



PLANNING PROPOSAL

FOR

**2-4, 6-10 and 14 Queens Road
Leura, and
171 Great Western Highway
Leura**

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INTRODUCTION

The preparation of a planning proposal is the first step in preparing a Local Environmental Plan (LEP); in this case, it is the first step in preparing an amending LEP to Blue Mountains LEP 2005. A planning proposal is a document that explains the intended effect of the proposed LEP and the justification for making it. This planning proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Department of Planning Guidelines 'A guide to preparing local environmental plans' and 'A guide to preparing planning proposals'

This planning proposal addresses matters that must be considered to deliver an amending LEP that rezones land at 2-4, 6-10 and 14 Queens Road, Leura. The allotment at 171 Great Western Highway is also to be addressed as part of this Planning Proposal, which adjoins the subject land to the south.

The Site

The Planning Proposal applies to six portions of land at Queens Road, Leura.(Figure 1). An additional allotment (Lot 8 DP1066824) which adjoins the site to the south is included in the Planning Proposal as described below, which has been dedicated for road widening. The site is occupied by Blue Mountains Villages which is a not-for-profit organisation providing affordable accommodation to seniors and people with a disability. Blue Mountains Villages occupies a total land area of 1.855ha and has primary frontages to Queens Road to the east and the Great Western Highway to the south. The western part of the site is bounded by the Blue Mountains District Anzac Memorial Hospital.

The legal description and street address of the subject land is as follows:

Street Address	Lot/DP	Land Area
2-4 Queens Road, Leura	Lot 4 DP1066824	3405m ²
	Part Lot 7 DP626827	8709m ²
6-10 Queens Road, Leura	Lot 3 DP545699	853m ²
	Lot 4 DP545699	855m ²
	Lot 6 DP626827	1122m ²
14 Queens Road, Leura	Lot 19 Section 1 DP5140	3607m ²
171 Great Western Highway	Lot 8 DP1066824	178m ²

Figure 1: Subject Site: AERIAL



Background

The preparation of this planning proposal was initiated by a rezoning application submitted to Blue Mountains City Council by Blue Mountains Villages Pty Ltd. The application to rezone the site at Queens Road is a strategic response to the concerns of the landowner with regard to the financial viability of the Blue Mountains Villages, and the need to obtain surety around the development potential of the site, and future expansion of the facility.

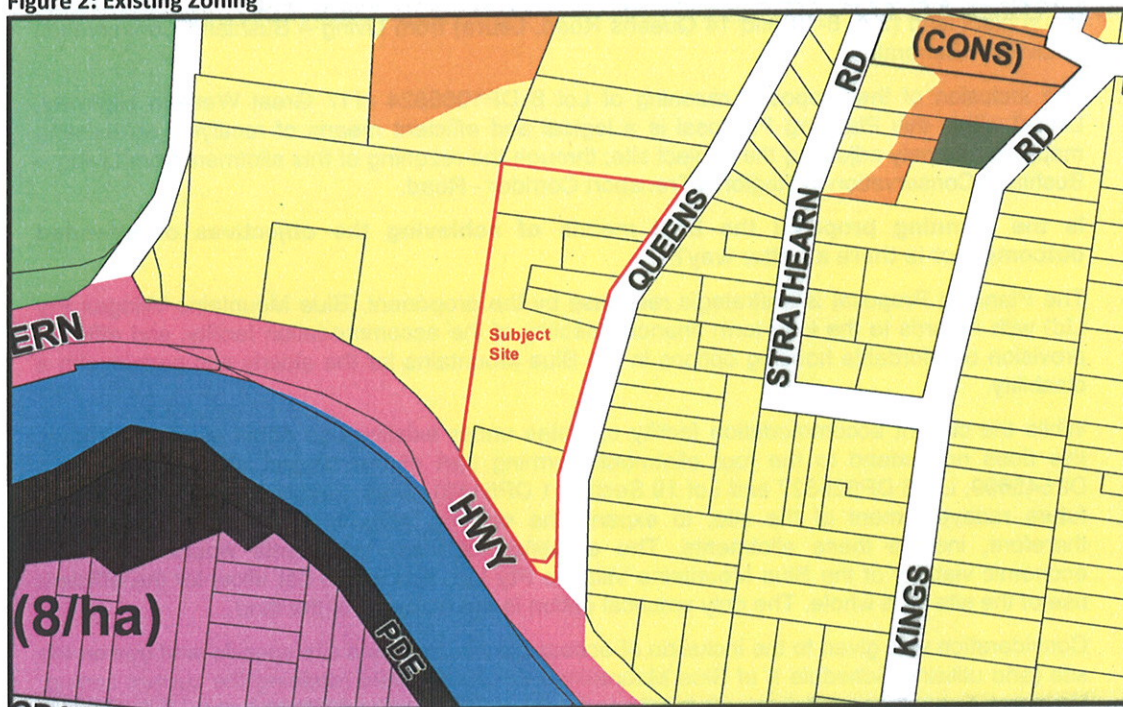
The current zoning of the site (Living – Bushland Conservation) does not permit *accessible housing*, and the existing facility relies on existing use rights (under Part 4, Division 10 of the *Environmental Planning and Assessment Act 1979* and Part 5 of the *Environmental Planning and Assessment Regulations 2000*). The allotments currently containing single dwellings (Lots 3 and 4 DP545699, Lot 6 DP626827 and Lot 19 Section 1 DP5140) do not enjoy existing use rights for the *accessible housing* land use, and therefore could not be utilised for this purpose without a rezoning of the site. Additionally, the site cannot be redeveloped under the provisions of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 as Schedule 1 of that policy excludes such development on land that is referred to as “conservation” land.

It is the stated intention of Blue Mountains Villages Pty Ltd, upon rezoning of the site, to redevelop and expand the existing retirement facility to make efficient use of the land, and provide additional affordable accommodation for seniors and people with a disability.

The land is currently zoned Living – Bushland Conservation under Blue Mountains Local Environmental Plan 2005 (LEP2005). The planning proposal seeks to rezone the land to Living – General.

With regard to Lot 8 DP1066824 (171 Great Western Highway, Leura) this allotment has previously been dedicated for road widening. The road construction is now complete. It is therefore appropriate, in the context of the proposed rezoning of adjoining land, to include this allotment in the Planning Proposal. It is proposed to rezone the allotment from Living – Bushland Conservation to Regional Transport Corridor - Road.

Figure 2: Existing Zoning



PART 1 OBJECTIVES OR INTENDED OUTCOMES

This part provides a concise statement which sets out the intended outcome of the Planning Proposal. It is a statement of what is planned to be achieved.

The objective of the planning proposal is to rezone the subject land from Living – Bushland Conservation to Living – General. The intended outcome is to permit *accessible housing* with consent, and thereby regularise the existing land use on the site, and reflect the intended future use.

The subject land is comprised of 2-4, 6-10 and 14 Queens Road, Leura.

Additionally, it is intended to regularise Lot 8 DP1066824, now constructed as part of the regional transport corridor. The allotment was previously dedicated for road widening, and rezoning from Living – Bushland Conservation to Regional Transport Corridor - Road will rectify the existing mapping anomaly.

PART 2 EXPLANATION OF PROVISIONS

The following explanation provides an explicit statement of how the intended outcome described in Part 1 will be achieved.

Amendment of the Blue Mountains Local Environmental Plan 2005 **Map Panel A: Zones, Precincts and Provisions** in accordance with the proposed zoning map shown at Part 4 of this Planning Proposal. Map Panel B and C are not altered by this proposal.

Amend the Blue Mountains Local Environmental Plan 2005 by rezoning the subject allotments from Living – Bushland Conservation to Living – General, and rezoning Lot 8 DP1066824 to Regional Transport Corridor - Road.

PART 3 JUSTIFICATION:

Section A - A Need for the Planning Proposal

1. Is the planning proposal a result of any strategic study or report?

The planning proposal is not the result of any local or regional strategic study.

This planning proposal results from an application by Blue Mountains Villages Pty Ltd to rezone the subject land (2-4, 6-10 and 14 Queens Road, Leura) from Living – Bushland Conservation to Living – General.

The inclusion of the proposed rezoning of Lot 8 DP1066824 (117 Great Western Highway, Leura) within this Planning Proposal is a logical and efficient means of rectifying an existing mapping anomaly adjoining the subject site; through the rezoning of this allotment from Living – Bushland Conservation to Regional Transport Corridor - Road.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is a strategic response by the proponent (Blue Mountains Villages Pty Ltd) with regards to the long-term financial viability of the accommodation facility, and efficient provision of affordable housing options in the Blue Mountains for the elderly and people with a disability.

While the current accommodation facility operates under existing use rights as stated above, this does not extend to the four allotments forming part of the subject site (Lots 3 and 4 DP545699, Lot 6 DP626827 and Lot 19 Section 1 DP5140) which contain single dwellings. Any future redevelopment of the site, to expand the existing accommodation facility could not therefore, include these allotments. The exclusion of these allotments would hinder the economic viability of the Blue Mountains Villages Pty Ltd, and would not allow for the efficient use of the site as a whole. The only practical option is the rezoning of the land.

Consideration was given to the inclusion of *accessible housing* as a site specific land use on the site (and utilising Schedule 8 of Blue Mountains LEP 2005) while retaining the current zoning. However, through consultation with the Department of Planning and Infrastructure, the rezoning of the land to Living – General, rather than the inclusion of an additional, site specific land use, is more consistent with the Standard Instrument (LEP) Order 2006 and the current direction for the preparation of all new Council Local Environmental Plans.

While adjoining land is zoned Living – Bushland Conservation, significantly, the Blue Mountains District Anzac Memorial Hospital adjoins the site to the west. The hospital site is overlaid with special use provisions, being Special Use – Hospital or Health Care (in accordance with clause 126 of Blue Mountains LEP 2005). This special use is complimentary to the existing and stated future use of the subject site, as an accommodation facility for seniors and people with a disability.

The subject allotments are mapped as Bushfire Prone Land. The concept plans and a Bushfire Threat Assessment submitted by the proponent indicate that appropriate Asset Protection Zones could be achieved on the site, with detailed consideration required with regard to the potential impact on vegetation within the northern part of the site. This and other considerations would be assessed as part of any future development application for the redevelopment of the site, and would be considered Integrated Development, requiring referral to the Rural Fire Service and the issue of a Bush Fire Safety Authority under the Rural Fires Act. It is not anticipated that this issue would be an impediment to future development.

Similarly, the vegetation constraint area within the northern part of the site is contained to an area of approximately 198m². The concept plans submitted by the proponent identifying intended future development on the site, indicate that any new development within this part of the site will be minimal, in part due to bushfire safety requirements, and the location of the bushfire hazard to the north. It is considered that any potential environmental impact could be adequately ameliorated as part of a future development proposal.

As stated above, the subject allotments are currently zoned Living – Bushland Conservation. The table below listed development permissible with or without consent within this zone, and with the proposed zone, Living – General.

Existing Zone: Living – Bushland Conservation	Proposed Zone: Living – General
	Accessible Housing
Advertising structures	Advertising structures
Bed & breakfast establishments	Bed and Breakfast establishments
	Boarding house

Bush regeneration (without development consent)	Bush regeneration (without development consent)
Bush fire hazard reduction	Bush fire hazard reduction
	Child Care Centres
Cluster Housing	
	Community Buildings
Dams	
Development ancillary to a dwelling house	Development ancillary to a dwelling house
Display gardens	Display gardens
Domestic swimming pools	Domestic swimming pools
	Dual Occupancies
Dwelling houses	Dwelling houses
	Educational Establishments
Exhibition homes	Exhibition homes
Granny flats	Granny flats
	Health Care Practices
Holiday lets	Holiday lets
Home businesses (without development consent)	Home businesses (without development consent)
Home occupations (without development consent)	Home occupations (without development consent)
	Hospitals
Integrated housing	Integrated housing
Land management works (without development consent)	Land management works (without development consent)
Parking	Parking
Permaculture (without development consent)	Permaculture (without development consent)
	Place of Worship
	Public Buildings
Public utility undertakings (without development consent)	Public utility undertakings (without development consent)
Remediation of contaminated land	Remediation of contaminated land
Roads	Roads
Special uses	Special uses
Telecommunications facilities	Telecommunications facilities

Utility installations (without development consent)	Utility installations (without development consent)
Visitor facilities	Visitor facilities

In summary, land uses permissible with consent within land zoned Living – General, in addition to those permissible under the Living – Bushland Conservation zone, are:

- Accessible Housing
- Boarding House
- Child Care Centres
- Community Buildings
- Dual Occupancies
- Educational Establishments
- Health Care Practice
- Hospitals
- Place of Worship
- Public Buildings

In the event that the rezoning proceeds, and the proposed redevelopment of the existing accommodation facility does not, the subject land with due consideration for its location adjacent to Blue Mountains Hospital (the primary Blue Mountains hospital facility, as part of the Nepean Local Health District) is considered suitable for any of the above permissible land uses.

With reference to the Standard Instrument LEP, the Living - General zone under Blue Mountains LEP 2005 equates to R2 Low Density Residential. Mandated permissible uses within the R2 zone are:

- Boarding houses;
- Dwelling houses;
- Group homes
- Home occupations

The proposed rezoning is not inconsistent with mandated land use developments under the Standard Instrument. Additionally, it may be appropriate, as part of the mapping review associated with the preparation of the Standard Instrument Local Environmental Plan, that the current zoning of the hospital site be reconsidered.

Therefore, the Planning Proposal is considered the most appropriate mechanism of achieving the intended outcome, is based on sound planning grounds, and will facilitate an appropriate land use within the locality, which is dominated by a regional hospital.

Similarly the rezoning of Lot 8 DP1066824 (117 Great Western Highway, Leura) from Living – Bushland Conservation to Regional Transport Corridor - Road is considered the best means of ensuring that in the context of the proposed rezoning of adjoining land, this contiguous land parcel, specifically dedicated for road widening, is rezoned appropriately.

Section B - Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub – regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The key strategic planning framework at the State level is embodied in the *Metropolitan Strategy for Sydney 2036* ('The Metropolitan Plan'), released in December 2010.

The Metropolitan Plan draws on the principles of the 2005 *Metropolitan Strategy – City of Cities: A Plan for Sydney's Future*, and the *Metropolitan Transport Plan 2010: Connecting the City of Cities*. It provides a broad framework for promoting and managing Sydney's growth over the

next 25 years. This is expected that such growth will entail an additional 1.6 million people, requiring 770,000 new homes and capacity for 760,000 new jobs by 2036. Subregional strategies are a key planning tool for the implementation of the Metropolitan Plan.

The Blue Mountains City Council is one of five LGAs that fall within the Draft North West Subregional Strategy. This draft Strategy contains directions and actions to guide each Councils strategic planning with a regional focus. Achieving the housing and employment targets are key directions that are shaping strategic planning for all Councils in order to meet the needs of the forecast population growth over the next 25 years.

The key directions for the Subregion are embodied within seven key outcomes. The relevant direction is to meet housing capacity targets. The Blue Mountains LGA is expected to accommodate a capacity target of 7,000 new dwellings to year 2031. Additionally the strategy states that *"by 2031 significant ageing of the resident population is forecast within the North West Subregion it is estimated the population over the age of 65 will increase by around 96,000 by 2031 and that this group will represent 16 per cent of the population compared to 8 per cent in 2001"* (**The Strategy' pg.80**). Further, the strategy identifies the challenge of accommodating **an aging population and states that "As the population ages there is likely to be higher demand for smaller dwellings and various forms of seniors living accommodation with good access to services and public transport."** (**The Strategy' pg.80**).

The Planning Proposal is consistent with the requirement that Local Government Areas plan for housing capacity targets, with consideration for housing affordability. More specifically, the intended outcomes of the proposal to redevelop the existing accommodation facility to provide additional housing for seniors and people with a disability, accords with the need to consider and cater for an aging population.

4. Is the planning proposal consistent with the local council's strategy, or other local strategic plan?

The proposal is consistent with Council's Blue Mountains Accessible Housing Strategy dated April 2002, which states that there is a demonstrated need for accessible housing in the Blue Mountains. The aging of the population is an established theme (with part 3.1.1 of the strategy referring to the predicted doubling of the aged population within the Blue Mountains LGA in the next 20 years). With this demographic transition comes the need to provide suitable housing choice.

5. Is the planning proposal consistent with applicable state environmental planning policies?

Note:

¹ **Not Relevant:** This provision or planning instrument does not apply to land within the Draft Amendment to Draft LEP 2005

² **Consistent:** This provision or planning instrument applies; the Draft Amendment to Draft LEP 2005 meets the relevant requirements and is in accordance with the provision or planning instrument.

³ **Justifiably Inconsistent:** This provision or planning instrument applies, and is considered to be locally inappropriate.

State Environmental Planning Policies in force

		NOT RELEVANT ¹	CONSISTENT ²	JUSTIFIABLY INCONSISTENT ³
SEPP 1	Development Standards	✓		
SEPP 4	Development without Consent and Miscellaneous Complying Development	✓		
SEPP 6	Number of Storeys in a Building	✓		
SEPP 14	Coastal Wetlands	✓		
SEPP 15	Rural Landsharing Communities	✓		
SEPP 19	Bushland in Urban Areas	✓		
SEPP 21	Caravan Parks	✓		
SEPP 22	Shops and Commercial Premises	✓		
SEPP 26	Littoral Rainforests	✓		
SEPP 29	Western Sydney Recreation Area	✓		
SEPP 30	Intensive Agriculture	✓		
SEPP 32	Urban Consolidation (Redevelopment of Urban Land)	✓		
SEPP 33	Hazardous and Offensive Development	✓		
SEPP 36	Manufactured Home Estates	✓		
SEPP 39	Spit Island Bird Habitat	✓		
SEPP 41	Casino/Entertainment complex	✓		
SEPP 44	Koala Habitat Protection	✓		
SEPP 47	Moore Park Showground	✓		
SEPP 50	Canal Estate Development	✓		
SEPP 52	Farm Dams and Other Works in Land and Water Management Plan Areas	✓		
SEPP 55	Remediation of Land		✓	
SEPP 59	Central Western Sydney Economic and Employment Area	✓		
SEPP 60	Exempt and Complying Development	✓		
SEPP 62	Sustainable Aquaculture	✓		

State Environmental Planning Policies in force

		NOT RELEVANT ¹	CONSISTENT ²	JUSTIFIABLY INCONSISTENT ³
SEPP 64	Advertising and Signage	✓		
SEPP 65	Design quality of Residential Flat Development		✓	
D SEPP 66	Integration of Land Use and Transport	✓		
SEPP 70	Affordable Housing (Revised Schemes)	✓		
SEPP 71	Coastal Protection	✓		
SEPP	(Housing for Seniors or People with a Disability) 2004		✓	
SEPP	(Building Sustainability Index: BASIX) 2004		✓	
SEPP	(Kurnell Peninsula) 1989	✓		
SEPP	(Major Development) 2005	✓		
SEPP	(Sydney Region Growth Centres) 2006	✓		
SEPP	(Mining, Petroleum Production and Extractive Industries) 2007	✓		
SEPP	(Temporary Structures) 2007	✓		
SEPP	(Kosciuszko National Park – Alpine Resorts) 2007	✓		
SEPP	(Infrastructure) 2007	✓		
SEPP	(Rural Lands) 2008	✓		
SEPP	(Exempt and Complying Development Codes) 2008	✓		
SEPP	(Western Sydney Parklands) 2009	✓		
DSEPP	(Application of Development Standards) 2004	✓		
SEPP	(Western Sydney Employment Area) 2009	✓		
SEPP	Sydney Regional Environmental Plan No. 20 Hawkesbury – Nepean River (No. 2 – 1997)		✓	
SEPP	(Affordable Rental Housing) 2009		✓	
SEPP	(Urban Renewal) 2011	✓		
SEPP	(Sydney Drinking Water Catchment) 2011		✓	
SEPP	(SEPP 53 Transitional Provisions) 2011	✓		
DSEPP	Draft State Environmental Planning Policy (Competition) 2010	✓		
SEPP	State Environmental Planning Policy (State and Regional Development) 2011	✓		
SEPP	State Environmental Planning Policy (Penrith Lakes Scheme) 1989	✓		

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Note:

¹ **Not Relevant:** This provision or planning instrument does not apply to land within the Draft Amendment to Draft LEP 2005

² **Consistent:** This provision or planning instrument applies; the Draft Amendment to Draft LEP 2005 meets the relevant requirements and is in accordance with the provision or planning instrument.

³ **Justifiably Inconsistent:** This provision or planning instrument applies, and is considered to be locally inappropriate.

Directions under Section 117(2)

	NOT RELEVANT 1	CONSISTENT 2	JUSTIFIABLY INCONSISTENT 3
1. EMPLOYMENT AND RESOURCES			
1.1 Business and Industrial Zones	✓		
1.2 Rural Zones	✓		
1.3 Mining, Petroleum Production and Extractive Industries	✓		
1.4 Oyster Aquaculture	✓		
1.5 Rural Lands	✓		
2. ENVIRONMENT AND HERITAGE			
2.1 Environmental Protection Zones	✓		
2.2 Coastal Protection	✓		
2.3 Heritage Conservation	✓		
2.4 Recreation Vehicle Areas	✓		
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT			
3.1 Residential Zones		✓	
3.2 Caravan Parks and Manufactured Home Estates	✓		
3.3 Home Occupations	✓		
3.4 Integrating Land Use and Transport	✓		
3.5 Development Near Licensed Aerodromes	✓		
3.6 Shooting Ranges	✓		
4. HAZARD AND RISK			
4.1 Acid Sulfate Soils	✓		
4.2 Mine Subsidence and Unstable Land	✓		
4.3 Flood Prone Land	✓		
4.4 Planning for Bushfire Protection		✓	
5. REGIONAL PLANNING			
5.1 Implementation of Regional Strategies	✓		
5.2 Sydney Drinking Water Catchments		✓	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	✓		
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	✓		
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	✓		
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	✓		
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	✓		
5.8 Second Sydney Airport: Badgerys Creek	✓		
6. LOCAL PLAN MAKING			
6.1 Approval and Referral Requirements		✓	
6.2 Reserving Land for Public Purposes	✓		

Directions under Section 117(2)

	NOT RELEVANT 1	CONSISTENT 2	JUSTIFIABLY INCONSISTENT 3
6.3 Site Specific Provisions	✓		
7. METROPOLITAN PLANNING			
7.1 Implementation of the Metropolitan Strategy		✓	

Section C - Environmental, Social and Economic Impact

- 7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

The proponent has submitted a preliminary Ecological Assessment (prepared by Abel Ecology) (refer to Attachment 3). The assessment concluded that (based on a cursory site inspection) no threatened species were recorded on the site; however the locally significant vegetation community *Eucalyptus oreades* was identified within the north western corner of the site. The assessment concluded that a Flora and Fauna Assessment would be required as part of any future development and that this would need to consider any environmental impact from the measures required to protect the site from bushfire threat.

- 8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

As stated above, a preliminary Ecological Assessment (Attachment 3) has been submitted by the proponent with the Planning Proposal. The assessment has identified the locally significant vegetation community *Eucalyptus oreades* within the north western corner of the site. The concept plans of proposed future development on the site, indicate limited disturbance within this part of the site, with the majority of new and redeveloped buildings to be located within (and in close proximity of) the existing building footprint.

However, as stated above, the land is mapped as bushfire prone (the north western corner of the site is mapped as Category 2 Bushfire Prone Land, while the remainder of the site is mapped as bushfire buffer) and any future development would be referred to the Rural Fire Service as Integrated Development in accordance with s.91 of the *Environmental Planning and Assessment Act 1979*. Any future proposal would need to demonstrate compliance with *Planning for Bushfire Protection 2006*, including the provision of appropriate asset protection zones on the site. A Preliminary Bushfire Threat Assessment (refer to Attachment 4) was submitted as part of the Planning Proposal, to demonstrate the viability of the proposed outcome. The conclusion of the assessment is that each stage of the proposed master plan is capable of complying with bushfire safety provisions.

The site is also located within the Sydney Drinking Water Catchment and is within the subcatchment of the Coxs and Grose Rivers. It is considered that any future development could appropriately address these site constraints. Consultation with the Sydney Catchment Authority (SCA) was undertaken. No issues of concern were raised by the SCA with regard to the proposal (refer to Attachment 2).

- 9. Has the planning proposal adequately addressed any social and economic effects?**

The planning proposal is unlikely to have any negative social or economic effects. The land to be rezoned is currently utilised for the same purpose as that proposed should the Planning Proposal proceed. In this regard, any potential social impacts are considered minimal. The planning proposal has identified positive social and economic effects as outcomes of the proposal. These include direct social and economic benefit from the continued and expanded operation of Blue Mountains Villages, and the provision of additional affordable housing opportunities for seniors and people with a disability. There is also the indirect economic benefit from construction activity and associated job creation.

A search of the Aboriginal Heritage Information Management System (AHIMS) database has been undertaken, with no sites or places of Aboriginal cultural significance on or within close proximity of the site. The site does not contain any locally or state listed heritage items.

The proposed rezoning of Lot 8 DP1066824, such that it is accurately reflected as being part of the Regional Transport Corridor, has negligible social or economic impact.

Section D - State and Commonwealth Interests

10. Is there adequate public infrastructure for the planning proposal?

The site is within an established area and is currently connected to electricity, telephone, gas, water and sewerage services. The existing road network, public transport system, health care system and waste management facilities in the area are considered sufficient to cater for the existing and future use of the site.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

State and Commonwealth public authorities have not been consulted. This will be undertaken in accordance with the gateway determination.

PART 4 MAPPING

Figure 3: Proposed Zoning

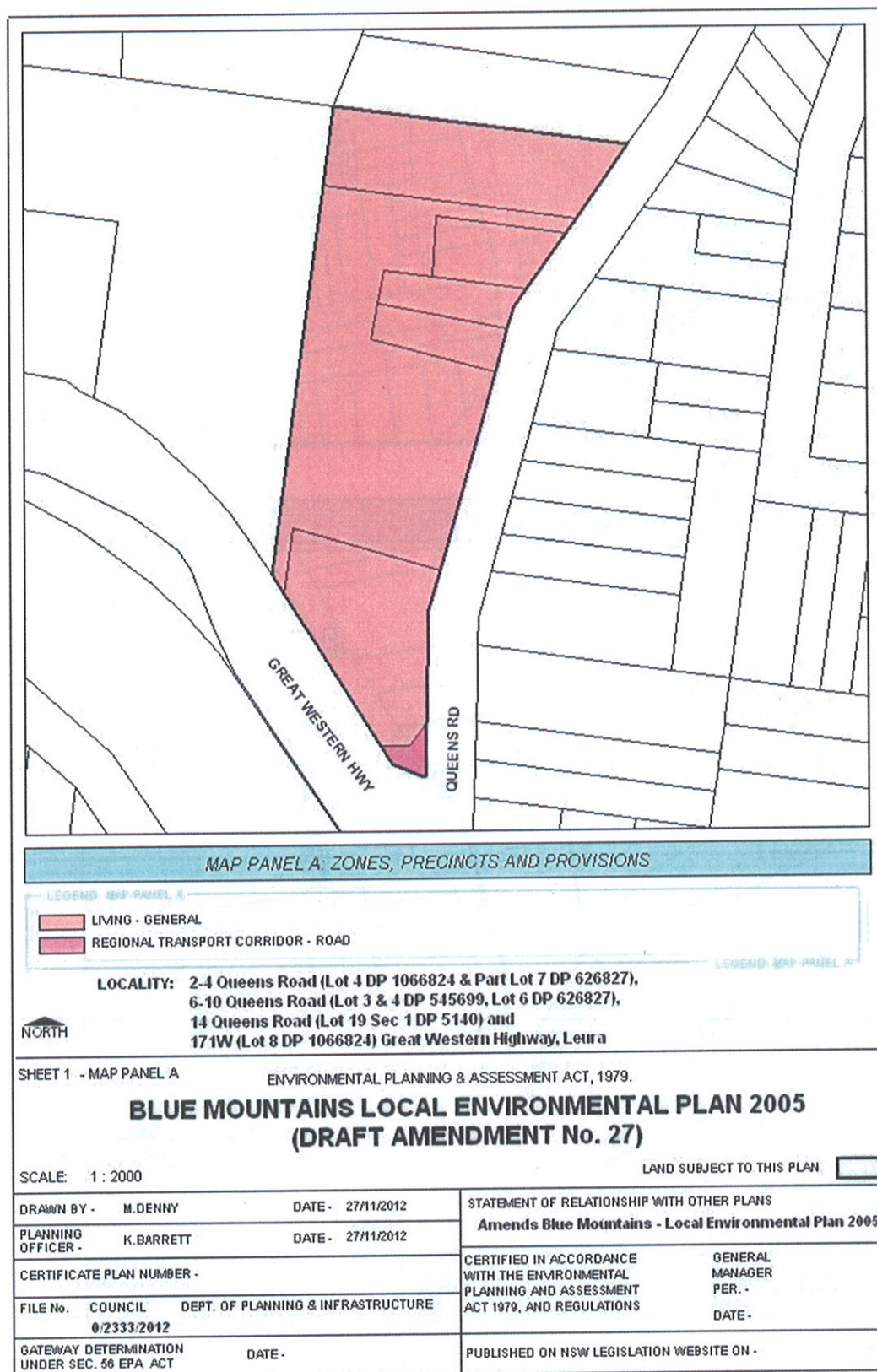


Figure 4: Current Zoning – Living Bushland Conservation

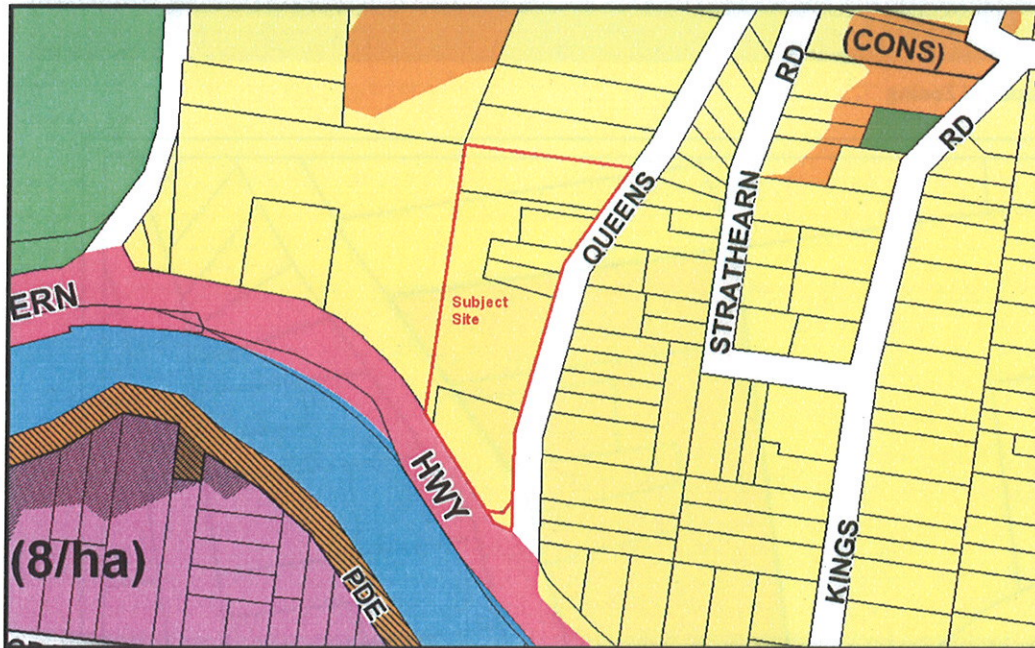


Figure 5: Locality Plan

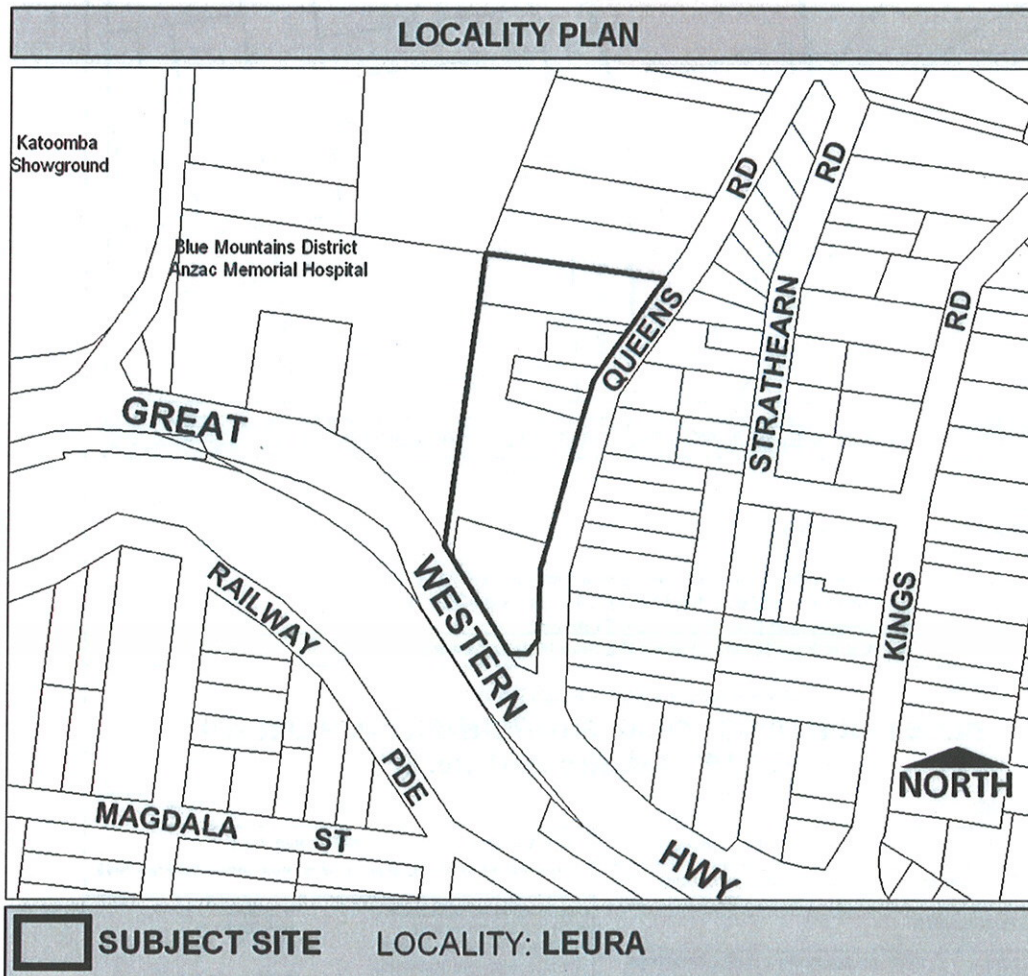


Figure 6: Aerial Photographs



Subject Site



Corner of Great Western Highway and Queens Road – view west



Existing dwellings



Southern boundary – view west

Queens Road Site Entrance

PART 5 COMMUNITY CONSULTATION

Community consultation will occur in accordance with the gateway determination. At a minimum, the notification period will extend for 28 days following notification in the local newspaper. A copy of the Planning Proposal will be made publicly available on the Blue Mountains City Council website (www.bmcc.nsw.gov.au). Adjoining land owners will be provided with written notification of the proposal and notification period.

PART 6 PROJECT TIMELINE

The following timeline is broad estimate, and dependent on the need for agency and community consultation, as identified at the Gateway Determination.

Anticipated Commencement Date	January 2013
Anticipated timeframe for completion of technical information	2-4 weeks upon receipt of Gateway Determination Estimated date: February 2013
Timeframe for Government agency consultation	2-4 weeks (Pending extent of consultation as directed by Gateway Determination) Estimated date: February 2013
Commencement and completion dates for public exhibition	March 2013
Dates for Public Hearing	To be confirmed (if required)
Timeframes for considerations of submissions	2 weeks from close of submissions March -April 2013
Timeframe for consideration of proposal post exhibition	2-4 weeks from close of exhibition period April – May 2013 (to account for Council meeting)
Date of submission to the department to finalise LEP	May 2013
Anticipated date RPA will make the plan (if delegated)	May – June 2013

Anticipated date RPA will forward to the department for notification	June 2013
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ATTACHMENTS

Attachment 1 – Council Resolution and Report dated 11th December 2012

Attachment 2 – Public Authority Comments – Sydney Catchment Authority

Attachment 3 – Preliminary Ecological Assessment

Attachment 4 – Preliminary Bushfire Threat Assessment

Attachment 5 – Draft Concept Plans for Development Master Plan