSHLAND CONSERVATION</p> <p>Advertising sign Animal establishment Arts & crafts gallery Bed & Breakfast establishment Bushfire hazard reduction Camping site Child care centre Communication facility Community centre Dam Display garden Drainage works Dwelling house Educational establishment Exhibition homes Guest house High technology industry Holiday cabin Home industry Institution Keeping of hoofed animals Low intensity agriculture Motor showroom Mine National park Parking Place of public worship Recreation area Recreation facility Refreshment room Retail plant nursery Roads Subdivision Utility installation Veterinary establishment Visitor facilities Walking tracks Wholesale plant nursery</p>
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<p>ARTERIAL ROAD 9(b)</p> <p>Arterial roads Arterial road widening Drainage Utility installations (other than gas holders or generating works)</p>	<p>REGIONAL OPEN SPACE</p> <p>Bushfire hazard reduction Display garden National park Recreation area Roads Subdivision Utility installation Visitor facilities Walking tracks</p>
<p>No zone objectives for LEP 4</p>	<p>Zone Objectives</p> <ul style="list-style-type: none"> (a) To enhance and protect the unique natural and scenic environment of the Blue Mountains. (b) To provide greater opportunities for passive recreation in the Blue Mountains. (c) To provide for acquisition of this land.

LEP 4 – LAND USES PERMITTED WITH CONSENT OR WITHOUT CONSENT	LEP 1991 – LAND USES PERMITTED WITH CONSENT OR WITHOUT CONSENT
<p>RESERVATION – LOCAL OPEN SPACE 9(d)</p> <p>Public parks Public recreation Children’s playgrounds Drainage Drill halls Gardens Public baths Roads Sports grounds Uses or buildings associated with those purposes which are under the care, control and management of the Council Utility installations (other than gas holders or generating works)</p>	<p>RECREATION – ENVIRONMENTAL PROTECTION</p> <p>Bushfire hazards reduction Drainage works National park Recreation area Roads Subdivision Utility installation Visitor facilities Walking tracks</p>
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