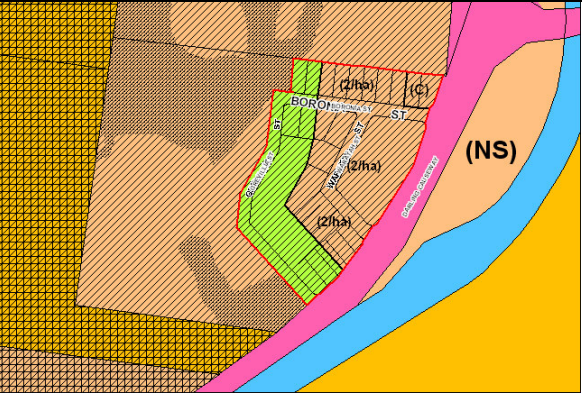
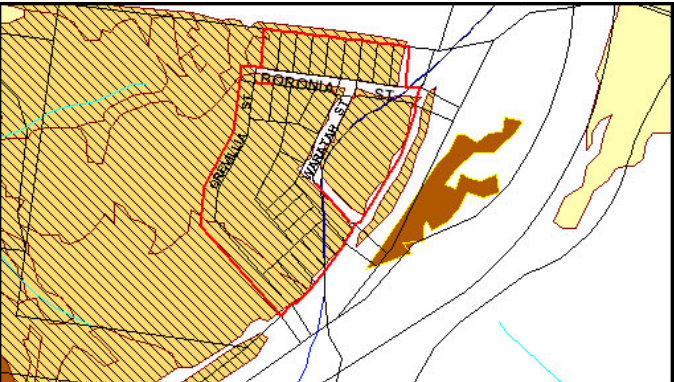
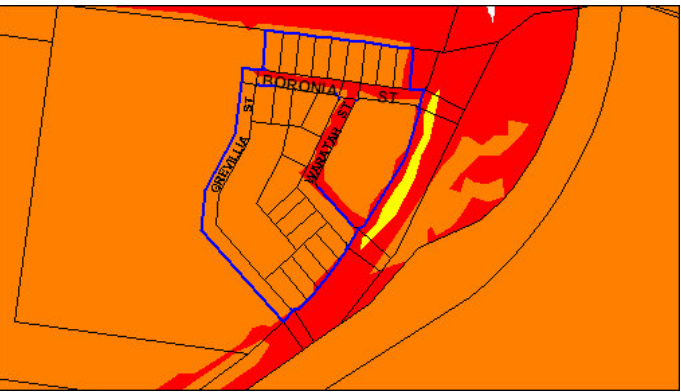
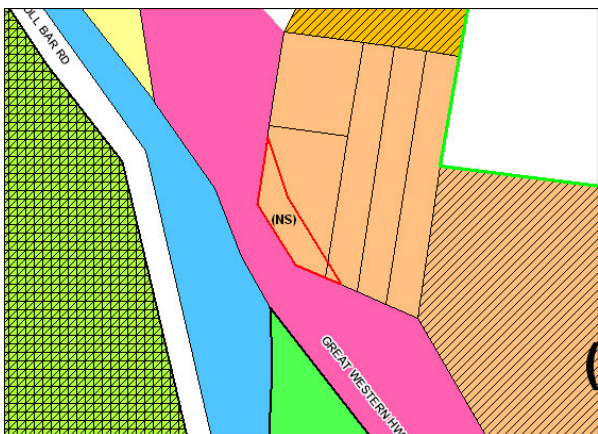


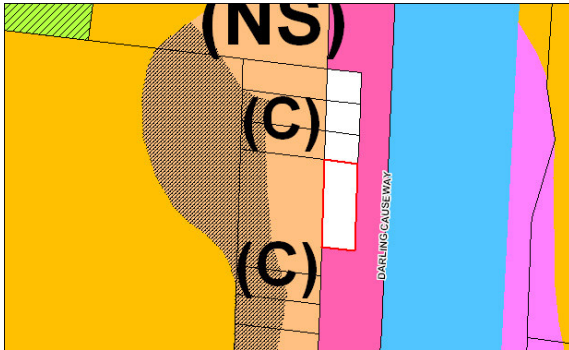
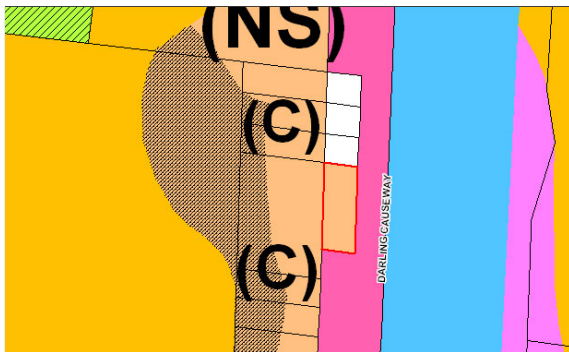
ATTACHMENT 1: DETAILED SITE INFORMATION

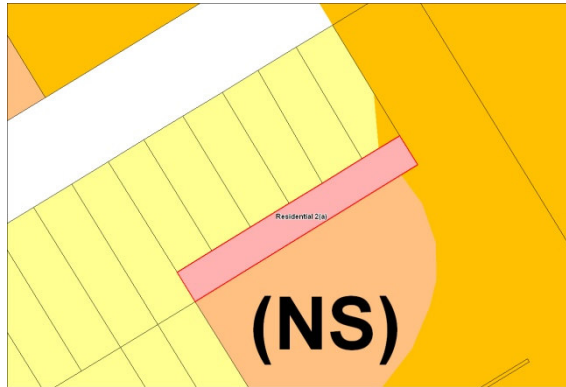
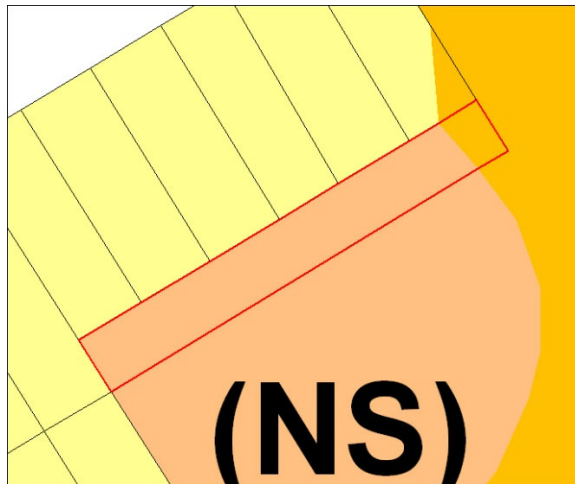
Map Reference	uid	Subject land			
SHEET 1 OF 28 SHEETS	189	Lots 1-8 Sec. 1 DP 758080 No. 5 – 19 Boronia Street; Lots 9 & 10 Sec. 1 DP 758080 No. 1-3 Boronia Street; Lots 1-5 Sec. 2 DP 758080, No. 12-18 Boronia Street; Lots 6-9 Sec. 2 DP 758080 No. 6-12 Waratah Street; Lots 10-14 Sec. 2 DP 758080 No 358- 366 Darling Causeway; Lot 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			
 <u>Existing Zone Map</u>  <u>Aerial Photo</u>		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 is largely undeveloped however it includes several road reserves some of which contain unformed gravel 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 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 and Justification	The land was deferred from the LEP 2005 process due to it being considered more appropriately zoned under LEP 1991 as Bushland Conservation. Although a Draft LEP was not progressed, Council records indicate that an agreement was reached with the land owner (the Crown) and Council to rationalise and at a future date, subdivide the land resulting in lower densities and larger lot sizes in the form now proposed. This will be confirmed with relevant State agencies following the Gateway determination. The proposed zones are compatible with the existing site characteristics and the future lot sizes are consistent with the existing lots in the Bell locality.		
		Proposed Zone	Part Bushland Conservation (2/ha), Part Bushland Conservation (Consolidation), Part Recreation – Environmental Protection with Protected Area - Land Between Towns. (LEP 1991)		
		Justification			
		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. 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	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. Comments on the consistency with the applicable state environmental planning policies are detailed in the Planning Proposal document.	This site includes an area of <i>Blue Mountains Heath & Scrub</i> a vegetation community listed in Schedule 3 of LEP 1991. Cl. 10.5 Environmental Impact subclause (da) <i>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 on:</i> <i>i. any environmentally sensitive vegetation (as listed in Schedule</i>	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

 Proposed Zone Map  Significant Vegetation  Bushfire Prone Land Map	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 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 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 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 than 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.
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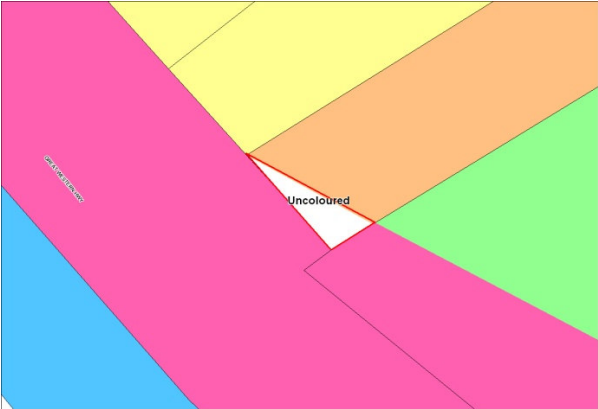
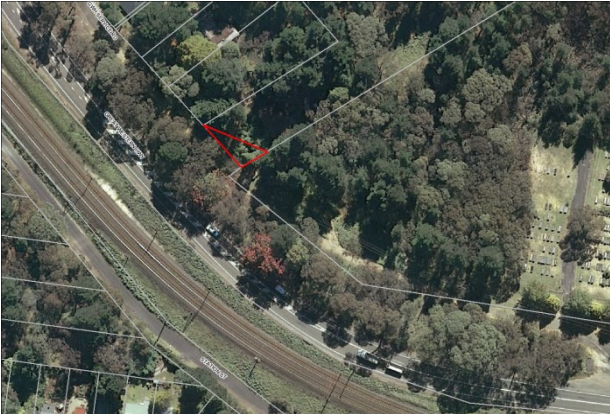
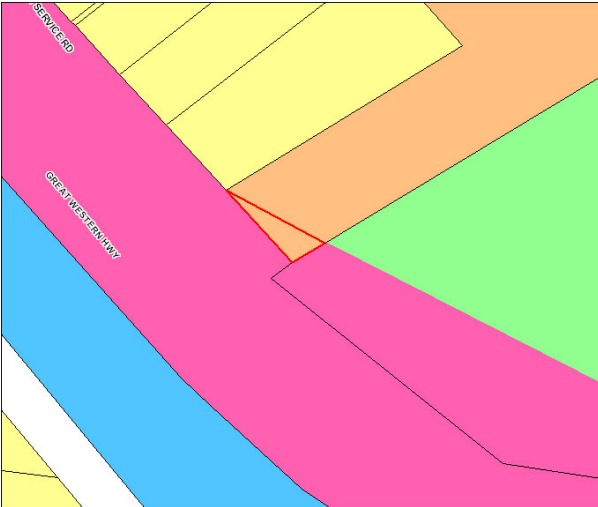
Reference	uid	Subject land			
SHEET 2 OF 28 SHEETS	4558	Part Lot 1 DP 1036734 and Part Lot 4 DP 719707, part No. 142-144 and part No. 146 Great Western Highway MOUNT VICTORIA			
Maps		Parcel Information			
 <u>Existing Zone Map</u>		Existing Zone	Arterial Road Proposed/Widening 9(b) (LEP 4)		
		Description	The subject land is an irregular shaped portion approximately 100m long and spans across part of 2 parcels of land.		
		Development	The land is developed with a dwelling and associated landscaping.		
		Owner	Private		
		Background and Justification	At the time LEP 4 was gazetted in 1982 the RTA had earmarked this parcel of land along with a stretch of land adjacent to Soldiers Pinch for proposed widening and therefore was zoned to Reservations Arterial Road Proposed/Widening 9(b). The Highway upgrade was completed in June 2002 and this parcel of land was not included in the project. . This occurred just prior to the exhibition of DLEP 2002 and due to timing incompatibilities the zoning for this site was not amended during the process of LEP 2005. As the road widening project that initially lead to this site being zoned for this purpose has been completed the zoning is redundant and it is now proposed to rezone it to a zone that is consistent with surrounding land uses. Confirmation will be sought from RMS that they no longer require the site for road purposes following the Gateway determination. In the unlikely event that they do still want it then an alternative zone for the site will be nominated as it is still the intent to rationalise the zoning of all lands zoned under LEP 4 to a zone under another epi.		
Proposed Zone		Bushland Conservation (No Subdivision) (LEP 1991)			
 <u>Aerial Photo</u>		Justification			
		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.	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 site includes a small area of <i>Eucalyptus oreades Open-forest/Tall Open-forest</i> a vegetation community listed in Schedule 3 of LEP 1991. Cl. 10.5 Environmental Impact subclause (da) <i>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 on:</i>	The existing infrastructure is adequate to meet the needs of this proposal.
		A Planning Proposal is the best means of achieving the intended outcome.	This proposal is consistent with the Sustainable Blue Mountain 2025 and other adopted local strategic plans.	<i>unless the development incorporates effective measures, satisfactory to the Council , to ensure that the development has no significant adverse environmental impact on:</i>	Public authority consultation was not required for this proposal prior to Gateway.
		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.	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 minor.	<i>any environmentally sensitive vegetation (as listed in Schedule 3); and</i> <i>any rare or threatened species of flora and fauna or its habitat and any unusual plant communities;</i> There are measures existing within LEP 1991 to protect habitat, species and ecological communities and the proposed zone.	Advice will be sought from RMS to confirm that they have no interest in the site.
 <u>Proposed Zone Map</u>		The land owner will be consulted following the Gateway determination.			
		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.	
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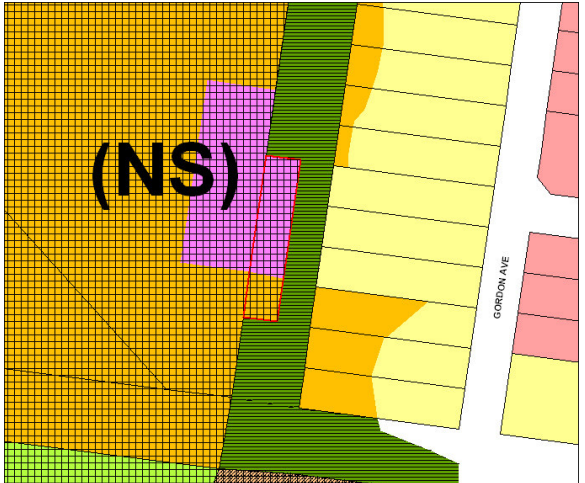
Map Reference	uid	Subject land			
SHEET 3 OF 28 SHEETS	5633	Lot 1 DP 778079 part No. 98 Darling Causeway, MOUNT VICTORIA			
Maps		Parcel Information			
 <u>Existing Zone Map</u>		Existing Zone	Uncoloured (LEP 4)		
		Description	The land adjoins the Darling Causeway and has an approximate area of 508.8m2.		
		Development	There is an existing dwelling on the site.		
		Owner	Private		
		Background and Justification	These parcels are associated with a mapping anomaly. The subject site was proposed to be zoned as Regional Transport Corridor under Draft Local Environmental Plan 1997 (which preceded LEP 2005). The RTA advised during the consultation process that this parcel was no longer required for road purposes. However, it was not rezoned during the preparation of LEP 2005 because it is part of a property that is zoned under LEP 1991 and so was outside the scope of the LEP 2005 project, and therefore it remained zoned under LEP 4. The proposed zone is consistent with the existing land use pattern. As explained in the accompanying planning proposal the adjoining uncoloured lots are to be zoned under LEP 2005		
Proposed Zone		Bushland Conservation (Consolidation) (LEP 1991)			
 <u>Aerial Photo</u>		Justification			
		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.	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.	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.	The existing infrastructure is adequate to meet the needs of this proposal.
		A Planning Proposal is the best means of achieving the intended outcome.	This proposal is consistent with the Sustainable Blue Mountain 2025 and other adopted local strategic plans.	There are no likely environmental effects as a result 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.
		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.	Comments on the consistency with the applicable state environmental planning policies are detailed in the Planning Proposal document.	The land is not identified as having any items or places of Aboriginal or European heritage.	Confirmation will be sought from RMS that they no longer require this site for road purposes following the Department’s Gateway determination.
 <u>Proposed Zone Map</u>		This proposal is consistent with applicable State Environmental Planning Policies or any inconsistencies are considered to be minor.	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		
		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.		The land owner will be consulted following the Gateway determination.	

Reference	uid	Subject land	
SHEET 4 OF 28 SHEETS	4282	Part Lot 63 DP 16621 part No. 35 Sunbeam Avenue, BLACKHEATH	
Maps		Parcel Information	
 Existing Zone Map  Aerial Photo  Proposed Zone Map		Existing Zone Residential 2(a2) (LEP 4)	
		Description The subject land is a 12m wide by 91m long section of an existing residential allotment.	
		Development The land is developed as part of a residential allotment.	
		Owner private	
		Background and Justification This parcel has been identified as a mapping anomaly due to an error with the map cadastre. The proposed zone is a transfer from LEP 4 to an equivalent LEP 1991 zone and it is consistent with the existing land use and with the property of which it is part.	
		Proposed Zone Part Bushland Conservation (No Subdivision) and Part Environmental Protection (LEP 1991)	
		Justification	
		Section A – A need for the Planning Proposal	Section B – relationship to strategic 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. 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.	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. 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 minor. Ministerial Directions relevant to this planning proposal are: 1.5; 2.1; 4.4; 6.1; 7.1 This proposal is consistent with applicable Ministerial Directions
		Section C – Environmental, Social and Economic Impact	Section D – State and Commonwealth Interests
		This site includes an area of <i>Eucalyptus oreades Open-forest/Tall Open-forest</i> a vegetation community listed in Schedule 3 of LEP 1991. Cl. 10.5 Environmental Impact subclause (da) <i>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 on:</i> <i>any environmentally sensitive vegetation (as listed in Schedule 3); and</i> <i>any rare or threatened species of flora and fauna or its habitat and any unusual plant communities;</i> There are measures existing within LEP 1991 to protect habitat, species and ecological communities and the proposed zone. 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	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.

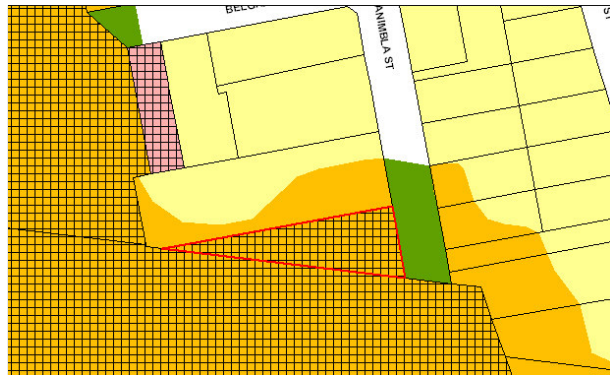
			application. The land is not identified as having any items or places of Aboriginal or European heritage. The proposal is a transfer from the current LEP zone to the equivalent LEP 1991 so there is no likely social or economic change as a result of this proposal	
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Reference	uid	Subject land	
SHEET 5 OF 28 SHEETS	5679	Part Lot 2 DP 338763 part No. 333-334 Great Western Highway, BLACKHEATH	
Maps		Parcel Information	
 Existing Zone Map  Aerial Photo  Proposed Zone Map		Existing Zone	Uncoloured (LEP 4)
		Description	The subject land is triangular shaped with an area of approximately 80m ² located in the south eastern corner of the land with a 20m frontage to the Great Western Highway.
		Development	The land is undeveloped.
		Owner	private
		Background and Justification	The LEP 2005 Regional Transport Corridor – Road zone partly followed the alignment of the arterial road shown on the 1982 Gazetted LEP 4 map. However, due to a mapping anomaly this piece of land was not identified when mapping LEP 2005. It has never been identified for a proposed new alignment and fronts onto a highway service road and does not appear to have any role in future road widening although this will be confirmed with RMS following the Department's Gateway determination. The proposed zone is consistent with the existing site characteristics and land use and the existing adjoining zone of which the unzoned land is part.
		Proposed Zone	Bushland Conservation (No Subdivision) (LEP 1991)
Justification			
Section A – A need for the Planning Proposal		Section B – relationship to strategic planning framework	Section C – Environmental, Social and Economic Impact
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 use and road network.		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. 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 minor. Ministerial Directions relevant to this planning proposal are: 2.1; 4.4; 6.1; 7.1 This proposal is consistent with applicable	No recorded critical habitat, threatened species, populations or ecological communities or their habitats at this location. Part of 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 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.
Section D – State and Commonwealth Interests		The existing infrastructure is adequate to meet the needs of this proposal. Public authority consultation was not required for this proposal prior to Gateway. Confirmation will be sought from RMS that they no longer require this site for road purposes following the Department's Gateway determination. The land owner will be consulted following the Gateway determination.	

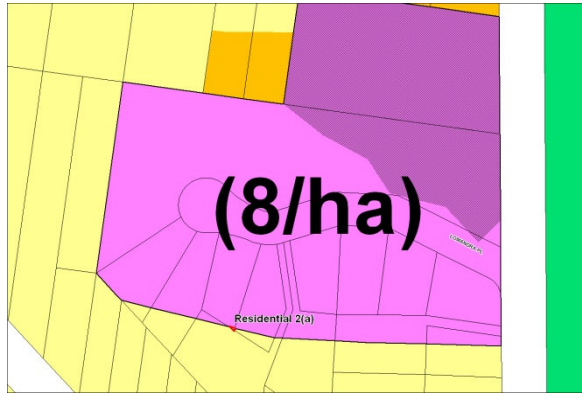
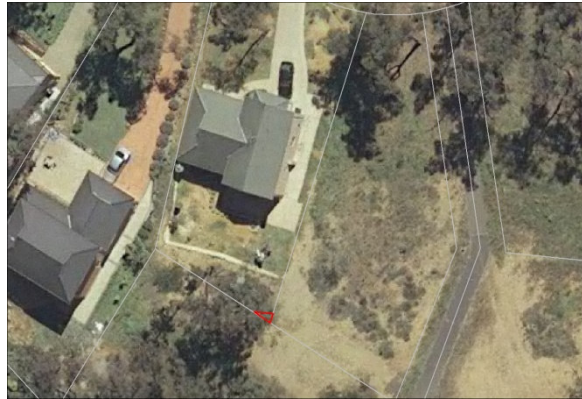
		Ministerial Directions	
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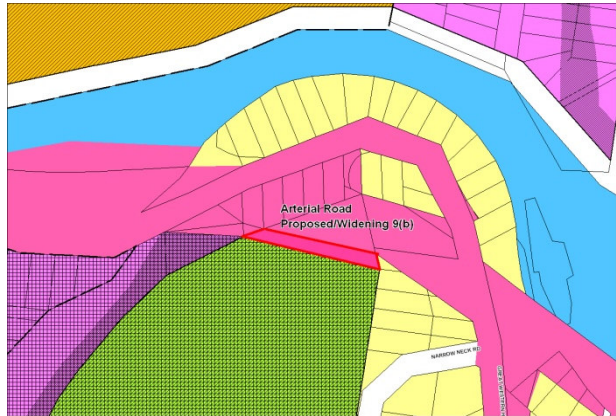
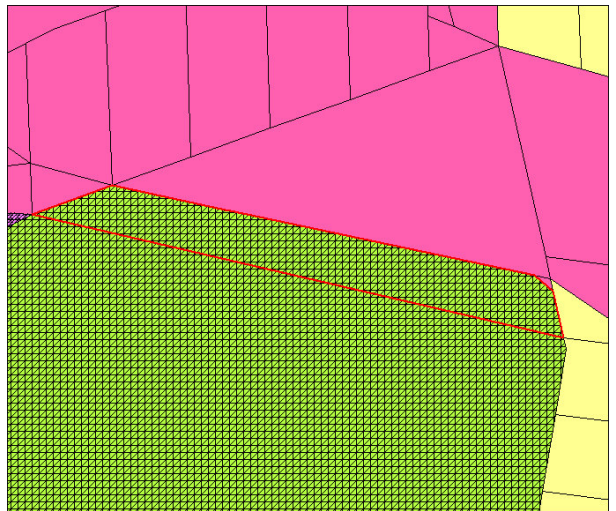
Reference	uid	Subject land			
SHEET 6 OF 28 SHEETS	5558	Lot 1 DP 857041 part No. 51 Bundarra Street, BLACKHEATH			
Maps		Parcel Information			
 <u>Existing Zone Map</u>		Existing Zone	Uncoloured (LEP 4) and Protected Area - Escarpment (LEP 1991)		
		Description	The subject land is a rectangular parcel with an area of 490m ² . The land was subject to a road closure noted in Government Gazette 89 dated 26.7.1996		
		Development	There is an access driveway over the land.		
		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.		
		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.		
		Proposed Zone	Part Residential – Bushland Conservation (No Subdivision) and Part Environmental Protection with Protected Area – Escarpment Area (LEP 1991)		
 <u>Aerial Photo</u>		Justification			
		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.	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 site includes an area of <i>Blue Mountains Heath & Scrub</i> a vegetation community listed in Schedule 3 of LEP 1991. Cl. 10.5 Environmental Impact subclause (da) <i>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 on:</i>	The existing infrastructure is adequate to meet the needs of this proposal.
		A Planning Proposal is the best means of achieving the intended outcome.	This proposal is consistent with the Sustainable Blue Mountain 2025 and other adopted local strategic plans.	<i>i. any environmentally sensitive vegetation (as listed in Schedule 3); and</i> <i>ii. any rare or threatened species of flora and fauna or its habitat and any unusual plant communities;</i>	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.
		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.	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.	There are measures existing within LEP 1991 to protect habitat, species and ecological communities and the proposed zone.	The land owner will be consulted following the Gateway determination.
 <u>Proposed Zone Map</u>		Ministerial Directions relevant to this planning proposal are: 1.5 2.1 4.4			The land is mapped as being within a bushfire area, part Vegetation Buffer and

		• 5.2 • 6.1 • 7.1 This proposal is consistent with applicable Ministerial Directions	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 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.	
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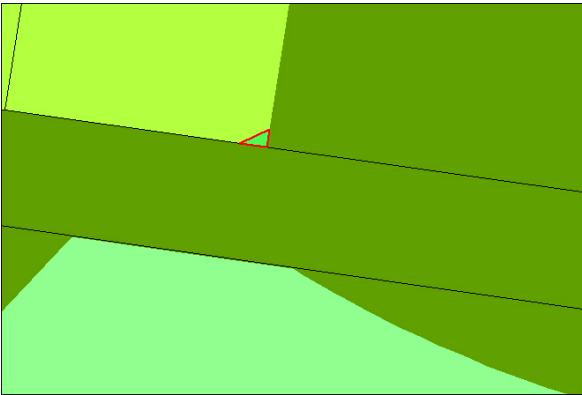
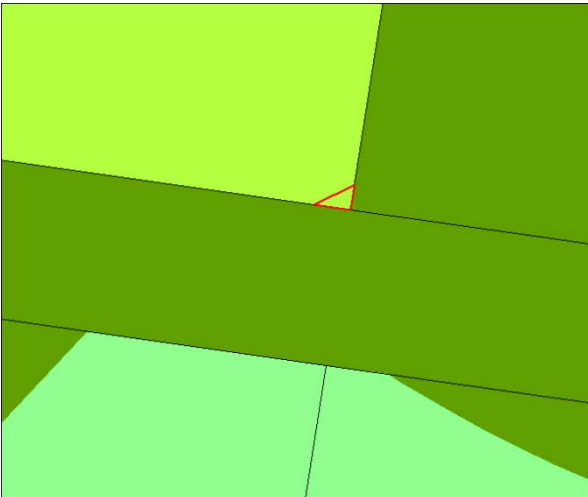
Reference	uid	Subject land	
SHEET 7 OF 28SHEETS	4839	Part Lot 46 DP 655569 part No. 12 Belgravia Street, MEDLOW BATH	
Maps		Parcel Information	
 Existing Zone Map  Aerial Photo  Proposed Zone Map		Existing Zone	Residential 2(a1) (LEP 4) and Protected Area - Escarpment Area (LEP 1991)
		Description	The subject land is a triangular shaped portion of a large parcel of land with a total area of 1859 sq metres.
		Development	The land is undeveloped.
		Owner	private
		Background and Justification	It is unclear as to why this piece of land has remained under LEP 4. The proposed zone is the most appropriate given the existing site characteristics and land use. In this regard the majority of the site includes Scheduled Vegetation as well as having slope in excess of 33%.
		Proposed Zone	Environmental Protection with Protected Area – Escarpment Area (LEP 1991)
Justification			
Section A – A need for the Planning Proposal		Section B – relationship to strategic planning framework	Section C – Environmental, Social and Economic Impact
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 use and road network.		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. Comments on the consistency with the applicable state environmental planning policies are detailed in the Planning Proposal document. 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: 1.5 2.1 3.1 4.4 5.2 6.1 7.1 This proposal is consistent with applicable Ministerial Directions	This site includes an area of <i>Eucalyptus oreades Open-forest/Tall Open-forest</i> a vegetation community listed in Schedule 3 of LEP 1991. Cl. 10.5 Environmental Impact subclause (da) <i>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 on:</i> 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 proposed zone. 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..
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 owner will be consulted following the Gateway determination.	

			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.	
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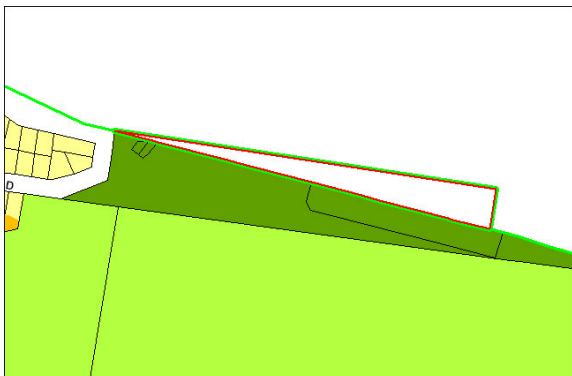
Reference	uid	Subject land	
SHEET 8 OF 28 SHEETS	4821	Part Lot 10 DP 1018297 part No. 14 Lomandra Place. KATOOMBA	
Maps		Parcel Information	
 Existing Zone Map  Aerial Photo  Proposed Zone Map		Existing Zone	Residential 2(a1) (LEP 4)
		Description	The subject land is a very small triangular piece of an allotment with an area of 1.5m2.
		Development	The land is developed with landscaping forming part of a residential development.
		Owner	Private
		Background and Justification	A 2 into 10 subdivision was approved in 2000 which created lots with split zones and therefore created this sliver of land which was not picked up as part of LEP 2005. The proposed zone is consistent with the existing site characteristics, land use and the zoning of the lot of which this land is part.
		Proposed Zone	Residential Bushland Conservation (8/ha) (LEP 1991)
		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 use and road network.
		Section B – relationship to strategic planning framework	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. 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. 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
		Section C – Environmental, Social and Economic Impact	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 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.
		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 owner will be consulted following the Gateway determination.

Reference	uid	Subject land	
SHEET 9 OF 28 SHEETS	5060	Part Lot 3 DP 772152 part No. 9-11 Narrow Neck Road, KATOOMBA	
Maps		Parcel Information	
 Existing Zone Map  Aerial Photo  Proposed Zone Map		Existing Zone	Arterial Road Proposed/Widening 9(b) (LEP 4)
		Description	The subject land is adjacent to the road reserve for the Great Western Highway on the western fringe of Katoomba township. The land is approximately 11m wide and 107m long with an approximate area of 1185m ² . The land is part of the Bonnie Doon Reserve.
		Development	The land is undeveloped
		Owner	Blue Mountains City Council – Council Community Land
		Background and Justification	This parcel of land was originally earmarked by the RTA for highway road widening in amongst other lots and was zoned accordingly under LEP 2005. The highway widening was completed in 2004 and this parcel is residue after road widening. The proposed zone is consistent with the rest of Bonnie Doon Reserve, as well as with its Community land classification, existing land uses and site characteristics.
		Proposed Zone	Regional Open Space with Protected Area – Land Between Towns and Protected Area - Escarpment Area. (LEP 1991)
		Justification	
		Section A – A need for the Planning Proposal	Section B – relationship to strategic 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. 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.	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. Comments on the consistency with the applicable state environmental planning policies are detailed in the Planning Proposal document. 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 4.4 5.2 6.1 6.2 7.1
		Section C – Environmental, Social and Economic Impact	Section D – State and Commonwealth Interests
		This site includes an area of <i>Eucalyptus oreades Open-forest/Tall Open-forest</i> a vegetation community listed in Schedule 3 of LEP 1991. Cl. 10.5 Environmental Impact subclause (da) <i>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 on:</i> i. <i>any environmentally sensitive vegetation (as listed in Schedule 3); and</i> ii. <i>any rare or threatened species of flora and fauna or its habitat and any unusual plant communities;</i> There are measures existing within LEP 1991 to protect habitat, species and ecological communities and the proposed zone. 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	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 owner will be consulted following the Gateway determination.

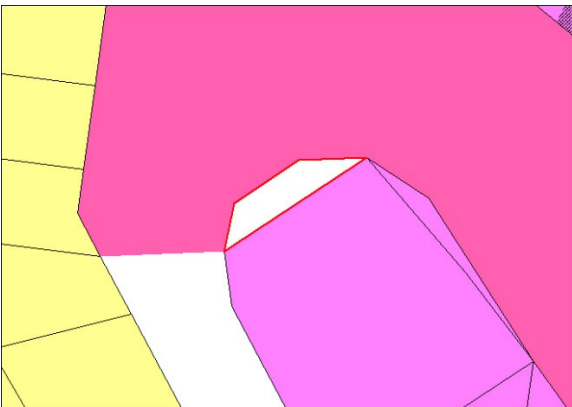
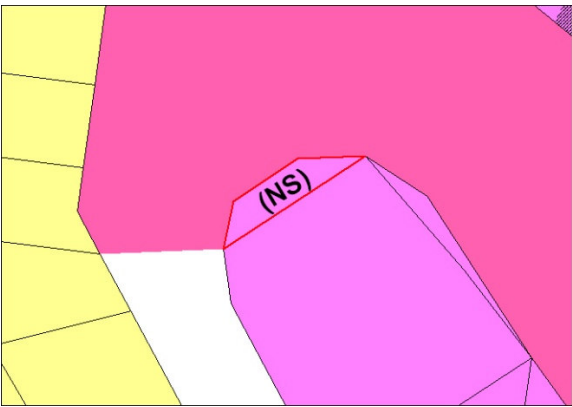
		This proposal is consistent with applicable Ministerial Directions	comply with bushfire legislation current at the time of lodgement of an application. The land is not identified as having any items or places of Aboriginal or European heritage. The proposed zone will provide protection should any items 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.	
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Reference	uid	Subject land			
SHEET 10 OF 28 SHEETS	4783	Part Lot 9 Sec. 12 DP 759075 part Central Park No. 35-41 Backhouse Street, WENTWORTH FALLS			
Maps		Parcel Information			
 <u>Existing Zone Map</u>		Existing Zone	Recreation Existing 6(a) (LEP 4)		
		Description	The subject land has an area of less than 2m ² and is part of Central Park		
		Development	The land is undeveloped		
		Owner	Crown. Crown Reserve 43700 since 17.11.1904. BMCC is appointed to manage Central Park.		
		Background and Justification	The whole of Central Park was originally zoned Recreation Existing 6(a) under LEP 4. In 1991 part of Central Park was zoned Recreation – Environmental Protection under LEP 1991 and in 2005 the remainder of Central Park was zoned Part Environmental Protection – Open Space and Part Recreation – Open Space under LEP 2005, but this very small part of the park was apparently overlooked in both these rezoning and so remains zoned under LEP 4. The proposed zone is consistent with the site’s use as a park and with the zoning of the rest of this particular allotment within the park.		
 <u>Aerial Photo</u>		Proposed Zone	Recreation – Environmental Protection (LEP 1991)		
		Justification			
		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 zone is consistent with the existing land use and road network.	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. Comments on the consistency with the applicable state environmental planning policies are detailed in the Planning Proposal document. 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: 1.5; 2.1; 4.4; 5.2; 6.1; 6.2; 7.1 This proposal is consistent with applicable Ministerial Directions	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 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.	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. Advice will be sought from LPMA that they support the proposed zoning following receipt of the Department’s Gateway determination. The land owner will be consulted following the Gateway determination.
		 <u>Proposed Zone Map</u>			

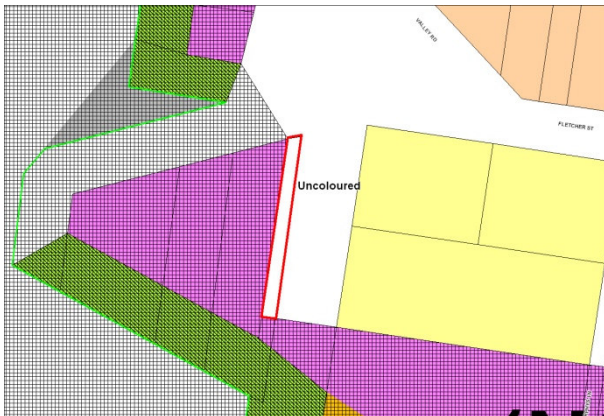
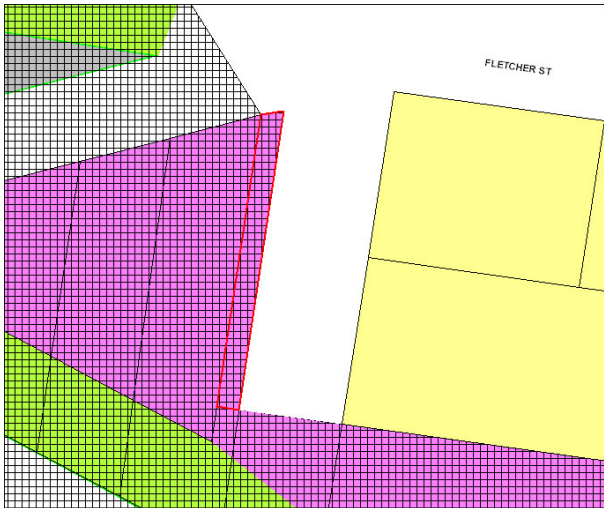
Reference	uid	Subject land			
SHEET 11 OF 28 SHEETS	5756	Part Lot 7023 DP 1127147 part Wentworth Falls Reserve No. 41-51 Sinclair Street (Bellvue Road end) WENTWORTH FALLS			
Maps		Parcel Information			
 <u>Existing Zone Map</u>		Existing Zone	Uncoloured (LEP 4)		
		Description	The subject land is within the Wentworth Falls Reserve. It is a narrow strip of land approximately 4m wide and 80m long, it is bounded to the east by a dwelling and runs between Bellevue Road and Apanie Lane.		
		Development	A concrete public walkway which is partly within the subject land.		
		Owner	Crown. Crown Reserve 84734 for Public Recreation since 31.1.1964. BMCC manages the reserve.		
		Background and Justification	A walking track is located within the subject land and forms part of the Wentworth Falls Lake. The zoning of this parcel appears to be as a result of a mapping anomaly. The proposed zone is consistent with the existing land use, its status as a public reserve, the site characteristics and adjacent zone		
		Proposed Zone	Recreation – Environmental Protection (LEP 1991)		
 <u>Aerial Photo</u>		Justification			
		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.	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.	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.	The existing infrastructure is adequate to meet the needs of this proposal.
		A Planning Proposal is the best means of achieving the intended outcome.	This proposal is consistent with the Sustainable Blue Mountain 2025 and other adopted local strategic plans.	There are no likely environmental effects as a result 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.
		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.	Comments on the consistency with the applicable state environmental planning policies are detailed in the Planning Proposal document.	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.	Confirmation from LPMA that they support the proposed zone will be sought following receipt of the Department’s gateway determination.
		 <u>Proposed Zone Map</u>	This proposal is consistent with applicable State Environmental Planning Policies or any inconsistencies are considered to be minor.	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.	The land owner will be consulted following the Gateway determination.
		Ministerial Directions relevant to this planning proposal are: 1.5; 2.1; 4.4; 5.2; 6.1; 6.2; 7.1			
		This proposal is consistent with applicable Ministerial Directions			

Reference	uid	Subject land			
SHEET 12 OF 28 SHEETS	4502	Part Blue Mountains National Park, Glen View Road WENTWORTH FALLS			
Maps		Parcel Information			
	Existing Zone	Special Uses (Sewerage Treatment Works) 5 (ATW) (LEP 4)			
	Description	The subject land is a triangular shaped piece of land approximately 422m long and 9500m ² .			
	Development	The land is undeveloped			
	Owner	National Parks			
	Background and Justification	It is understood that the sewerage treatment works were in the process of being removed during the preparation of LEP 2005 and the use of the subject land was unclear, as a result the land remained in LEP 4. The STW no longer exists on the site, and the proposed zone is consistent with the current land use, site characteristics and adjoining zones.			
	Proposed Zone	National Park (LEP 1991)			
		Justification			
		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
<u>Existing Zone Map</u>		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 use and road network.	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. 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 minor. Ministerial Directions relevant to this planning proposal are: 2.1 4.4 6.1 6.2	This site includes an area of <i>Eucalyptus oreades Open-forest/Tall Open-forest</i> a vegetation community listed in Schedule 3 of LEP 1991. Cl. 10.5 Environmental Impact subclause (da) <i>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 on:</i> <i>any environmentally sensitive vegetation (as listed in Schedule 3); and</i> <i>any rare or threatened species of flora and fauna or its habitat and any unusual plant communities;</i> The proposed National Park zone will protect habitat, species and ecological communities. 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	The existing infrastructure is adequate to meet the needs of this proposal. Public authority consultation was not required for this proposal prior to Gateway. Confirmation will be sought from NP&WS that they support the proposed zoning following receipt of the Department’s gateway determination. The land owner will be consulted following the Gateway determination.

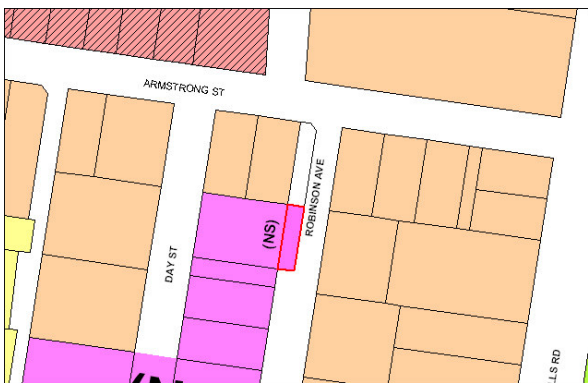
		7.1 This proposal is consistent with applicable Ministerial Directions	application. The land is not identified as having any items or places of Aboriginal or European heritage. The proposed zone will provide protection should any items be located on the land. The proposal is to apply a zone which is 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.	
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Reference	uid	Subject land			
SHEET 13 OF 28 SHEETS	5662	Part Lot 101 DP 1123068 part No. 30 Great Western Highway, WENTWORTH FALLS			
Maps		Parcel Information			
		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 the south east by the remainder of the allotment.		
		Development	The land is developed as part of a commercial business.		
		Owner	Private		
		Background and Justification	It is understood this parcel of land remained zoned in LEP 4 due to the road widening that was earmarked for this area at the time LEP 2005 was being prepared. The road widening is now completed and the subject land is not known to have any role in future road related purposes although confirmation of this will be sought from RMS following receipt of the Department’s gateway determination. The proposed zone is consistent with the zone of the adjoining land of which the site forms part. This land is developed for a retail plant nursery, which, though not a permissible within the proposed zone, benefits from existing use rights. Future assessments of the zone will occur during the rolling of LEP 1991 into LEP 2005.		
Proposed Zone		Residential Bushland Conservation (No Subdivision) (LEP 1991)			
		Justification			
		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 zone is consistent with the existing land use and road network.	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. 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. - 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 planning proposal are: 2.1; 3.1; 4.4; 6.1; 7.1 This proposal is consistent with applicable	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 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.	The existing infrastructure is adequate to meet the needs of this proposal. Public authority consultation was not required for this proposal prior to Gateway. Confirmation will be sought from RMS that they have no future road related requirements for this land following receipt of the Department’s Gateway determination. The land owner will be consulted following the Gateway determination.

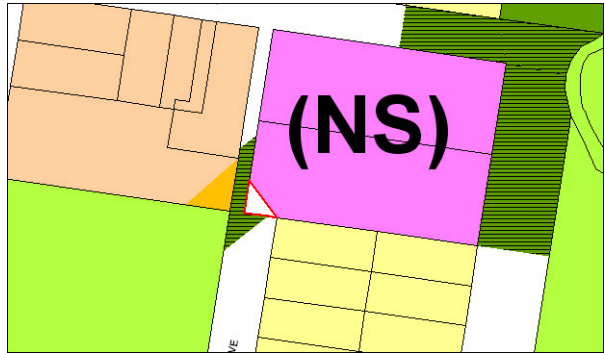
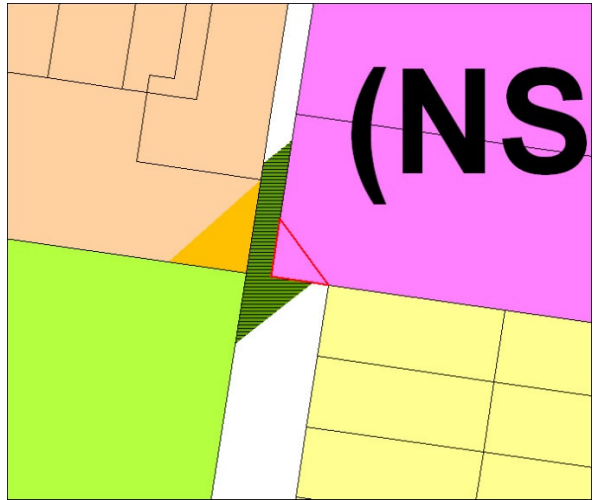
		Ministerial Directions		
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Reference	uid	Subject land			
SHEET 14 OF 28 SHEETS	5657	Part Lot 3 DP 1038750 part No. 86 Fletcher Street, WENTWORTH FALLS			
Maps		Parcel Information			
 <u>Existing Zone Map</u>		Existing Zone	Uncoloured (LEP 4)		
		Description	The subject land is bordered to the west and south by a dwelling, to the east by the Fitzgerald Road reserve and to the north by Fletcher Street. This land is approximately 5m wide and 71m long with an approximate area of 355m ² .		
		Development	Residential		
		Owner	Private		
		Background and Justification	The subject land was closed under the Roads Act on 5.7.2002 and transferred to the owners of the adjoining land, No. 86 Fletcher Street. It appears that the road closure and transfer was undertaken at the time LEP 2005 was being prepared and due to the timing mismatch the land was not transferred to a zone under LEP 2005. However, the proposed zone is consistent with the zoning of the land to which this site was transferred and with other zones in the area and with the site characteristics. .		
		Proposed Zone	Residential Bushland Conservation (No Subdivision) with Protected Area – Escarpment Area (LEP 1991)		
		Justification			
		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 zone is consistent with the existing land use and road network.	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. 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. 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	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 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.	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 owner will be consulted following the Gateway determination.
 <u>Aerial Photo</u>					
 <u>Proposed Zone Map</u>					

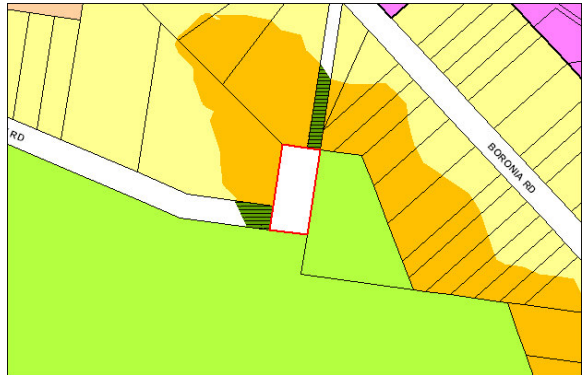
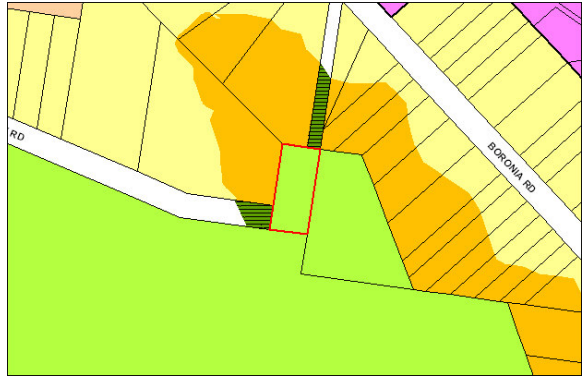
		Ministerial Directions		
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Reference	uid	Subject land			
SHEET 15 OF 28 SHEETS	Part 5658	Part Lot 538 DP 729340, Part No. 4 Day Street (Robinson Ave) WENTWORTH FALLS			
Maps		Parcel Information			
 Existing Zone Map		Existing Zone	Uncoloured (LEP 4)		
		Description	The subject land is the eastern portion of an allotment which runs between Day Street and Robinson Way. This land is approximately 8m wide by 31m long and with an approximate area of 250m ² .		
		Development	Undeveloped		
		Owner	Crown. Crown Reserve 100211 – Reservation for Day Nursery and Community Purposes (dated 27.4.1990) BMCC was appointed to manage the trust		
		Background and Justification	The subject land was closed under the Public Roads Act 1902 on 20.10.1989 and reserved for Day Nursery and Community Purposes on 27.4.1990, which formed part of No. 4 Day Street. It appears that the road closure and transfer was undertaken during the time that LEP 1991 was being prepared and it was never transferred to a zone under LEP 1991. The proposed zone is consistent with the adjoining zone and site characteristics.		
		Proposed Zone	Residential Bushland Conservation (No Subdivision) (LEP 1991)		
 Aerial Photo		Justification			
		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.	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.	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 Category 2.	The existing infrastructure is adequate to meet the needs of this proposal.
		A Planning Proposal is the best means of achieving the intended outcome.	This proposal is consistent with the Sustainable Blue Mountains 2025 and other adopted local strategic plans.	There are no likely environmental effects as a result 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.
		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.	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.	The land is not identified as having any items or places of Aboriginal or European heritage.	Advice will be sought from LPMA that they support the proposed rezoning.
			Ministerial Directions relevant to this planning proposal are: 2.1; 3.1; 4.4; 5.2; 6.1; 7.1	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.	The land owner will be consulted following the Gateway determination.
 Proposed Zone Map					

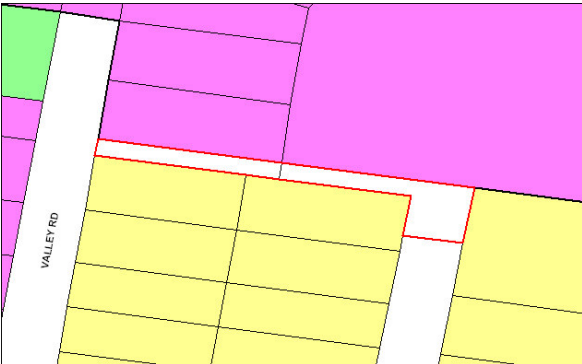
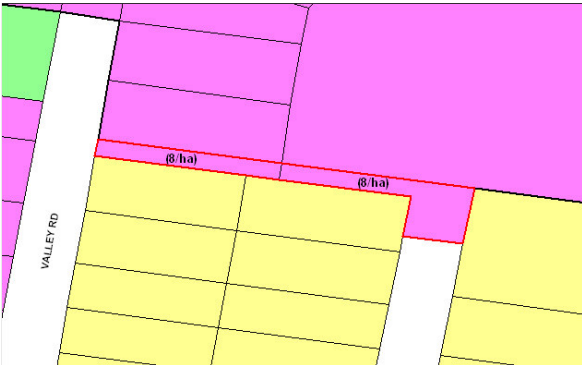
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Reference	uid	Subject land	
SHEET 16 OF 28 SHEETS	5659	Part Lot 7 Sec. 5 DP 759075 part 3 Wilson Street, WENTWORTH FALLS	
Maps		Parcel Information	
 Existing Zone Map  Aerial Photo  Proposed Zone Map		Existing Zone	Uncoloured (LEP 4)
		Description	The subject land is a part of an allotment and is located at the south-western corner of No. 3 Wilson Avenue. The land is triangular in shape and has an area of approximately 100m ² .
		Development	Undeveloped
		Owner	Crown. The parcel of land is Water Reserve 111 and BMCC is seen as the trust manager
		Background and Justification	It is unclear as to why this piece of land has remained under LEP 4. However, retaining the zone under LEP 4 will mean that it will not be possible to eliminate LEP 4. The proposed zone is consistent with the zoning of the rest of the allotment of which this site is part.
		Proposed Zone	Residential Bushland Conservation (No Subdivision) (LEP 1991)
		Justification	
		Section A – A need for the Planning Proposal	Section B – relationship to strategic 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. 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.	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. 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. Ministerial Directions relevant to this planning proposal are: 2.1 3.1 5.2 6.1 7.1
		Section C – Environmental, Social and Economic Impact	Section D – State and Commonwealth Interests
		This site includes an area of <i>Eucalyptus oreades Open-forest/Tall Open-forest</i> a vegetation community listed in Schedule 3 of LEP 1991. Cl. 10.5 Environmental Impact subclause (da) <i>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 on:</i> <i>any environmentally sensitive vegetation (as listed in Schedule 3); and</i> <i>any rare or threatened species of flora and fauna or its habitat and any unusual plant communities;</i> 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.	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. Consultations will be held with LPMA and with Sydney Water following receipt of the Department's Gateway determination to confirm that these agencies agree to the proposed zoning. The land owner will be consulted following the Gateway determination.

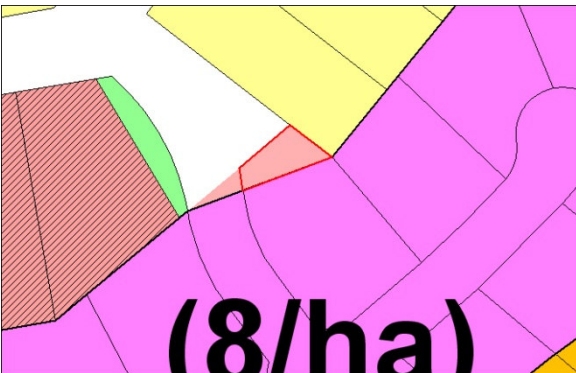
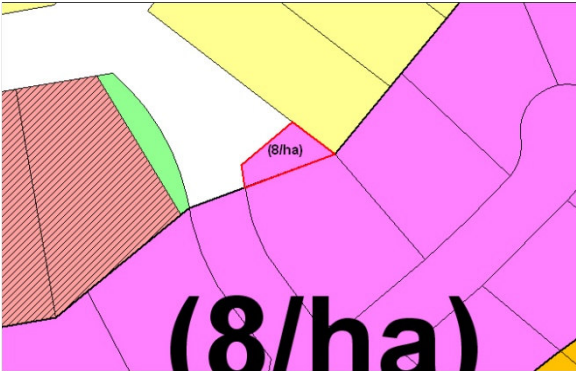
		This proposal is consistent with applicable Ministerial Directions	The proposal is to apply a zone which is consistent with the existing land use and identical to the adjoining zone and for these reasons there is unlikely to be any social or economic change as a result of this proposal.	
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Reference	uid	Subject land	
SHEET 17 OF 28 SHEETS	5477	Part Lot 1 DP 721806 part Red Gum Park No. 44 DeQuincy Road, BULLABURRA	
Maps		Parcel Information	
 Existing Zone Map  Aerial Photo  Proposed Zone Map		Existing Zone Uncoloured (LEP 4) Description The subject land is a 2100m2 piece of land which forms part of the Red Gum Park reserve. Development Undeveloped Owner Blue Mountains City Council – Council Community Land Background and Justification 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 within a Public Reserve. The subject land lies between DeQuincy Road and a narrow strip land that was understood to be previously considered for an access way to Red Gum Park. Adjoining land is zoned Recreation – Environmental Protection – Open Space with a provision of Proposed Road Closure. The proposed zone is consistent with the site characteristics, its classification as community land, as well as the existing land use and the zone for the remainder of Red Gum Park. Proposed Zone Recreation – Environmental Protection (LEP 1991)	
		Justification	
		Section A – A need for the Planning Proposal	Section B – relationship to strategic planning framework 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. 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 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
		Section C – Environmental, Social and Economic Impact	This site includes an area of <i>Eucalyptus oreades Open-forest/Tall Open-forest</i> a vegetation community listed in Schedule 3 of LEP 1991. Cl. 10.5 Environmental Impact subclause (da) <i>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 on:</i> - any environmentally sensitive vegetation (as listed in Schedule 3); and - any rare or threatened species of flora and fauna or its habitat and any unusual plant communities; The proposed Recreation – Environmental Protection zone will protect habitat, species and ecological communities. 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
		Section D – State and Commonwealth Interests	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.

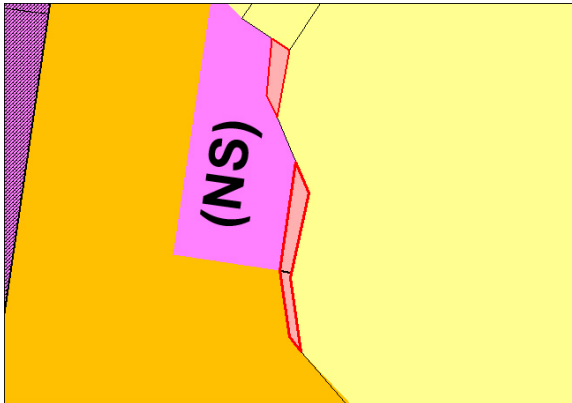
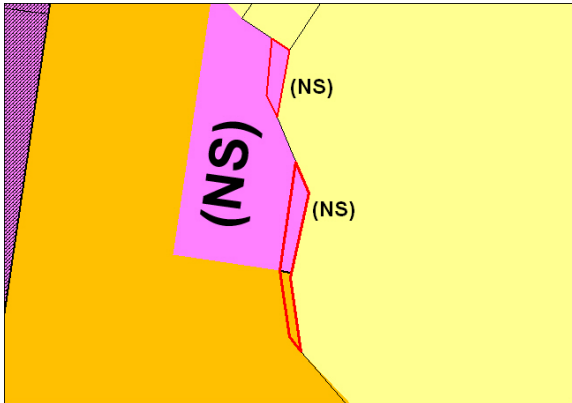
		Ministerial Directions	lodgement of an application. The land is not identified as having any items or places of Aboriginal or European heritage. The proposed zone will provide protection should any items be located on the land. The proposal is to apply a zone which is consistent with the existing land 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.	
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Reference	uid	Subject land		
SHEET 18 OF 28 SHEETS	5252	Part Lots 71 and 72 DP 826683 part No. 54 Valley Road and part No. 1A John Street, HAZELBROOK		
Maps		Parcel Information		
	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 and Justification	The subject land is noted on the Deposited Plan as being a right of way and it is understood that the use of this parcel was uncertain at the time of the preparation of LEP 1991. The proposed zone is consistent with the existing land use and adjoining zone, and will not affect the existing Right of Way.		
	Proposed Zone	Residential Bushland Conservation (8/ha) (LEP 1991)		
Justification				
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.		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.	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, part Vegetation Buffer and part Vegetation Category 2.	The existing infrastructure is adequate to meet the needs of this proposal.
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.				
	This proposal is consistent with the Sustainable Blue Mountain 2025 and other adopted local strategic plans.		There are no likely environmental effects as a result of this proposal.	Public authority consultation was not required for this proposal prior to Gateway.
	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. - 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.		This proposal is consistent with applicable	The land is not identified as having any items or places of Aboriginal or European heritage.	The land owner will be consulted following the Gateway determination.
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		
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Reference	uid	Subject land			
SHEET 19 OF 28 SHEETS	4075	Part Lot 1 DP 841442 part No. 4 Red Crowned Court, WINMALEE			
Maps		Parcel Information			
 <u>Existing Zone Map</u>		Existing Zone	Residential 2(a1) (LEP 4)		
		Description	The subject lot is a 189m ² section of a 1490m ² residential allotment		
		Development	Residential		
		Owner	Private		
		Background and Justification	A 1 into 18 lot subdivision was created in 1994. This created Lot 1 DP 841442 which had a split zone under LEP 4 & LEP 1991. The majority of the lot being Residential Bushland Conservation (8/ha) under LEP 1991, the slither of land was overlooked and remained zoned Residential 2(a1) under LEP 4.. The proposed zone is consistent with the existing land use and the zone over the rest of the allotment.		
		Proposed Zone	Residential Bushland Conservation (8/Ha)		
		Justification			
		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
 <u>Aerial Photo</u>		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 use and road network.	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. 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. - 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 planning proposal are: 2.1; 3.1; 4.4; 6.1; 7.1 This proposal is consistent with applicable	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 part Vegetation Buffer and part Vegetation Category 1. There are no likely environmental effects as a result of this proposal. 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.	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.
 <u>Proposed Zone Map</u>					

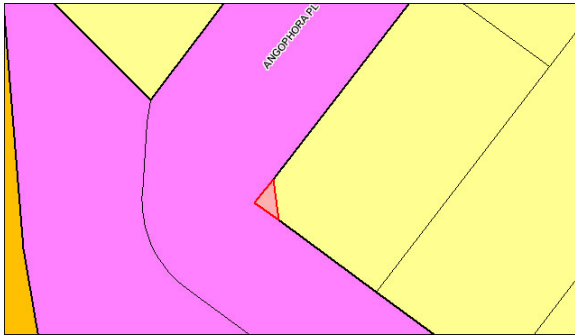
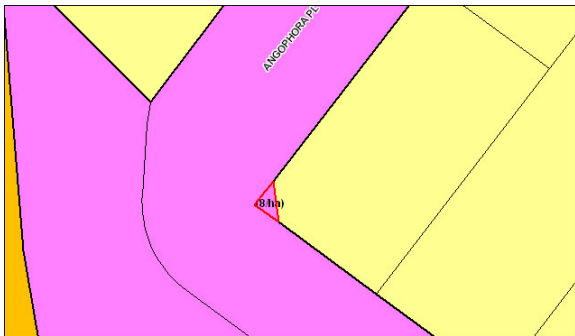
		Ministerial Directions		
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Reference	uid	Subject land			
SHEET 20 OF 28 SHEETS	4361 & 4365	Part Lot 33 DP 730388 part No. 14 Tutor Close, WINMALEE			
Maps		Parcel Information			
 <u>Existing Zone Map</u>  <u>Aerial Photo</u>  <u>Proposed Zone Map</u>		Existing Zone	Residential 2(a1) (LEP 4)		
		Description	The subject land comprises two pieces of land with a total area of 662m ² resting within a 6.696ha allotment		
		Development	Residential		
		Owner	Private		
		Background and Justification	The area around Tutor close had an amending LEP No 46 that was gazetted in 1986 that rezoned part of the land to Residential 2(a1) and the remainder as a deferred matter. The deferred matter which includes the subject land was rezoned under LEP 1991 to Part Residential Bushland Conservation (No Subdivision) and Part Environmental Protection. However the LEP 1991 gazetted maps do not show the subject land as being within LEP 1991. It seems that the zoning overlay for LEP 1991 did not accurately depict the lot boundary and therefore the subject land remained as Residential 2(a1) under LEP 4. The proposed zone is consistent with the site characteristics and the existing land use and the adjoining zones.		
		Proposed Zone	Part Residential Bushland Conservation (No Subdivision) and Part Environmental Protection (LEP 1991)		
Justification					
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 zone is consistent with the existing land use and road network.		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. 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 - 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 planning proposal are: 1.5; 2.1; 3.1; 4.4; 6.1; 7.1	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 Category 1. There are no likely environmental effects as a result of this proposal. 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.	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.	

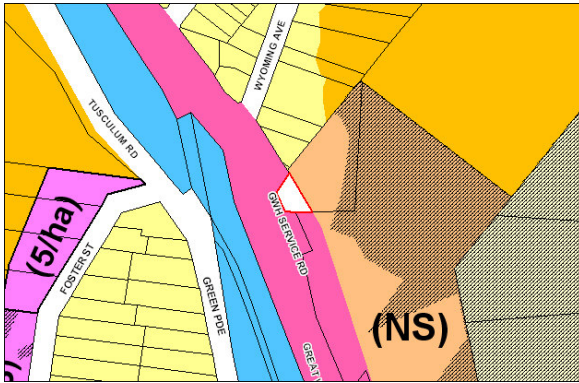
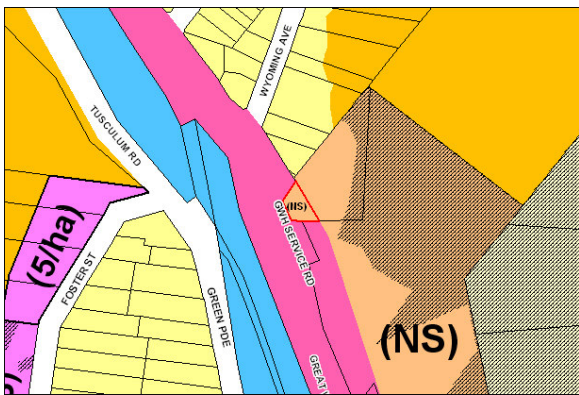
		This proposal is consistent with applicable Ministerial Directions.		
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Reference	uid	Subject land			
SHEET 21 OF 28 SHEETS	3385	Lots 2, 3 & 4 DP 589913 Colless Road YELLOW ROCK			
Maps		Parcel Information			
 <u>Existing Zone Map</u>  <u>Aerial Photo</u>  <u>Proposed Zone Map</u>		Existing Zone	Reservation Local Open Space 9(d) and Escarpment Preservation Area (LEP 4)		
		Description	The subject land is an irregular shaped piece of land on the eastern boundary of the Blue Mountains City Council area. The land to the east, within Penrith City Council area is quarried for sand and gravel and is part of the Penrith Lakes area. The land to the west is part of the Yellomundee Regional Park. The irregular shaped parcel of land is approximately 1400m long, 190m wide at its widest point and with a total area of 15ha. The land is partly within the Nepean River and partly on the adjoining river bank.		
		Development	undeveloped		
		Owner	Penrith Lakes Corporation.		
		Background and Justification	This land was deferred from LEP 2005 due to acquisition issues associated with this property under the draft LEP 2002. The land remained zoned under LEP 4 and acquisition issues were to be addressed under the review of LEP 1991. Its transfer to LEP 1991 under the proposed zone is therefore a temporary measure that will allow LEP 4 to be repealed whilst further investigations are undertaken during the conversion of LEP 1991 to LEP 2005 as to the most appropriate zone and acquisition implications. The proposed zone is an equivalent zone to the current zone and this is reflected in the similarity of the permissible land uses. The proposed zone is consistent with the existing land use and with the zone adjoining to the west.		
Proposed Zone	Recreation – Environment Protection and Protected Area – Escarpment Area (LEP 1991)				
Justification					
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 zone is consistent with the existing land use and road network.	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. The following SEPP’s are applicable to this proposal: SEPP Sydney Regional Environment Plan No. 20 Hawkesbury-Nepean River Comments on the consistency with the applicable state environmental planning policies are detailed in the Planning Proposal document. This proposal is consistent with applicable State Environmental Planning Policies or any inconsistencies are considered to be minor.	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 part Vegetation Buffer and part Vegetation Category 1. There are no likely environmental effects as a result of this proposal. 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.	The existing infrastructure is adequate to meet the needs of this proposal. The NSW Department of Primary Industries - Minerals and Petroleum was consulted about this proposal and advised that they have no concern about the proposal. A copy of the response is appended to the Planning Proposal Council will consult with Penrith Lakes Corporation following receipt of the Department’s Gateway advice. The land owner will be consulted following the Gateway determination.		

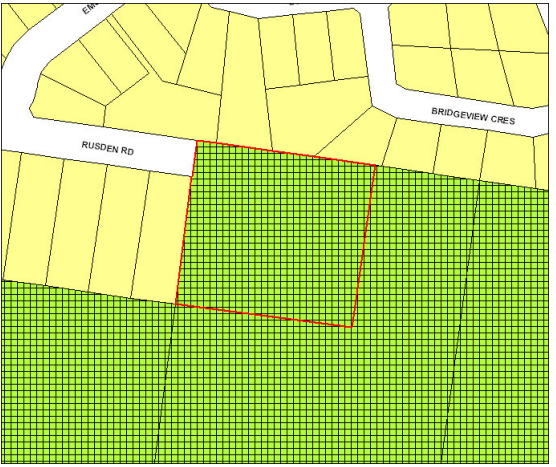
		Ministerial Directions relevant to this planning proposal are: • 2.1 • 3.1 • 4.4 • 6.1 • 6.2 • 7.1 This proposal is consistent with applicable Ministerial Directions		
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Reference	uid	Subject land			
SHEET 22 OF 28 SHEETS	5266	Part Angophora Place VALLEY HEIGHTS			
Maps		Parcel Information			
 Existing Zone Map		Existing Zone	Residential 2(a1) (LEP 4)		
		Description	The subject land is a splay corner in Angophora Place		
		Development	Part of the road reserve.		
		Owner	BMCC		
		Background and Justification	This parcel of land is a splay corner that formed part of a subdivision in 1997 and became road on 6 Angophora Place when this land was zoned Residential 2(a1) under LEP 4. As the remainder of the road is zoned under LEP 1991 this slither of land remained under LEP 4. The proposed zone is consistent with existing adjoining and adjacent zones.		
Proposed Zone		Residential Bushland Conservation (8/ha) (LEP 1991)			
 Aerial Photo		Justification			
		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.	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.	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.	The existing infrastructure is adequate to meet the needs of this proposal.
		A Planning Proposal is the best means of achieving the intended outcome.	This proposal is consistent with the Sustainable Blue Mountain 2025 and other adopted local strategic plans.	There are no likely environmental effects as a result of this proposal.	Public authority consultation was not required for this proposal prior to Gateway.
		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.	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. - 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.	The land is not identified as having any items or places of Aboriginal or European heritage.	The land owner will be consulted following the Gateway determination.
 Proposed Zone Map		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.			
		Ministerial Directions relevant to this planning proposal are: 2.1; 3.1; 4.4; 6.1; 6.2; 7.1			

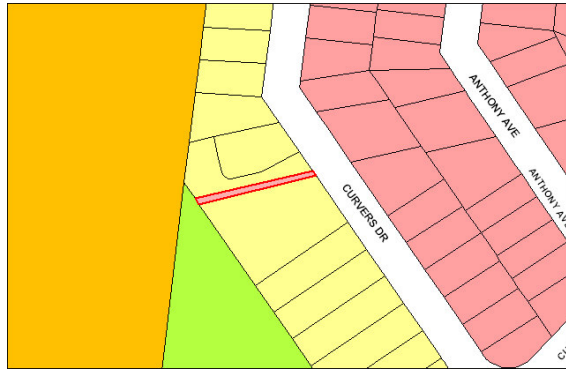
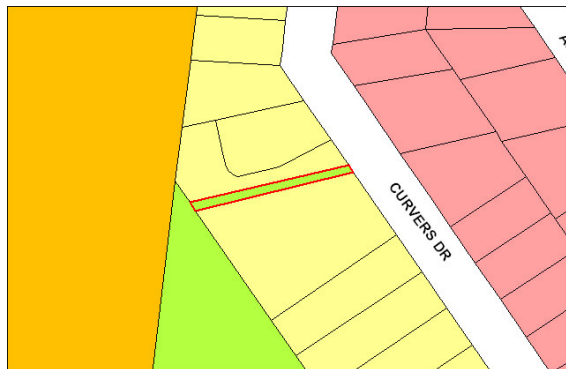
		This proposal is consistent with applicable Ministerial Directions		
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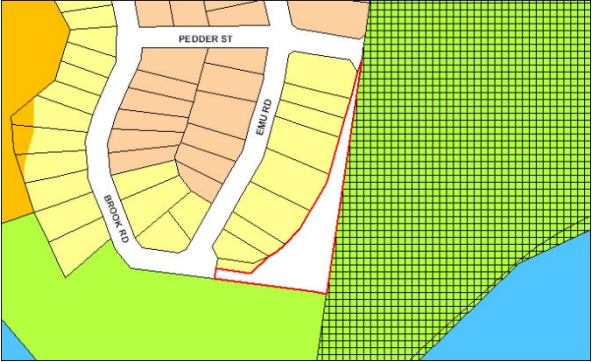
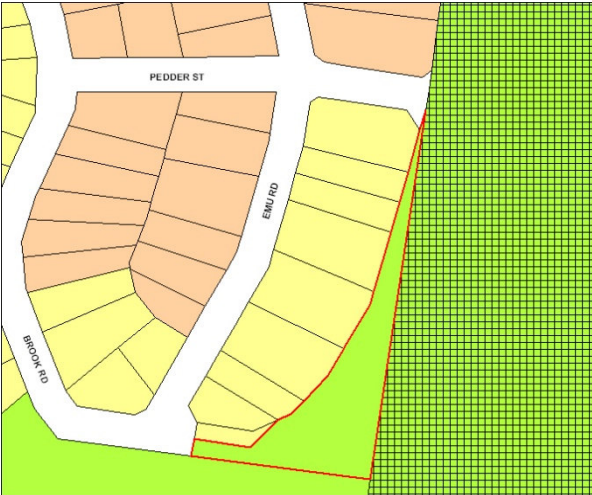
Reference	uid	Subject land			
SHEET 23 OF 28 SHEETS	5639	Part Lot 2 DP 867663 part No. 52 Great Western Highway SUN VALLEY			
Maps		Parcel Information			
 <u>Existing Zone Map</u>		Existing Zone	Uncoloured (LEP 4)		
		Description	The subject land is an irregular shaped piece of land with an area of approximately 590m ² . The land forms part of a lot with a total area of 5299m ² .		
		Development	Residential		
		Owner	Private		
		Background and Justification	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 LEP 4. The highway widening was completed in 2000 and this parcel is residue after road widening. As this parcel was no longer needed for road and was in private ownership with the remainder of the allotment being zoned under LEP 1991 it never got picked whne LEP 2005 was prepared and so remained under LEP 4. The proposed zone is consistent with the existing land use and zone of the rest of the allotment it is part of.		
		Proposed Zone	Bushland Conservation (No Subdivision)		
		Justification			
		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
 <u>Aerial Photo</u>		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 use and road network.	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. 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 - 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 planning proposal are: 2.1; 4.4; 6.1; 7.1	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 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.	The existing infrastructure is adequate to meet the needs of this proposal. Public authority consultation was not required for this proposal prior to Gateway. Confirmation will be sought from RMS that they agree to the proposed zone after the Department issues its Gateway Determination. The land owner will be consulted following the Gateway determination.
		 <u>Proposed Zone Map</u>			

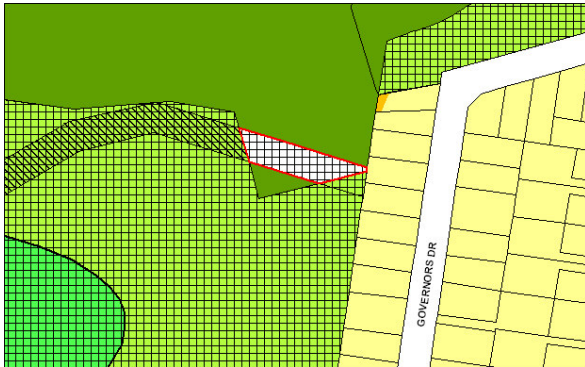
		This proposal is consistent with applicable Ministerial Directions.		
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Reference	uid	Subject land			
SHEET 24 OF 28 SHEETS	3293	Part Lot 7015 DP 94190 part 31 Great Western Highway GLENBROOK (part Knapsack Park off Rusden Road Mount Riverview)			
Maps		Parcel Information			
 Existing Zone Map  Aerial Photo  Proposed Zone Map		Existing Zone	Recreation Existing 6(a) and Escarpment Preservation Area (LEP 4)		
		Description	The subject land is a 8500m ² piece of land within Knapsack Park. The land is bounded to the north and west by residential lots and Rusden Avenue and is bounded to the east and south by Knapsack Park.		
		Development	Undeveloped		
		Owner	Crown. Part of Crown Reserve 83996, a reservation for the public purpose of Public Recreation, notified in Government Gazette No. 92 dated 21.9.1962 and this parcel is an addition to the abovementioned reserve by notification in Government Gazette dated 23.8.1974.		
		Background and Justification	It appears that the subject land was missed from the gazetted LEP 1991 maps and as a result the land has remained zoned as Recreation Existing 6(a) under LEP 4. The proposed zone is an equivalent zone to the current zone. The proposed zone is consistent with the existing land use and with the zone adjoining to the east and south.		
		Proposed Zone	Recreation – Environmental Protection with Protected Area – Escarpment Area (LEP 1991)		
Justification					
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.		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.	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 part Vegetation Buffer and part Vegetation Category 1.	The existing infrastructure is adequate to meet the needs of this proposal.	
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.		This proposal is consistent with the Sustainable Blue Mountain 2025 and other adopted local strategic plans.	There are no likely environmental effects as a result of this proposal.	Public authority consultation was not required for this proposal prior to Gateway.	
		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:	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.	Consultations will be held with LPMA following receipt of the gateway determination.	
		SEPP Sydney Regional Environment Plan No. 20 Hawkesbury-Nepean River	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.	The land owner will be consulted following the Gateway determination.	
		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:			
		1.5			

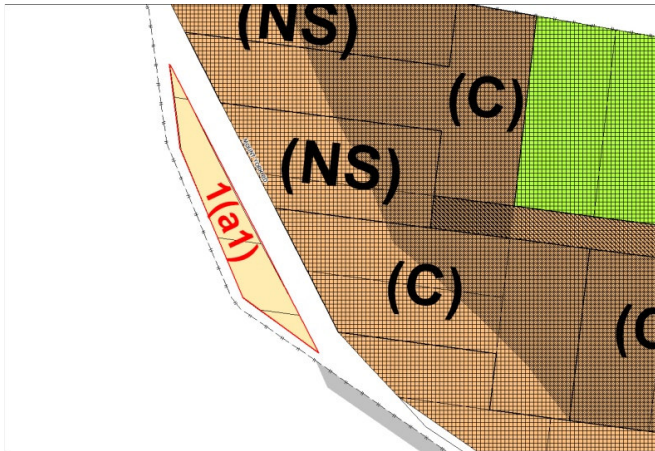
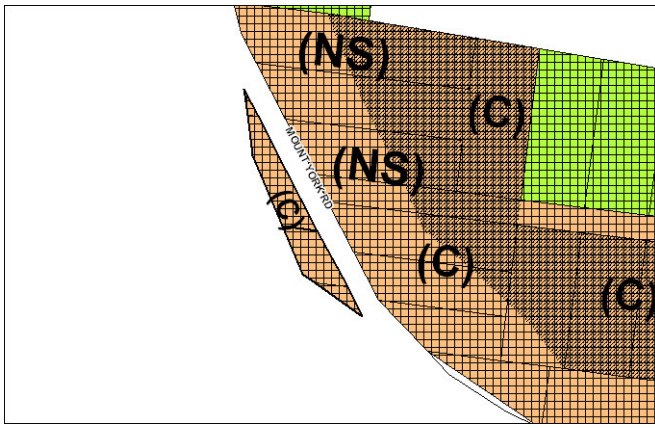
		• 2.1 • 4.4 • 6.1 • 6.2 • 7.1 This proposal is consistent with applicable Ministerial Directions		
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Reference	uid	Subject land	
SHEET 25 OF 28 SHEETS	3616	Part Lot 2 DP 633120 part No. 26 Curvers Drive, MOUNT RIVERVIEW	
Maps		Parcel Information	
 Existing Zone Map  Aerial Photo  Proposed Zone Map		Existing Zone	Residential 2(a1) (LEP 4)
		Description	The subject land is a narrow strip of land 3.36m wide by 65m long. The eastern boundary fronts Curvers Drive and there are dwelling on the lots to the north and south of the land.
		Development	The land contains a stanchion for high voltage power lines.
		Owner	Sydney Water Corporation
		Background and Justification	This parcel of land is an access route from Curvers Drive to the Sydney Water Sewer Pumping Station (SPS). It appears that this land may have been missed during the rezoning to LEP 1991 and is why it remained under LEP 4. The proposed zone is consistent with the existing land use and adjoining zone and will not compromise access to the pumping station because roads are permissible in the proposed zone.
		Proposed Zone	Recreation – Environmental Protection
		Justification	
Section A – A need for the Planning Proposal		Section B – relationship to strategic planning framework	Section C – Environmental, Social and Economic Impact
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 use and road network.		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. 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 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	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 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.
		Section D – State and Commonwealth Interests	
		The existing infrastructure is adequate to meet the needs of this proposal. Public authority consultation was not required for this proposal prior to Gateway. Council will seek advice from Sydney Water following the Gateway determination about the proposed zone. The land owner will be consulted following the Gateway determination.	

Reference	uid	Subject land	
SHEET 26 OF 28 SHEETS	5463	Lot 368 DP 48696 part Darks Common part No. 68 Emu Road, GLENBROOK	
Maps		Parcel Information	
 Existing Zone Map  Aerial Photo  Proposed Zone Map		Existing Zone	Uncoloured (LEP 4)
		Description	The subject land is an irregular shaped parcel of land with an area of 5227m ² .
		Development	Undeveloped
		Owner	Crown This parcel is an addition to Crown Reserve D500009 a Dedication for Promotion of the Study and Conservation of Native Flora and Fauna. Addition notified in Government Gazette No. 57 dated 4.5.1990 and also notified in Government Gazette No. 148 dated 16.11.1990.
		Background and Justification	This parcel was previously classified as crown road and then added to Crown Reserve D500009 in 1990 and therefore was missed being zoned under LEP 1991 and remained uncoloured under LEP 4. The proposed zone is consistent with the existing, use and site characteristics and adjoining zone.
		Proposed Zone	Recreation – Environmental Protection (LEP 1991).
		Justification	
		Section A – A need for the Planning Proposal	Section B – relationship to strategic 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. 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.
		Section C – Environmental, Social and Economic Impact	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 part Vegetation Buffer and part Vegetation Category 1. There are no likely environmental effects as a result of this proposal. 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.
		Section D – State and Commonwealth Interests	The existing infrastructure is adequate to meet the needs of this proposal. Public authority consultation was not required for this proposal prior to Gateway. Advice will be sought from LPMA that they support the proposed zone following receipt of the Department's Gateway determination. The land owner will be consulted following the Gateway determination.

Reference	uid	Subject land			
SHEET 27 OF 28 SHEETS	3393	Part Walton Road, LAPSTONE			
Maps		Parcel Information			
 <u>Existing Zone Map</u>		Existing Zone	Uncoloured and Escarpment Preservation Area (LEP 4)		
		Description	The subject land is a 420m ² part of a road reserve.		
		Development	undeveloped		
		Owner	Council		
		Background and Justification	It seems this parcel of land was a road reserve that ran through former Crown Reserve 26980 where a section of the land was formerly leased to M.W.S. & D.B. (now Sydney Water) for treatment works (L6377 dated 18/5/76) and the parcel above the subject land was zoned accordingly under LEP 4 Special Uses – Treatment Works 5(ATW) and the subject land uncoloured. The subject land remained uncoloured under LEP 4 when rezoning the land above and below as the land was part of Walton Road reserve and the remainder of the road reserve was zoned under LEP 1991 and as a result the subject land remained under LEP 4. The proposed zone is consistent with the existing land use and the adjoining zone.		
		Proposed Zone	Recreation – Environmental Protection with Protected Area – Escarpment Area and Proposed Road Closure (LEP 1991)		
 <u>Aerial Photo</u>		Justification			
		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.	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.	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 part Vegetation Buffer and part Vegetation Category 1.	The existing infrastructure is adequate to meet the needs of this proposal.
		A Planning Proposal is the best means of achieving the intended outcome.	This proposal is consistent with the Sustainable Blue Mountain 2025 and other adopted local strategic plans.	There are no likely environmental effects as a result of this proposal.	Public authority consultation was not required for this proposal prior to Gateway.
		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.	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 minor.	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 land owner will be consulted following the Gateway determination.
 <u>Proposed Zone Map</u>					

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Map Reference	uid	Subject land			
SHEET 28– 28 SHEETS	9	Part Lots 2, 5 & 6 DP 2941 and Lot A DP 438013 No. 118 – 124 Mt York Road, MOUNT VICTORIA			
Maps		Parcel Information			
 <u>Existing Zone Map</u>  <u>Aerial Photo</u>  <u>Proposed Zone & Protected Area Map</u>		Existing Zone	Rural 1 (a1) (LEP 4).		
		Description	The subject land is an undeveloped strip of land located between Mt York Road and the boundary of the Blue Mountains City Council and close to the 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 Crown.		
		Development	The land is undeveloped		
		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.		
		Background and Justification	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. The proposed zone is consistent with the environmental characteristics of the land and adjoining zones.		
		Proposed Zone	Bushland Conservation Consolidation Requirement (CONS) with Protected Area - Escarpment Area.		
		Justification			
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.		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 site includes a small area of <i>Eucalyptus oreades open forest</i> a vegetation community listed in listed in Schedule 3 of LEP 1991. Cl. 10.5 Environmental Impact subclause (da) <i>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 on:</i>	The existing infrastructure available to this site is limited however it is adequate to meet the needs of this proposal.	
A Planning Proposal is the best means of achieving the intended outcome.		This proposal is consistent with the Sustainable Blue Mountain 2025 and other adopted local strategic plans.	<i>i. any environmentally sensitive vegetation (as listed in Schedule 3); and</i>	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.	
There is no change to the net community benefit as the proposed zone is consistent with the existing land use.		Comments on the consistency with the applicable state environmental planning policies are detailed in the Planning Proposal document.	<i>ii. any rare or threatened species of flora and fauna or its habitat and any unusual plant communities;</i>	The land owners will be consulted following the Gateway determination.	
Lots 5 & 6, which are privately owned, and the allotment is predominantly in the adjoining Lithgow City Council local government area. Approximately 9395m ² (87%) of Lot 5 & 6 are located within LCC LGA.		This proposal is consistent with applicable State Environmental Planning Policies or any inconsistencies are considered to be minor.	There are measures existing within LEP 1991 to protect habitat, species and ecological communities and the proposed zone.		
		Ministerial Directions relevant to this planning proposal are: 1.2; 2.1; 4.4; 5.2; 6.1; 6.1; 7.1 This proposal is consistent with applicable Ministerial Directions.	The land is mapped as being within a bushfire area – part Vegetation Category 1 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.	
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