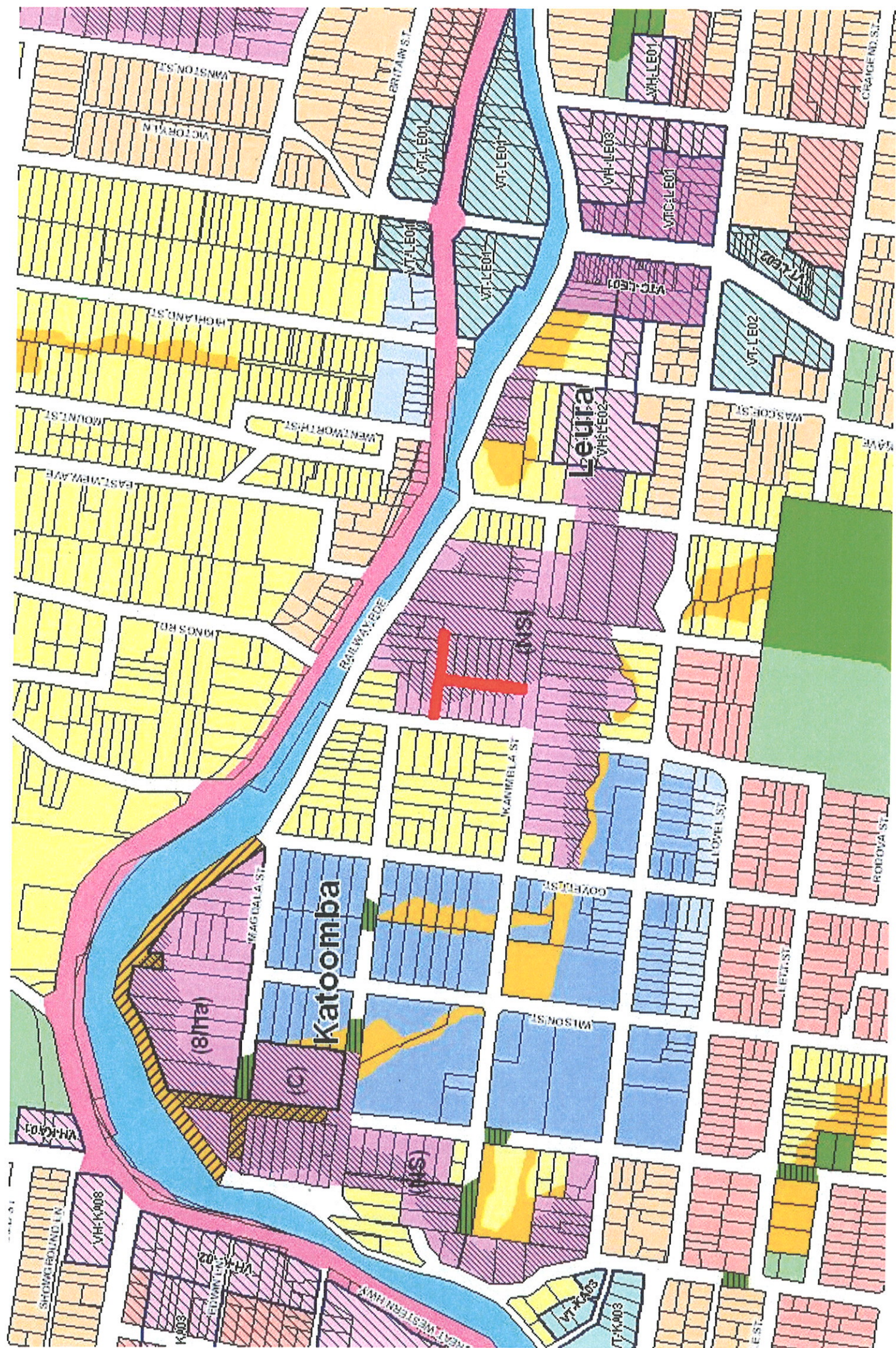




INTRODUCTION

The preparation of a planning proposal is the first step in preparing a Local Environmental Plan (LEP). In this case, it is the first step in preparing an amending LEP to Blue Mountains LEP1991. A planning proposal is a document that explains the intended effect of the proposed LEP and the justification for making it.

This planning proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Department of Planning Guidelines 'A guide to preparing local environmental plans' and 'A guide to preparing planning proposals'. It addresses matters that must be considered to deliver an amending LEP that reclassifies a drainage reserve in Leura from community land to operational land.

The Site

The Planning Proposal applies to a single site in Leura as described below.

Address	Number of parcels	Lot and DP
Drainage Reserve 36R Kanimbla St, Leura	1	Lot 15 DP 8715

Zoning

The site is zoned Residential Bushland Conservation (No Subdivision) under Blue Mountains LEP 1991. The majority of the site is mapped with Protected Area – Environmental Constraint Area, as indicated by hatching.

