

Site Descriptions and Detailed Discussion of Post Exhibition Changes

Subject Land

The planning proposal applies to 32 properties or areas grouped together by location or zoning.

Background

These sites were initially included and exhibited as part of the conversion to the Standard Instrument under draft Blue Mountains (BM) Local Environment Plan (LEP) 2013. The conversion process, where possible, was a like for like or best fit, transfer of zoning and relevant planning controls. However, in response to submissions received as part of the draft BM LEP 2013 exhibition process, these sites were deferred from the standard instrument BM LEP 2015 pending review.

Review

The purpose of the review was to ensure the accuracy of site characteristics, vegetation and slope constraints, and to enable further public exhibition if amendments were required.

To ensure transparency of process, a comparison of the following has been undertaken:

- the existing planning controls under either LEP 1991 or BMLEP 2005 or both;
- the controls exhibited as part of BMLEP 2013;
- the planning controls proposed in the proposal submitted for Gateway determination; and
- the planning controls proposed, in the post public exhibition planning proposal.

E2 Environmental Conservation Zone

The E2 Environmental Conservation zone has generally been applied across the LGA, where land contains comprises one or more environmental constraints, such as slopes steeper than 33%, verified significant vegetation communities, or land within a watercourse corridor.

Where land is zoned E2, protected area provisions are not applied as the land has limited development potential, however, where other environmental zones are applied protected area provisions have been mapped.

Application of Minimum Lot Size in E2 Environmental Conservation Zone

Across the LGA site appropriate minimum lot size provisions have been applied to publicly owned land, however, privately owned land is generally not subject to MLS provisions.

1. 7 – 9 Lawson Long Alley, Mount Victoria

The site comprises the following street address and Lot and DP numbers:

Street Address	Lot	DP Numbers
7 Lawson Long Alley, Mount Victoria	193	DP751644

Site Description

The site is located to the north of the village of Mount Victoria, is approximately three hectares in size, and comprises natural vegetation and areas of steep slope.

The site can be accessed via St Georges Crescent and Lawsons Long Alley, Mount Victoria.

The site is unreserved Crown land and is subject to a current, unresolved land claim under the *Aboriginal Lands Right Act 1983*.

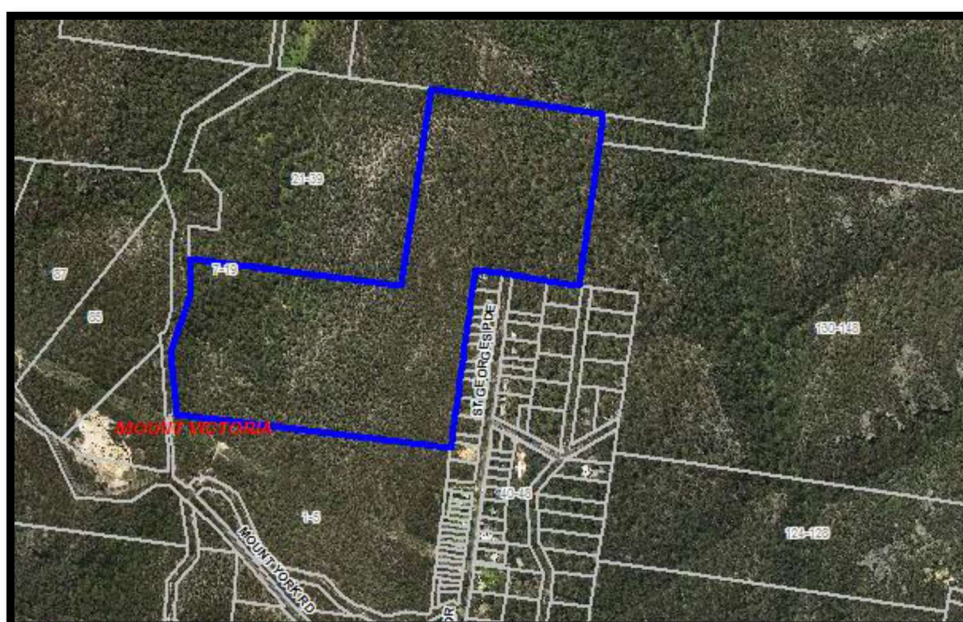


Figure 1: Site 1 - 7 Lawson Long Alley, Mount Victoria

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	Part: LEP 1991: Environmental Protection; and Bushland Conservation	Part: E2 Environmental Conservation; and E3 Environmental Management	E2 Environmental Conservation	Part: E2 Environmental Conservation; and E3 Environmental Management

Lot Size	No subdivision	30 ha	200 ha	200 ha
Height of Building	8m	8m	8m	8m
Floor Space Ratio	N/A	N/A	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	N/A	N/A	N/A	N/A
Lot Averaging	N/A	N/A	N/A	N/A
Riparian Lands and Watercourses	N/A	Part: Protected Area: Riparian Land; and Protected Area: Watercourses	Part: Protected Area: Watercourses	Part: Protected Area: Riparian Land; and Protected Area: Watercourses
Scenic and Landscape Values	Part: Protected Area: Escarpment	Part: Protected Area: Escarpment	No provision	Part: Protected Area: Escarpment
Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	N/A	Part: Protected Area: Vegetarian Constraint Area; and Protected Area: Fauna corridor	No provision	Part: Protected Area Ecological Buffer Area; and Fauna Corridor
Natural Resources – Land Map	N/A	Part: Protected Area – Slope Constraint Area	N/A	Part: Protected Area – Slope Constraint Area

Post Exhibition Amendments

The following change is proposed for this site:

- rezone part of the site from E2 Environmental Conservation to E3 Environmental Management; and
- apply protected area map provisions riparian lands and watercourses; ecological buffer area; escarpment area; fauna corridor; and slope constraint area, to the E3 portion of the site.

DLEP 2013 - the subject land was proposed to be zoned part E2 Environmental Conservation and E3 Environmental Management. A submission received objected to the application of E3 zoning. The proposal was deferred from the standard instrument pending further investigation.

PP – as the site comprised a combination of significant slope and scheduled vegetation, the site was proposed to be zoned E2 Environmental Management.

Post Exhibition PP – Department of Primary Industries – Lands advised the land is subject to a current land claim and requested the local Aboriginal Land Council be consulted. The Deerubbin Local Aboriginal Land Council made a submission requesting Council review the proposed E2 zoning to ensure the existing development potential on the site is not removed.

In response to the land claim a site inspection and review of the vegetation and site constraints was undertaken. As a result of the inspection a portion of the site was identified as being free from constraints and suitable for the E3 Environmental Management zoning.

Council Justification

The site was exhibited as E2 Environmental Conservation. The Department of Primary Industries – Lands advised the lot is unreserved Crown land, subject to a current land claim and request the local Aboriginal Land Council be consulted. The Deerubbin Local Aboriginal Land Council were consulted and lodged a submission requesting the zones be reviewed to ensure the development potential on the site is consistent with the approach taken to privately owned land.

The site was reviewed and it was identified that part of the site is free from slope, scheduled vegetation constraints, and has potential access from the adjoining road. This portion of the site with development potential is proposed to be zoned E3 Environmental Management. This will permit appropriate development, with consent, on the site where access to services and infrastructure is possible.

Department Comment

The amendment will increase the development potential on the site, however, the proposal notes under the earlier LEP 1991, this site comprised more land identified as suitable for development. While the site is constrained, there is a portion of the land that is suitable for appropriate development and the exhibited 30-hectare minimum lot size will apply removing subdivision potential from this site.

The amendment is not inconsistent with previous development rights on the site and will allow appropriate development on the site, while still protecting the environmental attributes of the site. It is recommended that this amendment be supported.

2. 17 – 57 Patrick Street, Mount Victoria

The site comprises the following street addresses and Lot and DP numbers:

Street Address	Lot	DP Numbers
17 – 57 Patrick Street, Mount Victoria	1	DP1104782
	1	DP181694
	1	DP367446
	2	DP1104782
	2	DP219543
	4	DP870138

Site Description

The site is located on the north and eastern side of Mount Victoria between the Main Western Railway Line and the Blue Mountains National Park.

The subject site comprises 5 allotments and is approximately 27.5 hectares in size.

The southern end of the site is largely clear and contains a dwelling house and associated structures.

Portions of the site along the western boundary comprise cleared areas, while the eastern portion of the site is heavily vegetated, with steep slopes and several watercourses.



Figure 2: Site 2 – 17 – 57 Patrick Street, Mount Victoria

Control	Current Controls	Proposed Controls	Planning Proposal	Planning Proposal
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		Draft LEP 2013	Proposed Controls	Proposed Controls Post Exhibition
Zoning	Part: LEP 1991: Environmental Protection; and Residential Bushland Conservation	Part: SP2 Future Classified Road; E4 Environmental Living; and E2 Environmental Conservation	Part: SP2 Future Classified Road; E4 Environmental Living; and E2 Environmental Conservation	Part: SP2 Future Classified Road; E4 Environmental Living; and E2 Environmental Conservation
Lot Size	4 ha for land zoned Residential Bushland Conservation	Part: 2000sqm	Part: 2500sqm A reduction in the portion of site that has a MLS. Land to be zoned E2 has no MLS	Part: 2500sqm Consistent with PP
Height of Building	8m	Part: 5.5m; 8m; and No height provision	Part 5.5m; 8m; and No height provision	Part: 5.5m; 8m; and No height provision
Floor Space Ratio	N/A	N/A	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	Part: SP2 Classified Road
Heritage	N/A	N/A	N/A	N/A
Lot Averaging Map	4/ha for land in zone Bushland Conservation	Area D: Clause 4.1E, 4.1F	Area D: Clause 4.1E, 4.1F	Area D: Clause 4.1E, 4.1F
Riparian Lands and Watercourses	Part: Protected Area: Water Supply Catchment	Part: Protected Area - Riparian Area; and Protected Area: Watercourses	Part: Protected Area - Riparian Area; and Protected Area: Watercourses	Part: Protected Area - Riparian Area; and Protected Area: Watercourses
Scenic and Landscape Values	N/A	Part: Protected Area: Escarpment Area	Part: Protected Area: Escarpment Area	Part: Protected Area: Escarpment Area

Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	N/A	Part: Protected Area: Vegetation Constraint Area	Part: Protected Area: Vegetation Constraint Area	Part: Protected Area: Vegetation Constraint Area
Natural Resources – Land Map	N/A	Part: Protected Area: Slope Constraint Area	Part: Protected Area: Slope Constraint Area	Part: Protected Area: Slope Constraint Area

Post Exhibition Amendments

This site was not subject to any post exhibition amendments.

3. Multiple Lots – R1 General Residential Land, Mount Victoria

The site comprises the following street addresses and Lot and DP numbers:

Street Address	Lot	DP Numbers
1 Station Street, Mount Victoria	1	DP219543
16 Station Street, Mount Victoria	1	DP924542
18 Station Street, Mount Victoria	8	DP1111586
19 Station Street, Mount Victoria	1	DP193005
24 Station Street, Mount Victoria	C	DP960860
26 Station Street, Mount Victoria	A & B	DP960860
28 Station Street, Mount Victoria	14	DP648
30 Station Street, Mount Victoria	15	DP648
32 Station Street, Mount Victoria	1, 2 & 3	DP772491
2 Harley Avenue, Mount Victoria	A	DP347537
2 Harley Avenue, Mount Victoria	1	DP329188
2 Harley Avenue, Mount Victoria	51	DP8454
2 Harley Avenue, Mount Victoria	122 & 123	DP456834
3 Harley Avenue, Mount Victoria	21	DP8454
4 Harley Avenue, Mount Victoria	30, 31 & 32	DP8454
5 Harley Avenue, Mount Victoria	20	DP8454
7 Harley Avenue, Mount Victoria	19	DP8454
9 Harley Avenue, Mount Victoria	17 & 18	DP8454
15 Harley Avenue, Mount Victoria	16	DP8454
17 Harley Avenue, Mount Victoria	145	DP872202
21 Harley Avenue, Mount Victoria	11, 12 & 13	DP8454
12 Montgomery Street, Mount Victoria	23	DP659094
14 Montgomery Street, Mount Victoria	PT24	DP648

16 Montgomery Street, Mount Victoria	1	DP864782
84 Great Western Highway, Mount Victoria	101	DP1106461
86 Great Western Highway, Mount Victoria	2	DP864782
88 Great Western Highway, Mount Victoria	29	DP648
90 Great Western Highway, Mount Victoria	30	DP648
94 Great Western Highway, Mount Victoria	3	DP332
94 Great Western Highway, Mount Victoria	4 & 5	DP1200796
96 Great Western Highway, Mount Victoria	25 & 26	DP1200796
100 Great Western Highway, Mount Victoria	2	DP650593
102 Great Western Highway, Mount Victoria	3	DP654036
102 Great Western Highway, Mount Victoria	8 & 37	DP1200796
104 Great Western Highway, Mount Victoria	4	DP1153023
106 Great Western Highway, Mount Victoria	5	DP666077
108 Great Western Highway, Mount Victoria	6	DP664772
110 Great Western Highway, Mount Victoria	20 & 32	DP1200796

Site Description

The subject lots are proposed to be zoned R1 General Residential and are located within the village of Mount Victoria, on the northern side of the Great Western Highway.

The lots contained within this grouping are generally developed lots, used for residential purposes.

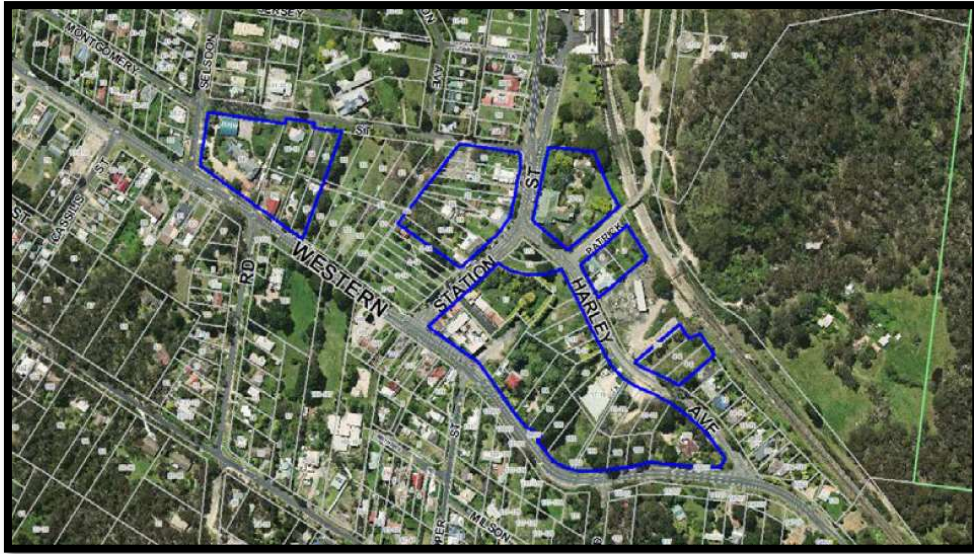


Figure 3 – Site 3 – Multiple Lots – R1 General Residential land, Mount Victoria

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	LEP 2005: Village – tourist	R1 General Residential	R1 General Residential	R1 General Residential
Lot Size	720m2	Mistakenly omitted	720m2	720m2
Height of Building	6m for land within precinct VT-MV01	Part: 6m; and 9m	Part: 6m; and 9m	Part: 6m; and 9m
Floor Space Ratio	40% for land within precinct VT-MV01	Part: B – 0.4:1; and D – 0.5:1	Part: B – 0.4:1; and D – 0.5:1	Part: B – 0.4:1; and D – 0.5:1
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	Heritage Items: MV023 MV058 MV084 MV081 MV016 MV023 MV006 MV047 MV049	Heritage Items: MV023 MV058 MV084 MVO81 MV023 MV006 MV047 MV049 MV057	Heritage items not individually noted	Heritage Items: MV023 MV058 MV084 MVO81 MV023 MV006 MV0047 MV0049 MV057

		MV080 MV025 MV016 MV026 MV082 MV083		MV080 MV025 MV016 MV026 MV082 MV083
Lot Averaging Map	N/A	N/A	N/A	N/A
Riparian Lands and Watercourses	PA Water Supply Protected Area – Water Supply Catchment	N/A	N/A	N/A
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	Precinct: VT-MV01; and VT-MV02	Part: R1 – MV02; and R1 – MV03	Part: R1 – MV02; and R1 – MV03	Part: R1 – MV02; and R1 – MV03
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	N/A	N/A	N/A	N/A
Natural Resources – Land Map	Part: Protected Area – Slope Constraint	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area

Post Exhibition Amendments

This site was not subject to any post exhibition amendments.

4. 29 – 39 Hargraves Street, Blackheath

The site comprises the following street address and Lot and DP numbers:

Street Address	Lot	DP Numbers
29 Hargraves Street, Blackheath	PT541	DP751627

Site Description

The site is undeveloped crown land and is located south of the village of Blackheath, on the eastern side of the Great Western Highway and Valley View Road.

The site is approximately 3.6 hectares in site, vegetated and comprises areas of steep slope.

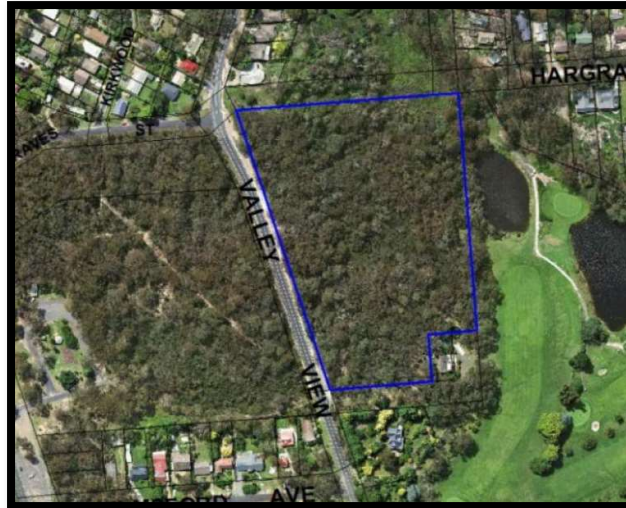


Figure 4: Site 4 – 29 – 39 Hargraves Street, Blackheath

<u>Control</u>	<u>Current Controls</u>	<u>Proposed Controls Draft LEP 2013</u>	<u>Planning Proposal Proposed Controls</u>	<u>Planning Proposal Proposed Controls Post Exhibition</u>
Zoning	LEP 1991: Bushland Conservation (no subdivision)	E3 Environmental Management	Part: E2 Environmental Conservation; and E3 Environmental Management	Part: E2 Environmental Conservation; and E3 Environmental Management
Lot Size	No subdivision	Part: 30 ha	Part 30 ha; and 200 ha	Part 30 ha; and 200 ha
Height of Building	Part: 8m; and 6.5 at eaves	8m	8m	8m
Floor Space Ratio	N/A	N/A	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	N/A	N/A	N/A	N/A
Lot Averaging Map	N/A	N/A	N/A	N/A

Riparian Lands and Watercourses	N/A	Part: Protected Area – Riparian Lands; and Protected Area - Watercourses	Part: Protected Area – Riparian Lands; and Protected Area - Watercourses Reduction in the extent of the area mapped	Part: Protected Area – Riparian Lands; and Protected Areas - Watercourses Consistent with planning proposal
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	N/A	Part: Protected Area – Ecological Buffer Area; and Protected Area – Vegetation Constraint Area	Part: Protected Area – Ecological Buffer Area Reduction in the extent of the area mapped Protected Area – Ecological Buffer Area	Part: Protected Area – Ecological Buffer Area Consistent with planning proposal
Natural Resources – Land Map	N/A	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area Reduction in the extent of the Area mapped	Part: Protected Area – Slope Constraint Area Consistent with planning proposal

Post Exhibition Amendments

This site was not subject to any post exhibition amendments.

5. Multiple Lots – 38 Grose Street Blackheath and adjoining properties

The site comprises the following street addresses and Lot and DP numbers:

Street Address	Lot	DP Numbers
32 Heath Street, Blackheath	2	DP833129
38 Grose Street, Blackheath	72	DP7079
35 Days Crescent, Blackheath	71	DP7079
37 Days Crescent, Blackheath	70	DP7079

39 Days Crescent, Blackheath	2	DP829830
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Site Description

This site is located approximately two (2) km east of the town centre of Blackheath. Residential development adjoins the site to the north, east and west. The southern boundary adjoins the Blue Mountains National Park. The south-eastern portion of the site comprises some cleared land. The rest of the site comprises areas of vegetation and slope.

The site comprises 5 privately owned allotments, all containing a dwelling house, except for 38 Grose Street.

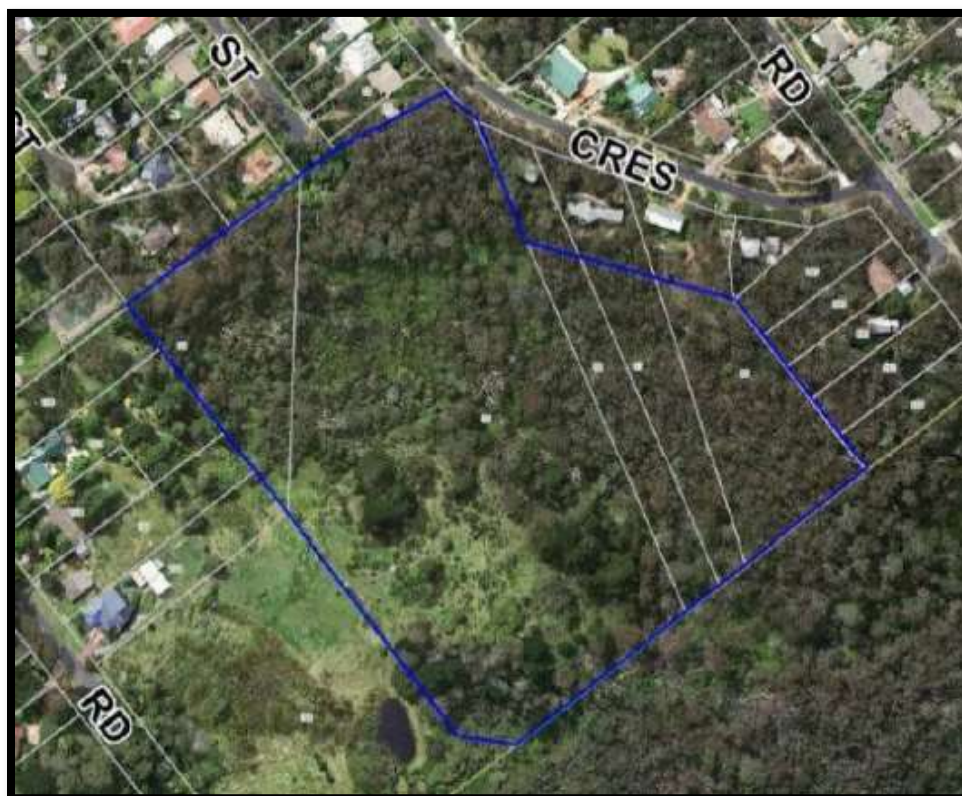


Figure 5: Site 5 – Multiple Lots – 38 Grose Street, Blackheath and adjoining properties

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	Part: LEP 1991: Bushland Conservation (no subdivision); LEP 2005:	Part: E2 Environmental Conservation; E3 Environmental Management; and	Part: E2 Environmental Conservation; E3 Environmental Management; and	Part: E2 Environmental Conservation; E3 Environmental Management; and

	Environmental Protection – Private; and Living Conservation	E4 Environmental Living	E4 Environmental Living	E4 Environmental Living
Lot Size	No subdivision	Part: 30 ha; and 1200sqm	Part: 30 ha; 1200sqm; and No provision for E2 zoned land	Part: 30 ha; and No provision for E2 zoned land
Height of Building	Part: 8m; and 6.5m at eaves	8m	8m	1 – 8m
Floor Space Ratio	N/A	N/A	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	N/A	N/A	N/A	N/A
Lot Averaging Map	Land Use Table (cluster housing permissibility)	Area G: Clause 4.1F	Area G: Clause 4.1F	Area G: Clause 4.1F
Riparian Lands and Watercourses	Part: Protected Area -Watercourses	Part: Protected Area – Riparian Lands; and Protected Area -Watercourses	Part: Protected Area – Riparian Lands; and Protected Area -Watercourses Reduction in Area mapped as Protected Area Riparian Land	Part: Protected Area – Riparian Lands; and Protected Area -Watercourses Consistent with planning proposal
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	Part: Environmental Constraint Area (hatched); and Part Protected Area – Ecological Buffer	Part: Protected Area – Vegetation Constraint Area; and Protected Area – Ecological Buffer Area	Part: Protected Area – Ecological Buffer Area	Part: Protected Area – Ecological Buffer Area

Natural Resources – Land Map	Part: Protected Area – Slope Constraint	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area Reduction in mapped extent	Part: Protected Area – Slope Constraint Area Consistent with proposal.
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Post Exhibition Amendments

This site was not subject to any post exhibition amendments.

6. Multiple Lots – 115, 117, 121 – 125, 132 – 140 and 140A Mort Street Katoomba

The site comprises the following street addresses and Lot and DP numbers:

Street Address	Lot	DP Numbers
115 Mort Street, Katoomba	2	DP524596
117 Mort Street, Katoomba	1	DP524596
121 Mort Street, Katoomba	415	DP751627
132 Mort Street, Katoomba	397	DP751627
140 Mort Street, Katoomba	526	DP751627

Site Description

The site comprises five privately owned larger lots with a combined total of approximately 18 hectares.

The site is located to the north of the Great Western Highway and the village of Katoomba. The lots are on the eastern side of Mort Street. Katoomba Creek borders the site to the east and a water reservoir is located to the west of the site.

121 – 125 is owned by the RSPCA and comprises the local animal shelter. The remainder of the properties are partially cleared.



Figure 6: Site 6 – Multiple Lots – Mort Street, Katoomba

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	LEP 1991: Bushland Conservation (no subdivision)	Part: E3 Environmental Management; and E2 Environmental Conservation	Part: E3 Environmental Management; and E2 Environmental Conservation	Part: E3 Environmental Management; and E2 Environmental Conservation
Lot Size	No subdivision	30 ha	Part: 30 hectares; and No provision for E2 zoned land	Part: 30 hectares; and No provision for E2 zoned land
Height of Building	8m and 6.5m at eaves	8m	8m	8m
Floor Space Ratio	N/A	N/A	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	N/A	N/A	N/A	N/A
Lot Averaging Map	N/A	N/A	N/A	N/A
Riparian Lands and Watercourses	N/A	Part: Protected Area – Riparian Lands; and Protected Area -Watercourses	Part: Protected Area – Riparian Lands; and Protected Area -Watercourses Reduction in mapped riparian land	Part: Protected Area – Riparian Lands; and Protected Area -Watercourses Consistent with planning proposal
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	N/A	Part: Protected Area – Vegetation	Part: Protected Area – Ecological Buffer Area	Protected Area – Ecological Buffer Area

		Constraint Area; and Protected Area – Ecological Buffer Area		
Natural Resources – Land Map	N/A	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area Reduction in mapped extent	Part: Protected Area – Slope Constraint Area Consistent with planning proposal

Post Exhibition Amendments

This site was not subject to any post exhibition amendments.

7. 132- 140 Mort Street Katoomba

The site comprises the following street address and Lot and DP numbers:

Street Address	Lot	DP Numbers
132 Mort Street, Katoomba	397	DP751627

Site Description

The site is approximately 6 hectares and is located approximately 2.6km north of Katoomba Town Centre.

Katoomba Creek is located on the eastern boundary, a water reservoir is located to the west of the site and the site comprises a dwelling, associated buildings, vegetation and areas of cleared land.



Figure 7: Site 7 132 – 140 Mort Street, Katoomba

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	Part: LEP 1991: Bushland Conservation (No Subdivision); road	E3 Environmental Management	Part: E2 Environmental Conservation; and E3 Environmental Management	Part: E2 Environmental Conservation; and E3 Environmental Management
Lot Size	No subdivision	30 hectares	Part: 30 hectares; and No provision for land zoned E2	Part: 30 hectares; and No provision for land zoned E2
Height of Building	8m and 6.5m at eaves	8m	8m	8m
Floor Space Ratio	N/A	N/A	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	N/A	N/A	N/A	N/A
Lot Averaging Map	N/A	N/A	N/A	N/A
Riparian Lands and Watercourses	N/A	Part: Protected Area – Riparian Lands; and Protected Area -Watercourses	Part: Protected Area – Riparian Lands; and Protected Area -Watercourses Reduction in mapped riparian land	Part: Protected Area – Riparian Lands; and Protected Area -Watercourses Consistent with planning proposal
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	Part: Protected Area – Vegetation	Part: Protected Area – Vegetation	Part: Protected Area – Ecological Buffer Area	Protected Area – Ecological Buffer Area

	Constraint Area; and Protected Area – Ecological Buffer	Constraint Area; and Protected Area – Ecological Buffer Area		
Natural Resources – Land Map	Part: Protected Area - Slope Constrained Area	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area Reduction in mapped extent	Part: Protected Area – Slope Constraint Area Consistent with planning proposal

Post Exhibition Amendments

This site was not subject to any post exhibition amendments.

8. Multiple Lots – 119 – 133 Twynam Street and Twynam Street Road Reserve, Katoomba

The site comprises the following street addresses and Lot and DP numbers:

Street Address	Lot	Section	DP Numbers
119 Twynam Street, Katoomba	22	1	DP6477
121 Twynam Street, Katoomba	23	1	DP6477
125 Twynam Street, Katoomba	24 & 25	1	DP6477
127 Twynam Street, Katoomba	26	1	DP6477
129 Twynam Street, Katoomba	27	1	DP6477
131 Twynam Street, Katoomba	28	1	DP6477
133 Twynam Street, Katoomba	29	1	DP6477
256 Katoomba Street, Katoomba	234	Null	DP1163395

Site Description

The subject land comprises eight allotments and the road reserve. Six of the allotments are privately owned, in separate ownership. Two allotments and the road reserve are owned by Blue Mountains City Council.

The lots are located on the Western side of Katoomba and the western boundary of the lots adjoins the Blue Mountains National Park.

113, 117 and 119 Twynam Street contain dwelling houses. 121 – 133 Twynam Street are vegetated, undeveloped lots.



Figure 8: Site 8 – Multiple lots Twynam Street and Twynam Road Reserve, Katoomba

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	LEP 1991: Residential Bushland Conservation	E4 Environmental Living	Part: E2 Environmental Conservation; E4 Environmental Living	Part: E2 Environmental Conservation; E4 Environmental Living
Lot Size	8 lots per hectare minimum subdivision	1200sqm	Part: 1200sqm; No provision for E2 zoned land	Part: 1200sqm; No provision for E2 zoned land
Height of Building	8m and 6.5m at eaves	8m	8m	8m
Floor Space Ratio	N/A	N/A	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	N/A	N/A	N/A	N/A

Lot Averaging Map	8 lots/hectare	Area F – refer to Clause 4.1E, 4.1F	N/A – omitted in error to be reinstated in future amendment	N/A – omitted in error to be reinstated in future amendment
Riparian Lands and Watercourses	N/A	Part: Protected Area – Riparian Land; Protected Area - Watercourses	Part: Protected Area – Riparian Land; Protected Area – Watercourses Reduction in riparian land portion	Part: Protected Area – Riparian Land; Protected Area – Watercourses Riparian land consistent with Planning Proposal
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character		N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	Part: Protected Area – Ecological Constraint Area	No provisions	Part: Protected Area – Ecological Buffer	Part: Protected Area – Ecological Buffer
Natural Resources – Land Map	N/A	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area Portion of site to be protected is reduced	Part: Protected Area – Slope Constraint Area Consistent with Planning Proposal

Post Exhibition Amendments

This site was not subject to any post exhibition amendments.

9. 24 and 26 – 30 Glenwattle Street, Katoomba (formerly 53 Burrawang Street)

The site comprises the following street addresses and Lot and DP numbers:

Street Address	Lot	Section	DP Numbers
24 Glenwattle Street, Katoomba	19	N/A	DP1131096
26 – 30 Glenwattle Street, Katoomba	15	A	DP1711

Site Description

This site is approximately 1.5 hectares and comprises two allotments in separate ownership, both allotments are undeveloped.

The land is located west of Katoomba town centre. Adjoining land to the north, south and west is zoned E4 Environmental Living and comprises residential development. Two small portions of land zoned E2 Environmental Conservation adjoin the site to the North. A road reserve is located along the eastern boundary of the site.



Figure 9: Site 9 – 24 and 26 Glenwattle Close, Katoomba

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	LEP 1991: Residential Bushland Conservation	Part: E2 Environmental Conservation; and E4 Environmental Living;	Part: E2 Environmental Conservation; and E4 Environmental Living; E2 removed from 28 Glenwattle Close	Part: E2 Environmental Conservation; and E4 Environmental Living; Consistent with proposal

Lot Size	8 lots per hectare minimum subdivision	Part: 1200sqm; and No provision for E2 zoned land	Part: 1200sqm; and No provision for E2 zoned land Mapped extent of MLS reduced to reflect removal of E2 zoning from 28 Glenwattle Street	Part: 1200sqm; and No provision for E2 zoned land Consistent with planning proposal
Height of Building	8m and 6.5m at eaves	8m	8m	8m
Floor Space Ratio	N/A	N/A	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	N/A	N/A	N/A	N/A
Lot Averaging Map	8 lots/hectare	Area F: Clause 4.1F	Area G: Clause 4.1F	Area G: Clause 4.1F
Riparian Lands and Watercourses	N/A	N/A	N/A	N/A
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	Part: Protected Area – Ecological Constraint Area Part Protected Area – Vegetation Constraint Area	Part: Protected Area – Vegetation Constraint Area; and Protected Area – Ecological Buffer Area	Part: Protected Area – Vegetation Constraint Area; and Protected Area – Ecological Buffer Area Mapped extent of Protected Area – Vegetation Constraint Area and Ecological	Part: Protected Area – Vegetation Constraint Area; and Protected Area – Ecological Buffer Area Mapped extent consistent with PP

			Buffer Area amended in response to site inspection	
Natural Resources – Land Map	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area Mapped extent varies	Part: Protected Area – Slope Constraint Area Consistent with planning proposal

Post Exhibition Amendments

The following change is proposed for 24 Glenwattle Close, Katoomba:

- the Natural Resource and Biodiversity Map has been amended to accurately show sensitive vegetation (Protected Area – Vegetation Constraint Area) located on the site.

PP – 24 Glenwattle Close is proposed to be zoned E4 Environmental Living. The relevant environmental provisions were applied to the land zoned E4, such as the provision of Protected Area - Vegetation Constraint Area and Ecological Buffer Area on the Biodiversity Map to ensure scheduled vegetation is considered at the

Post Exhibition PP - 24 Glenwattle Close – In response to submissions which asserted the vegetation mapping was overstated, the vegetation on the site was reviewed and subsequently expanded to more accurately reflect the vegetation on the site.

26 - 30 Glenwattle Close was not subject to any post exhibition amendments.

Council Justification

In response to submissions which asserted the vegetation community on the site is overstate, the site was reviewed. Additional areas of scheduled vegetation were identified and subsequently the Protected Area – Vegetation Constraint Area mapping was expanded to more accurately reflect the vegetation on the site.

Department comment

As a result of community submissions and subsequent site review the mapped extent of the Protected Area – Vegetation Constraint Area, was extended to protect the environmentally sensitive attributes of this site.

It is recommended that this minor map amendment is supported as this is in response to community submissions and more accurately represent and protect the sites sensitive attributes.

10. Multiple Lots - R1 General Residential land in southern Katoomba

The site comprises the following street addresses and Lot and DP numbers:

Street Address	Lot	Section	DP Numbers
2 Apex Street, Katoomba	1, 6, 7, 8, 9	N/A	DP4824

2 Apex Street, Katoomba	1	N/A	DP1091191
2 Birdwood Avenue, Katoomba	18	N/A	DP666765
1 Coomonderry Street, Katoomba	C	N/A	DP165600
2 Coomonderry Street, Katoomba	B	N/A	DP415079
4 Echo Point Road, Katoomba	N/A	N/A	SP2143
6 Echo Point Road, Katoomba	N/A	N/A	SP5933
1 Goyder Avenue, Katoomba	13	N/A	DP301640
2 Goyder Avenue, Katoomba	3	N/A	DP7660
3 Goyder Avenue, Katoomba	1	N/A	DP300474
6 Goyder Avenue, Katoomba	4	N/A	DP7660
218 Katoomba Street, Katoomba	3	N/A	DP2061
218 Katoomba Street, Katoomba	12	N/A	DP861286
226 Katoomba Street, Katoomba	4	N/A	DP1167695
228 Katoomba Street, Katoomba	1 & 2	N/A	DP2226
234 Katoomba Street, Katoomba	N/A	N/A	SP74240
236 Katoomba Street, Katoomba	N/A	N/A	SP20160
240 Katoomba Street, Katoomba	N/A	N/A	SP40898
246 Katoomba Street, Katoomba	2	N/A	DP814826
254 Katoomba Street, Katoomba	1	N/A	DP7005
262 Katoomba Street, Katoomba	1	N/A	DP379740
264 Katoomba Street, Katoomba	A	N/A	DP304140
266 Katoomba Street, Katoomba	13	N/A	DP650463
268 Katoomba Street, Katoomba	A	N/A	DP338728
270 Katoomba Street, Katoomba	A	N/A	DP344492
272 Katoomba Street, Katoomba	B	N/A	DP344492
276 Katoomba Street, Katoomba	9	N/A	DP2103
278 Katoomba Street, Katoomba	1	N/A	DP7216
280 Katoomba Street, Katoomba	2	N/A	DP7216
282 Katoomba Street, Katoomba	3	N/A	DP7216
284 Katoomba Street, Katoomba	4	N/A	DP7216
286 Katoomba Street, Katoomba	1	N/A	DP900187
288 Katoomba Street, Katoomba	105	N/A	DP656422
290 Katoomba Street, Katoomba	1	N/A	DP919960
292 Katoomba Street, Katoomba	1	N/A	DP3614
294 Katoomba Street, Katoomba	2	N/A	DP3614
296 Katoomba Street, Katoomba	3	N/A	DP3614
298 Katoomba Street, Katoomba	4	N/A	DP3614
300 Katoomba Street, Katoomba	5	N/A	DP3614
302 Katoomba Street, Katoomba	6	N/A	DP3614
304 Katoomba Street, Katoomba	8A	N/A	DP7659
306 Katoomba Street, Katoomba	7A	N/A	DP7659

308 Katoomba Street, Katoomba	6A	N/A	DP7659
310 Katoomba Street, Katoomba	5A	N/A	DP7659
312 Katoomba Street, Katoomba	A & B	N/A	DP346541
314 Katoomba Street, Katoomba	11 & 12	N/A	DP301640
316 Katoomba Street, Katoomba	1	N/A	DP938612
318 Katoomba Street, Katoomba	1	N/A	DP511149
320 Katoomba Street, Katoomba	2	N/A	DP511149
322 Katoomba Street, Katoomba	N/A	N/A	SP19322
326 Katoomba Street, Katoomba	1	N/A	DP116025
328 Katoomba Street, Katoomba	2	N/A	DP116025
330 Katoomba Street, Katoomba	1	N/A	DP522482
332 Katoomba Street, Katoomba	6	N/A	DP666768
334 Katoomba Street, Katoomba	7	N/A	DP666769
336 Katoomba Street, Katoomba	3	N/A	DP116026
338 Katoomba Street, Katoomba	A	N/A	DP374644
340 Katoomba Street, Katoomba	B	N/A	DP374644
342 Katoomba Street, Katoomba	A	N/A	DP101344
344 Katoomba Street, Katoomba	B	N/A	DP101344
346 Katoomba Street, Katoomba	A	N/A	DP313254
348 Katoomba Street, Katoomba	1, 2 & 4	N/A	DP348689
348 Katoomba Street, Katoomba	3	N/A	DP348529
348 Katoomba Street, Katoomba	B	N/A	DP103274
1 Kurrawan Road, Katoomba	N/A	N/A	SP17915
3 Lilianfels Avenue, Katoomba	1 & 2	N/A	DP1032537
5 Lilianfels Avenue, Katoomba	1278	N/A	DP1160196
58 Lurline Street, Katoomba	N/A	N/A	SP19179
60 Lurline Street, Katoomba	2	N/A	DP2227
61 Lurline Street, Katoomba	8	N/A	DP2061
61 Lurline Street, Katoomba	A	N/A	DP347237
62 Lurline Street, Katoomba	1	N/A	DP116087
63 Lurline Street, Katoomba	8	N/A	DP2226
64 Lurline Street, Katoomba	A	N/A	DP942344
65 Lurline Street, Katoomba	1	N/A	DP447822
66 Lurline Street, Katoomba	B	N/A	DP942344
67 Lurline Street, Katoomba	N/A	N/A	SP10795
68 Lurline Street, Katoomba	1	N/A	DP900750
69 Lurline Street, Katoomba	A	N/A	DP102414
70 Lurline Street, Katoomba	1	N/A	DP1006352
71 Lurline Street, Katoomba	1	N/A	DP210908
73 Lurline Street, Katoomba	2	N/A	DP210908
73 Lurline Street, Katoomba	B	N/A	DP381979

75 Lurline Street, Katoomba	1	N/A	DP116070
79 Lurline Street, Katoomba	N/A	N/A	SP49966
81 Lurline Street, Katoomba	1	N/A	DP900910
81 Lurline Street, Katoomba	5	N/A	DP668725
85 Lurline Street, Katoomba	1	N/A	DP934500
87 Lurline Street, Katoomba	1	N/A	DP116068
88 Lurline Street, Katoomba	1	N/A	DP217715
89 Lurline Street, Katoomba	1	N/A	DP132413
90 Lurline Street, Katoomba	3	N/A	DP217715
91 Lurline Street, Katoomba	2 & 3	N/A	DP1078390
92 Lurline Street, Katoomba	C	N/A	DP305461
93 Lurline Street, Katoomba	B	N/A	DP966408
94 Lurline Street, Katoomba	1	N/A	DP917800
95 Lurline Street, Katoomba	2	N/A	DP900666
96 Lurline Street, Katoomba	1	N/A	DP920205
97 Lurline Street, Katoomba	1	N/A	DP900666
98 Lurline Street, Katoomba	1	N/A	DP921572
99 Lurline Street, Katoomba	A	N/A	DP336803
100 Lurline Street, Katoomba	A	N/A	DP415079
101 Lurline Street, Katoomba	B	N/A	DP336803
102 Lurline Street, Katoomba	A	N/A	DP165600
103 Lurline Street, Katoomba	15	N/A	DP2181
104 Lurline Street, Katoomba	B	N/A	DP165600
105 Lurline Street, Katoomba	A	N/A	DP449617
106 Lurline Street, Katoomba	1	N/A	DP116058
107 Lurline Street, Katoomba	B	N/A	DP449617
110 Lurline Street, Katoomba	2	N/A	DP116058
112 Lurline Street, Katoomba	A	N/A	DP343549
113 Lurline Street, Katoomba	N/A	N/A	SP86919
114 Lurline Street, Katoomba	A	N/A	DP390138
116 Lurline Street, Katoomba	2	1	DP2410
118 Lurline Street, Katoomba	3	1	DP2410
119 Lurline Street, Katoomba	3	N/A	DP587030
120 Lurline Street, Katoomba	1	N/A	DP551073
120 Lurline Street, Katoomba	2	N/A	DP551073
121 Lurline Street, Katoomba	5	N/A	DP2103
122 Lurline Street, Katoomba	5	1	DP2410
123 Lurline Street, Katoomba	6	N/A	DP2103
124 Lurline Street, Katoomba	61	N/A	DP1212535
125 Lurline Street, Katoomba	7	N/A	DP2103
126 Lurline Street, Katoomba	A	N/A	DP303785

127 Lurline Street, Katoomba	A	N/A	DP348201
128 Lurline Street, Katoomba	8	1	DP2410
129 Lurline Street, Katoomba	2	N/A	DP367670
130 Lurline Street, Katoomba	A & B	N/A	DP102093
131 Lurline Street, Katoomba	A	N/A	DP331970
132 Lurline Street, Katoomba	A & B	N/A	DP330435
134 Lurline Street, Katoomba	A	N/A	DP317648
135 Lurline Street, Katoomba	1	N/A	DP104038
135 Lurline Street, Katoomba	1	N/A	DP104039
136 Lurline Street, Katoomba	B	N/A	DP333741
137 Lurline Street, Katoomba	1	N/A	DP936145
138 Lurline Street, Katoomba	A	N/A	DP966610
139 Lurline Street, Katoomba	105	N/A	DP665117
140 Lurline Street, Katoomba	C	N/A	DP396700
141 Lurline Street, Katoomba	1	N/A	DP302318
142 Lurline Street, Katoomba	6	N/A	DP656567
143 Lurline Street, Katoomba	12	N/A	DP656570
144 Lurline Street, Katoomba	D	N/A	DP334349
145 11Lurline Street, Katoomba	11	N/A	DP3614
146 Lurline Street, Katoomba	100	N/A	DP873954
147 Lurline Street, Katoomba	10	N/A	DP3614
148 Lurline Street, Katoomba	A	N/A	DP100214
149 Lurline Street, Katoomba	1	N/A	DP945941
150 Lurline Street, Katoomba	101	N/A	DP606828
151 Lurline Street, Katoomba	1	N/A	DP945940
153 Lurline Street, Katoomba	8	N/A	DP3614
154 Lurline Street, Katoomba	1	N/A	DP313997
155 Lurline Street, Katoomba	7	N/A	DP3614
156 Lurline Street, Katoomba	1	N/A	DP309696
157 Lurline Street, Katoomba	1	N/A	DP964175
158 Lurline Street, Katoomba	1	N/A	DP176708
158 Lurline Street, Katoomba	A	N/A	DP944954
159 Lurline Street, Katoomba	1	N/A	DP1042062
159 Lurline Street, Katoomba	2A	N/A	DP7659
160 Lurline Street, Katoomba	B	N/A	DP944954
161 Lurline Street, Katoomba	1A	N/A	DP7659
162 Lurline Street, Katoomba	1	N/A	DP116027
163 Lurline Street, Katoomba	5	N/A	DP7660
163 Lurline Street, Katoomba	6	N/A	DP7660
164 Lurline Street, Katoomba	1	N/A	DP317184
164 Lurline Street, Katoomba	1	N/A	DP305906

164 Lurline Street, Katoomba	6	N/A	DP666767
167 Lurline Street, Katoomba	2	N/A	DP225485
168 Lurline Street, Katoomba	5	N/A	DP4766
169 Lurline Street, Katoomba	1	N/A	DP225485
170 Lurline Street, Katoomba	B	N/A	DP314606
171 Lurline Street, Katoomba	27	N/A	DP2946
172 Lurline Street, Katoomba	A	N/A	DP314606
173 Lurline Street, Katoomba	N/A	N/A	SP22942
174 Lurline Street, Katoomba	1	N/A	DP864249
175 Lurline Street, Katoomba	10	N/A	DP801649
176 Lurline Street, Katoomba	2	N/A	DP4766
178 Lurline Street, Katoomba	A	N/A	DP339469
179 Lurline Street, Katoomba	1	N/A	DP329169
181 Lurline Street, Katoomba	1	N/A	DP116032
183 Lurline Street, Katoomba	2	N/A	DP116032
185 Lurline Street, Katoomba	22	N/A	DP2946
189 Lurline Street, Katoomba	1	N/A	DP120800
191 Lurline Street, Katoomba	1	N/A	DP104929
193 Lurline Street, Katoomba	A & B	N/A	DP346830
195 Lurline Street, Katoomba	19	N/A	DP2946
197 Lurline Street, Katoomba	A	N/A	DP304804
197 Lurline Street, Katoomba	B	N/A	DP304804
3 Merriwa Street, Katoomba	2	N/A	DP302826
5 Merriwa Street, Katoomba	50	N/A	DP877975
1 Oatley Avenue, Katoomba	B	N/A	DP390138
2 Oatley Avenue, Katoomba	B	N/A	DP343549
4 Oatley Avenue, Katoomba	1	N/A	DP328221
7 Penault Avenue, Katoomba	16	N/A	DP130849
2 Raymond Road, Katoomba	X	N/A	DP378558
4 Raymond Road, Katoomba	Y	N/A	DP378558
20 Waratah Avenue, Katoomba	A	N/A	DP381979
28 Waratah Avenue, Katoomba	1	N/A	DP935450
30 Waratah Avenue, Katoomba	1	N/A	DP168420
32 Waratah Avenue, Katoomba	1	N/A	DP1078390
42 Waratah Avenue, Katoomba	C	N/A	DP336803
47 Waratah Avenue, Katoomba	2	N/A	DP393044
49 Waratah Avenue, Katoomba	B	N/A	DP338728
62 Waratah Avenue, Katoomba	4	N/A	DP587030
64 Waratah Avenue, Katoomba	B	N/A	DP348201
66 Waratah Avenue, Katoomba	1	N/A	DP367670
66 Waratah Avenue, Katoomba	1	N/A	DP511323

67 Waratah Avenue, Katoomba	1	N/A	DP810883
67 Waratah Avenue, Katoomba	5	N/A	DP1145606
68 Waratah Avenue, Katoomba	1	N/A	DP663855
68 Waratah Avenue, Katoomba	B	N/A	DP331970
70 Waratah Avenue, Katoomba	C	N/A	DP331970
31 Warialda Street, Katoomba	2	N/A	DP379740
33 Warialda Street, Katoomba	1	N/A	DP393044

Site Description

The subject land comprises multiple allotments, located within the village of Katoomba, extending south to almost the escarpment edge.

During the standard instrument conversion, the subject sites were proposed to be zoned R1 General Residential with a minimum lot size of 720sqm. However, during the preparation of DLEP 2013 the minimum lot size for these sites was mistakenly omitted and the portion of the MLS map which correlated with the land zoned R1 General Residential was left blank. This was a technical error and was not intended. The land was deferred from the final standard instrument LEP in order to rectify this omission.

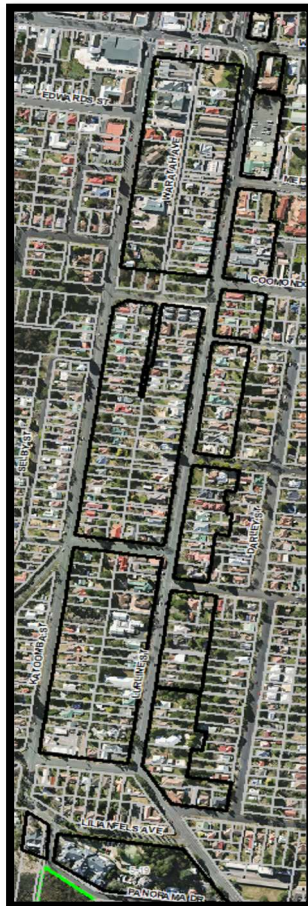


Figure 10: Site 10 – Multiple Lots – R1 General Residential land in South Katoomba

Control	Current Controls	Proposed Controls	Planning Proposal	Planning Proposal

		Draft LEP 2013	Proposed Controls	Proposed Controls Post Exhibition
Zoning	LEP 2005: Village - Tourist	Part: R1 General Residential; and E2 Environmental Conservation	Part: R1 General Residential; and E2 Environmental Conservation	Part: R1 General Residential; and E2 Environmental Conservation
Lot Size	720sqm	Mistakenly omitted	720sqm	720sqm
Height of Building	6.5m and 4.5m eaves 8m and 6.5 eaves	Part: 5.5m; 6.5m; and 8m	Part: 5.5m; 6.5m; and 8m	Part: 5.5m; 6.5m; and 8m
Floor Space Ratio	50% site cover 0.4:1	Part: 0.4:1; 0.5:1; and 0.8:1	Part: 0.4:1; 0.5:1; and 0.8:1	Part: 0.4:1; 0.5:1; and 0.8:1
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	K058 K098 K158 K122 K121 K119 K120 K156 K123 K125 K126 K127 K128 K129 K131 K130 K133 K135 K132 K139 K134 K141 K136 K142	K058 K098 K158 K122 K121 K119 K120 K156 K123 K125 K126 K127 K128 K129 K131 K130 K133 K135 K132 K139 K134 K141 K136 K142	K058 K098 K158 K122 K121 K119 K120 K156 K123 K125 K126 K127 K128 K129 K131 K130 K133 K135 K132 K139 K134 K141 K136 K142	K058 K098 K158 K122 K121 K119 K120 K156 K123 K125 K126 K127 K128 K129 K131 K130 K133 K135 K132 K139 K134 K141 K136 K142

	K137 K138 K143 K144 K155 K145 K146 K140 K147 K148 K149 K038 K043 K007	K137 K138 K143 K144 K155 K145 K146 K140 K147 K148 K149 K038 K043 K007	K137 K138 K143 K144 K155 K145 K146 K140 K147 K148 K149 K038 K043 K007	K137 K138 K143 K144 K155 K145 K146 K140 K147 K148 K149 K038 K043 K007
Lot Averaging Map	N/A	N/A	N/A	N/A
Riparian Lands and Watercourses	N/A	N/A	N/A	N/A
Scenic and Landscape Values	Part: Protected Area – Escarpment Area	Part: Protected Area – Escarpment Area	Part: Protected Area – Escarpment Area	Part: Protected Area – Escarpment Area
Built Character	VT-KA01 VT-KA02	R1 – KA08 R1 – KA07 R1 – KA18 Period Housing	R1 – KA08 R1 – KA07 R1 – KA18 Period Housing	R1 – KA08 R1 – KA07 R1 – KA18 Period Housing
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	N/A	N/A	N/A	N/A
Natural Resources – Land Map	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area	N/A Omitted in error – subject to future amendment	N/A Omitted in error – subject to future amendment

Post Exhibition Amendments

Council resolved on 4 September 2014 to increase the building height from 5.5m to 8m at 3 Lilianfels Avenue, Katoomba (Echo's Guest House). During exhibition the maps were incorrectly exhibited at 5.5m. This has been corrected in the final maps.

Department comment

While amending this error will result in a slight intensification of the development potential on the site, the lower building height was mapped in error and the 8.5m building height has been endorsed by Council. Further, this site is substantially

developed with a two-storey boutique guesthouse. Due to the minor nature of the amendment and its intent to improve the accuracy of the amendment, it is recommended this amendment is supported.

11. Multiple Lots - R1 General Residential land in central Katoomba

The site comprises the following street addresses and Lot and DP numbers:

Street Address	Lot	DP Numbers
10 Civic Place, Katoomba	2	DP848603
2 Gang Gang Street, Katoomba	51	DP846605
1 Penault Avenue, Katoomba	12	DP4824
5 Penault Avenue, Katoomba	B	DP329845
7 Penault Avenue, Katoomba	15	DP130849

Site Description

The subject land comprises multiple allotments in two groupings, located within the village of Katoomba, and is referred to as the Katoomba Central Precinct. One of the groupings is located on the southern side of the Great Western Highway and the Western Railway line, at the northern end of Katoomba Street. The other grouping is located directly across the Great Western Highway, to the north.

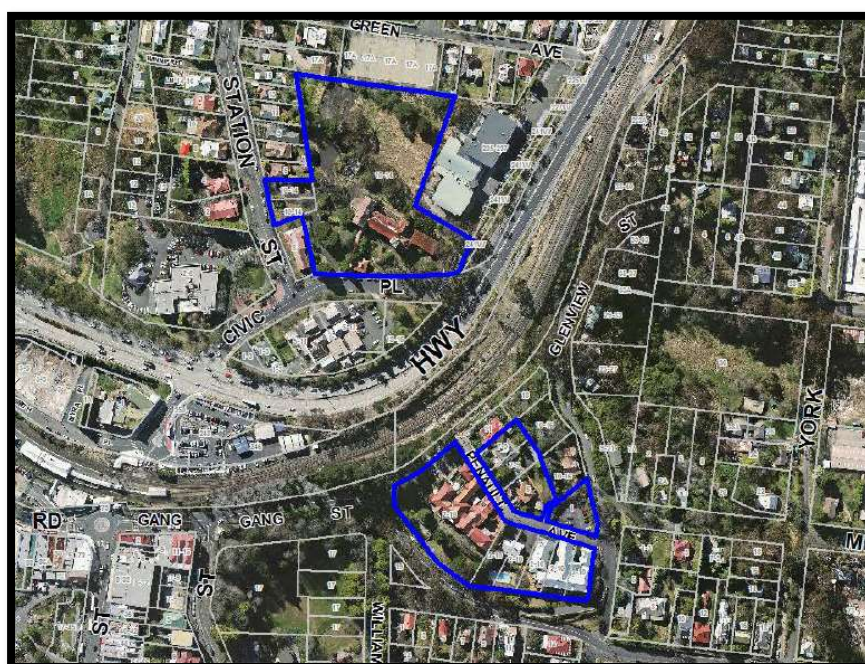


Figure 11: Site 11 – Multiple Lots – R1 General Residential land in central Katoomba

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition

Zoning	LEP 2005: Village – Housing (site north of GWH) LEP 2005: Village – Tourist (site south of GWH)	R1 General Residential	R1 General Residential	R1 General Residential
Lot Size	720sqm	Mistakenly omitted	720sqm	720sqm
Height of Building	8m and 6.5m at eaves 13m and 12m at eaves	I – 8m (north of GWH); and N – 13M (south of GWH)	I – 8m (north of GWH); and N – 13M (south of GWH)	I – 8m (north of GWH); and N – 13M (south of GWH)
Floor Space Ratio	0.8:1 50% site coverage	0.7:1 0.4:1 0.8:1	F – 0.4:1 (north of GWH); and J – 0.7:1 (south of GWH)	F – 0.6:1 (north of GWH); and J – 0.8:1 (south of GWH)
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	State Heritage Item K022 Renaissance Centre Local items KO52 Anita Villa Nursing Home; and KO65 Transport Corridor	State Heritage Item K022 Renaissance Centre Local items KO52 Anita Villa Nursing Home; and KO65 Transport Corridor	State Heritage Item K022 Renaissance Centre Local items KO52 Anita Villa Nursing Home; and KO65 Transport Corridor	State Heritage Item K022 Renaissance Centre Local items KO52 Anita Villa Nursing Home; and KO65 Transport Corridor
Lot Averaging Map	N/A	N/A	N/A	N/A
Riparian Lands and Watercourses	LEP 2005: Protected Area – Water Supply Catchment	N/A	N/A	N/A
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	VH-KA04; and VT-KA03	R1 – KA09; and R3 – KA12	R1 – KA09; and R3 – KA12	R1 – KA09; and R3 – KA12
Active Street Frontages	N/A	N/A	N/A	N/A

Natural Resources – Biodiversity	N/A	N/A	N/A	N/A
Natural Resources – Land Map	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint area

Post Exhibition Amendments

The following change is proposed for one site within this precinct: 2 – 10 Apex Street and 1 – 9 Penault Avenue, Katoomba (Mountain Heritage Hotel and surrounding properties):

- increase FSR from 0.4:1 to 0.6:1 fronting Penault Street; and
- increase FSR from 0.7:1 to 0.8:1 on the part of the site containing the existing Mountain Heritage building.

DLEP2013 – During the standard instrument conversion, the subject sites were proposed to be zoned R1 General Residential with a minimum lot size of 720sqm. However, during the preparation of the DLEP 2013 the minimum lot size for these sites was mistakenly omitted and the portion of the MLS map which correlated with the land zoned R1 General residential was left blank. This was a technical error and was not intended. The land was deferred from the final standard instrument LEP in order to rectify this omission.

PP – A floor space ratio (FSR) of part 0.4:1 and 0.6:1 and maximum height of buildings (HOB) of part 8m and 13m were proposed and exhibited for this site. These controls are a translation of the FSR and HOB provisions under LEP 1991 and LEP 2005, which were consistently applied to R1 zoned land across the LGA under the Standard Instrument BMLEP 2015.

Post PP – A submission received from the land owner of 2– 10 Apex Street and 1 – 9 Penault Avenue, Katoomba (Mountain Heritage Hotel) put forward a number of arguments for increased height and density on the site. In response to this submission the sites were reviewed and Council found it reasonable to increase the FSR from 0.7:1 to 0.8:1 for of 2– 10 Apex Street and 1 – 9 Penault Avenue, Katoomba. For the part of the site fronting Penault Avenue and Glenview Street the FSR was increased from 0.4:1 to 0.6:1. The changes have been made in response to the sites location and take into consideration the surrounding lower scale development, slope constraint, visual prominence and historical significance.

Department Comment

The controls for this site were reviewed in response to community submissions and upon review, Council planning officers determined that there was merit in increasing the FSR. The increases are generally minor, consistent with the location of the land on the edge of the Katoomba town centre and potential future uses of these sites and are recommended to be supported.

12. 22 Denison Road and 19 Davidson Road, Leura

The site comprises the following street addresses and Lot and DP numbers:

Street Address	Lot	Section	DP Numbers
19 Davidson Road, Leura	16	N/A	DP656590
19 Davidson Road, Leura	32	A	DP5869
22 Davidson Road, Leura	18	N/A	DP734867

Site Description

The subject site comprises three allotments on the northern fringe of the village of Leura. Two allotments are north of Davidson Road and one allotment is located to the south of Davidson Road. Land to the north of the site is zoned E2 Environmental Conservation and comprises low density residential development. Land to the east and west is zoned E4 Environmental Living and also comprises low density residential development.

19 Davidson Road

The two allotments to the north are known as 19 Davidson Road, Leura. The subject land is approximately one hectare in size and comprises two privately owned allotments. The site comprises a dwelling house and is largely vegetated.

22 Davidson Road

The land south of Davidson Road is known as 22 Denison Road, Leura. The site is approximately 2 hectares and is developed with a church and at-grade parking. The site comprises a large portion of natural vegetation.



Figure 12: Site 12 – 22 Denison Street and 19 Davidson Street, Leura

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	Part: LEP 1991: Residential Bushland Conservation; Part LEP 2005 Environmental Protection – Open Space	Part: E2 Environmental Conservation; and E4 Environmental Living	Part: E2 Environmental Conservation; E4 Environmental Living; and SP1 Places of public worship	Part: E2 Environmental Conservation; E4 Environmental Living; and SP1 Places of public worship Reduction in portion of site to be zoned E2 and an increase in land to be zoned SP1
Lot Size	8 lots per hectare minimum subdivision	Part: 1200sqm; No provision on land zoned E2	Part: 1200sqm; No provision on land zoned E2 Extent of Area with no MLS has increased as E2 zoned land increased	Part: 1200sqm; No provision on land zoned E2 Increase in mapped MLS extent as land zoned E2 (no MLS provision) was reduced.
Height of Building	Part: 8m and 6.5m at the eaves No provision	8m	8m	8m
Floor Space Ratio	N/A	N/A	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	N/A	N/A	N/A	N/A
Lot Averaging Map	8 lots/hectare	Area F: Clause 4.1E, 4.1F	N/A Provision inadvertently omitted	N/A Provision inadvertently omitted

Riparian Lands and Watercourses	N/A	N/A	N/A	N/A
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	Part: Protected Area – Ecological Conservation Area	Part: Protected Area – Vegetation Constraint Area	Part: Protected Area – Ecological Buffer Area	Part: Protected Area – Ecological Buffer Area Extend of buffer expanded
Natural Resources – Land Map	Part: Protected Area – Slope Constraint	Part: Protected Area – Slope Constraint	Part: Protected Area – Slope Constraint Mapped extent reduced	Part: Protected Area – Slope Constraint Consistent with Planning proposal

Post Exhibition Amendments

A review of the vegetation on the site was undertaken. The review has resulted in a reduction of land zoned E2 Environmental Conservation to accurately reflect the vegetation on the site. This has resulted in a small increase in the land proposed to be zoned E4 Environmental Living and SP1 Special Activities (Places of Public Worship).

Where the E2 Environmental Conservation zoning was removed environmental provisions that apply to development of land in the E4 and SP1 zone have been applied to the relevant maps and accounts for the increase in the expansion of the Protected Area - Ecological Buffer Area on the Natural Resources Biodiversity Map.

Council Justification

22 Dension Street is developed with a church on 23 October 2014 Council resolved to rezone places of public worship currently located in the E4 Environmental Living zone to be rezoned SP1 Special Activities.

A review of the vegetation on site found the area adjacent to the eastern boundary was not scheduled vegetation. As there were no site characteristics to support the application of the E2 Environmental Conservation zoning in this location, the zoning map has been amended with SP1 Special Activities and E4 Environmental Living. The Minimum Lot Size map and the Natural Resources Biodiversity map have been amended accordingly.

Department comment

The amendments are in response to a review of the vegetation on site, which identified some of the site does not contain significant vegetation. As a result, the more restrictive E2 Environmental Conservation zoning has been removed and replaced with zoning consistent with the zoning on the remainder of the site. Overall this amendment affects a small portion of the site and is consistent with the sites attributes. It is recommended this amendment be supported.

13. Multiple Lots - R1 General Residential land in Leura

The site comprises the following street addresses and Lot and DP numbers:

Street Address	Lot	Section	DP Numbers
10 Britain Street, Leura	A	N/A	DP354178
12 Britain Street, Leura	20	N/A	DP601662
4 Craigend Steet, Leura	B	N/A	DP362668
0 Great Western Highway	2	N/A	DP4309
0 Great Western Highway	3	N/A	DP663738
2 Great Western Highway	45, 46, 47, 48	N/A	DP1052149
8 Great Western Highway	44	N/A	DP1052149
12 Great Western Highway	43	N/A	DP1052149
14 Great Western Highway	42	N/A	DP1052149
16 Great Western Highway	41	N/A	DP1052149
31 Great Western Highway	26 & 27	N/A	DP1052149
35 Great Western Highway	1 & 2	1	DP4300
35 Great Western Highway	24 & 25	N/A	DP1052149
43 Great Western Highway	12 & 13	N/A	DP1163732
43 Great Western Highway	30 & 31	N/A	DP1178632
55 Great Western Highway	33	N/A	DP1178632
57 Great Western Highway	32	N/A	DP1178632
62 Great Western Highway	B	N/A	DP344611
65 Great Western Highway	23	N/A	DP1052149
87 Great Western Highway	PTB	N/A	DP329843
100 Leura Mall, Leura	N/A	N/A	SP70831
117 Leura Mall, Leura	1 & 4	N/A	DP4309
117 Leura Mall, Leura	176	N/A	DP751627
117 Leura Mall, Leura	A	N/A	DP344611
118 Leura Mall, Leura	2	N/A	DP1056476
192 Leura Mall, Leura	3, 4 & 5	N/A	DP7400
196 Leura Mall, Leura	1 & 2	N/A	DP7400
198 Leura Mall, Leura	1	N/A	DP201282
203 Leura Mall, Leura	20	N/A	DP1076123
206 Leura Mall, Leura	33	N/A	DP1032310

212 Leura Mall, Leura	2	N/A	DP32229
214 Leura Mall, Leura	B, C & D	N/A	DP309895
220 Leura Mall, Leura	10	N/A	DP1235340
225 Leura Mall, Leura	1	N/A	DP918885
226 Leura Mall, Leura	PTA	N/A	DP362668
227 Leura Mall, Leura	1	N/A	DP650035
229 Leura Mall, Leura	2	N/A	DP508778
137 Megalong Street, Leura	1	N/A	DP174919

Site Description

The site comprises multiple lots adjacent to the intersection of the Great Western Highway, Leura Mall and an area fronting Leura Mall, south of Megalong Street.

During the standard instrument conversion, the subject sites were proposed to be zoned R1 General Residential with a minimum lot size of 720sqm. However, during the preparation of BMDLEP 2013 the minimum lot size for these sites was mistakenly omitted and the portion of the MLS map which correlated with the land zoned R1 General residential was left blank. This was a technical error and was not intended. The land was deferred from the final standard instrument LEP in order to rectify this omission.

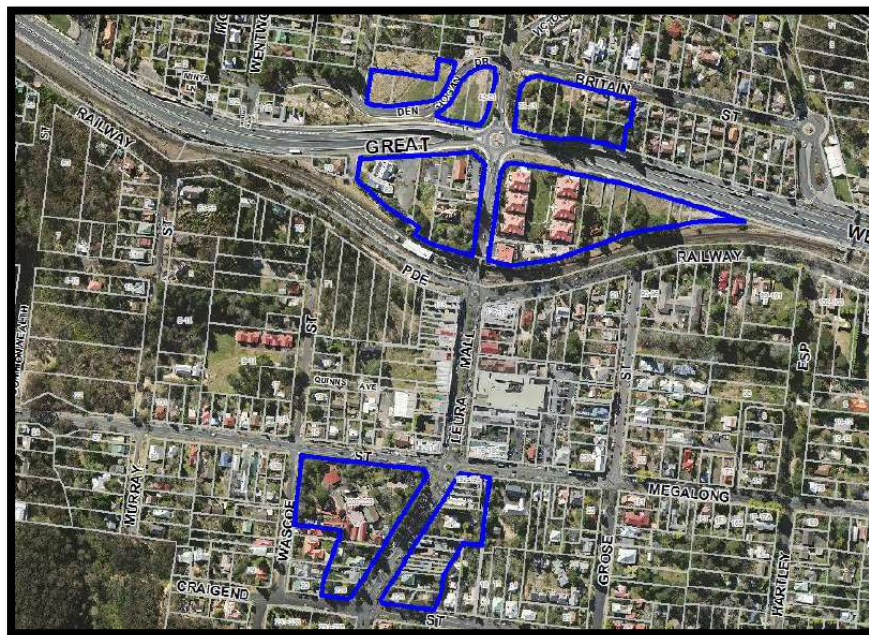


Figure 13: Site 13 – R1 General Residential land in Leura

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition

Zoning	LEP 2005: Village Tourist	R1 General Residential	R1 General Residential	R1 General Residential
Lot Size	720sqm	No MLS	720sqm	720sqm
Height of Building	8m and 6.5m at eaves 12m and 7.5m at site boundary	Part: 8m; and 9m	Part: 8m; 9m; and 12m	Part: 8m; 9m; and 12m
Floor Space Ratio	50% site cover 40% site cover	0.6:1 0.4:1	Part: 0.4:1; 0.6:1; and 1;1	Part: 0.4:1; 0.6:1; and 1;1
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	Local items:	Local Items: LA093 LA088 LA080 LA028 LA026 LA013 LA008 LA012 <u>LA081</u>	Local Items: LA093 LA088 LA080 LA028 LA026 LA013 LA008 LA012 <u>LA081</u>	Local Items: LA093 LA088 LA080 LA028 LA026 LA013 LA008 LA012 LA081
Lot Averaging Map	N/A	N/A	N/A	N/A
Riparian Lands and Watercourses	LEP 2005: Protected Area – Water Supply Catchment	N/A	N/A	N/A
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	LEP 2005: Accessible Housing Area: VT- LE01; and VT_LE02	Part: R1 – LE02; R1 – LE03; and Period Housing Area	Part: R1 – LE02; R1 – LE03; and Period Housing Area	Part: R1 – LE02; R1 – LE03; and Period Housing Area
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	N/A	N/A	N/A	N/A

Natural Resources – Land Map	Part: LEP 2005: Protected Area – Slope Constraint	Part: Protected Area- Slope Constraint Area	Part: Protected Area- Slope Constraint Area	Part: Protected Area- Slope Constraint Area
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Post Exhibition Amendments

This site was not subject to any post exhibition amendments.

14. 23 Farnham Avenue, Wentworth Falls

The site comprises the following street address and Lot and DP numbers:

Street Address	Lot	DP Numbers
23 Farnham Ave, Wentworth Falls	1719	DP1077623

Site Description

The site is privately owned and is located on the northern fringe of the township of Wentworth Falls.

The property is approximately 2400sqm in size and is comprised a dwelling and landscaping.



Figure 14: Site 14 – 23 Farnham Avenue, Wentworth Falls

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	Part: LEP 1991: Environmental Protection (Acquisition); LEP 2005 Living Bushland Conservation	E4 Environmental Living	Part: E2 Environmental Conservation; and E4 Environmental Living	Part: E2 Environmental Conservation; and E4 Environmental Living
Lot Size	1200sqm	1200sqm	Part: 1200sqm for part zoned E4; and No provision for land zoned E2	Part: 1200sqm for part zoned E4; and No provision for land zoned E2
Height of Building	8m and 6.5m at eaves	8m	8m	8m
Floor Space Ratio	30% site cover	N/A	N/A	N/A
Land Reservation Acquisition Map	Acquisition over the land in zone Environmental Protection	N/A	N/A	N/A
Heritage	N/A	N/A	N/A	N/A
Lot Averaging Map	N/A		Part: Area G: Clause 4.1F for land zoned E4; and No provision for land zoned E2	Part: Area G: Clause 4.1F for land zoned E4; and No provision for land zoned E2
Riparian Lands and Watercourses	N/A	N/A	N/A	N/A
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	N/A	N/A	N/A	N/A

Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	N/A	Part: Protected Area – Vegetation Constraint Area for portion of land previously zoned LEP 1991 Environmental Protection (Acquisition)	N/A	N/A
Natural Resources – Land Map	Part: LEP 2005: Protected Area – Slope Constraint	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area reduction in portion of site to be protected	Part: Protected Area – Slope Constraint Area Part of site to be identified as Slope constrained is consistent with proposal

Post Exhibition Amendments

This site was not subject to any post exhibition amendments.

15. 60 Claines Crescent, Wentworth Falls

The site comprises the following street address and Lot and DP numbers:

Street Address	Lot	Section	DP Numbers
60 Claines Crescent, Wentworth Falls	11 & 12	F	DP9136

Site Description

The privately-owned site comprises two lots and is 3500sqm in size. The subject site is located on the northern fringe of the township of Wentworth Falls.

The site is currently undeveloped and vegetated. There is no physical access to the site as Claines Crescent is undeveloped in this location.



Figure 15: Site 15 – 60 Claines Crescent, Wentworth Falls

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	LEP 1991: Environmental Protection (Acquisition)	E4 Environmental Living	E2 Environmental Conservation	E2 Environmental Conservation
Lot Size		N/A	N/A	N/A
Height of Building	N/A	N/A	N/A	N/A
Floor Space Ratio	N/A	N/A	N/A	N/A
Land Reservation Acquisition Map	Environmental Protection (Acquisition)	N/A	RE1 Local Open Space	RE1 Regional Open Space
Heritage	N/A	N/A	N/A	N/A

Lot Averaging Map	N/A	N/A	N/A	N/A
Riparian Lands and Watercourses	N/A	N/A	N/A	N/A
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	N/A	Protected Area – Ecological Constraint Area	N/A	N/A
Natural Resources – Land Map	N/A	N/A	N/A	N/A

Post Exhibition Amendments

PP – The subject sight was incorrectly identified on the Land Reservation and Acquisition Map - LRA_002H as being zoned 'RE1 Local Open Space', however, the land is proposed to be zoned E2 Environmental Conservation and the map label should read 'E2 Environmental Conservation Open Space'.

This post exhibition amendment was endorsed by the Blue Mountains General Manger on 4 January 2017 (**Attachment X**).

Council Justification

A minor typographical error was identified on the Land Reservation and Acquisition Map (LRA_002H). The site notation incorrectly identified the site as bein "RE1 Local Open Space', however, since the site is zoned E2 Environmental Conservation, the correct notation should identify the site as 'E2 Environmental Conservation Open Space'.

Department comment

The amendment is minor in nature and seeks to correct a mapping anomaly. The post exhibition change has been endorsed by the General Manager of the Blue Mountains and is supported.

16. 30 – 32 Yester Road, Wentworth Falls

The site comprises the following street address and Lot and DP numbers:

Street Address	Lot	DP Numbers
30 Yester Road, Wentworth Falls	2	DP564412

Site Description

The site is located approximately 600m from the Great Western Highway and is about 2.5km south east of the village of Wentworth Falls.

The land is privately owned is 2.1 hectares in size and comprises a dwelling, ancillary buildings and has mature trees in a park like setting.

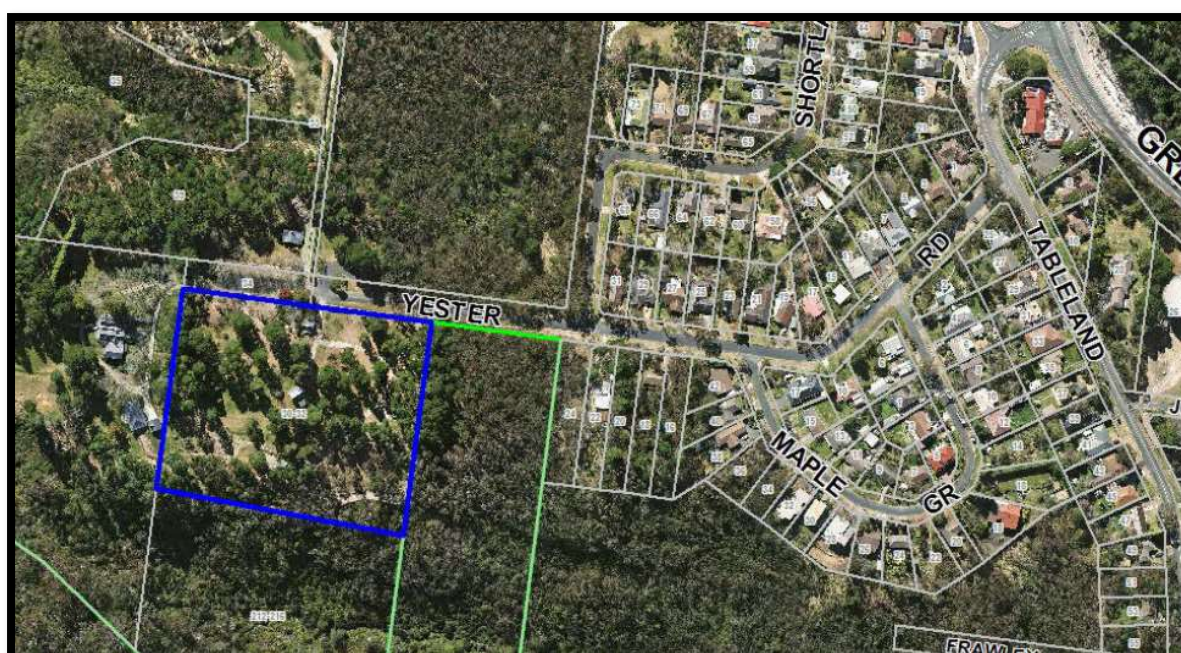


Figure 16: Site 16 – 30 – 32 Yester Road, Wentworth Falls

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	Part: LEP 1991: Residential Bushland Conservation (no subdivision); and Environmental Protection	Part: E4 Environmental Living; and E2 Environmental Conservation	Part: E4 Environmental Living; and E2 Environmental Conservation	Part: E4 Environmental Living; and E2 Environmental Conservation

Lot Size	No subdivision	1200sqm	Part: 10ha for land zoned E4 No MLS for E2 zoned land	Part: 10ha for land zoned E4 No MLS for E2 zoned land
Height of Building	Single storey	5.5m	5.5m	5.5m
Floor Space Ratio	N/A	N/A	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	N/A	N/A	N/A	N/A
Lot Averaging Map	N/A	N/A	N/A	N/A
Riparian Lands and Watercourses	N/A	N/A	N/A	N/A
Scenic and Landscape Values	LEP 1991: Protected Area - Escarpment	N/A	N/A	Part: Protected Area – Escarpment on portion of land zoned E4
Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	N/A	N/A	N/A	N/A
Natural Resources – Land Map	N/A	N/A	N/A	Part: Protected Area – Slope Constraint Area

Post Exhibition Amendments

This site was not subject to any post exhibition amendments.

17. 73 – 77 Queens Road, Lawson

The site comprises the following street address and Lot and DP numbers:

Street Address	Lot	DP Numbers
73 Queens Road, Lawson	1	DP1095994

Site Description

The site is located east of the village of Lawson and the subject land is intersected by Roberts Road.

The site is approximately 1 hectare in size and comprises a dwelling and ancillary buildings. A drainage line is located to the east of the house and behind the drainage line the site comprises vegetation and cleared land.



Figure 17: Site 17 – 73 – 77 Queens Road, Lawson

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	Part: LEP 1991; Residential - Bushland Conservation; and Bushland Conservation	Part: E2 Environmental Conservation; E3 Environmental Management; and E4 Environmental Living	Part: E2 Environmental Conservation; and E3 Environmental Management;	Part: E2 Environmental Conservation; and E3 Environmental Management;

Lot Size	Part: No subdivision; and 8/ha	Part: 1200sqm; and 30 ha	Part: 30 ha; and No MLS provision over E2 zoned land	Part: 1200sqm; and 30 ha Consistent with what was proposed under DLEP 2013
Height of Building	Part: 8m and 6.5 at eaves; and no provision	8m	8m	8m
Floor Space Ratio	N/A	N/A	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	N/A	N/A	N/A	N/A
Lot Averaging Map	8/ha	Part: Area F: Clause 4.1E, 4.1F	Part: Area F: Clause 4.1E, 4.1F	No provision – omitted in error
Riparian Lands and Watercourses	N/A	N/A	N/A	N/A
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity				Part: Protected Area – Vegetation Constraint Area; and Protected Area – Ecological Buffer Area
Natural Resources – Land Map		Part: Protected Areas – Slope Constraint	Part: Protected Areas – Slope Constraint	Part: Protected Areas – Slope Constraint

			Reduction in the mapped Area	Mapped area is consistent with the planning proposal
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Post Exhibition Amendments

The revised proposal states the site was not subject to any post exhibition amendments, however a comparison of the controls on the site indicate there is a discrepancy between the exhibited MLS and the MLS in the post exhibition amendment (refer to Figures 18 and 19 below). The post exhibition proposal does not include an explanation for this post exhibition amendment.

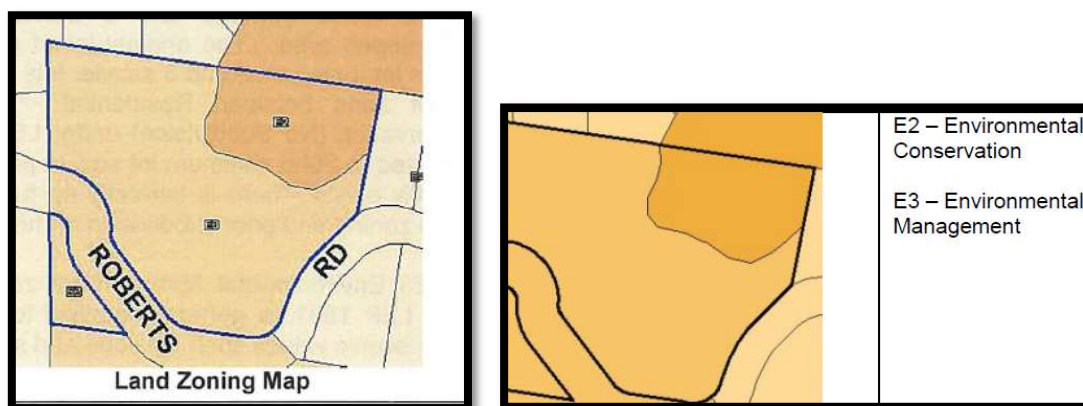


Figure 18: Planning Proposal zoning (left) and Post Exhibition Planning Proposal (right)

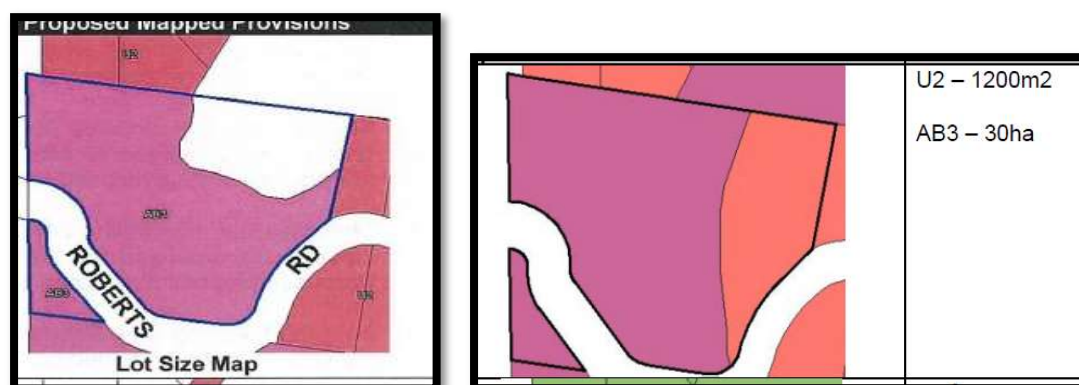


Figure 19: Planning Proposal MLS (left) and Post Exhibition Planning Proposal MLS (right)

Council Justification

Council advised that the site should have a MLS of 30ha and no minimum lot size as was exhibited, however the map has been changed in error post exhibition and was subsequently endorsed by Council.

Department comment

Council officers have advised that an error was made in the presentation of the map, it was not Council's intention to apply a MLS of 1200sqm. Consequently, the Department has made the amendment to the map tile.

18. 'Stratford' – 4 – 8 San Jose Ave, Lawson

The site comprises the following street addresses and Lot and DP numbers:

Street Address	Lot	Section	DP Numbers
4 San Jose Avenue, Lawson	1, 4, 5 & 6	A	DP1383
4 San Jose Avenue, Lawson	1	N/A	DP114406

Site Description

The site is located on the northern side of the Great Western Highway and Western Railway Line, adjacent to the Lawson Railway Station and is approximately 300m from Lawson Town Centre and train station.

The site is made up of five adjoining lots and has a site area of approximately 1.36 hectares. The site previously housed the Stratford School which was destroyed by fire and subsequently demolished, the only remaining structure associated with the Stratford School is a tower located on the southern boundary of the site. The remainder of the subject land is generally vacant.

The site is identified as being in Heritage Conservation Area LN030 and is identified as a local heritage item LN018 in association with the Stratford Girls School.



Figure 20: Site 18 – 'Stratford' 4 – 8 San Jose Avenue, Lawson

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	Part: LEP 2005: Village Housing; Living Bushland Conservation; and	Part: R3 Medium Density; E2 Environmental Conservation; and	Part: R3 Medium Density; E2 Environmental Conservation; and	Part: R3 Medium Density; E2 Environmental Conservation; and

	Environmental Protection – Private	E4 Environmental Living	E4 Environmental Living	E4 Environmental Living Change to the mapped extend of the R3 zoned land
Lot Size	Part: 720sqm; and 1200sqm	Part: 720sqm; and 1200sqm	Part: 720sqm; 1200sqm; and No provision for land zoned E2	Part: 720sqm; 1200sqm; and No provision for land zoned E2
Height of Building	Part: 8m and 6.5 at eaves; and 6,5m and 4.5m at eaves	8m	8m	9m
Floor Space Ratio	Part: 0.6:1; and 30% (variable)	Part: 0.35:1; and 0.6:1	Part: 0.35:1; and 0.6:1	Part: 0.35:1; and 0.6:1
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	Heritage Conservation Precinct - LN030 – San Jose Avenue and Badgerys Crescent Cottages Conservation Area; Local: LN018 Stratford Girls' School	Heritage Conservation Precinct - LN030 Conservation Area – Precinct of Cottages; Local: LN018 Stratford Girls' School	Heritage Conservation Precinct - LN030 Conservation Area – Precinct of Cottages; Local: LN018 Stratford Girls' School	Heritage Conservation Precinct - LN030 Conservation Area – Precinct of Cottages; Local: LN018 Stratford Girls' School
Lot Averaging Map	N/A	Part: Area G: Clause 4.1F	Part: Area G: Clause 4.1F	Part: Area G: Clause 4.1F
Riparian Lands and Watercourses	N/A	N/A	N/A	N/A
Scenic and Landscape Values	N/A	N/A	N/A	N/A

Built Character	Part: VH-LA01	Part: R3-LA02	Part: R3-LA02	Part: R3-LA02
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	N/A	N/A	N/A	N/A
Natural Resources – Land Map	Part: LEP: 2005 Protected Area – Slope Constraint	Part: Protected Area -Slope Constraint	Part: Protected Area -Slope Constraint	Part: Protected Area -Slope Constraint

Post Exhibition Amendments

The following changes is proposed for this site:

- increase in the portion of the site to be zoned R3 Medium Density and reduction of land to be zoned E2 Environmental Conservation;
- adjusting the minimum lot size, floor space ratio, built character Lawson Precinct R3 – LA02 provisions accordingly.

DLEP 2013 – The site comprises five lots. The northern part of the site comprising three allotments is proposed to be zoned E4 with a MLS of 1200sqm. The two southern allotments are proposed to be zoned part E2, E4 and R3 with a minimum lot size of part 720sqm. During the Standard Instrument Conversion, Council tried to avoid having more than one MLS per allotment, hence the provision of the one MLS over the two southern allotments, despite the E2 and E4 environmental zonings. Additionally, a minimum lot size of 720sqm was proposed on this land due to the sites location within 300m of Lawson Village and train station.

The owners made a submission during the exhibition of DLEP 2013 requesting the zone, minimum lot size, slope, floor space ratio and building height be reviewed. Council resolved to retain the zones, amend the building height to 9m increase the FSR for the R3 zoned portion of the site to 0.6:1 and retain the protected Area – Slope Constraint Area. However, the site was deferred to allow a review of the minimum lot size.

PP – The provisions proposed under DLEP 2013 were reviewed in response to a submission from the land owner. In response to this review the proposed E4 zoning and MLS of 1200sqm for the three lots in northern part of the site were found to be consistent with the like for like transfer approach taken as part of the Standard Instrument Conversion and that the sites characteristics were consistent with these proposed provisions and the controls proposed under DLEP 2013 were retained.

The two southern lots were also reviewed and the MLS has been revised. The southern lots are now proposed have a split MLS:

- 1200sqm for the E4 zoned portion;
- no provision for the E2 zoned portion; and

- 720sqm for the portion of the lots proposed to be zoned R3.

Post Exhibition PP - The land owners made a further submission during the exhibition of Amendment 1, outlining the following concerns:

- The land has been downzoned from the original 2C1 zone under LEP 4 and LEP 2005 zones are not consistent with the former s117 Directions (now referred to as s9.1 Directions).
- The land is suitable for higher density residential development;
- The slope identified on the land is incorrect and provides a survey;
- The setbacks, floor space ratio and minimum lot size are unreasonable;
- Council has not taken into consideration previous submissions; and
- Notes inaccuracies in the historical evidence which was used for the purpose of precinct based planning.

Council Justification

As a result, the extent of the land to be zoned R3 Medium Density Residential was expanded, and corresponding map provisions including floor space ratio, minimum lot size and the Lawson village precinct R3 – LA02 were amended accordingly. The corresponding map amendments were only extensions of the proposed controls and did not involve further intensification of these planning provisions.

Council also noted that while the amendment involves a reduction in the area of land to be zoned E2 Environmental Conservation, the removal of the zone will be replaced with an extended area mapped as Protected Area – Slope Constraint Area to recognise the physical constraints on this site.

Department Comment

The proposed changes are minor, in response to a submission and a review undertaken by Council, however, as the changes will result in the intensification of development on the site, consideration should be given to whether the proposal should be re-exhibited.

The extension of R3 zoning is minor, the physical characteristics on the site will continue to be recognised through the mapped Protected Area layer and given the sites proximity to services and transport the extension of the R3 zoning allows a balance between development and the environmental factors. It is recommended the amendments are supported.

19. 173 Valley Road, Hazelbrook

The site comprises the following street address and Lot and DP numbers:

Street Address	Lot	DP Numbers
173 Valley Road, Hazelbrook	2	DP792278

Site Description

The subject site is a 67-hectare single parcel of land located at the southern end of Valley Road, south of the village of Hazelbrook. The site adjoins the National Park on the southern boundary.

The land is privately owned, is largely undeveloped with extensive areas of native vegetation, rock outcrops, steep land and comprises three watercourses and two dams.

The site comprises ancillary structures and some areas that are cleared or with non-continuous vegetation that may be suitable for development. The primary access to the property is from Valley Road, however the eastern part of the land can be accessed from Park Road, Woodford.



Figure 21: Site 19 – 173 Valley Road, Hazelbrook

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	Part: LEP 2005: Living - Bushland Conservation; LEP 2005: Environmental Protection – private; and Road	Part: E2 Environmental Conservation; and E4 Environmental Living	Part: E2 Environmental Conservation; and E4 Environmental Living	Part: E2 Environmental Conservation; and E4 Environmental Living
Lot Size	1200sqm	1200sqm	Part: 3000sqm; and Part no provision for land zoned E2	Part: 3000sqm; and Part no provision for land zoned E2
Height of Building	8m and 6.5m at eaves	8m	8m	8m
Floor Space Ratio	30% variable	N/A	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	N/A	N/A	N/A	N/A
Lot Averaging Map	N/A	Part: Area G – clause 4.1F	Part: Area G – clause 4.1F	Part: Area G – clause 4.1F
Riparian Lands and Watercourses	LEP 2005: Protected Area – Ecological Buffer	Part: Protected Area – Watercourses	Part: Protected Area - Watercourses	Part: Protected Area –Watercourses
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A

Natural Resources – Biodiversity	Part: LEP 2005: Protected Area – Vegetation Constraint;	Part: Protected Area – vegetation Constraint; and Protected Area – ecological Buffer Area	Part: Protected Area – vegetation Constraint; and Protected Area – ecological Buffer Area	Part: Protected Area – vegetation Constraint; and Protected Area – ecological Buffer Area
Natural Resources – Land Map	Part: LEP 2005: Protected Area – Slope Constraint	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area

Post Exhibition Amendments

This site was not subject to any post exhibition amendments.

20. 20 Hazel Avenue, Hazelbrook

The site comprises the following street address and Lot and DP numbers:

Street Address	Lot	DP Numbers
20 Hazel Avenue, Hazelbrook	1 & 2	DP1234069

Site Description

This irregularly shaped lot is owned by Sydney Water and was previously used as a sewerage treatment plan. The land is approximately 3.5 hectares in size and is located approximately 1km north of the village of Hazelbrook.



Figure 22: Site 20 – 20 Hazel Avenue, Hazelbrook

Control	Current Controls	Proposed Controls	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls

		Draft LEP 2013		Post Exhibition
Zoning	LEP 1991: Environmental Protection (Sewerage Treatment Plant)	E2 Environmental Conservation	Part: E2 – Environmental Conservation; and E4 Environmental Living	Part: E2 – Environmental Conservation; and E4 Environmental Living
Lot Size	No provision	No provision	Part: 1200sqm; and No provision for land zoned E2	Part: 1200sqm; and No provision for land zoned E2
Height of Building	No provision	No provision	8m	8m
Floor Space Ratio	N/A	No provision	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	N/A	N/A	N/A	N/A
Lot Averaging Map	N/A	N/A	Part: Area G: Clause 4.1F	Part: Area G: Clause 4.1F
Riparian Lands and Watercourses	Part: Protected Area – Riparian Land	Part: Protected Area – Riparian Land	Part: Protected Area – Riparian Land; Protected Area - Watercourses	Part: Protected Area – Riparian Land; Protected Area - Watercourses
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	N/A	N/A	N/A	N/A

Natural Resources – Land Map	N/A	No provision	Protected Area – Slope Constraint Area	Protected Area – Slope Constraint Area
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Post Exhibition Amendments

This site was not subject to any post exhibition amendments.

21. 56 – 68 Great Western Highway, Woodford

The site comprises the following street addresses and Lot and DP numbers:

Street Address	Lot	DP Numbers
56 Great Western Highway, Woodford	51 & 52	DP796805
57 Western Highway, Woodford	F	DP27281
58 Great Western Highway, Woodford	D & E	DP27281
63 Great Western Highway, Woodford	A, B & C	DP27281
64 Great Western Highway, Woodford	2	DP653065
65 Great Western Highway, Woodford	PTB	DP321916
66 Great Western Highway, Woodford	PTA	DP321916
68 Great Western Highway, Woodford	1	DP658819

Site Description

The subject site comprise 12 allotments held in 8 separate ownerships. All lots have a frontage to the Great Western Highway and a secondary frontage to either Vautin Lane or Glen Street in the village of Woodford.



Figure 23: Site 21 – 56 – 68 Great Western Highway, Woodford

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	LEP 2005: Living – Bushland Conservation	E4 Environmental Living	B1 Neighbourhood Centre	B1 Neighbourhood Centre
Lot Size	1200sqm	1200sqm	No provision	No provision
Height of Building	8m and 6.5m at eaves	8m	8m	8m
Floor Space Ratio	30% variable	No provision	0.5:1	0.5:1
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	N/A	N/A	N/A	N/A
Lot Averaging Map	N/A	Part: Area G – clause 4.1F	Part: Area G – clause 4.1F	N/A
Riparian Lands and Watercourses	N/A	N/A	N/A	N/A
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	N/A	N/A	Village Precinct: B1-WD01	Village Precinct: B1-WD01
Active Street Frontages	N/A	N/A	Part: Identified as being active street frontages	No provision
Natural Resources – Biodiversity	N/A	N/A	N/A	N/A

Natural Resources – Land Map	N/A	N/A	N/A	N/A
Key Sites Map	N/A	N/A	Clause 6.26; and Clause 6.27	Clause 6.26; and Clause 6.27

Post Exhibition Amendments

As the land is proposed to be zoned B1 Neighbourhood Centre, Clause 4.1F Cluster housing on land in certain environment protection zones which relates to land in environmental zones is not applicable and has been removed.

Additionally, the proposed active street frontages provision which applies to land zoned B2 has been removed as this is no longer necessary.

These changes are minor and seek to remove clauses that are not relevant to the land. It is recommended these amends are supported.

22. 70 and 70A Great Western Highway, Woodford

The site comprises the following street addresses and Lot and DP numbers:

Street Address	Lot	DP Numbers
70 Great Western Highway, Woodford	2	DP816624
70A Great Western Highway, Woodford	1	DP816624

Site Description

The subject land comprises two small parcels on the southern side of the Great Western Highway within the village of Woodford.

Lot 1, 70A is rectangular in shape and adjoins Woodford Memorial Park. The lot is not fenced and appears to be part of the park. The site is approximately 900sqm and is owned by the Roads and Maritime Services (RTA).

Lot 70 is a triangular shaped piece of land, approximately 2200sqm in size. This lot is owned by Rail Corporation NSW.



Figure 24: Site 22 – 70 & 70A Great Western Highway, Woodford

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	LEP 2005: Living – Bushland Conservation	E4 Environmental Living	Part: RE1 Public Recreation: and SP2 Infrastructure – Road	Part: RE1 Public Recreation: and E4 Environmental Living
Lot Size	1200sqm	1200sqm	No provision	1200sqm
Height of Building	N/A	Part: 8m	8m	8m
Floor Space Ratio	N/A	N/A	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	Local: WD010 – Memorial Park	Local: WD010 – Memorial Park	Local: WD010 – Memorial Park	Local: WD010 – Memorial Park
Lot Averaging Map	N/A	N/A	N/A	N/A
Riparian Lands and Watercourses	N/A	N/A	N/A	N/A
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A

Post Exhibition Amendments

Sydney Trains requested 70 Great Western Highway, Woodford be zone E4 instead of RE1 Public Recreation. Council amended the proposal, prior to public exhibition accordingly. Therefore, this site was not subject to any post exhibition amendments.

23. 690A Great Western Highway, Faulconbridge

The site comprises the following street address and Lot and DP numbers:

Street Address	Lot	DP Numbers
690 Great Western Highway, Faulconbridge	100	DP1158270

Site Description

The subject site is one parcel located on the southern side of the Great Western Highway on the western edge of the village of Faulconbridge.

The site is 2600sqm in size, has a 110m frontage to the highway and is developed with a service station and dwelling.



Figure 25: Site 23 - 690A Great Western Highway, Faulconbridge

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	Part: LEP 2005: Living – Bushland Conservation; Regional Transport Corridor – Rail; and Regional Transport Corridor - Road	Part: E4 Environmental Living; and SP2 Infrastructure - Rail	E4 Environmental Living	E4 Environmental Living

Lot Size	Part: 1200sqm	Part: 1200sqm; and No provision for SP2 land	1200sqm	1200sqm
Height of Building	Part: 8m	Part: 8m; and No provision for SP2 land	8m	8m
Floor Space Ratio	Part: 30% variable	N/A	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	N/A	N/A	N/A	N/A
Lot Averaging Map	N/A	N/A	N/A	N/A
Riparian Lands and Watercourses	N/A	N/A	N/A	N/A
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	N/A	N/A	N/A	N/A
Natural Resources – Land Map	Part: LEP 2005: Protected Area – Slope Constraint	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area Mapped extent increased	Part: Protected Area – Slope Constraint Area Consistent with exhibited map extent

Post Exhibition Amendments

This site was not subject to any post exhibition amendments

24. Multiple Lots - areas north of Linksview Road, Springwood and Hawkesbury Road, Winmalee

The site comprises the following street addresses and Lot and DP numbers:

Street Address	Lot	DP Numbers
3 Linksview Road, Springwood	4	DP236703
5 Linksview Road, Springwood	5	DP236703
15 Linksview Road, Springwood	107	DP31559
17 Linksview Road, Springwood	106	DP31559
19 Linksview Road, Springwood	105	DP31559
132 Hawkesbury Road	1	DP236703
134 Hawkesbury Road	2	DP236703
136 Hawkesbury Road	3	DP236703
138 Hawkesbury Road	A	DP393282
140 Hawkesbury Road	B	DP393282
142 Hawkesbury Road	C	DP393282
144 Hawkesbury Road	1	DP342577
146 Hawkesbury Road	1 & 2	DP1074141
148 Hawkesbury Road	B	DP340278
150 Hawkesbury Road	A	DP377221
152 Hawkesbury Road	B	DP377221
154 Hawkesbury Road	C	DP377221
156 Hawkesbury Road	7	DP791294
158 Hawkesbury Road	6	DP364859
160 Hawkesbury Road	3	DP556569
162 Hawkesbury Road	2	DP556569
164 Hawkesbury Road	1	DP120423
166 Hawkesbury Road	1	DP120423
192 Hawkesbury Road	1 & 2	DP220778
204 Hawkesbury Road	PT4	DP29049
206 Hawkesbury Road	PT5	DP29049
208 Hawkesbury Road	PT6	DP29049
210 Hawkesbury Road	D	DP408712
212 Hawkesbury Road	1 & 2	DP562136
214 Hawkesbury Road	B	DP342445
216 Hawkesbury Road	PTA & PTB	DP379138
2 Fairway Avenue	1	DP28999
4 Fairway Avenue	2	DP28999

6 Fairway Avenue	3	DP28999
8 Fairway Avenue	4	DP28999
21 Moree Drive	1	DP556569
3 Crampton Drive	104	DP31559
5 Crampton Drive	103	DP31559
7 Crampton Drive	102	DP31559
9 Crampton Drive	101	DP31559
11 Crampton Drive	100	DP31559
15 Crampton Drive	99	DP31559
17 Crampton Drive	98	DP31559
19 Crampton Drive	97	DP31559
21 Crampton Drive	96	DP31559
23 Crampton Drive	95	DP31559
25 Crampton Drive	94	DP31559
51 Crampton Drive	63	DP31559
53 Crampton Drive	62	DP31559
55 Crampton Drive	61	DP31559
57 Crampton Drive	60	DP31559
59 Crampton Drive	59	DP31559
1 Nagle Avenue	93	DP31559
3 Nagle Avenue	92	DP31559
5 Nagle Avenue	91	DP31559
7 Nagle Avenue	90	DP31559
9 Nagle Avenue	89	DP31559
11 Nagle Avenue	88	DP31559
15 Nagle Avenue	87	DP31559
17 Nagle Avenue	86	DP31559
19 Nagle Avenue	85	DP31559
21 Nagle Avenue	84	DP31559
23 Nagle Avenue	109	DP31559
25 Nagle Avenue	83	DP31559
4 Paulwood Avenue	3	DP220778
6 Paulwood Avenue	4	DP220778
8 Paulwood Avenue	5	DP220778
10 Paulwood Avenue	6	DP220778
12 Paulwood Avenue	7	DP220778
14 Paulwood Avenue	8	DP220778
16 Paulwood Avenue	9	DP220778
18 Paulwood Avenue	10	DP220778
20 Paulwood Avenue	11	DP220778
22 Paulwood Avenue	12 & 13	DP220778

3 Yandina Avenue	15	DP222387
5 Yandina Avenue	14	DP222387
7 Yandina Avenue	13	DP222387
9 Yandina Avenue	12	DP222387
11 Yandina Avenue	11	DP222387
15 Yandina Avenue	10	DP222387
17 Yandina Avenue	9	DP222387
4 Halcyon Avenue	C	DP379138
6 Halcyon Avenue	D	DP379138
8 Halcyon Avenue	2	DP20760
10 Halcyon Avenue	3	DP20760
12 Halcyon Avenue	4	DP20760
14 Halcyon Avenue	5	DP20760

Site Description

There are multiple properties included in this group in the villages of Winmalee and Springwood.

During the standard instrument conversion, the subject sites were proposed to be zoned R1 General Residential with a minimum lot size of 720sqm. However, during the preparation of BMDLEP 2013 the minimum lot size for these sites was mistakenly omitted and the portion of the MLS map which correlated with the land zoned R1 General residential was left blank. This was a technical error and was not intended. The land was deferred from the final standard instrument LEP in order to rectify this omission.



Figure 26: Site 24 – Area North of Linksvale Road, Springwood and Hawkesbury Valley Road, Winmalee

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	Part: LEP 1991:	Part:	Part:	Part:

	Residential Bushland Conservation (8/ha); Environmental Protection; and LEP 2005: Living Bushland Conservation	E2 Environmental Conservation; and E4 Environmental Living	E2 Environmental Conservation; and E4 Environmental Living Some minor changes to E4 zoning	E2 Environmental Conservation; and E4 Environmental Living Consistent with proposal
Lot Size	Part: 1250sqm; and 1200sqm	No provision	Part: 1200sqm; and No provision for E2 land	Part: 1200sqm; and No provision for E2 land
Height of Building	Part: 8m and 6.5m at eaves	8m	8m	8m
Floor Space Ratio	30% variable	N/A	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	N/A	N/A	N/A	N/A
Lot Averaging Map	Part: 8/ha	Part: Area F: Clause 4.1E, 4.1F; and Area G: Clause 4.1F	Part: Area F: Clause 4.1E, 4.1F; and Area G: Clause 4.1F	Part: Area F: Clause 4.1E, 4.1F; and Area G: Clause 4.1F
Riparian Lands and Watercourses	N/A	Part: Protected Area – Riparian Land; and Protected Area - Watercourses	Part: Protected Area – Riparian Land; and Protected Area - Watercourses	Part: Protected Area – Riparian Land; and Protected Area - Watercourses
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A

Natural Resources – Biodiversity	Part: LEP 2005: Protected Area – Vegetation Constraint; and Protected Area – Ecological Buffer	Part: Protected Area – Vegetation Constraint; and Protected Area – Ecological Buffer	Part: Protected Area – Vegetation Constraint; and Protected Area – Ecological Buffer	Part: Protected Area – Vegetation Constraint; and Protected Area – Ecological Buffer
Natural Resources – Land Map	Part: LEP 2005: Protected Area – Slope Constraint	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area

Post Exhibition Amendments

This site was not subject to any post exhibition amendments

25. 9 – 11 Linksview Road, Springwood

The site comprises the following street address and Lot and DP numbers:

Street Address	Lot	DP Numbers
9 Linksview Road, Springwood	108	DP31559

Site Description

The land is approximately 3kms north of the village of Springwood.

The subject site is 8673sqm in size, undeveloped and covered with mature native trees.

A dwelling house is located at the northern end of the allotment. .



Figure 27: Site 25 – 9 – 11 Linksview Road, Springwood

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls

				Post Exhibition
Zoning	LEP 1991: Residential – Bushland Conservation (no subdivision)	Part: E2 Environmental Conservation; and E4 Environmental Living	Part: E2 Environmental Conservation; and E4 Environmental Living Portion of site zoned E2 expanded	Part: E2 Environmental Conservation; and E4 Environmental Living Consistent with proposal
Lot Size	No subdivision	10ha	Part: 1200sqm; and Part no provision for land zoned E2	Part: 1200sqm; and Part no provision for land zoned E2
Height of Building	8m and 6.5m at eaves	8m	8m	8m
Floor Space Ratio	N/A	N/A	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	N/A	N/A	N/A	N/A
Lot Averaging Map	N/A	N/A	N/A	N/A
Riparian Lands and Watercourses	N/A	Part: Protected Area – Riparian Land; and Protected Area – Watercourses	Part: Protected Area – Riparian Land; and Protected Area – Watercourses	Part: Protected Area – Riparian Land; and Protected Area – Watercourses
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A

Natural Resources – Biodiversity	N/A	Part: Protected Area – Ecological Community	Part: Protected Area – Ecological Community	Part: Protected Area – Ecological Community
Natural Resources – Land Map	Part: Environmental Constraint Area - Slope	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area

Post Exhibition Amendments

This site was not subject to any post exhibition amendments

26. Part St Columba (Springwood Precinct RP SP-01 – St Columba’s Elmhurst Precinct)

The site comprises the following street address and Lot and DP numbers:

Street Address	Lot	DP Numbers
168 Hawkesbury Road, Winmalee	13	DP133438

Site Description

The site is located within the St Columba’s School. The site has an area size of 3.6 hectares, is undeveloped and largely cleared of vegetation.



Figure 28: Site 26 –St Columba’s Elmhurst Precinct

Control	Current Controls	Proposed Controls	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls

		Draft LEP 2013		Post Exhibition
Zoning	LEP 2005: Recreation Private	RE2 Private Recreation	RE2 Private Recreation	RE2 Private Recreation
Lot Size	N/A	30ha	20ha	20 ha
Height of Building	8m and 6.5m at eaves	5.5m	8m	8m
Floor Space Ratio	0.35:1	N/A	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	Local Item: WL001 – St Columba's College, gates and 'Elmhurst'	Local Item: WL001 – St Columba's College (buildings, grounds, gates, Elmhurst)	Local Item: WL001 – St Columba's College (buildings, grounds, gates, Elmhurst)	Local Item: WL001 – St Columba's College (buildings, grounds, gates, Elmhurst)
Lot Averaging Map	N/A	N/A	N/A	N/A
Riparian Lands and Watercourses	N/A	N/A	N/A	N/A
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	RP-SP01	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	Part: LEP 2005: Protected Area – Ecological Buffer	Part: Protected Area – Ecological Buffer Area	Part: Protected Area – Ecological Buffer Area	Part: Protected Area – Ecological Buffer Area

Natural Resources – Land Map	N/A	N/A	N/A	N/A
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Post Exhibition Amendments

This site was not subject to any post exhibition amendments.

27. Multiple Lots - 3 – 11 Edna Avenue and 172 -194A Burns Road, Springwood

The site comprises the following street addresses and Lot and DP numbers:

Street Address	Lot	DP Numbers
3 Edna Avenue, Springwood	52	DP27122
5 Edna Avenue, Springwood	51	DP27122
7 Edna Avenue, Springwood	50	DP27122
9 Edna Avenue, Springwood	49	DP27122
11 Edna Avenue, Springwood	48	DP27122
17 Edna Avenue, Springwood	2	DP806057
172 Burns Road, Springwood	34	DP27122
174 Burns Road, Springwood	33	DP27122
176 Burns Road, Springwood	32 & 31	DP27122
180 Burns Road, Springwood	30	DP27122
182 Burns Road, Springwood	29	DP27122
184 Burns Road, Springwood	28	DP27122
186 Burns Road, Springwood	27	DP27122
188 Burns Road, Springwood	26	DP27122
190 Burns Road, Springwood	25	DP27122
192 Burns Road, Springwood	24	DP27122
194 Burns Road, Springwood	23	DP27122
194 Burns Road, Springwood	54	DP27122

Site Description

The subject land is located about 2.6km south east of the village of Springwood and is located at the end of Burns Road.

The land comprises 19 lots, mostly in separate ownership and containing a dwelling.



Figure 29: Site 27 – 3 – 11 & 17 Edna Street and 172 – 179 Burns Road, Springwood

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	Part: LEP 2005: Living Bushland Conservation; Environmental Protection – Private; and Recreation - Private	E4 Environmental Living	Part: E2 Environmental Conservation; and E4 Environmental Living	Part: E2 Environmental Conservation; and E4 Environmental Living
Lot Size	Part: 1200sqm	Part: 1200m; and Part no provision for lot previously zoned Recreation Private	Part: 1200sqm; and No provision for the E2 portion	Part: 1200sqm; and No provision for the E2 portion
Height of Building	8m	8m	8m	8m
Floor Space Ratio	30% variable	N/A	N/A	N/A
Land Reservation	N/A	N/A	N/A	N/A

Acquisition Map				
Heritage	N/A	N/A	N/A	N/A
Lot Averaging Map	N/A	Area G: Clause 4.1F	Area G: Clause 4.1F	Area G: Clause 4.1F
Riparian Lands and Watercourses	N/A	Protected Area - Watercourses	Protected Area - Watercourses	Protected Area - Watercourses
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	N/A	N/A	N/A	N/A
Natural Resources – Land Map	Part: LEP 2005: Protected Area – Ecological Buffer	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area Reduced Area than what was exhibited in 2013	Part: Protected Area – Slope Constraint Area Consistent with PP

Post Exhibition Amendments

This site was not subject to any post exhibition amendments.

28. 9 Kerry Avenue, Springwood

The site comprises the following street address and Lot and DP numbers:

Street Address	Lot	DP Numbers
9 Kerry Avenue, Springwood	PT2	DP215933

Site Description

The site is located approximately 500m south of the village of Springwood and at the south-eastern end of Kerry Avenue.

The site is approximately 5.3 hectares in size and is largely vegetated. A dwelling house is located in the north-west corner of the site.



Figure 30: Site 28 – 9 Kerry Avenue, Springwood

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	Part: LEP 1991: Residential Bushland Conservation (no subdivision); and Environmental Protection	Part: E2 Environmental Conservation; and E4 Environmental Living	Part: E2 Environmental Conservation; and E4 Environmental Living Reduction in E2 zoned land	Part: E2 Environmental Conservation; and E4 Environmental Living Consistent with PP
Lot Size	No subdivision	10 ha	Part: 10 ha; and No provision for land zoned E2	Part: 10 ha; and No provision for land zoned E2
Height of Building	8m and 6.5m at eaves	8m	8m	8m
Floor Space Ratio	N/A	N/A	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	N/A	N/A	N/A	N/A

Lot Averaging Map	N/A	N/A	N/A	N/A
Riparian Lands and Watercourses	N/A	Part: Protected Area - Watercourses	Part: Protected Area - Watercourses	Part: Protected Area - Watercourses
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	Part: Environmental Constraint Area -	Part: Protected Area – vegetation Constraint Area; and Protected Area – Ecological Buffer Area	Part: Protected Area – Ecological Buffer Area	Part: Protected Area – Ecological Buffer Area
Natural Resources – Land Map		Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area

Post Exhibition Amendments

This site was not subject to any post exhibition amendments.

29. Knapsack Park, Glenbrook

The site comprises the following street addresses and Lot and DP numbers:

Street Address	Lot	DP Numbers
31 Great Western Highway, Glenbrook	29, 276 & 299	DP751662
31 Great Western Highway, Glenbrook	7011 & 7012	DP1055090
31 Great Western Highway, Glenbrook	38	DP255470
31 Great Western Highway, Glenbrook	63	DP751662
31 Great Western Highway, Glenbrook	7010	DP1026604
31 Great Western Highway, Glenbrook	7012	DP94193
31 Great Western Highway, Glenbrook	7041	DP1055096
31 Great Western Highway, Glenbrook	7301	DP1142143

Site Description

Knapsack Reserve is a Crown Reserve located in the village of Glenbrook and situated on the eastern escarpment of the Blue Mountains. The reserve is approximately 140 hectares and largely vegetated. The Reserve does comprise a sportsground and several lookouts.



Figure 31: Site – Knapsack Reserve Glenbrook

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	Part: LEP 1991: Recreation – Environmental Protection; LEP 2005: Environmental Recreation – Open Space; and Recreation – Open Space	Part: RE1 Public Recreation; and E2 Environmental Conservation	Part: RE1 Public Recreation; and E2 Environmental Conservation	Part: RE1 Public Recreation; and E2 Environmental Conservation
Lot Size	N/A	N/A	N/A	N/A
Height of Building	N/A	Part: 8m	Part: 8m	Part: 8m

Floor Space Ratio	N/A	N/A	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	Local Item: BX004 – Mitchells Pass – Mile Post indicator	Local Item: BX004 – Mitchells Pass – Mile Post indicator; G001 – Elizabeth’s Lookout; and G002 – Marge’s Lookout.	Local Item: BX004 – Mitchells Pass – Mile Post indicator; G001 – Elizabeth’s Lookout; and G002 – Marge’s Lookout.	Local Item: BX004 – Mitchells Pass – Mile Post indicator; G001 – Elizabeth’s Lookout; and G002 – Marge’s Lookout.
Lot Averaging Map	N/A	N/A	N/A	N/A
Riparian Lands and Watercourses	LEP 2005: Protected Area – Riverine Scenic Quality Corridor	Part: Protected Area – Riparian Corridor; and Protected Area - Watercourses	Part: Protected Area – Riparian Corridor; and Protected Area – Watercourses Change to portion of land zone riparian corridor	Part: Protected Area – Riparian Corridor; and Protected Area – Watercourses. Consistent with PP
Scenic and Landscape Values	Part: LEP 1991: Protected Area – Escarpment; and LEP 2005: Protected Area - Escarpment	Part: Protected Area – Escarpment	Part: Protected Area – Escarpment Reduction in mapped Area	Part: Protected Area – Escarpment Consistent with PP
Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	No provision	No provision	Part: Protected Area – Vegetation Constrained Area	Part: Protected Area – Vegetation Constrained Area

Natural Resources – Land Map	Part: LEP 2005: Protected Area – Slope Constraint	Part: Protected Area – Slope Constraint Area	No provision	No provision
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Post Exhibition Amendments

This site was not subject to any post exhibition amendments.

30. 2 -10 Watson Street, Glenbrook

The site comprises the following street address and Lot and DP numbers:

Street Address	Lot	DP Numbers
2 Watson Road, Glenbrook	2	DP1127412

Site Description

The subject site comprises 7.2 hectares of unreserved Crown Land, located on the southern side of Glenbrook village and adjoins the Western Railway line along its northern and eastern boundaries.

The land is undeveloped and comprises native vegetation.



Figure 32: Site 30 – 2 – 10 Watson Street, Glenbrook

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	Part:	Part:	Part:	Part:

	LEP 1991: Residential Bushland Conservation (8 lots per hectare); Environmental Protection; and LEP 2005 Regional Transport Corridor - Rail	E2 Environmental Conservation; and E4 Environmental Living	E2 Environmental Conservation; and E4 Environmental Living E2 portion expanded	E2 Environmental Conservation; and E4 Environmental Living Consistent with PP
Lot Size	Part: 8 lots/ha (1250sqm); No subdivision; No provision	Part: 1200sqm and 10 hectares	Part: 1200sqm; and No provision for E2 zoned land	Part: 1200sqm; and 200 hectares for land zoned E2.
Height of Building	8m and 6.5m at eaves	8m	8m	8m
Floor Space Ratio	N/A	N/A	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	N/A	N/A	N/A	N/A
Lot Averaging Map	Part: 8 lots/ha	Area F: Clause 4.1E and 4.1F	N/A	N/A
Riparian Lands and Watercourses	N/A	Part: Protected Area – Watercourses	Part: Protected Area - Watercourses	Part: Protected Area – Watercourses; and Protected Area – Riparian Corridor
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A

Natural Resources – Biodiversity	Part: Protected Area – Ecological Constraint Area	Part: Protected Area – Ecological Buffer	Part: Protected Area – Ecological Buffer Change in mapped extent	Part: Protected Area – Ecological Buffer Consistent with PP
Natural Resources – Land Map	N/A	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area Reduction in mapped Area	Part: Protected Area – Slope Constraint Area Consistent with PP

Post Exhibition Amendments

The minimum lot size has been amended post exhibition. Initially the land zoned E2 had no MLS provision, this is the consistent approach taken by Council across the LGA for MLS on private land zoned E2. However, this site is in public ownership (NSW State Government) and Council resolved to apply a MLS of 200ha over the E2 portion of this site.

The site is just over 7 hectares and therefore the provision of a 200 ha MLS will not change the subdivision potential on the site and this amendment is supported.

31. 21 Barnet Street, Glenbrook

The site comprises the following street address and Lot and DP numbers:

Street Address	Lot	DP Numbers
21 Barnet Street, Glenbrook	317	DP751662

Site Description

The subject land is located approximately 1km north of the village of Glenbrook town centre. The land adjoins Knapsack Reserve on the western boundary. To the south the site adjoins some sports fields.

The site is approximately 2.8 hectares, is privately owned and comprises natural vegetation.



Figure 33: Site 31 – 21 Barnet Street, Glenbrook

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	LEP 2005: Living - Bushland Conservation	E4 Environmental Living	Part: E2 Environmental Conservation; and E4 Environmental Living	Part: E2 Environmental Conservation; and E4 Environmental Living
Lot Size	1200sqm	1200sqm	Part: 1200sqm; and Part no provision for E2 zoned land	Part: 1200sqm; and Part no provision for E2 zoned land
Height of Building	5.5m and 4m at eaves	5.5m	5.5m	5.5m
Floor Space Ratio	30% variable	N/A	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	N/A	N/A	N/A	N/A

Lot Averaging Map	N/A	Area G: Clause 4.1F	Area G: Clause 4.1F	Area G: Clause 4.1F
Riparian Lands and Watercourses	N/A	Part: Protected Area – Riparian Land; and Protected Area - Watercourses	Part: Protected Area – Watercourses	Part: Protected Area – Watercourses
Scenic and Landscape Values		Protected Area - Escarpment	Part: Protected Area – Escarpment over E4 zoned land	Part: Protected Area – Escarpment over E4 zoned land
Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	N/A	N/A	N/A	N/A
Natural Resources – Land Map	N/A	Part: Protected Area – Slope Constraint Area	No Provision	No Provision

Post Exhibition Amendments

This site was not subject to any post exhibition amendments.

32. Eastern edge of Glenbrook Village

The site comprises the following street address and Lot and DP numbers:

Street Address	Lot	DP Numbers
2 Portal Road, Glenbrook	1	DP524490
2 Alexandra Crescent, Glenbrook	18	DP225590
4 Alexandra Crescent, Glenbrook	17	DP225590
6 Alexandra Crescent, Glenbrook	16	DP225590
8 Alexandra Crescent, Glenbrook	15	DP225590
12 Alexandra Crescent, Glenbrook	14	DP225590
14 Alexandra Crescent, Glenbrook	1	DP547242
16 Alexandra Crescent, Glenbrook	2	DP547242
19 Alexandra Crescent, Glenbrook	9	DP225590
21 Alexandra Crescent, Glenbrook	10	DP225590
22 Avoca Street, Glenbrook	11	DP236865

24 Avoca Street, Glenbrook	10	DP236865
26 Avoca Street, Glenbrook	9	DP236865
27 Avoca Street, Glenbrook	2	DP236865
28 Avoca Street, Glenbrook	8	DP236865
29 Avoca Street, Glenbrook	3	DP236865
30 Avoca Street, Glenbrook	7	DP236865
31 Avoca Street, Glenbrook	4	DP236865
4 Turella Street, Glenbrook	12	DP255826
6 Turella Street, Glenbrook	5	DP236865
8 Turella Street, Glenbrook	6	DP236865
8 Turella Street, Glenbrook	1	DP820361
1 Bellata Court, Glenbrook	10	DP255826
3 Bellata Court, Glenbrook	9	DP255826
4 Bellata Court, Glenbrook	3	DP255826
5 Bellata Court, Glenbrook	8	DP255826
6 Bellata Court, Glenbrook	4	DP255826
7 Bellata Court, Glenbrook	7 & 13	DP255826
8 Bellata Court, Glenbrook	5	DP255826
10 Bellata Court, Glenbrook	6	DP255826
5 Brooklands Road, Glenbrook	11	DP255826
23 Hillside Crescent, Glenbrook	30	DP233964
57 Lucasville Road, Glenbrook	7	DP217327
59 Lucasville Road, Glenbrook	8	DP217327
61 Lucasville Road, Glenbrook	9	DP217327
63 Lucasville Road, Glenbrook	10	DP217327
65 Lucasville Road, Glenbrook	11	DP217327
70 Lucasville Road, Glenbrook	6	DP226505
72 Lucasville Road, Glenbrook	7	DP226505

Site Description

The subject land is located on the eastern edge of the village of Glenbrook. The site is made up of a number of allotments, each with a dwelling house in separate ownership.



Figure 34: Site 32 Eastern Edge of Glenbrook Village

Control	Current Controls	Proposed Controls Draft LEP 2013	Planning Proposal Proposed Controls	Planning Proposal Proposed Controls Post Exhibition
Zoning	Part: LEP 2005: Environmental Protection – Private; Living Bushland Conservation; and Environmental Protection – Open Space	Part: E2 Environmental Conservation; E4 Environmental Living; and	Part: E2 Environmental Conservation; E4 Environmental Living; and	Part: E2 Environmental Conservation; E4 Environmental Living;
Lot Size	1200sqm	Part: 1200sqm; No provision	Part: 1200sqm; 200ha; and No provision	Part: 1200sqm; 200 hectares; and No provision
Height of Building	8m and 6.5m at eaves	8m	Part 8m; and No provision	Part 8m; and No provision
Floor Space Ratio	30% variable	N/A	N/A	N/A
Land Reservation Acquisition Map	N/A	N/A	N/A	N/A
Heritage	Local Item:	Local Item:	Local Item:	Local Item:

	G014 – Glenbrook (Lapstone Hill) Tunnel	G014 – Glenbrook (Lapstone Hill) Tunnel	G014 – Glenbrook (Lapstone Hill) Tunnel	G014 – Glenbrook (Lapstone Hill) Tunnel
Lot Averaging Map	N/A	Area G: Clause 4.21F	Area G: Clause 4.21F	Area G: Clause 4.21F
Riparian Lands and Watercourses	N/A	Part: Protected Area – Riparian Land; Protected Area - Watercourses	Part: Protected Area – Riparian Land; Protected Area - Watercourses	Part: Protected Area – Riparian Land; Protected Area - Watercourses
Scenic and Landscape Values	N/A	N/A	N/A	N/A
Built Character	N/A	N/A	N/A	N/A
Active Street Frontages	N/A	N/A	N/A	N/A
Natural Resources – Biodiversity	Part: Protected Area – Ecological Buffer Area	No provision	Part: Protected Area – Vegetation Constraint Area;	Part: Protected Area – Vegetation Constraint Area; Protected Area – Ecological Buffer Area
Natural Resources – Land Map		Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area	Part: Protected Area – Slope Constraint Area

Post Exhibition Amendments

This site was not subject to any post exhibition amendments.