ATTACHMENT 1: DETAILED SITE INFORMATION

Map Reference	uid	Subject land		
SHEET 1 OF 28 SHEETS	189	Lots 1-8 Sec. 1 DP 758080 No. 5 – 19 Boronia Street;		
		Lots 9 & 10 Sec. 1 DP 758080 No. 1-3 Boronia Street;		
		Lots 1-5 Sec. 2 DP 758080, No. 12-18 Boronia Street;		
		Lots 6-9 Sec. 2 DP 758080 No. 6-12 Waratah Street;		
		Lots 10-14 Sec. 2 DP 758080 No 358- 366 Darling Causeway;		
		ot 1 Sec. 3 DP 758080, No. 368-378 Darling Causeway;		
		Lot 701 DP 92876 No. 5-19 Grevillia Street; and		
		Boronia, Waratah and Grevillea Streets, BELL.		
Maps		Parcel Information		

	Residentaliza	Receasion Eurological	(1	NS)

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	11-1-11	
	PRONIA ST	
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Aerial Photo

Existing Zone Map

Parcel Informa	tion						
Existing Zone	Residential 2(a1), Recreation Existing 6(a) and Uncoloured (LEP 4)						
Description	The subject land comprises numerous allotments and is part of a holding with an approximate area of 5.07ha. The	Darling Causeway adjoins the eastern					
	boundary of the land however access to the road is via a gravel side road.						
Development	The land in largely undeveloped however it includes several road reserves some of which contain unformed grave	el tracks. Lots 9 & 10 Sec. 1 DP 758080					
	(No 1-3 Boronia Street) is developed with a dwelling and ancillary structures. Reticulated water and sewer are not a	available to this locality					
Owner	Lots 9 & 10 Sec. 1 DP 758080 is privately owned.						
	Lot 1 Sec. 3 DP 758080 is Crown Reserve 81072 for Public Recreation which BMCC manages.						
	The remainder of the land is owned by the Crown.						
Background	The land was deferred from the LEP 2005 process due to it being considered more appropriately zoned under						
and	Although a Draft LEP was not progressed, Council records indicate that an agreement was reached with the la	and owner (the Crown) and Council to					
Justification	rationalise and at a future date, subdivide the land resulting in lower densities and larger lot sizes in the form now	• •					
	relevant State agencies following the Gateway determination The proposed zones are compatible with the existing	g site characteristics and the future lot					
	sizes are consistent with the existing lots in the Bell locality.						
Proposed	Part Bushland Conservation (2/ha), Part Bushland Conservation (Consolidation), Part Recreation – Environmental	Protection with Protected Area - Land					
Zone	Between Towns. (LEP 1991)						
Justification							

Proposal planning framework This proposal does not result from any strategic study or report. A Planning Proposal is the best means of achieving the intended outcome. as the proposal is transferring zones from

The proposed zones are compatible with the site physical and environmental characteristics. Under this proposal, the total area of land to be zoned Recreation - Environmental Protection is increased from 1.07ha (currently zoned to 2.24ha and public access to this land will be retained from the Darling Causeway. Additionally, the proposed configuration relocates the

Section A – A need for the Planning

This proposal is consistent with the objectives and actions contained within the Metropolitan Plan for Sydney 2036 and the draft North West Subregional Strategy

Section B – relationship to strategic

This proposal is consistent with the Sustainable Blue Mountain 2025 and other adopted local strategic plans.

Comments on the consistency with the applicable state environmental planning policies are detailed in the Planning Proposal document.

Section C – Environmental, Social and **Economic Impact** This site includes an area of Blue

Mountains Heath & Scrub a vegetation community listed in Schedule 3 of LEP 1991. Cl. 10.5 Environmental Impact subclause (da) The Council shall not consent to development for the purpose of a dwelling house, or to any development ordinarily incidental and ancillary to a dwelling house unless the development incorporates effective measures, satisfactory to the Council, to ensure that the development has no significant adverse environmental impact

> any environmentally sensitive vegetation (as listed in Schedule

Section D – State and **Commonwealth Interests**

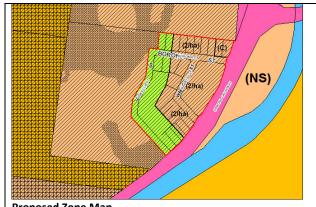
The existing infrastructure is adequate to meet the needs of this proposal.

The Sydney Catchment Authority was consulted about this proposal. The SCA generally supports the proposal to rezone the subject land. A copy of the response from the SCA is appended to this Planning Proposal.

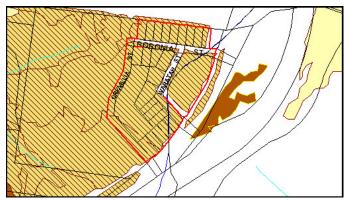
The Land and property management Authority and the Office of Environment and Heritage will be consulted about the proposed

Local Environmental Plan 1991Amendment 39 **ATTACHMENT 1**

LEP 4 into LEP 1991.



Proposed Zone Map



Significant Vegetation



Recreation – Environmental Protection land to a position adjoining the Crown Reserve further protecting the protected vegetation communities of 5A Blue Mountains Heath and Scrub and 5B Blue Mountains Swamps.

The proposal results in an increase in community benefit by increasing the area of land available as a reserve and by having zone provisions which permit development appropriate to the sites environmental characteristics.

This proposal is consistent with applicable State Environmental Planning Policies or any inconsistencies are considered to be minor.

Ministerial Directions relevant to this There are measures existing within LEP planning proposal are:

- 1.5
- 2.1
- 3.1
- 4.4 5.2
- 6.1
- 6.2
- 7.1

This proposal is consistent with applicable Ministerial Directions. Comments on the consistency with relevant Ministerial Directions are detailed in the Planning Proposal.

3); and

any rare or threatened species of flora and fauna or its habitat and any unusual plant communities;

1991 to protect habitat, species and ecological communities and the proposed zone.

In addition, the proposed configuration locates the Recreation – Environmental Protection land to a position adjoining the Crown Reserve further protecting the protected vegetation communities of 5A Blue Mountains Heath and Scrub and 5B Blue Mountains Swamps.

The land is mapped as being within a bushfire area part Vegetation Buffer and part Vegetation Category 1. Any future development of the land is required to comply with bushfire legislation current at the time of lodgement of an application.

The land is not identified as having any items or places of European heritage and a basic search of the AHIMS web service indicated no Aboriginal sites recorded or places declared in or near the above location.

The locality of Bell has very limited facilities. There is a railway station on the Cityrail network and a Rural Fire Station. The social effects from this proposal would be limited to the future development of land for residential purposes and the increase in the population in the Bell locality from the additional 5 allotments. There are currently 24 residential allotments in Bell ranging in size from less that 2000m² to over 19ha. The proposed zone would result in a maximum of 5 additional allotments with a minimum area of 5000m² each.

zoning following the Department's Gateway determination.

The land owner will be consulted following the Gateway determination.

Part Lot 1 DP 1036734 and Part Lot 4 DP 719707, part No. 142-144 and part No. 146 Great Western Highway MOUNT VICTORIA Parcel Information Editing Zone Arterial Blood Proposed/Moderning 91b) (LEP 4) Devicipion Devicipion The bloid knewloped with a wireling and associated inactosping. Owner Background At the time and therefore was correct to discurrections, shrinting Roud Proposed/Moderning 91b) (LEP 4) Devicipion The bloid knewloped with a wireling and associated inactosping. Owner Background At the law and therefore was correct to discurrections, shrinting Roud Proposed/Moderning 91b, the Highway upgrade was completed in June 2002 on the shrinting and the street of individual part of land along with a street of land along with a stree	Reference	uid	Subject land					
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Proposed Zone Map any inconsistencies are considered to be minor. There are measures existing within LEP 1991 to protect habitat, species and ecological communities and the		A Age					uny unusuai piant communities;	
Proposed Zone Mapminor.1991 to protect habitat, species and ecological communities and the		TRUM.				_	There are measures existing within LED	
ecological communities and the	Proposed Zone Map	% V///				,	_	
						Timor.		
Ministerial Directions relevant to this proposed zone.						Ministerial Directions relevant to this		

planning proposal are: • 2.1 • 4.4 • 6.1 • 7.1 This proposal is consistent with applicable Ministerial Directions. Comments on the consistency with relevant Ministerial Directions are detailed in the Planning Proposal.	The land is mapped as being within a bushfire area, Vegetation Buffer. Any future development of the land is required to comply with bushfire legislation current at the time of lodgement of an application. The land is not identified as having any items or places of Aboriginal or European heritage.	
	The proposal is to apply a zone which is consistent with the existing land use and identical to the adjoining zone and for these reasons there is unlikely to be any social or economic change as a result of this proposal.	

Map Reference	uid	Subject land							
SHEET 3 OF 28 SHEETS	5633	Lot 1 DP 7	78079 pai	rt No. 98 Darling	g Causeway, MOUNT VICTO	RIA			
Maps			Parcel Information						
			Existing Zone Uncoloured (LEP 4)						
NS			Description The land adjoins the Darling Causeway and has an approximate area of 508.8m2.						
			Development There is an existing dwelling on the site.						
C			Owner	Private					
(C	,	<u> </u>	Background	-	ated with a mapping anomaly. The subject s		•		
	MAX		and		(which preceded LEP 2005). The RTA advise	, ,	• .		
	Sicause		Justification	l	as not rezoned during the preparation of LEF				
	JARLING			•	LEP 2005 project, and therefore it remained	· · · · · · · · · · · · · · · · · · ·			
	4 1			pattern. As explained in t	the accompanying planning proposal the adjoin	ning uncoloured lots are to be zoned under i	LEP 2005		
			Proposed	Bushland Conservation (Consolidation) (LEP 1991)				
Existing Zone Map			Zone	,	, ,				
			Justification						
The state of the s			Section A – A n	need for the Planning	Section B – relationship to strategic	Section C – Environmental, Social and	Section D – State and		
			Proposal		planning framework	Economic Impact	Commonwealth Interests		
		2/8/			This proposal is consistent with the	No recorded critical habitat, threatened	_		
A Commence of the Commence of			A Planning Proposal is the best means of achieving the intended outcome.		objectives and actions contained within	species, populations or ecological	adequate to meet the needs of this		
					the Metropolitan Plan for Sydney 2036 and the draft North West Subregional Strategy	communities or their habitats at this location. The land is mapped as being	proposal.		
		\$ X			as the proposal is transferring zones from	within a bushfire area — Vegetation	The Sydney Catchment Authority		
					LEP 4 into LEP 1991.	Buffer.	was consulted about this proposal.		
			There is no	change to the net	22. 1 11160 22. 1331.	Danie	The SCA generally supports the		
Aerial Photo	and the second s	· A STATE OF THE S		enefit as the proposed	This proposal is consistent with the	There are no likely environmental effects	proposal to rezone the subject land.		
			·	result in any change in	Sustainable Blue Mountain 2025 and other	as a result of this proposal.	A copy of the response from the SCA		
(NS			land use. In	addition, the proposed	adopted local strategic plans.		is appended to this Planning		
			zone is consiste	ent with the existing land		The land is not identified as having any items	Proposal.		
			use and road n	etwork.	Comments on the consistency with the	or places of Aboriginal or European heritage.			
		<u> </u>			applicable state environmental planning	The proposal is a transfer from the			
	SEWAN	/			policies are detailed in the Planning	The proposal is a transfer from the current LEP zone to the equivalent LEP			
	INGCAU				Proposal document.	1991 so there is no likely social or	RMS that they no longer require this site for road purposes following the		
	OVER THE STATE OF				This proposal is consistent with applicable	economic change as a result of this	Department's Gateway		
					State Environmental Planning Policies or	proposal	determination.		
Proposed Zone Map	Proposed Zono Man				any inconsistencies are considered to be		determination.		
. TOPOSCA LOTTE ITTEM					minor.		The land owner will be consulted		
							following the Gateway determination.		
					Ministerial Directions relevant to this				
					planning proposal are:				
					• 3.1; 4.4; 5.2; 6.1; 7.1				
					This proposal is consistent with applicable				
					Ministerial Directions.				

uid	Subject land			
	· ·	DI ACKLIFA	-	
7202	•	inbeam Avenue, BLACKHEA	<u>IH</u>	
			and all all all and an	
	· · · · · · · · · · · · · · · · · · ·		ential allotment.	
	<u> </u>	part of a residential allottilent.		
	<u> </u>	entified as a manning anomaly due to an er	ror with the man cadastre. The proposed	zone is a transfer from LEP 4 to ean
W 2(a)		,, -	·	Zone is a transfer from EET 4 to can
	Zone	ion (No Subdivision) and Part Environmental P	rotection (LEP 1991)	
IS)	Justification		,	
		Section B – relationship to strategic	Section C – Environmental, Social and	Section D – State and
	•		•	Commonwealth Interests
	strategic study or report. A Planning Proposal is the best means of achieving the intended outcome. There is no change to the net community benefit as the proposed zone will not result in any change in land use. In addition, the proposed zone is consistent with the existing land use and road network.	objectives and actions contained within the Metropolitan Plan for Sydney 2036 and the draft North West Subregional Strategy as the proposal is transferring zones from LEP 4 into LEP 1991. This proposal is consistent with the Sustainable Blue Mountain 2025 and other adopted local strategic plans. Comments on the consistency with the applicable state environmental planning	oreades Open-forest/Tall Open-forest a vegetation community listed in Schedule 3 of LEP 1991. Cl. 10.5 Environmental Impact subclause (da) The Council shall not consent to development for the purpose of a dwelling house, or to any development ordinarily incidental and ancillary to a dwelling house unless the development incorporates effective measures, satisfactory to the Council, to ensure that the development has no significant adverse environmental impact	The existing infrastructure is adequate to meet the needs of this proposal. Public authority consultation was not required for this proposal prior to Gateway. The land owner will be consulted following the Gateway determination.
		Proposal document. The following SEPP's are applicable to this proposal: • SEPP Sydney Regional Environment Plan No. 20 Hawkesbury-Nepean River This proposal is consistent with applicable State Environmental Planning Policies or any inconsistencies are considered to be minor. Ministerial Directions relevant to this	 i. any environmentally sensitive vegetation (as listed in Schedule 3); and ii. any rare or threatened species of flora and fauna or its habitat and any unusual plant communities; There are measures existing within LEP 1991 to protect habitat, species and ecological communities and the 	
	1S)	Part Lot 63 DP 16621 part No. 35 St Parcel Information Existing Zone Residential 2(a2) (LEP 4) Description The subject land is a 12n Development The land is developed as Owner private Background and quivalent LEP 1991 zone Justification Proposed Part Bushland Conservat Zone Justification Section A – A need for the Planning Proposal This proposal does not result from any strategic study or report. A Planning Proposal is the best means of achieving the intended outcome. There is no change to the net community benefit as the proposed zone will not result in any change in land use. In addition, the proposed zone is consistent with the existing land	Part Lot 63 DP 16621 part No. 35 Sunbeam Avenue, BLACKHEA Parcel Information Existing Zone Residential 2(a2) (LEP 4) Description The subject land is a 12m wide by 91m long section of an existing resid Development The land is developed as part of a residential allotment. Owner private Background and Justification Proposed Zone Justification Proposed Zone Justification Section A – A need for the Planning Proposal This proposal does not result from any strategic study or report. There is no change to the net community benefit as the proposed zone will not result in any change in land use. In addition, the proposal sous is consistent with the adopted local strategic plans and the draft North West Subregional Strategy as the proposal is consistent with the adopted local strategic plans. This proposal is consistent with the community benefit as the proposed zone will not result in any change in land use. In addition, the proposed zone is consistent with the existing land use and road network. Comments on the consistency with the applicable state environmental planning policies are detailed in the Planning Proposal document. The following SEPP's are applicable to this proposal: • SEPP Sydney Regional Environment Plan No. 20 Hawkesbury-Nepean River This proposal is consistent with applicable State Environmental Planning Policies or any inconsistencies are considered to be	Part Lot 63 DP 16621 part No. 35 Sunbeam Avenue, BLACKHEATH Parcel Information Existing Zone Residential 2(a2) (LEP 4) Description The subject land is a 12m wide by 91m long section of an existing residential allotment. Owner private Background and quivalent LEP 1991 zone and it is consistent with the existing land use and with the property of which it is part. Justification Proposed Zone Justification Proposed Zone Part Bushland Conservation (No Subdivision) and Part Environmental Protection (LEP 1991) Section A – A need for the Planning Proposal This proposal is consistent with the existing land use and with the property of which it is part. Justification Proposed Zone Justification Proposed Zone Justification Proposal This proposal is the best means of achieving the intended outcome. A Planning Proposal is the best means of achieving the intended outcome. There is no change to the net community benefit as the proposed zone is consistent with the waster on the consistent with the sustainable Blue Mountain 2025 and other laboration and use and road network. This proposal is consistent with the sustainable Blue Mountain 2025 and other laboration and use and road network. This proposal is consistent with the sustainable Blue Mountain 2025 and other laboration and use and road network. This proposal is consistent with the purpose of a dwelling house, or to any development incorporates effective well and use and road network. Comments on the consistency with the applicable state environmental planning policies are detailed in the Planning Proposal document. The following SEPP's an applicable to this proposal: SEPP Sydney Regional Environment Planning Policies or any inconsistencies are considered to be minor. Justification Section C – Environmental, Social and Economic Impact This site includes an area of Eucolyptus as the proposal accommental planning policies are detailed in the Planning Policies or any inconsistencies are environmental planning policies or any inconsistencies are considered to b

comply with bushfire legislation current at the time of lodgement of an

application.	
The land is not identified as having any items or places of Aboriginal or European heritage.	
The proposal is a transfer from the current LEP zone to the equivalent LEP 1991 so there is no likely social or economic change as a result of this proposal	

Reference	uid	Subject land						
SHEET 5 OF 28 SHEETS	5679	,	DD 22976	2 part No. 222 1	224 Great Western Highway	DI ACKHEATH		
Mana		Part Lut 2	2 DP 338763 part No. 333-334 Great Western Highway, BLACKHEATH					
Maps			Parcel Informa Existing Zone	Uncoloured (LEP 4)				
			Description		gular shaped with an area of approximately 8	ROm ² located in the south eastern corner of	the land with a 20m frontage to the	
			Description	Great Western Highway.	•	John Totaled III the South Castern Corner o	the land with a 2011 hontage to the	
			Development	· · · · · · · · · · · · · · · · · · ·				
			Owner	private				
And the second s			Background	ļ. '	Transport Corridor – Road zone partly follow	ved the alignment of the arterial road show	vn on the 1982 Gazetted LEP 4 map.	
Une	coloured		and		ping anomaly this piece of land was not iden	_	•	
			Justification	alignment and fronts on	to a highway service road and does not appe	ar to have any role in future road widening	g although this will be confirmed with	
					rtment's Gateway determination. The propo	sed zone is consistent with the existing site	e characteristics and land use and the	
					f which the unzoned land is part.			
			Proposed -	Bushland Conservation (No Subdivision) (LEP 1991)			
			Zone					
Existing Zone Map			Justification	need for the Planning	Section B – relationship to strategic	Section C – Environmental, Social and	Section D – State and	
			Proposal	ieed for the Planning	planning framework	Economic Impact	Commonwealth Interests	
			•	does not result from any	This proposal is consistent with the	No recorded critical habitat, threatened	The existing infrastructure is	
			strategic study	· ·	objectives and actions contained within	species, populations or ecological	adequate to meet the needs of this	
			, ,		the Metropolitan Plan for Sydney 2036 and	communities or their habitats at this	proposal.	
			A Planning Proposal is the best means		the draft North West Subregional Strategy	location. Part of the land is mapped as		
		11 1/1/10	of achieving the intended outcome.		as the proposal is transferring zones from	being within a bushfire area – Vegetation	Public authority consultation was	
			There is no change to the net community benefit as the proposed zone will not result in any change in		LEP 4 into LEP 1991.	Buffer.	not required for this proposal prior	
							to Gateway.	
	Arrest Service				This proposal is consistent with the	·	Confirmation will be sought from	
	S. C. C.			addition, the proposed	Sustainable Blue Mountain 2025 and other adopted local strategic plans.	as a result of this proposal.	Confirmation will be sought from RMS that they no longer require this	
	1			ent with the existing land	adopted local strategic plans.	The land is not identified as having any	site for road purposes following the	
Aerial Photo			use and road n		Comments on the consistency with the		Department's Gateway	
					applicable state environmental planning		determination.	
THE STATE OF THE S					policies are detailed in the Planning	S		
					Proposal document. The following SEPP's	The proposal is to apply a zone which is	The land owner will be consulted	
					are applicable to this proposal:	consistent with the existing land use and	following the Gateway determination.	
					SEPP Sydney Regional Environment	identical to the adjoining zone and for		
St. Andrews					Plan No. 20 Hawkesbury-Nepean	these reasons there is unlikely to be any		
N. A.					River	social or economic change as a result of		
					This proposal is consistent with applicable	this proposal.		
					State Environmental Planning Policies or			
					any inconsistencies are considered to be minor.			
					minor.			
					Ministerial Directions relevant to this			
					planning proposal are:			
Proposed Zone Map					2.1; 4.4; 6.1; 7.1			
					This proposal is consistent with applicable			

	Ministorial Directions	1
	Ministerial Directions	

Reference	uid	Subject land								
SHEET 6 OF 28 SHEETS	5558	Lot 1 DP 85	7041 par	t No. 51 Bunda	rra Street, BLACKHEATH					
Maps		P	arcel Informati	on						
		E	xisting Zone	Uncoloured (LEP 4) and F	Protected Area - Escarpment (LEP 1991)					
		D		<u> </u>	angular parcel with an area of 490m ² . The land	d was subject to a road closure noted in Gove	ernment Gazette 89 dated 26.7.1996			
		D	•	There is an access drivew	•					
			Owner Private. The land was formerly part of an unformed road and the subject land was closed 26.7.1996. The parcel was created in 1996.							
Jacobuse	NS)		Background and Justification The original road reserve was subject to a subdivision for part road closure (Division Number M24/96) and was resolved on 13.3.1996. The road was closed on 26.7.1996, which created this allotment. This parcel was purchased on 27.8.1996 and amalgamated within the property 51 Bundarra Street which also includes Lot 430 DP 739168. On 17.11.1986 a right of way and an easement for services over Lot 22 Section 1DP 3119 was created by DP 639330. This right of way leads into the closed road Lot 1 DP 857041. As the road closure did not take effect until 1996 it did not form part of the process of LEP 1991 and remained zoned uncoloured under LEP 4. The proposed zone is consistent with the existing site characteristics and land use and the existing adjoining zone.							
Existing Zone Map			Proposed Cone	Part Residential – Bushla	nd Conservation (No Subdivision) and Part Env	rironmental Protection with Protected Area -	- Escarpment Area (LEP 1991)			
	DE STATE OF	Ju	ustification							
	W. The	S	ection A – A ne	ed for the Planning	Section B – relationship to strategic	Section C – Environmental, Social and	Section D – State and			
	L. Marie	Contract Con	roposal		planning framework	Economic Impact	Commonwealth Interests			
			This proposal does not result from any strategic study or report. A Planning Proposal is the best means of achieving the intended outcome. There is no change to the net community benefit as the proposed zone will not result in any change in		This proposal is consistent with the objectives and actions contained within the Metropolitan Plan for Sydney 2036 and the draft North West Subregional Strategy as the proposal is transferring zones from LEP 4 into LEP 1991. This proposal is consistent with the Sustainable Blue Mountain 2025 and other	development ordinarily incidental and				
Aerial Photo		la	and use. In a	ddition, the proposed	adopted local strategic plans.	the development incorporates effective	is appended to this Planning			
				nt with the existing land		measures, satisfactory to the Council , to	Proposal.			
(NS)	CONDON AVE	u	ise and road ne	twork.	Comments on the consistency with the applicable state environmental planning policies are detailed in the Planning Proposal document. The following SEPP's are applicable to this proposal: • SEPP Housing for Seniors or People with a Disability. This proposal is consistent with applicable State Environmental Planning Policies or any inconsistencies are considered to be minor.	significant adverse environmental impact on: i. any environmentally sensitive vegetation (as listed in Schedule 3); and ii. any rare or threatened species of flora and fauna or its habitat and any unusual plant communities; There are measures existing within LEP 1991 to protect habitat, species and	The land owner will be consulted following the Gateway determination.			
Proposed Zone Map	en de la companya de				Ministerial Directions relevant to this planning proposal are: • 15	ecological communities and the proposed zone.				

ATTACHMENT 1 Local Environmental Plan 1991Amendment 39

• 1.5

• 2.1

• 4.4

The land is mapped as being within a

bushfire area, part Vegetation Buffer and

• 5.2	part Vegetation Category 1. Any future	
• 6.1	development of the land is required to	
• 7.1	comply with bushfire legislation current	
	at the time of lodgement of an	
This proposal is consistent with applicable	application.	
Ministerial Directions		
	The land is not identified as having any	
	items or places of Aboriginal or European	
	heritage.	
	The proposal is to apply a zone which is	
	consistent with the existing land use and	
	identical to the adjoining zone and for	
	these reasons there is unlikely to be any	
	social or economic change as a result of	
	this proposal.	

Reference	uid	Subject land	Subject land					
SHEET 7 OF 28SHEETS	4839	Part Lot 46 DP	P 6555	69 part No. 12 B	Belgravia Street, MEDLOW B	BATH		
Maps		Parcel	el Informat	ion				
		Existi	ing Zone	Residential 2(a1) (LEP 4)	and Protected Area - Escarpment Area (LEP 19	91)		
		Descri	ription	The subject land is a triar	ngular shaped potion of a large parcel of land v	with a total area of 1859 sq metres.		
		Devel	elopment	The land is undeveloped.				
		Owne	er	private				
		Backg	ground	It is unclear as to why thi	is piece of land has remained under LEP 4. The	e proposed zone is the most appropriate give	en the existing site characteristics an	
		and		land use. In this regard th	ne majority of the site includes Scheduled Vego	etation as well as having slope in excess of 33	3%.	
		Justifi	fication					
		Propo		Environmental Protection	n with Protected Area – Escarpment Area (LEP	1991)		
Resi	lential 2(a)	Zone						
			fication					
		#######\		eed for the Planning	Section B – relationship to strategic	Section C – Environmental, Social and	Section D – State and	
		Propo		1	planning framework	Economic Impact	Commonwealth Interests	
Existing Zone Map				loes not result from any	This proposal is consistent with the objectives and actions contained within	This site includes an area of <i>Eucalyptus</i> oreades Open-forest/Tall Open-forest a	The existing infrastructure adequate to meet the needs of the	
	The state of the s	Strate	egic study	or report.	the Metropolitan Plan for Sydney 2036 and	vegetation community listed in Schedule	proposal.	
overton.	AND THE REAL PROPERTY.	Δ Plan	anning Pro	posal is the best means	the draft North West Subregional Strategy	3 of LEP 1991. Cl. 10.5 Environmental	ргорозаі.	
A THE TANK			_	e intended outcome.	as the proposal is transferring zones from	Impact subclause (da) The Council shall	The Sydney Catchment Authorit	
原是一个人的) / ·			LEP 4 into LEP 1991.	not consent to development for the	was consulted about this proposa	
		There	e is no	change to the net		purpose of a dwelling house, or to any	The SCA generally supports th	
TO THE REAL PROPERTY.		A STATE OF THE PARTY OF THE PAR		nefit as the proposed	This proposal is consistent with the	development ordinarily incidental and	proposal to rezone the subject land	
	Line	zone	will not i	result in any change in	Sustainable Blue Mountain 2025 and other	ancillary to a dwelling house unless	A copy of the response from the SC	
	11	land	use. In a	addition, the proposed	adopted local strategic plans.	the development incorporates effective	is appended to this Plannin	
				ent with the existing land		measures, satisfactory to the Council , to	Proposal.	
	PART .	use ar	and road ne	etwork.	Comments on the consistency with the	ensure that the development has no		
					applicable state environmental planning		The land owner will be consulte	
Aerial Photo	North Control of the				policies are detailed in the Planning		following the Gateway determination	
					Proposal document.	i. any environmentally sensitive		
BELLO	MIMBL	S			This proposal is consistent with applicable	vegetation (as listed in Schedule		
	P				This proposal is consistent with applicable State Environmental Planning Policies or	3); and ii. any rare or threatened species of		
					any inconsistencies are considered to be	flora and fauna or its habitat and		
					minor.	any unusual plant communities;		
					11111011	any anasaar plant communities,		
					Ministerial Directions relevant to this	There are measures existing within LFP		
					planning proposal are:	1991 to protect habitat, species and		
						1		

Ministerial Directions

This proposal is consistent with applicable

• 1.5

2.13.1

• 4.4

• 5.2

• 6.1

• 7.1

Proposed Zone Map

ecological communities and the

The land is mapped as being within a

bushfire area, Vegetation Category 1.

Any future development of the land is

required to comply with bushfire

legislation current at the time of

lodgement of an application..

proposed zone.

The land is not identified as having any items or places of Aboriginal or European heritage. The proposed zone will provide protection should any items be located on the land.
The proposal is to apply a zone which is consistent with the existing land use and environmental constraints of the site as well as being identical to the adjoining zone. There is unlikely to be any social or economic change as a result of this proposal as the use of the land will not change under the proposed zone.

Deference	uid	Subject land						
Reference SHEET 8 OF 28 SHEETS	uid 4821	Subject land	D 10101	007 mout No. 44	Lowerdyn Diese MATOOMA) A		
	1021			_	Lomandra Place. KATOOME	3A		
Maps			Parcel Information					
			Existing Zone Residential 2(a1) (LEP 4)					
				•	small triangular piece of an allotment with an			
			-		th landscaping forming part of a residential de	veiopment.		
		Owne		Private			flandkisha.a.a.kaishada.a.a.a.	
		and	_		as approved in 2000 which created lots with spector is consistent with the existing site char		· · · · · · · · · · · · · · · · · · ·	
MQ/I	221		ification	of LEP 2003. The propose	ed zone is consistent with the existing site than	acteristics, land use and the zoning of the lo	t of which this land is part.	
(8/1	laj			Residential Rushland Con	servation (8/ha) (LEP 1991)			
		Zone		Nesidential Busiliana con	SCIVATION (O) NA) (EEI 1991)			
Residential 2(a)			ification					
		Section	ion A – A ne	ed for the Planning	Section B – relationship to strategic	Section C – Environmental, Social and	Section D – State and	
		Propo	oosal	_	planning framework	Economic Impact	Commonwealth Interests	
Existing Zone Map		This	proposal do	oes not result from any	This proposal is consistent with the	No recorded critical habitat, threatened	The existing infrastructure is	
THE TAX TO SEE THE TA		strate	tegic study c	r report.	objectives and actions contained within	species, populations or ecological	adequate to meet the needs of this	
					the Metropolitan Plan for Sydney 2036 and	communities or their habitats at this	proposal.	
1/4 The state of t		0.0740.0	• .	osal is the best means	the draft North West Subregional Strategy	location. The land is mapped as being		
		of acl	chieving the	intended outcome.	as the proposal is transferring zones from	within a bushfire area – Vegetation	The Sydney Catchment Authority	
10 3		The			LEP 4 into LEP 1991.	Buffer.	was consulted about this proposal.	
				change to the net	This proposal is consistent with the	There are no likely environmental effects	The SCA generally supports the	
				nefit as the proposed esult in any change in	This proposal is consistent with the Sustainable Blue Mountain 2025 and other	as a result of this proposal.	proposal to rezone the subject land. A copy of the response from the SCA	
				ddition, the proposed	adopted local strategic plans.	as a result of this proposal.	is appended to this Planning	
		A STATE OF THE STA		nt with the existing land	adopted local strategic plans.	The land is not identified as having any	Proposal.	
		CONTROL OF THE PARTY OF THE PAR	and road ne	_	Comments on the consistency with the	• •	Troposa.i	
Aerial Photo					applicable state environmental planning		The land owner will be consulted	
Aeriai Prioto					policies are detailed in the Planning		following the Gateway determination.	
					Proposal document. The following SEPP's	The proposal is to apply a zone which is		
					are applicable to this proposal:	consistent with the existing land use and		
					 SEPP Housing for Seniors or People 	identical to the adjoining zone and for		
					with a Disability.	these reasons there is unlikely to be any		
						social or economic change as a result of		
					, ,	this proposal.		
					State Environmental Planning Policies or			
					any inconsistencies are considered to be minor.			
					minor.			
					Ministerial Directions relevant to this			
					planning proposal are:			
					2.1; 3.1; 4.4; 5.2; 6.1; 7.1			
Proposed Zone Map					This proposal is consistent with applicable			
					Ministerial Directions			

Reference	uid Subject la	nd				
SHEET 9 OF 28 SHEETS	5060 Part Lo	ot 3 DP 77215	2 part No. 9-11	Narrow Neck Road, KATOO	MBA	
Maps	- - - - - - - - - -	Parcel Informa				
		Existing Zone	Arterial Road Proposed/	Widening 9(b) (LEP 4)		
		Description		ent to the road reserve for the Great Western	n Highway on the western fringe of Katoomb	oa township. The land is approximately
			11m wide and 107m long	g with an approximate area of 1185m². The la	nd is part of the Bonnie Doon Reserve.	
		Development	The land is undeveloped			
		Owner		ncil – Council Community Land		
		Background	•	originally earmarked by the RTA for highway		G,
	al-Road sed/Widening 9(b)	and		vas completed in 2004 and this parcel is resid		e is consistent with the rest of Bonnie
		Justification	Doon Reserve, as well as	with its Community land classification, existing	ng land uses and site characteristics.	
		Proposed	Regional Open Space wit	:h Protected Area – Land Between Towns and	Protected Area - Escarnment Area (LED 1997	1)
	AMERICA NICK BL	Zone	Regional Open Space with	in Protected Area — Land Between Towns and	riotected Area - Escarpinent Area. (EEF 1991	L)
		Justification				
Existing Zone Map			need for the Planning	Section B – relationship to strategic	Section C – Environmental, Social and	Section D – State and
		Proposal		planning framework	Economic Impact	Commonwealth Interests
and the second s		This proposal	does not result from any	This proposal is consistent with the		
		strategic study	or report.	objectives and actions contained within	oreades Open-forest/Tall Open-forest a	•
				the Metropolitan Plan for Sydney 2036 and	vegetation community listed in Schedule	proposal.
		_	pposal is the best means	the draft North West Subregional Strategy	3 of LEP 1991. Cl. 10.5 Environmental	
		of achieving th	e intended outcome.	as the proposal is transferring zones from LEP 4 into LEP 1991.	Impact subclause (da) The Council shall	
		There is no	change to the net	LEP 4 IIIIO LEP 1991.	not consent to development for the purpose of a dwelling house, or to any	was consulted about this proposal. The SCA generally supports the
一个相似			enefit as the proposed	This proposal is consistent with the		proposal to rezone the subject land.
工作,分别以任 定		•	result in any change in	Sustainable Blue Mountain 2025 and other	ancillary to a dwelling house unless	1
			addition, the proposed	adopted local strategic plans.	the development incorporates effective	
基础等。 想是			ent with the existing land		measures, satisfactory to the Council, to	
A W. A		use and road n	etwork.	Comments on the consistency with the	ensure that the development has no	
Aerial Photo				applicable state environmental planning		The land owner will be consulted
				policies are detailed in the Planning		following the Gateway determination.
				Proposal document.	i. any environmentally sensitive	
				This proposal is consistent with applicable	vegetation (as listed in Schedule	
				This proposal is consistent with applicable State Environmental Planning Policies or	3); and ii. any rare or threatened species of	
				any inconsistencies are considered to be		
	\			minor.	any unusual plant communities;	
					, and a second printer of the second printer	
				Ministerial Directions relevant to this	There are measures existing within LEP	
				planning proposal are:	1991 to protect habitat, species and	
				• 2.1	ecological communities and the	
				• 4.4	proposed zone.	
				• 5.2		
				• 6.1	The land is mapped as being within a	
Proposed Zone Map				• 6.2	bushfire area, part Vegetation Buffer and	
				• 7.1	part Vegetation Category 1. Any future	
					development of the land is required to	

	This proposal is consistent with applicable Ministerial Directions	comply with bushfire legislation current at the time of lodgement of an application.	
		The land is not identified as having any items or places of Aboriginal or European heritage. The proposed zone will provide protection should any items be located on the land.	
		The proposal is to apply a zone which is consistent with the existing land use and identical to the adjoining zone and for these reasons there is unlikely to be any social or economic change as a result of this proposal.	

Deference	: al	Cubicational						
Reference SHEET 10 OF 28 SHEETS	4783	Subject land		D = 100=				
SHEET 10 OF 26 SHEETS	4765	Part Lot 9	9 Sec. 12 D	P 759075 part C	entral Park No. 35-41 Backh	ouse Street, WENTWORTH	FALLS	
Maps			Parcel Information					
,			Existing Zone		<u>-</u>			
			Description	•	area of less than 2m² and is part of Central Parl	(
			Development	•				
			Owner		3700 since 17.11.1904. BMCC is appointed to r	_		
4			Background		k was originally zoned Recreation Existing 6(a)			
			and		91 and in 2005 the remainder of Central Par		·	
			Justification		005, but this very small part of the park was a		_	
				The proposed zone is cor	nsistent with the site's use as a park and with t	ne zoning of the rest of this particular alloth	nent within the park.	
			Proposed	Pacreation - Environmen	ntal Protection (LEP 1991)			
			Zone	Recreation - Environmen	ital Protection (EEP 1991)			
			Justification					
Existing Zone Map				need for the Planning	Section B – relationship to strategic	Section C – Environmental, Social and	Section D – State and	
WORLD AND AND AND AND AND AND AND AND AND AN			Proposal	J	planning framework	Economic Impact	Commonwealth Interests	
		1	This proposal	does not result from any	This proposal is consistent with the	No recorded critical habitat, threatened	The existing infrastructure is	
	"一个"		strategic study	or report.	objectives and actions contained within	species, populations or ecological	adequate to meet the needs of this	
		195 N			the Metropolitan Plan for Sydney 2036 and	communities or their habitats at this	proposal.	
网络大型工厂		10 m	_	oposal is the best means	the draft North West Subregional Strategy	location. The land is mapped as being		
			of achieving th	e intended outcome.	as the proposal is transferring zones from	within a bushfire area – Vegetation	The Sydney Catchment Authority	
A STATE OF THE PARTY OF THE PAR	The second				LEP 4 into LEP 1991.	Buffer.	was consulted about this proposal.	
				change to the net	This grant is a subject of with the	There are an libely and income and affects	The SCA generally supports the	
				enefit as the proposed	This proposal is consistent with the	·	proposal to rezone the subject land.	
				result in any change in addition, the proposed	Sustainable Blue Mountain 2025 and other adopted local strategic plans.	as a result of this proposal.	A copy of the response from the SCA is appended to this Planning	
				ent with the existing land	adopted local strategic plans.	The land is not identified as having any	Proposal.	
Aerial Photo			use and road n	•	Comments on the consistency with the	• •	1100000	
					applicable state environmental planning	,	Advice will be sought from LPMA	
					policies are detailed in the Planning			
					Proposal document.	on the land.	zoning following receipt of the	
							Department's Gateway	
					This proposal is consistent with applicable	The proposal is to apply a zone which is	determination.	
					State Environmental Planning Policies or	consistent with the existing land use and		
					any inconsistencies are considered to be	identical to the adjoining zone and for	The land owner will be consulted following the Gateway determination.	
					minor.	these reasons there is unlikely to be any	l lollowing the Gateway determination.	
					Ministerial Directions relevant to this	social or economic change as a result of		
					Ministerial Directions relevant to this	triis proposai.		
					planning proposal are: 1.5; 2.1; 4.4; 5.2; 6.1; 6.2; 7.1			
					1.3, 2.1, 4.4, 3.2, 0.1, 0.2, 7.1			
					This proposal is consistent with applicable			
Dunnaged Zone Mary					Ministerial Directions			
Proposed Zone Map								

Reference	uid	Subject land						
SHEET 11 OF 28 SHEETS	5756	Part Lot 7023 DP 11	27147 part Wer	ntworth Falls Reserve No. 41	L-51 Sinclair Street (Bellyue	Road end)		
		Part Lot 7023 DP 1127147 part Wentworth Falls Reserve No. 41-51 Sinclair Street (Bellvue Road end) WENTWORTH FALLS						
Maps		Parcel Informa	ition					
'		Existing Zone	Uncoloured (LEP 4)					
		Description		n the Wentworth Falls Reserve. It is a narrow	strip of land approximately 4m wide and 80	om long, it is bounded to the east by a		
			dwelling and runs betwe	en Bellevue Road and Apanie Lane.				
		Development	A concrete public walkwa	ay which is partly within the subject land.				
		Owner		4734 for Public Recreation since 31.1.1964. BN	<u> </u>			
	BELLEV	Background	_	d within the subject land and forms part of t	<u> </u>			
		and	mapping anomaly. The p	proposed zone is consistent with the existing la	and use, its status as a public reserve, the site	e characteristics and adjacent zone		
		Justification						
4		Proposed Zone	Recreation – Environmer	ntal Protection (LEP 1991)				
		Justification						
	APANIELN		need for the Planning	Section B – relationship to strategic	Section C – Environmental, Social and	Section D – State and		
Existing Zone Map		Proposal	need for the ridining	planning framework	Economic Impact	Commonwealth Interests		
		-	does not result from any	This proposal is consistent with the	•			
		strategic study	·	objectives and actions contained within	species, populations or ecological	adequate to meet the needs of this		
	7			the Metropolitan Plan for Sydney 2036 and	communities or their habitats at this	proposal.		
			oposal is the best means	the draft North West Subregional Strategy	location. The land is mapped as being			
		of achieving th	e intended outcome.	as the proposal is transferring zones from	within a bushfire area – Vegetation	The Sydney Catchment Authority		
	2 11 2			LEP 4 into LEP 1991.	Buffer.	was consulted about this proposal		
	1 16 19 18		change to the net	This approach is sometiment with the	There are no libely environmental effects	The SCA generally supports the		
			enefit as the proposed result in any change in	This proposal is consistent with the Sustainable Blue Mountain 2025 and other	as a result of this proposal.	proposal to rezone the subject land A copy of the response from the SCA		
			addition, the proposed	adopted local strategic plans.	as a result of this proposal.	is appended to this Planning		
		- 120 25	ent with the existing land	daopted local strategic plans.	The land is not identified as having any	Proposal.		
		use and road r		Comments on the consistency with the	_ ,			
Aerial Photo				applicable state environmental planning		Confirmation from LPMA that they		
				policies are detailed in the Planning				
	L			Proposal document.	on the land.	sought following receipt of the		
						Department's gateway		
				This proposal is consistent with applicable	The proposal is to apply a zone which is	determination.		
				State Environmental Planning Policies or	consistent with the existing land use and	The lead covery will be consulted		
	BELLEV	VE RD		any inconsistencies are considered to be	identical to the adjoining zone and for	The land owner will be consulted following the Gateway determination.		
				minor.	these reasons there is unlikely to be any social or economic change as a result of	Tonowing the dateway determination.		
				Ministerial Directions relevant to this	J			
				planning proposal are:	and proposan			
	APANIE			1.5; 2.1; 4.4; 5.2; 6.1; 6.2; 7.1				
Proposed Zone Map	"ELN							
				This proposal is consistent with applicable				
				Ministerial Directions				

Reference	uid	Subject land						
SHEET 12 OF 28 SHEETS	4502	Part Blue	Mountain	s National Park	Glen View Road	I WENTWOR	RTH FALLS	
Maps			Parcel Informat	'				
			Existing Zone	Special Uses (Sewerage	reatment Works) 5 (ATW) (LEP 4)		
			Description	The subject land is a tria	gular shaped piece of land	approximately 422n	n long and 9500m².	
			Development	The land is undeveloped				
			Owner	National Parks				
			Background	It is understood that the	sewerage treatment works	were in the process	s of being removed during the preparation	of LEP 2005 and the use of the subjec
			and			EP 4. The STW no lo	onger exists on the site, and the proposed z	one is consistent with the current land
			Justification	use, site characteristics a	nd adjoining zones.			
			Proposed	National Park (LEP 1991)				
			Zone	Walional Falk (LLF 1991)				
			Justification					
Existing Zone Map				eed for the Planning	Section B – relationship to	o strategic	Section C – Environmental, Social and	Section D – State and
			Proposal		planning framework	-	Economic Impact	Commonwealth Interests
Mark Hall		-1.1	This proposal of	does not result from any	This proposal is consi	istent with the	This site includes an area of <i>Eucalyptus</i>	The existing infrastructure is
			strategic study	or report.	objectives and actions of	contained within	oreades Open-forest/Tall Open-forest a	adequate to meet the needs of this
					the Metropolitan Plan for		vegetation community listed in Schedule	proposal.
Volva de la company			_	posal is the best means	the draft North West Sub	0	3 of LEP 1991. Cl. 10.5 Environmental	
7/7	ALL THE STATE OF T		of achieving the	e intended outcome.	as the proposal is transfe	_	Impact subclause (da) The Council shall	Public authority consultation was
			There :		LEP 4 into LEP 1991.		not consent to development for the	not required for this proposal prior
S 10 10 10 10 10 10 10 10 10 10 10 10 10	The state of the s			change to the net	This proposal is sonsi		purpose of a dwelling house, or to any	to Gateway.
			•	enefit as the proposed result in any change in	This proposal is consi Sustainable Blue Mountai		development ordinarily incidental and ancillary to a dwelling house unless	 Confirmation will be sought from
	The same of the sa			addition, the proposed	adopted local strategic pla		the development incorporates effective	NP&WS that they support the
				ent with the existing land	adopted local strategic pic		measures, satisfactory to the Council, to	proposed zoning following receipt of
Aerial Photo			use and road n		Comments on the consi		ensure that the development has no	the Department's gateway
					applicable state environ	mental planning	significant adverse environmental impact	determination.
					policies are detailed in		on:	
					Proposal document. The	_	i. any environmentally sensitive	The land owner will be consulted
					are applicable to this prop			following the Gateway determination.
A 20					SEPP Sydney Region		3); and	
					Plan No. 20 Hav	wkesbury-Nepean	ii. any rare or threatened species of	
					River This proposal is consisten	at with applicable	flora and fauna or its habitat and any unusual plant communities;	
					State Environmental Plan	• •	any anasaar plant communities,	
					any inconsistencies are o	•	The proposed National Park zone will	
					minor.		protect habitat, species and ecological	
Proposed Zone Map					-		communities.	
. 100000 2011C HIGH					Ministerial Directions re	elevant to this		
					planning proposal are:		The land is mapped as being within a	
					• 2.1		bushfire area, part Vegetation Buffer and	
					• 4.4		part Vegetation Category 1. Any future	
					• 6.1		development of the land is required to	
					• 6.2		comply with bushfire legislation current	
							at the time of lodgement of an	

	• 7.1	application.	
	Ainisterial Directions	The land is not identified as having any items or places of Aboriginal or European heritage. The proposed zone will provide protection should any items be located on the land.	
		The proposal is to apply a zone which is consistent with the existing land use and identical to the adjoining zone and for these reasons there is unlikely to be any social or economic change as a result of this proposal.	

Reference	uid	Subject land							
SHEET 13 OF 28 SHEETS	5662	Part Lot 1	01 DP 112	3068 part No. 3	0 Great Western Highway, \	WENTWORTH FALLS			
Maps			Parcel Informat	•	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2				
				Existing Zone Uncoloured (LEP 4)					
				Description The subject land is an irregular shaped piece of land on the north western corner of an existing business. The land is bordered to the north and west by					
				Tableland Road and to th	ne south east by the remainder of the allotmer	nt.			
				The land is developed as	part of a commercial business.				
			Owner	Private					
			Background	•	cel of land remained zoned in LEP 4 due to the	<u> </u>	_		
			and		idening is now completed and the subject I	•			
			Justification		be sought from RMS following receipt of the		· · · ·		
				· · · · · · · · · · · · · · · · · · ·	nd of which the site forms part. This land is our from existing use rights. Future assessments o	The state of the s	•		
			Proposed		nservation (No Subdivision) (LEP 1991)	the zone will occur during the rolling of EE	1331 1110 LET 2003.		
			Zone	Residential Basillaria Col	iservation (No Subdivision) (EEI 1991)				
Existing Zone Map			Justification						
			Section A – A n	eed for the Planning	Section B – relationship to strategic	Section C – Environmental, Social and	Section D – State and		
			Proposal		planning framework	Economic Impact	Commonwealth Interests		
	7	78		does not result from any	This proposal is consistent with the	No recorded critical habitat, threatened	l —		
			strategic study	or report.	objectives and actions contained within	species, populations or ecological	adequate to meet the needs of this		
			A Diamaina Dua		the Metropolitan Plan for Sydney 2036 and	communities or their habitats at this	proposal.		
			_	posal is the best means e intended outcome.	the draft North West Subregional Strategy as the proposal is transferring zones from	location. The land is mapped as being within a bushfire area – Vegetation	Public authority consultation was		
	B. A.	No.	or acmeving the	e intended odtcome.	LEP 4 into LEP 1991.	Buffer.	not required for this proposal prior		
			There is no	change to the net	221 11110 221 1331.	builer.	to Gateway.		
				enefit as the proposed	This proposal is consistent with the	There are no likely environmental effects	,		
			zone will not	result in any change in	Sustainable Blue Mountain 2025 and other	as a result of this proposal.			
Agrical Phoeto				addition, the proposed	adopted local strategic plans.		Confirmation will be sought from		
<u>Aerial Photo</u>				ent with the existing land		The land is not identified as having any	RMS that they have no future road		
			use and road n	etwork.	Comments on the consistency with the		related requirements for this land		
					applicable state environmental planning policies are detailed in the Planning	=	following receipt of the		
					Proposal document. The following SEPP's		Department's Gateway determination.		
					are applicable to this proposal:	consistent with the existing land use and	determination.		
15)					SEPP Housing for Seniors or People	identical to the adjoining zone and for	The land owner will be consulted		
(Me					with a Disability.	these reasons there is unlikely to be any	following the Gateway determination.		
					SEPP Sydney Regional Environment	social or economic change as a result of			
				Plan No. 20 Hawkesbury-Nepean	this proposal.				
					River				
					This proposal is consistent with applicable				
Proposed Zone Map					State Environmental Planning Policies or				
					any inconsistencies are considered to be minor.				
					Ministerial Directions relevant to this				
					planning proposal are: 2.1; 3.1; 4.4; 6.1; 7.1				
					This proposal is consistent with applicable				

	Ministerial Directions	

Reference	uid	Subject land				
SHEET 14 OF 28 SHEETS	5657	Part Lot 3	DP 1038750 part No. 86	Fletcher Street, WENTWORT	'H FALLS	
Maps	1	<u>'</u>	Parcel Information			
			Existing Zone Uncoloured (LEP 4)			
	A. A			ered to the west and south by a dwelling, to th le and 71m long with an approximate area of 3	•	the north by Fletcher Street. This land
			Development Residential			
		PLETONER BY	Owner Private			
Und	coloured		and the road closure and tra	osed under the Roads Act on 5.7.2002 and tran insfer was undertaken at the time LEP 2005 wa However, the proposed zone is consistent with te characteristics	as being prepared and due to the timing mis	match the land was not transferred to
			Proposed Residential Bushland Co	nservation (No Subdivision) with Protected Are	ea – Escarpment Area (LEP 1991)	
Existing Zone Map		8	Justification			
	Paternace		Section A – A need for the Planning Proposal	Section B – relationship to strategic planning framework	Section C – Environmental, Social and Economic Impact	Section D – State and Commonwealth Interests
			This proposal does not result from any strategic study or report. A Planning Proposal is the best means of achieving the intended outcome. There is no change to the net community benefit as the proposed zone will not result in any change in land use. In addition, the proposed	This proposal is consistent with the objectives and actions contained within the Metropolitan Plan for Sydney 2036 and the draft North West Subregional Strategy as the proposal is transferring zones from LEP 4 into LEP 1991. This proposal is consistent with the Sustainable Blue Mountain 2025 and other adopted local strategic plans.	No recorded critical habitat, threatened species, populations or ecological communities or their habitats at this location. The land is mapped as being within a bushfire area — Vegetation Buffer. There are no likely environmental effects as a result of this proposal.	The existing infrastructure is adequate to meet the needs of this proposal. The Sydney Catchment Authority was consulted about this proposal. The SCA generally supports the proposal to rezone the subject land. A copy of the response from the SCA is appended to this Planning
Aerial Photo		We be	zone is consistent with the existing land use and road network.	Comments on the consistency with the	The land is not identified as having any items or places of Aboriginal or European	Proposal.
Proposed Zone Map	FLETCHER ST		use and road network.	applicable state environmental planning policies are detailed in the Planning Proposal document. The following SEPP's are applicable to this proposal: • SEPP Housing for Seniors or People with a Disability. This proposal is consistent with applicable State Environmental Planning Policies or any inconsistencies are considered to be minor. Ministerial Directions relevant to this planning proposal are: 2.1; 3.1; 4.4; 5.2; 6.1; 7.1	heritage.	The land owner will be consulted following the Gateway determination.
<u>Froposed Zone Map</u>				This proposal is consistent with applicable		

ATTACHMENT 1 Local Environmental Plan 1991Amendment 39

	Ministerial Directions	

Reference	uid	Subject land							
SHEET 15 OF 28 SHEETS	Part 5658	Part Lot	538 DP 729	340, Part No. 4	Day Street (Robinson Ave) \	WENTWORTH FALLS			
Maps			Parcel Informa	•	, , , , , , , , , , , , , , , , , , , ,				
'			Existing Zone	Uncoloured (LEP 4)					
	T		Description	The subject land is the e	astern portion of an allotment which runs be	tween Day Street and Robinson Way. This la	and is approximately 8m wide by 31m		
			-	long and with an approxi	long and with an approximate area of 250m ² .				
1	VAVE		Development	Undeveloped					
	OBINSO		Owner	1	00211 – Reservation for Day Nursery and Com		• • • • • • • • • • • • • • • • • • • •		
			Background		sed under the Public Roads Act 1902 on 20.10				
DAYST			and	·	y Street. It appears that the road closure and	<u> </u>	- · ·		
			Justification	was never transferred to	a zone under LEP 1991. The proposed zone is	consistent with the adjoining zone and site of	characteristics.		
			Proposed	Residential Bushland Cor	nservation (No Subdivision) (LEP 1991)				
			Zone	Residential Busiliana Col	iservation (NO Subdivision) (LEF 1991)				
Existing Zone Map			Justification						
			Section A – A	need for the Planning	Section B – relationship to strategic	Section C – Environmental, Social and	Section D – State and		
			Proposal		planning framework	Economic Impact	Commonwealth Interests		
				does not result from any	This proposal is consistent with the	No recorded critical habitat, threatened	The existing infrastructure is		
			strategic study	or report.	objectives and actions contained within	species, populations or ecological	adequate to meet the needs of thi		
Comment of the same			A Diamaina Du	:	the Metropolitan Plan for Sydney 2036 and the draft North West Subregional Strategy	communities or their habitats at this	proposal.		
			A Planning Proposal is the best means of achieving the intended outcome.		as the proposal is transferring zones from	location. The land is mapped as being within a bushfire area – Vegetation	The Sydney Catchment Authorit		
			or define ving th	e interiora outcome.	LEP 4 into LEP 1991.	Category 2.	was consulted about this proposa		
			There is no	change to the net			The SCA generally supports th		
R			community b	enefit as the proposed	This proposal is consistent with the	There are no likely environmental effects	proposal to rezone the subject land		
				result in any change in	Sustainable Blue Mountains 2025 and	as a result of this proposal.	A copy of the response from the SCA		
Aerial Photo		A		addition, the proposed	other adopted local strategic plans.		is appended to this Planning		
				ent with the existing land	Commonts on the consistency with the	The land is not identified as having any	Proposal.		
			use and road n	etwork.	Comments on the consistency with the applicable state environmental planning	items or places of Aboriginal or European heritage.	Advice will be sought from LPMA		
ARMSTRONG ST					policies are detailed in the Planning	neritage.	that they support the proposed		
					Proposal document. The following SEPP's	The proposal is to apply a zone which is			
	w				are applicable to this proposal:	consistent with the existing land use and			
	A A A A A A A A A A A A A A A A A A A				SEPP Housing for Seniors or People	identical to the adjoining zone and for	The land owner will be consulted		
(NS)					with a Disability.	these reasons there is unlikely to be any	following the Gateway determination		
DAV ST					This proposal is consistent with applicable	social or economic change as a result of			
					State Environmental Planning Policies or	this proposal.			
					any inconsistencies are considered to be				
Proposed Zone Map		1 4 1			minor.				
					Ministerial Directions relevant to this				
					planning proposal are:				
					2.1; 3.1; 4.4; 5.2; 6.1; 7.1				
					This proposal is consistent with applicable				

Ministerial Directions

Reference	uid	Subject land	Subject land						
SHEET 16 OF 28 SHEETS	5659	Part Lot 7	Sec. 5 DP	759075 part 3 V	Wilson Street, WENTWORTH	I FALLS			
Maps			Parcel Informat	tion					
			Existing Zone	Uncoloured (LEP 4)					
			Description	The subject land is a pararea of approximately 10	t of an allotment and is located at the south-viom ² .	western corner of No. 3 Wilson Avenue. The	land is triangular in shape and has an		
	NO		Development	Undeveloped					
	NS1 📕		Owner	Crown. The parcel of land	d is Water Reserve 111 and BMCC is seen as th	ne trust manager			
			Background	It is unclear as to why the	nis piece of land has remained under LEP 4. H	However, retaining the zone under LEP 4 w	ill mean that it will not be possible to		
			and	eliminate LEP 4. The prop	posed zone is consistent with the zoning of the	e rest of the allotment of which this site is pa	rt.		
		7	Justification						
			Proposed	Residential Bushland Conservation (No Subdivision) (LEP 1991)					
			Zone						
Existing Zone Map			Justification	and Court or Manager	Court of Boundaries and the standards	Continue C. En incomplete Continue	Service D. Chalanad		
				eed for the Planning	Section B – relationship to strategic planning framework	Section C – Environmental, Social and Economic Impact	Section D – State and Commonwealth Interests		
			Proposal This proposal of	loes not result from any	This proposal is consistent with the	This site includes an area of <i>Eucalyptus</i>	The existing infrastructure is		
			strategic study	•	objectives and actions contained within	oreades Open-forest/Tall Open-forest a	_		
			strategie stady	от терота.	the Metropolitan Plan for Sydney 2036 and	vegetation community listed in Schedule	proposal.		
		7	A Planning Pro	posal is the best means	the draft North West Subregional Strategy	3 of LEP 1991. Cl. 10.5 Environmental	proposan		
		Participation (April	_	e intended outcome.	as the proposal is transferring zones from	Impact subclause (da) The Council shall	The Sydney Catchment Authority		
					LEP 4 into LEP 1991.	not consent to development for the	was consulted about this proposal.		
				change to the net		purpose of a dwelling house, or to any	The SCA generally supports the		
3 7 7 7				enefit as the proposed	This proposal is consistent with the	development ordinarily incidental and	proposal to rezone the subject land.		
				result in any change in	Sustainable Blue Mountain 2025 and other	ancillary to a dwelling house unless	A copy of the response from the SCA		
		SC Depth Minimum	land use. In addition, the proposed		adopted local strategic plans.	the development incorporates effective	is appended to this Planning		
Aerial Photo	Total Andrews			ent with the existing land	Comments on the consistency with the	measures, satisfactory to the Council, to	Proposal.		
			use and road no	etwork.	Comments on the consistency with the applicable state environmental planning	ensure that the development has no	Consultations will be held with		
					policies are detailed in the Planning		LPMA and with Sydney Water		
	1514				Proposal document. The following SEPP's	i. any environmentally sensitive	following receipt of the		
					are applicable to this proposal:	vegetation (as listed in Schedule			

Proposed Zone Map

• SEPP Housing for Seniors or People with a Disability. This proposal is consistent with applicable State Environmental Planning Policies or any inconsistencies are considered to be minor. Ministerial Directions relevant to this planning proposal are: • 2.1 • 3.1

- 3); and
- any rare or threatened species of flora and fauna or its habitat and any unusual plant communities;

There are measures existing within LEP 1991 to protect habitat, species and ecological communities and the proposed zone.

The land is not identified as having any items or places of Aboriginal or European heritage. The proposed zone will provide protection should any items be located on the land.

determination to confirm that these agencies agree to the proposed zoning.

The land owner will be consulted following the Gateway determination.

Local Environmental Plan 1991Amendment 39 ATTACHMENT 1

• 5.2

• 6.1

• 7.1

	This proposal is consistent with applicable	The proposal is to apply a zone which is	
		consistent with the existing land use and	
		identical to the adjoining zone and for	
		these reasons there is unlikely to be any	
		social or economic change as a result of	
		this proposal.	

Reference	uid Subject land						
SHEET 17 OF 28 SHEETS	5477 Part Lot 1	DP 72180	6 part Red Gum	Park No. 44 DeQuincy Road	I. BULLABURRA		
Maps	T dit Lot	Parcel Informa	<u> </u>	Transitor in Beganity Road			
iviaps			Uncoloured (LEP 4)				
		Description		0m2 piece of land which forms part of the Red	Gum Park reserve		
			Undeveloped	oniz piece or and which forms part or the nee	- Camiran Rieserver		
		Owner	·	ncil – Council Community Land			
80		Background	· · · · · · · · · · · · · · · · · · ·	•	of the DeQuincy Road reserve. DP 721806	shows the subject land being within a	
	**************************************	and	It is understood that this parcel of land had been mistaken for a part of the DeQuincy Road reserve. DP 721806 shows the subject land being w Public Reserve. The subject land lies between DeQuincy Road and a narrow strip land that was understood to be previously considered for an				
	*	Justification	way to Red Gum Park. A	Adjoining land is zoned Recreation – Environn	nental Protection – Open Space with a prov	vision of Proposed Road Closure. The	
			proposed zone is consis	tent with the site characteristics, its classifica	ation as community land, as well as the ex	isting land use and the zone for the	
_			remainder of Red Gum P	ark.			
		Proposed	Recreation – Environmer	ntal Protection (LEP 1991)			
		Zone					
Existing Zone Map	,	Justification					
			need for the Planning	Section B – relationship to strategic	Section C – Environmental, Social and	Section D – State and	
		Proposal		planning framework	Economic Impact	Commonwealth Interests	
			does not result from any	This proposal is consistent with the	This site includes an area of Eucalyptus	The existing infrastructure is	
		strategic study	or report.	objectives and actions contained within	oreades Open-forest/Tall Open-forest a		
TO A NOW A		A Diamaina Dua		the Metropolitan Plan for Sydney 2036 and	vegetation community listed in Schedule	proposal.	
		_	oposal is the best means	the draft North West Subregional Strategy	3 of LEP 1991. Cl. 10.5 Environmental	Dublic outhority consultation was	
The state of the s		or achieving th	e intended outcome.	as the proposal is transferring zones from LEP 4 into LEP 1991.	Impact subclause (da) The Council shall not consent to development for the	•	
		There is no	change to the net	LEP 4 III(0 LEP 1991.	purpose of a dwelling house, or to any		
			enefit as the proposed	This proposal is consistent with the	development ordinarily incidental and	to Gateway.	
			result in any change in	Sustainable Blue Mountain 2025 and other	ancillary to a dwelling house unless	The land owner will be consulted	
Pir Telephone	A CONTRACTOR OF THE PARTY OF TH		addition, the proposed	adopted local strategic plans.	the development incorporates effective	following the Gateway determination.	
Aerial Photo			ent with the existing land	and processes and analysis processes	measures, satisfactory to the Council , to		
		use and road n		Comments on the consistency with the	ensure that the development has no		
				applicable state environmental planning	significant adverse environmental impact		
				policies are detailed in the Planning	on:		
				Proposal document. The following SEPP's	i. any environmentally sensitive		
RO	* \$40.			are applicable to this proposal:	vegetation (as listed in Schedule		
	Na sa			SEPP Sydney Regional Environment	3); and		
				Plan No. 20 Hawkesbury-Nepean	ii. any rare or threatened species of		
				River	flora and fauna or its habitat and		
				This proposal is consistent with applicable	any unusual plant communities;		
				State Environmental Planning Policies or	The proposed Recreation – Environmental Protection zone will		
Proposed Zone Map				any inconsistencies are considered to be	protect habitat, species and ecological		
				minor.	communities.		
				Ministerial Directions relevant to this	communics.		
				planning proposal are:	The land is mapped as being within a		
				• 1.5; 2.1; 4.4; 6.1; 6.2; 7.1	bushfire area, Vegetation Category 1.		
				1.5, 2.1, 1.1, 5.1, 5.2, 7.1	Any future development of the land is		
				This proposal is consistent with applicable	required to comply with bushfire		
					legislation current at the time of		

Ministerial Directions	lodgement of an application.	
	The land is not identified as having any items or places of Aboriginal or European heritage. The proposed zone will provide protection should any items be located on the land.	
	The proposal is to apply a zone which is consistent with the existing land use and identical to the adjoining zone and for these reasons there is unlikely to be any social or economic change as a result of this proposal.	

Reference uid Subject land							
	71 and 72	DP 826683 part	No. 54 Valley Road and par	t No. 1A John Street. HAZE	LBROOK		
Maps	Parcel Informa	•					
·	Existing Zone Uncoloured (LEP 4)						
	Description The hatchet shaped land which includes part of 2 separate parcels of land. The land has a total area of approximately 1015m ² .						
	Development	Residential					
	Owner	Private					
	Background	The subject land is noted	on the Deposited Plan as being a right of wa	y and it is understood that the use of this p	arcel was uncertain at the time of the		
	and	preparation of LEP 1991.	The proposed zone is consistent with the exis	ting land use and adjoining zone, and will no	t affect the existing Right of Way.		
2	Justification						
ASTRO	Proposed	Residential Bushland Cor	nservation (8/ha) (LEP 1991)				
	Zone						
	Justification						
Existing Zone Map		need for the Planning	Section B – relationship to strategic	Section C – Environmental, Social and	Section D – State and		
Existing 2011C IVIQU	Proposal	does not result from any	planning framework This proposal is consistent with the	Reconomic Impact No recorded critical habitat, threatened	Commonwealth Interests The existing infrastructure is		
	strategic study A Planning Pro	•	objectives and actions contained within the Metropolitan Plan for Sydney 2036 and the draft North West Subregional Strategy as the proposal is transferring zones from	species, populations or ecological communities or their habitats at this location. The land is mapped as being within a bushfire area, part Vegetation	adequate to meet the needs of this proposal. Public authority consultation was		
		change to the net	LEP 4 into LEP 1991. This proposal is consistent with the	Buffer and part Vegetation Category 2. There are no likely environmental effects	not required for this proposal prior to Gateway.		
	land use. In	result in any change in addition, the proposed	Sustainable Blue Mountain 2025 and other adopted local strategic plans.	as a result of this proposal. The land is not identified as having any	The land owner will be consulted following the Gateway determination.		
Aerial Photo	use and road n	ent with the existing land etwork.	Comments on the consistency with the applicable state environmental planning	items or places of Aboriginal or European			
			policies are detailed in the Planning				
			Proposal document. The following SEPP's are applicable to this proposal:	The proposal is to apply a zone which is consistent with the existing land use and identical to the adjoining zone and for			
(8-ha)			with a Disability. • SEPP Sydney Regional Environment	these reasons there is unlikely to be any social or economic change as a result of			
(g/ha) 04 /437			, , ,	this proposal.			
			This proposal is consistent with applicable State Environmental Planning Policies or				
Proposed Zone Map			any inconsistencies are considered to be minor.				
			Ministerial Directions relevant to this				
			planning proposal are: 2.1; 3.1; 4.4; 6.1; 7.1				
			This proposal is consistent with applicable				

	Ministerial Directions	

	I		1	<u> </u>	
-	ect land				
SHEET 19 OF 28 SHEETS 4075 Pa	rt Lot 1 DP 84144	2 part No. 4 Red	d Crowned Court, WINMALE	Έ	
Maps	Parcel Informa	tion			
	Existing Zone	Residential 2(a1) (LEP 4)			
	Description	•	n ² section of a 1490m ² residential allotment		
	Development				
	Owner	Private			
	Background		on was created in 1994. This created Lot 1 Di	•	
	and Justification	_	and Conservation (8/ha) under LEP 1991, the s nsistent with the existing land use and the zon		zoned Residential 2(a1) under LEP 4
	Proposed	Residential Bushland Co		e over the rest of the allotherit.	
	Zone	Residential Busiliana Col	inservation (of ha)		
	Justification				
(8/ha)	Section A – A r	eed for the Planning	Section B – relationship to strategic	Section C – Environmental, Social and	Section D – State and
Existing Zone Map	Proposal		planning framework	Economic Impact	Commonwealth Interests
	This proposal of	does not result from any	This proposal is consistent with the	No recorded critical habitat, threatened	The existing infrastructure is
	strategic study	or report.	objectives and actions contained within	species, populations or ecological	adequate to meet the needs of this
			the Metropolitan Plan for Sydney 2036 and	communities or their habitats at this	proposal.
	_	posal is the best means		location. The land is mapped as being	Dublic suth suits as a substitute of the
	of achieving th	e intended outcome.	as the proposal is transferring zones from LEP 4 into LEP 1991.	within a bushfire area part Vegetation Buffer and part Vegetation Category 1.	Public authority consultation was not required for this proposal prior
	There is no	change to the net		burier and part vegetation category 1.	to Gateway.
		enefit as the proposed	This proposal is consistent with the	There are no likely environmental effects	to Gatemay.
		result in any change in	Sustainable Blue Mountain 2025 and other	as a result of this proposal.	The land owner will be consulted
	land use. In	addition, the proposed	adopted local strategic plans.		following the Gateway determination
		ent with the existing land		The land is not identified as having any	
Aerial Photo	use and road n	etwork.	Comments on the consistency with the	items or places of Aboriginal or European	
Aeriai Piloto			applicable state environmental planning	heritage.	
			policies are detailed in the Planning Proposal document. The following SEPP's	The proposal is to apply a zone which is	
			are applicable to this proposal:	consistent with the existing land use and	
			 SEPP Housing for Seniors or People 	identical to the adjoining zone and for	
(Silva)			with a Disability.	these reasons there is unlikely to be any	
(only)			SEPP Sydney Regional Environment	social or economic change as a result of	
			Plan No. 20 Hawkesbury-Nepean	this proposal.	
			River		
			This proposal is consistent with applicable		
(8/ha)			State Environmental Planning Policies or		
Proposed Zone Map			any inconsistencies are considered to be		
Troposed Zone Map			minor.		
			Ministerial Directions relevant to this		
			planning proposal are:		
			2.1; 3.1; 4.4; 6.1; 7.1		

This proposal is consistent with applicable

	Ministerial Directions	

Defenses	:	Cookin at lavad					
Reference SHEET 20 OF 28 SHEETS	4361 & 4365	Subject land		20			
SHELT 20 OF 28 SHELTS	4301 & 4303	Part Lot 3	33 DP 7303	88 part No. 14 T	Tutor Close, WINMALEE		
Maps			Parcel Informa				
#422111112	/			Residential 2(a1) (LEP 4)			
			Description		es two pieces of land with a total area of 662n	n ² resting within a 6.696ha allotment	
			Development				
			Owner	Private			
			Background		ose had an amending LEP No 46 that was gaze	•	
(NS)			and		ne deferred matter which includes the subject		•
			Justification		vironmental Protection. However the LEP 199 or LEP 1991 did not accurately depict the lot be	•	
					nsistent with the site characteristics and the ex		allieu as Residelitiai 2(a1) ulidei LEF 4.
			Proposed		d Conservation (No Subdivision) and Part Envir	·	
V			Zone	Tare residential Businane	a conservation (no basantision) and rare linin	ommentar rotestion (LET 1331)	
			Justification				
Existing Zone Map			Section A – A r	need for the Planning	Section B – relationship to strategic	Section C – Environmental, Social and	Section D – State and
		4	Proposal		planning framework	Economic Impact	Commonwealth Interests
			This proposal of	does not result from any	This proposal is consistent with the	No recorded critical habitat, threatened	_
A PART A PART			strategic study	or report.	objectives and actions contained within	species, populations or ecological	adequate to meet the needs of this
		WATER TO SERVICE THE PARTY OF T			the Metropolitan Plan for Sydney 2036 and	communities or their habitats at this	proposal.
The Arthur			_	posal is the best means	the draft North West Subregional Strategy	location. The land is mapped as being	B. blis on the site of the sit
		and the second	or achieving th	e intended outcome.	as the proposal is transferring zones from LEP 4 into LEP 1991.	within a bushfire area – Vegetation	Public authority consultation was not required for this proposal prior
一个一个一个			There is no	change to the net	LEP 4 III(0 LEP 1991.	Category 1.	to Gateway.
10000000000000000000000000000000000000				enefit as the proposed	This proposal is consistent with the	There are no likely environmental effects	to duteway.
				result in any change in	Sustainable Blue Mountain 2025 and other	as a result of this proposal.	The land owner will be consulted
		39		addition, the proposed	adopted local strategic plans.		following the Gateway determination.
THE SECOND SECOND			zone is consiste	ent with the existing land		The land is not identified as having any	
Aerial Photo			use and road n	etwork.	Comments on the consistency with the	items or places of Aboriginal or European	
	,				applicable state environmental planning	heritage.	
					policies are detailed in the Planning		
(N	S)				Proposal document. The following SEPP's	The proposal is to apply a zone which is	
					are applicable to this proposal:	consistent with the existing land use and	
(NS)					 SEPP Housing for Seniors or People with a Disability 	identical to the adjoining zone and for these reasons there is unlikely to be any	
	(NS)				SEPP Sydney Regional Environment	social or economic change as a result of	
	()				Plan No. 20 Hawkesbury-Nepean	this proposal.	
					River	tins proposan	
					This proposal is consistent with applicable		
A Company of the Comp					State Environmental Planning Policies or		
					any inconsistencies are considered to be		
Proposed Zone Map					minor.		
					Ministerial Directions relevant to this		
					planning proposal are:		
					1.5; 2.1; 3.1; 4.4; 6.1; 7.1		

This proposal is consistent with applicable	
Ministerial Directions.	

			•							
Reference	uid	Subject land								
SHEET 21 OF 28 SHEETS	3385	Lots 2, 3	& 4 DP 589	9913 Colless Roa	d YELLOW ROCK					
Maps		_	Parcel Information							
	,		Existing Zone	Reservation Local Open S	Space 9(d) and Escarpment Preservation Area	(LEP 4)				
			Description	-	regular shaped piece of land on the eastern	· · · · · · · · · · · · · · · · · · ·				
				•	is quarried for sand and gravel and is part of		•			
					ed parcel of land is approximately 1400m lon	g, 190m wide at its widest point and with a	a total area of 15ha. The land is part			
			Development	•	and partly on the adjoining river bank.					
			Owner	Penrith Lakes Corporatio	n					
			Background	•	rom LEP 2005 due to acquisition issues associa	ated with this property under the draft LEP	2002. The land remained zoned und			
	7		and		sues were to be addressed under the review	• • •				
			Justification	•	will allow LEP 4 to be repealed whilst further		· ·			
				the most appropriate zor	ne and acquisition implications.					
xisting Zone Map										
		· · · · · · · · · · · · · · · · · · ·			n equivalent zone to the current zone and thi	•	ssible land uses. The proposed zone			
				consistent with the exist	ing land use and with the zone adjoining to the	e west.				
			Proposed	Pocroation - Environmen	at Protection and Protected Area - Eccarnmen	t Aroa (LED 1001)				
			Proposed Recreation – Environment Protection and Protected Area – Escarpment Area (LEP 1991) Zone							
			Justification							
			Section A – A r	need for the Planning	Section B – relationship to strategic	Section C – Environmental, Social and	Section D – State and			
- \			Proposal		planning framework	Economic Impact	Commonwealth Interests			
			This proposal	does not result from any	This proposal is consistent with the	No recorded critical habitat, threatened	_			
			strategic study	or report.	objectives and actions contained within	species, populations or ecological	adequate to meet the needs of th			
			A Discours Dec	and the state of t	the Metropolitan Plan for Sydney 2036 and	communities or their habitats at this	proposal.			
<u>erial Photo</u>				oposal is the best means	the draft North West Subregional Strategy as the proposal is transferring zones from	location. The land is mapped as being within a bushfire area part Vegetation	The NSW Department of Primai			
<u>keriai i noto</u>			or acmeving th	e intended outcome.	LEP 4 into LEP 1991.	Buffer and part Vegetation Category 1.	Industries - Minerals and Petroleur			
			There is no	change to the net	LEI 4 IIIto LEI 1331.	builti and part vegetation category 1.	was consulted about this proposi			
					This proposal is consistent with the	There are no likely environmental effects				
			-	result in any change in		as a result of this proposal.	concern about the proposal. A cop			
			land use. In	addition, the proposed	adopted local strategic plans. The following		of the response is appended to the			
				ent with the existing land	1	The land is not identified as having any	Planning Proposal			
			use and road n	etwork.	SEPP Sydney Regional Environment	items or places of Aboriginal or European				
	7				Plan No. 20 Hawkesbury-Nepean	heritage. The proposed zone will provide				
					River Comments on the consistency with the	protection should any items be located on the land.	Lakes Corporation following receipt of the Department's Gatewa			
					applicable state environmental planning	on the land.	advice.			
Proposed Zone Map					policies are detailed in the Planning	The proposal is to apply a zone which is				
					Proposal document.	consistent with the existing land use and	The land owner will be consulted			
						identical to the adjoining zone and for	following the Gateway determination			
					This proposal is consistent with applicable	these reasons there is unlikely to be any				
					State Environmental Planning Policies or	cocial or oconomic change as a result of				

minor.

State Environmental Planning Policies or social or economic change as a result of

any inconsistencies are considered to be this proposal.

Ministerial Directions relevant to this planning proposal are: • 2.1 • 3.1 • 4.4 • 6.1 • 6.2 • 7.1	
This proposal is consistent with applicable Ministerial Directions	

Reference uid	Subject land								
SHEET 22 OF 28 SHEETS 5266	Part Ang	ophora Pla	ce VALLEY HEIG	HTS					
Maps			Parcel Information						
	Existing Zone Residential 2(a1) (LEP 4)								
, gg ^z i	Description	Description The subject land is a splay corner in Angophora Place							
, see	Development	·							
Y	Owner	Owner BMCC							
		Background	1	splay corner that formed part of a subdivision	• •				
		and		LEP 4. As the remainder of the road is zoned	under LEP 1991 this slither of land remaine	ed under LEP 4. The proposed zone is			
		Justification	consistent with existing a	adjoining and adjacent zones.					
		Proposed	Residential Bushland Cor	nservation (8/ha) (LEP 1991)					
		Zone							
Existing Zone Map		Justification							
		Section A – A r	need for the Planning	Section B – relationship to strategic planning framework	Section C – Environmental, Social and Economic Impact	Section D – State and Commonwealth Interests			
			does not result from any		No recorded critical habitat, threatened				
		strategic study	•	objectives and actions contained within	species, populations or ecological	adequate to meet the needs of this			
		,	•	the Metropolitan Plan for Sydney 2036 and	communities or their habitats at this	proposal.			
		A Planning Pro	oposal is the best means	the draft North West Subregional Strategy	location. The land is mapped as being				
	0 / 100	of achieving th	e intended outcome.	as the proposal is transferring zones from	within a bushfire area – Vegetation	Public authority consultation was			
				LEP 4 into LEP 1991.	Buffer.	not required for this proposal prior			
			change to the net			to Gateway.			
			enefit as the proposed	This proposal is consistent with the	•	The land owner will be consulted			
			result in any change in addition, the proposed	Sustainable Blue Mountain 2025 and other adopted local strategic plans.	as a result of this proposal.	following the Gateway determination.			
Aerial Photo			ent with the existing land	adopted local strategic plans.	The land is not identified as having any	,			
		use and road n		Comments on the consistency with the					
g _e ge ^g .				applicable state environmental planning	, ,				
**				policies are detailed in the Planning					
Y				Proposal document. The following SEPP's	The proposal is to apply a zone which is				
				are applicable to this proposal:	consistent with the existing land use and				
(Supplemental Control of Control					, ,				
				with a Disability.	these reasons there is unlikely to be any				
				SEPP Sydney Regional Environment	social or economic change as a result of				
				Plan No. 20 Hawkesbury-Nepean	this proposal.				
Proposed Zone Map				River This proposal is consistent with applicable					
				State Environmental Planning Policies or					
				any inconsistencies are considered to be					
				minor.					
				Ministerial Directions relevant to this					
				planning proposal are:		'			
				2.1; 3.1; 4.4; 6.1; 6.2; 7.1					

This proposal is consistent with applicable	
Ministerial Directions	

Reference uid Subject	land									
		Great Western Highway SUN	VALLEY							
Maps	Parcel Information	8 17 1								
	Existing Zone Uncoloured (LEP 4)									
	Description The subject land is an	irregular shaped piece of land with an area of ap	pproximately 590m ² . The land forms part of a	a lot with a total area of 5299m ² .						
Owns	Development Residential									
	Owner Private									
	Background This parcel of land wa	Background This parcel of land was originally earmarked by the RTA for highway road widening in amongst other lots when the highway was zoned uncoloured under								
		widening was completed in 2000 and this parcel	•	_						
	· · · · · · · · · · · · · · · · · · ·	rship with the remainder of the allotment being	•	· · ·						
(S)		4. The proposed zone is consistent with the exist	ing land use and zone of the rest of the allot	ment it is part of.						
7.8	Proposed Bushland Conservation	on (No Subdivision)								
(NS)	Zone Justification									
	Section A – A need for the Planning	Section B – relationship to strategic	Section C – Environmental, Social and	Section D – State and						
Existing Zone Map	Proposal	planning framework	Economic Impact	Commonwealth Interests						
	This proposal does not result from a		-							
	strategic study or report.	objectives and actions contained within		9						
		the Metropolitan Plan for Sydney 2036 and	communities or their habitats at this	proposal.						
	A Planning Proposal is the best mea		location. The land is mapped as being							
	of achieving the intended outcome.	as the proposal is transferring zones from	within a bushfire area – Vegetation	•						
) a	The second secon	LEP 4 into LEP 1991.	Buffer.	not required for this proposal prior						
	There is no change to the community benefit as the propos		There are no likely environmental effects	to Gateway.						
	zone will not result in any change	1	•	Confirmation will be sought from						
	land use. In addition, the propos		as a result of this proposal.	RMS that they agree to the						
	zone is consistent with the existing la		The land is not identified as having any	·						
Aerial Photo	use and road network.		items or places of Aboriginal or European							
Terrait note		applicable state environmental planning	heritage.	Determination.						
		policies are detailed in the Planning								
			The proposal is to apply a zone which is							
		are applicable to this proposal:	consistent with the existing land use and	following the Gateway determination.						
		SEPP Housing for Seniors or People S	, ,							
		with a Disability	these reasons there is unlikely to be any social or economic change as a result of							
S (MS)		 SEPP Sydney Regional Environment Plan No. 20 Hawkesbury-Nepean 								
Tis land to the second		River	tins proposal.							
o and a second		This proposal is consistent with applicable								
(NS)		State Environmental Planning Policies or								
		any inconsistencies are considered to be								
Proposed Zone Map		minor.								
		Ministerial Directions relevant to this								
		planning proposal are:								
		2.1; 4.4; 6.1; 7.1								

	This proposal is consistent with applicable	
	Ministerial Directions.	

Deference	uid	Subject land					
Reference SHEET 24 OF 28 SHEETS	uid 3293	Subject land	D 0 4	100 121 0	at Martana III alama Ol FND	DOOK / want I/ was a sale David	off Decodes Decod
511EE1 E4 61 E6 511EE15	3233	Part Lot 7015 D	P 94	190 part 31 Gre	at Western Highway GLENB	коок (part knapsack Park	off Rusaen Road
		Mount Rivervie	w)				
Maps	<u> </u>	Parcel In	•	ion			
		Existing	Zone	Recreation Existing 6(a) a	and Escarpment Preservation Area (LEP 4)		
		Descript	tion	•	Om^2 piece of land within Knapsack Park. The la	and is bounded to the north and west by resi	dential lots and Rusden Avenue and is
				bounded to the east and	south by Knapsack Park.		
YYY	BRIDGEVIEW CRES	-	ment	Undeveloped			
RUSDEN RD		Owner			eserve 83996, a reservation for the public pur tion to the abovementioned reserve by notific		
		Backgro	und		ect land was missed from the gazetted LEP 19	•	
		and			ed zone is an equivalent zone to the current z	one. The proposed zone is consistent with t	he existing land use and with the zone
		Justifica	ition	adjoining to the east and	south.		
		Propose	ed	Recreation – Environmer	ntal Protection with Protected Area – Escarpm	ent Area (LEP 1991)	
		Zone Justificat	tion				
				eed for the Planning	Section B – relationship to strategic	Section C – Environmental, Social and	Section D – State and
Existing Zone Map		Proposa			planning framework	Economic Impact	Commonwealth Interests
		This pro	posal d	oes not result from any	This proposal is consistent with the	No recorded critical habitat, threatened	The existing infrastructure is
		strategio	strategic study or report.		objectives and actions contained within	species, populations or ecological	adequate to meet the needs of this
	The state of the s	A Plant	·	and the third areas	the Metropolitan Plan for Sydney 2036 and	communities or their habitats at this	proposal.
A PIETO				oosal is the best means intended outcome.	the draft North West Subregional Strategy as the proposal is transferring zones from	location. The land is mapped as being within a bushfire area part Vegetation	Public authority consultation was
	1 June 1 1 30 100	Of actiles	villg the	intended outcome.	LEP 4 into LEP 1991.	Buffer and part Vegetation Category 1.	not required for this proposal prior
		There	is no	change to the net	ELI 4 III.O ELI 1331.	Burier and part vegetation category 1.	to Gateway.
A ROSE NO.	$J = (\pi, \pi)$		community benefit as the proposed		This proposal is consistent with the	There are no likely environmental effects	,
		zone wi	ill not r	esult in any change in	Sustainable Blue Mountain 2025 and other	as a result of this proposal.	Consultations will be held with
A STATE OF THE STA				addition, the proposed	adopted local strategic plans.		LPMA following receipt of the
**************************************				nt with the existing land		The land is not identified as having any	gateway determination.
Aerial Photo		use and	road ne	etwork.	Comments on the consistency with the		The land owner will be consulted
					applicable state environmental planning policies are detailed in the Planning	heritage. The proposed zone will provide protection should any items be located	following the Gateway determination.
					Proposal document. The following SEPP's	1 .	
					are applicable to this proposal:		
RUSDEN RD	BRIDGEVIEW CRES				SEPP Sydney Regional Environment	The proposal is to apply a zone which is	
					Plan No. 20 Hawkesbury-Nepean	consistent with the existing land use and	
	j j				River	identical to the adjoining zone and for	
					This proposal is consistent with applicable	these reasons there is unlikely to be any	
					State Environmental Planning Policies or	social or economic change as a result of	
					any inconsistencies are considered to be minor.	this proposal.	
	, , , , , , , , , , , , , , , , , , ,				minor.		
					Ministerial Directions relevant to this		
D					planning proposal are:		
Proposed Zone Map					• 1.5		

 2.1 4.4 6.1 6.2 7.1 	
This proposal is consistent with applicable Ministerial Directions	

Reference uid	Subject land					
SHEET 25 OF 28 SHEETS 3616	Part Lot 2	DP 63312	0 part No. 26 Cu	urvers Drive, MOUNT RIVER	VIEW	
Maps		Parcel Informa		•		
2		Existing Zone	Residential 2(a1) (LEP 4)			
	+	Description	The subject land is a nar	row strip of land 3.36m wide by 65m long. Th	e eastern boundary fronts Curvers Drive and	d there are dwelling on the lots to the
2			north and south of the la			
The state of the s		Development		chion for high voltage power lines.		
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Owner	Sydney Water Corporation			
2 2	1/4	Background	The state of the s	access route from Curvers Drive to the Sydn		···
And the state of t	7.9	and Justification	_	ing to LEP 1991 and is why it remained under omise access to the pumping station because r		th the existing land use and adjoining
	Y	Proposed	Recreation – Environmen	ntal Protection		
	_	Zone				
Existing Zone Map		Justification A	and for the Dispuise	Costion D. volationalis to strategie	Continu C. Furinguagental Carial and	Section D – State and
		Proposal	need for the Planning	Section B – relationship to strategic planning framework	Section C – Environmental, Social and Economic Impact	Commonwealth Interests
	The state of the s		does not result from any	This proposal is consistent with the	No recorded critical habitat, threatened	The existing infrastructure is
		strategic study	or report.	objectives and actions contained within	species, populations or ecological	adequate to meet the needs of this
		A Diservice Dec	I Coulbrate a la company	the Metropolitan Plan for Sydney 2036 and	communities or their habitats at this	proposal.
		_	oposal is the best means	the draft North West Subregional Strategy	location. The land is mapped as being	Dublic cuthouity, consultation was
A CONTRACTOR OF THE CONTRACTOR	*	or acmeving th	e intended outcome.	as the proposal is transferring zones from LEP 4 into LEP 1991.	within a bushfire area – Vegetation Buffer.	Public authority consultation was not required for this proposal prior
		There is no	change to the net	LEF 4 III(O LEF 1991.	Buller.	to Gateway.
			enefit as the proposed	This proposal is consistent with the	There are no likely environmental effects	to catemay.
		•	result in any change in	Sustainable Blue Mountain 2025 and other	as a result of this proposal.	Council will seek advice from Sydney
Aerial Photo			addition, the proposed	adopted local strategic plans.	·	Water following the Gateway
ACTAI FILOLO		zone is consiste	ent with the existing land		The land is not identified as having any	determination about the proposed
		use and road n	etwork.	-	items or places of Aboriginal or European	zone.
	N N			applicable state environmental planning	heritage.	
				policies are detailed in the Planning		The land owner will be consulted following the Gateway determination.
				Proposal document. The following SEPP's		lonowing the Gateway determination.
				are applicable to this proposal:	consistent with the existing land use and	
L. A.				 SEPP Sydney Regional Environment Plan No. 20 Hawkesbury-Nepean 	identical to the adjoining zone and for these reasons there is unlikely to be any	
64				River	social or economic change as a result of	
				This proposal is consistent with applicable	this proposal.	
				State Environmental Planning Policies or	tins proposan	
Daywood Zone Man				any inconsistencies are considered to be		
Proposed Zone Map				minor.		
				Ministerial Directions relevant to this		
				planning proposal are:		
				1.5; 2.1;4.4; 6.1; 6.2; 7.1		
				This proposal is consistent with applicable		
				Ministerial Directions		

Reference	uid	Subject land					
SHEET 26 OF 28 SHEETS	5463	,	P 48696 p	art Darks Comm	on part No. 68 Emu Road, G	SI ENBROOK	
Maps		200 300 3	Parcel Informa		ion part noi oo zina noaa, c	ZENDROOK	
Ινιαρό			Existing Zone	Uncoloured (LEP 4)			
			Description		egular shaped parcel of land with an area of 52	227m².	
PEDDER ST	PEDDER ST			Undeveloped	egarar shapea pareer or land with an area or se		
			Development Owner	•	addition to Crown Reserve D500009 a Dedi	cation for Promotion of the Study and Cor	servation of Native Flora and Fauna.
EMURI EMURI				•	ernment Gazette No. 57 dated 4.5.1990 and als	· · · · · · · · · · · · · · · · · · ·	
			Background	This parcel was previous	ly classified as crown road and then added to	Crown Reserve D500009 in 1990 and therefore	ore was missed being zoned under LEP
8	/		and	1991 and remained unco	oloured under LEP 4. The proposed zone is cor	sistent with the existing, use and site charac	teristics and adjoining zone.
A SECONDARY OF THE PROPERTY OF			Justification				
			Proposed	Recreation – Environmer	ntal Protection (LEP 1991).		
			Zone				
Existing Zone Map			Justification				
Existing Zone Wap				need for the Planning	Section B – relationship to strategic	Section C – Environmental, Social and	Section D – State and
			Proposal		planning framework	Economic Impact	Commonwealth Interests
				does not result from any	This proposal is consistent with the	No recorded critical habitat, threatened	The existing infrastructure is
			strategic study	or report.	objectives and actions contained within the Metropolitan Plan for Sydney 2036 and	species, populations or ecological communities or their habitats at this	adequate to meet the needs of this
			A Planning Pro	posal is the best means	the draft North West Subregional Strategy	location. The land is mapped as being	proposal.
			_	e intended outcome.	as the proposal is transferring zones from	within a bushfire area part Vegetation	Public authority consultation was
			or demeting th	e menaca oateome.	LEP 4 into LEP 1991.	Buffer and part Vegetation Category 1.	not required for this proposal prior
	f(t)		There is no	change to the net		, , , , , , , , , , , , , , , , , , , ,	to Gateway.
				enefit as the proposed	This proposal is consistent with the	There are no likely environmental effects	,
	r (N. Artin)		zone will not	result in any change in	Sustainable Blue Mountain 2025 and other	as a result of this proposal.	Advice will be sought from LPMA
				addition, the proposed	adopted local strategic plans.		that they support the proposed zone
Aerial Photo				ent with the existing land		The land is not identified as having any	following receipt of the
Actiai Filoto			use and road n	etwork.	Comments on the consistency with the	items or places of Aboriginal or European	Department's Gateway
					applicable state environmental planning	heritage. The proposed zone will provide	determination.
					policies are detailed in the Planning	protection should any items be located	The land owner will be consulted
PEDDER ST					Proposal document. The following SEPP's	on the land.	following the Gateway determination.
					are applicable to this proposal:SEPP Sydney Regional Environment	The proposal is to apply a zone which is	
					Plan No. 20 Hawkesbury-Nepean	consistent with the existing land use and	
EMU RI					River	identical to the adjoining zone and for	
					This proposal is consistent with applicable	these reasons there is unlikely to be any	
7/					State Environmental Planning Policies or	social or economic change as a result of	
					any inconsistencies are considered to be	this proposal.	
MOOKE					minor.		
					Ministerial Directions relevant to this		
					planning proposal are:		
Proposed Zone Map					1.5; 2.1; 4.4; 6.1; 6.2; 7.1		
					This property of the second state of the secon		
					This proposal is consistent with applicable		
					Ministerial Directions		

Reference	uid	Subject land					
SHEET 27 OF 28 SHEETS	3393	-	on Road. I	APSTONE			
Maps		1 3.3 5 3.3 3.3	Parcel Informat				
1 - 1 - 1					ent Preservation Area (LEP 4)		
			Description	The subject land is a 420			
			Development	undeveloped	•		
		7 /	Owner	Council			
			Background	It seems this parcel of lar	nd was a road reserve that ran through forme	r Crown Reserve 26980 where a section of tl	ne land was formerly leased to M.W.S.
			and	& D.B. (now Sydney Wate	er) for treatment works (L6377 dated 18/5/76) and the parcel above the subject land was	zoned accordingly under LEP 4 Special
			Justification		55(ATW) and the subject land uncoloured. T		_
	a a				as part of Walton Road reserve and the remain		P 1991 and as a result the subject land
	ERNOR			remained under LEP 4. T	he proposed zone is consistent with the existi	ng land use and the adjoining zone.	
	000		Proposed	Pecreation - Environmen	ntal Protection with Protected Area – Escarpm	ont Area and Proposed Road Closure (LED 19	01)
Existing Zone Map			Zone	Necreation - Environmen	ital Protection with Protected Area - Escarpin	ent Area and Proposed Road Closure (EEF 13	J1)
			Justification				
A STATE OF THE PARTY OF THE PAR				eed for the Planning	Section B – relationship to strategic	Section C – Environmental, Social and	Section D – State and
14 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	N S S S S		Proposal		planning framework	Economic Impact	Commonwealth Interests
			This proposal o	does not result from any	This proposal is consistent with the	No recorded critical habitat, threatened	The existing infrastructure is
No. of the second secon			strategic study	or report.	objectives and actions contained within	species, populations or ecological	adequate to meet the needs of this
		1 5			the Metropolitan Plan for Sydney 2036 and	communities or their habitats at this	proposal.
			_	posal is the best means	the draft North West Subregional Strategy	location. The land is mapped as being	
The state of the s			of achieving the	e intended outcome.	as the proposal is transferring zones from	within a bushfire area part Vegetation	Public authority consultation was
			Thoro is no	change to the not	LEP 4 into LEP 1991.	Buffer and part Vegetation Category 1.	not required for this proposal prior
				change to the net	This proposal is consistent with the	There are no likely environmental effects	to Gateway.
ALL ALL ST			•	result in any change in	Sustainable Blue Mountain 2025 and other	as a result of this proposal.	The land owner will be consulted
Aerial Photo				addition, the proposed	adopted local strategic plans.	as a result of this proposal.	following the Gateway determination.
				ent with the existing land	and production of the producti	The land is not identified as having any	
	\		use and road n	•	Comments on the consistency with the	items or places of Aboriginal or European	
					applicable state environmental planning	heritage. The proposed zone will provide	
					policies are detailed in the Planning	'	
		-			Proposal document. The following SEPP's	on the land.	
					are applicable to this proposal:		
					SEPP Sydney Regional Environment		
					Plan No. 20 Hawkesbury-Nepean	consistent with the existing land use and	
		L			River This proposal is consistent with applicable	identical to the adjoining zone and for these reasons there is unlikely to be any	
	ORS DI				State Environmental Planning Policies or	social or economic change as a result of	
Proposed Zone Map	m m				any inconsistencies are considered to be	this proposal.	
					minor.	5. 00000	
					· · · · · · · · · · · · · · · · · · ·		
					Ministerial Directions relevant to this		
					planning proposal are:		
					1.5; 2.1; 4.4; 6.1; 6.2; 7.1		
					This proposal is consistent with applicable		
					Ministerial Directions		

Map Reference	uid	Subject land						
SHEET 28– 28 SHEETS	9	,	& 6 DP 2941	and Lot A DP 43801	3 No. 118 – 124 Mt York Road, N	MOLINT VICTORIA		
Maps		1 are 2013 2, 3	Parcel Informa		3 140. 110 124 IVIC TOTA NOGU, IV	TOOK! VICTORIA		
			Existing Zone					
	SI = I		Description		developed strip of land located between	Mt York Road and the boundary of the Blue M	ountains City Council and close to the	
(NS)				escarpment. The land has a total area of approximately 3,000m ² with approximately half of this in private ownership and the remainder owned by the				
1				Crown.				
			Development	t The land is undeveloped				
(NS)			Owner	Part Lot 2 DP 2941 and part Lot A DP 438013 are vacant Crown land and part Lots 5 & 6 DP 2941 are privately owned.				
a la			Background	The reason for this parcel remaining zoned under LEP is unknown. It is intended to transfer these parcels from LEP 4 to the most suitable LEP 1991 zone.				
			and	The proposed zone is consistent with the environmental characteristics of the land and adjoining zones.				
			Justification					
			Proposed	Bushland Conservation Consolidation Requirement (CONS) with Protected Area - Escarpment Area.				
			Zone Justification					
			need for the Planning	Section B – relationship to strategic	Section C – Environmental, Social and	Section D - State and		
Existing Zone Map			Proposal		planning framework	Economic Impact	Commonwealth Interests	
			This proposal	does not result from any	•	This site includes a small area of Eucalyptus	The existing infrastructure available	
		7 2 783	strategic study	or report.	objectives and actions contained	oreades open forest a vegetation	to this site is limited however it is	
					·	community listed in listed in Schedule 3 of	adequate to meet the needs of this	
			_	posal is the best means		LEP 1991. Cl. 10.5 Environmental Impact	proposal.	
	THE WAY WITH		of achieving th	e intended outcome.		subclause (da) The Council shall not consent		
			Thous is us		transferring zones from LEP 4 into LEP	to development for the purpose of a	1	
Subject and land				change to the net	1991.	dwelling house, or to any development ordinarily incidental and ancillary to a	1	
			•	ent with the existing land	This proposal is consistent with the			
		65	use.	ent with the existing land	Sustainable Blue Mountain 2025 and	incorporates effective measures,	A copy of the response from the SCA	
					other adopted local strategic plans.	satisfactory to the Council, to ensure that	1	
			Lots 5 & 6, wh	nich are privately owned,	,	the development has no significant adverse	Proposal.	
			and the allotn	nent is predominantly in	Comments on the consistency with the	environmental impact on:		
Aerial Photo				ithgow City Council local	applicable state environmental		The land owners will be consulted	
					planning policies are detailed in the			
					Planning Proposal document.	and	determination.	
	(NS)		within LCC LGA	\.	This proposal is consistent with	ii. any rare or threatened species of flora and fauna or its habitat and		
I	(C)				applicable State Environmental	any unusual plant communities;		
					Planning Policies or any inconsistencies	uny anasaar plant communices,		
	(NS)				are considered to be minor.	There are measures existing within LEP		
		7777 - J				1991 to protect habitat, species and		
	(C)				Ministerial Directions relevant to this			
	4				planning proposal are:	zone.		
					• 1.2; 2.1; 4.4; 5.2; 6.1; 6.1; 7.1			
		1274-14422222222222222222222222222222222			· ·	The land is mapped as being within a		
Droposed Zone O Drotestal A	roa Man				applicable Ministerial Directions.	bushfire area – part Vegetation Category 1		
Proposed Zone & Protected A	rea Wap					and part Vegetation Category 2.		

The zone proposed is Bushland Conservation (CONS) with Protected Area — Escarpment and which is an equivalent zone and the protected areas acknowledge and protect the environmental characteristics of the site.
The land is not identified as having any items or places of Aboriginal or European heritage.
The proposal is to apply a zone which is consistent with the sites existing characteristics and is a transfer from the LEP 4 zone to an equivalent LEP 2005 zone. for these reasons there is unlikely to be any social or economic change as a result of this proposal.