

Blue Mountains LEP 2005 (Amendment 26) - Various amendments

Proposal Title : **Blue Mountains LEP 2005 (Amendment 26) - Various amendments**

Proposal Summary : **To amend Blue Mountains LEP 2005 to facilitate various housekeeping amendments including rezoning, boundary adjustments, additional use and amendment to the Heritage Schedule.**

PP Number : **PP_2012_BLUEM_004_00** Dop File No : **12/11527-1**

Proposal Details

Date Planning Proposal Received :	10-Jul-2012	LGA covered :	Blue Mountains
Region :	Sydney Region West	RPA :	Blue Mountains City Council
State Electorate :	BLUE MOUNTAINS	Section of the Act :	55 - Planning Proposal
LEP Type :	Housekeeping		

Location Details

Street :	Lot 27		
Suburb :	DP 2946	City :	Lurline Street
Land Parcel :		Postcode :	Katoomba
Street :			
Suburb :		City :	
Land Parcel :	67, 69, 71 and 75 Waratah Street, Katoomba	Postcode :	
Street :			
Suburb :		City :	
Land Parcel :	65 Lurline Street, Katoomba	Postcode :	
Street :			
Suburb :		City :	
Land Parcel :	17 John Street, Lawson	Postcode :	
Street :			
Suburb :		City :	
Land Parcel :	104A Douglas Street, Springwood	Postcode :	

DoP Planning Officer Contact Details

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Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Metro North West subregion	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	N/A
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**
 If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment : **LOBBYIST STATEMENT**

At this time, to the best of the Regional Team's knowledge, there have been no meetings or communications with lobbyists regarding this Planning Proposal.

The Department's "Table of contacts with Registered Lobbyists" has been checked on 11 July, 2012. There have been no records of contact with Lobbyist in relation to this proposal.

Supporting notes

Internal Supporting Notes : **The planning proposal is a housekeeping amendment and has a number of objectives, majority of which relate to addressing various minor anomalies within the LEP 2005 as a result of detailed investigations and studies to the following properties:**

- **171 Lurline Street, Katoomba (Lot 27 DP 2946)**

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- 67 (Lot 1 DP 774340), 69 & 71 (Lots 3 & 4 DP 10191), & 75 (Lot 1 DP 844231), Waratah Street, Katoomba
- 65 (Lot 1 DP 447822) & 67 (SP 10795), Lurline Street, Katoomba
- 17 John Street, Lawson (Lot 9 DP 255987)
- 104A Douglas Street, Springwood (Lot 41 DP 249475)

Details of each of the changes are in the planning proposal, attached. Council's proposed amendments are supported.

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment : The planning proposal involves various amendments to LEP 2005, to address minor anomalies to properties, as detailed in the attached Council's planning proposal and summarised as follows:

171 (Lot 27 DP 2946) LURLINE STREET, KATOOMBA

Council resolved on 31 January, 2012, to allow a specific additional use on the land for 'commercial premises' to facilitate/legalise a day spa, which is currently operating on the premises.

Proposed changes: Schedule 8 of the LEP to allow an additional use 'commercial premises' on the land.

67 (Lot 1 DP 774340), 69 (Lot 3 DP 10191), 71 (Lot 4 DP 10191) and 75 (Lot 1 DP 844231) WARATAH STREET, KATOOMBA

To rectify anomaly and rezone land as originally intended from Village - Tourist to Village - Town Centre Zone. It was identified in the Council's Environmental Management Plan as located within the core village area. Amendment to zoning map will be required.

Proposed changes: To amend zoning map from Village - Tourist Zone to Village - Town Centre Zone.

65 (Lot 1 DP 44782) and 67 (SP 10795) LURLINE STREET, KATOOMBA (Astor House and Sans Souci site)

To rectify anomaly occurred in identifying the actual heritage item on 65 Lurline Street, Katoomba and part of its curtilage remaining on 67 Lurline Street. Changes to Heritage Map Panel C - Heritage/Special Uses and the Heritage Schedule 6 of the LEP 2005 will be required to identify the actual address of item K156.

Proposed changes: To amend the Heritage Schedule 6 and relevant map panel C.

17 (Lot 9 DP 255987) JOHN STREET, LAWSON

Council resolved on 31 January, 2012, to support amendment to the mapping to change the boundaries of Employment - General and Environmental Protection - Private Zones as a result of Council's vegetation mapping review and ground truthing, as well as a Flora and Fauna Assessment Report prepared by Applied Ecology dated 12 March, 2012.

The land is Council owned and is within Blue Mountains Business Park - Lawson created to increase employment opportunities in line with the City Strategy - Sustainable Blue Mountains 2025 - Towards a more sustainable Blue Mountains. The proposal is to facilitate the first development proposal for a new innovative manufacturing business - to

manufacture affordable housing product (modular homes).

Related changes to include changes to Protected Area mapping to better represent the true position of the creek and the environmental constraints.

Proposed changes: Changes to zone boundaries of Employment - General and Environmental Protection - Private Zones. Changes to Protected Area map in relation to Slope Constraints and Ecological Buffer Area.

104A (Lot 41 DP 249475) DOUGLAS STREET, SPRINGWOOD

The proposed boundary adjustments to zones and protected areas are based on detailed field inspections done to better reflect the existing building curtilages and environmental constraints of the land. Mapping changes will be required to reduce the Environmental Protection - Private Zone and instead this land is to be protected by a Protected Area - Slope Constraint Area to protect slopes 20% and Protected Area - Ecological Buffer Area to buffer significant vegetation.

Proposed changes: Zone boundary changes between Living Bushland Conservation and Environmental Protection Zones. Protected Area map boundary changes to Slope Constraint Area and Ecological Buffer Area.

The planning proposal is considered to be the best means of achieving the objectives/intended outcomes.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment : As discussed in the Statement of Objectives section, Council has provided adequate explanation of the proposed provisions.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? No

b) S.117 directions identified by RPA :

* May need the Director General's agreement

1.1 Business and Industrial Zones
2.1 Environment Protection Zones
2.3 Heritage Conservation
3.1 Residential Zones
3.4 Integrating Land Use and Transport
4.3 Flood Prone Land
4.4 Planning for Bushfire Protection
5.2 Sydney Drinking Water Catchments
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036

Is the Director General's agreement required? Yes

c) Consistent with Standard Instrument (LEPs) Order 2006 : No

d) Which SEPPs have the RPA identified?

SEPP No 22—Shops and Commercial Premises
SEPP No 44—Koala Habitat Protection
Drinking Water Catchments Regional Environmental Plan No. 1
SREP No. 20 - Hawkesbury—Nepean River (No. 2 - 1997)

e) List any other matters that need to be considered :

The Planning Proposal is consistent with the following relevant SEPPs.

SEPP 22 - SHOPS AND COMMERCIAL PREMISES

The proposal (171 Lurline Street, Katoomba) is consistent with the provisions of the SEPP as the additional land use will allow lawful use of the current development on the land.

In terms of 67, 69, 71 and 75 Waratah Street, Katoomba, the proposal to rezone to Village - Town Centre is consistent with the SEPP as it will be amending an anomaly to align with the surrounding land use that is already operating in the area.

SEPP 44 - KOALA HABITAT PROTECTION

Recent Flora & Fauna Assessment prepared by Applied Ecological Pty Ltd in March, 2012, did not identify any actual Koala population or record any tree types listed in Schedule 2 of this SEPP.

SEPP (SYDNEY DRINKING WATER CATCHMENT) 2011

171 Lurline Street; 67, 69, 71 and 75, Waratah Street and 65 and 67, Lurline Street, Katoomba are within the Protected Area - Water Supply Catchment Area.

No changes to the catchment area are proposed. The sites are currently developed and any future development proposals on the land will be required to comply with the provisions within the SEPP.

SEPP No 20 - HAWKESBURY-NEPEAN RIVER (No.2 - 1997)

The planning proposal is consistent with SREP No. 20. The land subject to this planning proposal are within the Hawkesbury Nepean Catchment/sub-catchments. Future development proposals will need to consider the requirements of SREP No 20 to ensure appropriate environmental considerations to water quality, heritage, flora and fauna, etc. are undertaken.

S117 DIRECTION

1.1 BUSINESS AND INDUSTRIAL ZONES

The proposal will allow additional use of commercial premises (to facilitate a day spa) on 171 Lurline Street, Katoomba and allow additional commercial land within a core village centre in Katoomba (67, 69, 71 and 75, Waratah Street, Katoomba). It is not inconsistent with the direction.

In terms of Council owned land at 17 (Lot 9 DP 255987) John Street, Katoomba, changes to the creek alignment will reduce a small area of land zoned for Employment - General. This proposed change has resulted from Council's vegetation mapping review and ground truthing, as well as a Flora and Fauna Assessment Report prepared by Applied Ecology PTY Ltd (March, 2012).

Comments:

The reduction of employment zoned land is considered justified as it will result in a better environmental outcomes and the proposed reduction of employment land is, therefore, of a minor significance. In accordance with clause 5 of this direction the Director General's approval is required.

2.1 ENVIRONMENTAL PROTECTION ZONES

Apart from 104A Douglas Street, Springwood, the proposal is consistent with this direction as it does not seek alteration to the provision of Protected Area - Water Supply Catchment Area currently applying to the land. Any development on the land will be required to comply with the provisions contained in the LEP 2005 for environmental protection purpose.

In terms of the land at Douglas Street, Springwood, the proposal is justifiably inconsistent as it will decrease the land zoned Environmental Protection - Private. The zone boundary currently goes through the existing dwelling house on the land and it is prudent for Council to change the zone boundary. However, it is proposed that a Protected - Ecological Buffer Area to protect the riparian corridor and a Protected Area

-Slope Constraint Area to protect the slope of land around the building curtilage will be applied. Council has advised that it is not considered to have any adverse effects as the site is already developed and is amending an anomaly to a boundary and the land around the dwelling is already cleared.

Comments:

It is agreed that the inconsistency with the direction is of a minor significance and the Director General's approval is required.

2.3 HERITAGE CONSERVATION

The proposal is to rectify anomaly occurred in identifying the actual local heritage item on 65 Lurline Street, Katoomba (wrongly identified as 67 Lurline Street, Katoomba in the Heritage Schedule) and part of its curtilage (stone wall) remaining on 67 Lurline Street in the Heritage Schedule 6 of the LEP 2005. Refer to the extracts from Council's Heritage Register on the property, attached.

Comments:

The proposal will facilitate the conservation of Astor House and Sans Souci site, an item of local heritage significance. However, it will physically reduce the curtilage of the existing/wrongly listed heritage item - 67, Lurline Street, Katoomba, which is not a heritage item, except for the stone wall boundary. The proposal is, therefore, justifiably inconsistent with this direction but considered to be of a minor significance.

The Director General's approval is required that the inconsistency with the direction is of a minor significance.

3.1 RESIDENTIAL ZONES

The proposal (Douglas Street, Springwood) is consistent with this direction. It involves an alteration to slightly increase the existing residential boundary to reflect the actual footprint of the existing dwelling on the land and will not have any adverse impact on the development potential of the land.

3.4 INTEGRATING LAND USE AND TRANSPORT

The Planning Proposal is consistent with this direction. It involves rezoning of land within the core village area on Waratah Street, Katoomba, to reflect its location from Village - Tourist to Village - Town centre.

4.3 FLOOD PRONE LAND

The Council owned land at 17 John Street, Lawson, has been identified as being flood prone land within the recently adopted Glenbrook Erskine Catchments Flood Study. Council has advised that it is to commence the Floodplain Risk Management Process – Floodplain Risk Management Study consistent with the Floodplain Development Manual 2005, which will apply flood related development controls.

Comment:

The existing provisions in the LEP 2005 for land subject to inundation and the Council's Better Living DCP requires a flood study to be submitted to address storm water run-off and overland flow at development stage. In this context, the inconsistency with this direction is considered to be of minor significance. The Director General's approval is required.

4.4 PLANNING FOR BUSHFIRE PROTECTION

17 John Street, Lawson and 104A Douglas Street, Springwood are mapped as being bushfire prone land.

The proposals are for boundary adjustment for the protection of environmentally sensitive land and realigning the zone boundaries to better represent the environmental constraints.

Council has advised that any future development proposals will comprehensively demonstrate to the NSW Rural Fire Service the aims and objectives of the Planning for Bushfire Protection 2006. The proposal will be forwarded to the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 56 of the Act and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made.

Comments:

It is considered that the proposal is inconsistent with the direction. Council is required to consult with the Commissioner of the NSW Rural Fire Service (RFS) following receipt of a Gateway Determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made.

A planning proposal may be inconsistent with the terms of the direction only if the relevant planning authority can satisfy the Director-General (or his delegate) that the council has obtained written advice from the Commissioner of the NSW Rural Fire Service, to the effect that, notwithstanding the non-compliance, the NSW Rural Fire Service does not object to the progression of the planning proposal.

It is recommended that Council consult the Commissioner of NSW RFS prior to undertaking community consultation in satisfaction of section 57 of the Act.

5.2 SYDNEY DRINKING WATER CATCHMENTS

This direction applies to the planning proposal as sites on Lurline and Waratah Streets are within the drinking water catchment and therefore maintenance of water quality is a significant environmental issue, and are subject to provisions in the LEP 2005. Council is yet to sought advice from the Sydney Catchment Authority (SCA), as required by the Direction, because it considered the proposal to be of a minor significance. Council advised that it will refer the proposal to the SCA as part of the consultation process for the proposal, if required by the Department's Gateway Determination. Council considers that the proposal is generally consistent with this Direction.

The provisions in the Blue Mountains LEP 2005 require development on land within a Water Supply Catchment area to comply with the objectives for a protected area, have a neutral or beneficial effect on water quality and to incorporate water quality management practices that are sustainable in the long term. The provisions also require consultation with SCA and connection to reticulated sewerage system where there is adequate capacity for a development. The SEPP (Sydney Drinking Water Catchment) 2011 applies to these land and any development on the land will be required to comply with the provisions contained in the SEPP.

Comments:

The proposal is inconsistent with the direction [clause 5(d)]. Council is yet to consult the SCA. It is recommended that Council consult SCA as part of agency consultation. In this context, the Director General's approval is required that inconsistency with the direction is of a minor significance.

6.3 SITE SPECIFIC PROVISIONS

The direction applies to the proposal in relation to 171 Lurline Street, Katoomba. The proposal is to allow an additional 'commercial premises' to facilitate and legalise a day spa development on the site.

Council has advised that the broader application of the 'commercial premises' land use within the Village Tourist zone is not considered to be an appropriate option as it will

allow other uses such as car washes, crematoria, commercial offices, funeral homes or any other business premises. 'Commercial premises' in the LGA are generally confined to the town centres and the Employment – General Zone and are uses not considered generally appropriate in the Village Tourist Zone.

The operation of a day spa is compatible with and complimentary to other businesses located along Lurline Street and include bed & breakfasts, refreshment rooms and other accommodation/tourist businesses which are permitted in the Village-Tourist Zone. Council has advised that the use of a day spa (as a type of commercial uses) would be consistent with the surrounding uses, and therefore would be more appropriate to be made permissible as an additional use through Schedule 8 of LEP 2005.

Comments:

The proposed additional use is considered to be of a minor significance and the reasons given by Council are valid. The Director General's approval is required.

7.1 IMPLEMENTATION OF THE METROPOLITAN PLAN FOR SYDNEY 2036

The proposal is of a minor nature and is not considered to be inconsistent with the objectives and key directions of the Metropolitan Plan for Sydney 2036.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : Council has advised that community consultation will be undertaken having regard to the requirements set out in the "A Guide to Preparing Local Environmental Plans".

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons : **No additional requirements, apart from those discussed under S117 Directions.**

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **July 2015**

Comments in relation to Principal LEP : **Blue Mountains City Council proposes to consolidate and amalgamate LEP 4 and LEP 1991 into LEP 2005 and then prepare a Principal LEP.**

Assessment Criteria

Need for planning proposal : **The planning proposal involves various amendments to LEP 2005, to address minor anomalies to properties, as detailed in the statement of objectives section.**

Consistency with strategic planning framework :

The planning proposal is of a minor nature and is generally consistent with relevant State, regional and local strategies.

Environmental social economic impacts :

Two of the sites are mapped as Protected Area mapping and identified as bushfire prone land and are discussed in the S117 Directions.

FLORA AND FAUNA

A flora and fauna assessment has been undertaken by Council (Applied Ecology Pty Ltd, March 2012) for the Lurline and Waratah Street properties in Katoomba. The report summarised that the sites are already developed and established. There are no vegetation that would hold any ecological communities or their habitats and therefore the proposal will not result in any adverse environmental impacts.

17 John Street, Lawson

A Flora and Fauna Assessment Report found that the watercourse mapped by Environmental Management Plan 2002 is incorrect and summarised that there are no endangered populations or critically endangered or endangered ecological communities recorded on the site. A 7 part test of significance was undertaken on the site and made recommendations of works to be carried out at development stage.

The report concluded that the areas not suitable for development include the waterways and riparian lands and the threatened species (Mossy Geebung *Persoonia acerosa*) occurring on slope constrained area. The assessment also recommends that the vegetation should be retained and managed with an addition of a 10 metre buffer to the watercourse. These recommendations have been reflected on the proposed zoning and mapping changes.

The report concluded that the planning proposal is unlikely to have an adverse effect on any threatened species, populations or endangered ecological communities or their habitats as the proposal is adjusting the boundary to more accurately align with the watercourse and riparian corridor location on the ground to better protect these areas with the Environmental Protection – Private zone and Protected Area – Ecological Buffer Area and Protected Area - Slope Constraint Area.

104A Douglas Street, Springwood

A site assessment was conducted by Council and found that the area of Environmental Protection - Private Zone and Protected Area - Slope Constraint Area mapping being reduced is modified or weed invaded, and no evidence of any vegetation of high ecological value in the area. The proposal is considered to be of a minor significance as it is amending a boundary of a zone to more accurately align with the development on the ground and will not result in any adverse environmental impacts.

The remainder Protected Area - Ecological Buffer Area and Protected Area -Slope Constraint Area application is considered adequate to protect potential ecological communities or their habitats on the land.

PROTECTED AREA - WATERSUPPLY CATCHMENT AREA

As discussed in S117 Direction - 5.2 Sydney Drinking Water Catchments, the lands in Lurline and Wratoh Street, Katoomba are within a Protected Area - Water Supply Catchment Area and any future development will be assessed by the LEP 2005 provisions and the provisions of the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011. It is also recommended that Council consult SCA.

PROTECTED AREA - SLOPE CONSTRAINT AREA

The sites - 17 John Street, Lawson and 104A Douglas Street, Springwood are identified as

having areas of slope of less than 20% and areas of slope between 20-33%.

Any future development will be assessed subject to LEP 2005 which require any development on land within a Slope Constraint area to a detailed environmental assessment that the development complies with the objectives and other provisions of this clause that include the following, to minimise vegetation clearing and soil disturbance, encourage retention, restoration and maintenance of disturbed native vegetation on steep land and not adversely impact on the rate, volume or quality of water leaving the site.

PROTECTED AREA - ECOLOGICAL BUFFER AREA

The Council owned site at 17 John Street, Lawson is identified as having an ecological buffer area that buffers a riparian corridor of a watercourse. Any future development of the site will need to comply with the 'Protecting the Natural Environment' provisions of LEP 2005 that protects water quality, aquatic ecosystems, watercourse corridors and significant vegetation communities and the Better Living DCP which requires a Flora and Fauna Assessment.

BUSHFIRE PRONE LAND

The sites at 17 John Street and 104A Douglas Street, Springwood are identified on Blue Mountains Bush Fire Prone Lands as having vegetation category 1 including a 100m buffer & vegetation category 2 including a 30m buffer. As discussed in S117 Direction 4.4 Planning for Bushfire Protection, any future development of the site will need to comply with the assessment criteria of the bushfire protection provisions in LEP 2005 and the Better Living DCP, and further demonstrate to the NSW Rural Fire Service the aims and objectives of the Planning for Bushfire Protection 2006.

Assessment Process

Proposal type : **Minor** Community Consultation Period : **14 Days**

Timeframe to make LEP : **12 Month** Delegation : **DG**

Public Authority **Sydney Metropolitan Catchment Management Authority**
Consultation - 56(2)(d) **Office of Environment and Heritage**
: **NSW Rural Fire Service**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

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Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
17_John_St_Map.pdf	Map	Yes
65_&_67_Lurline_St_Map.pdf	Map	Yes
104ADouglas_St_Springwood_Map.pdf	Map	Yes
Council_Resolution_&_Report_31_Jan_12,_17_John_St_Lawson.pdf	Proposal	Yes
Council_Resolution_&_Report_dated_31_Jan_12,_171_Lurline_Street,_Katoomba.pdf	Proposal	Yes
Council_site_assessment,_104A_Douglas_St_Springwood.pdf	Proposal	Yes
Council_Site_Inspection_Results_for_17_John_St_Lawson.pdf	Proposal	Yes
Flora_and_Fauna_Assessment,_17_John_St_Lawson.pdf	Proposal	Yes
Heritage_Assessment_Report,_65_&_67_Lurline_St_Katoomba.pdf	Proposal	Yes
Land_at_Waratah_St_Map.pdf	Map	Yes
Planning_proposal_letter.pdf	Proposal	Yes
Planning_Proposal_Part_1.pdf	Proposal	Yes
Planning-Proposal_Part_2.pdf	Proposal	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.1 Business and Industrial Zones
- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.4 Integrating Land Use and Transport
- 4.3 Flood Prone Land
- 4.4 Planning for Bushfire Protection
- 5.2 Sydney Drinking Water Catchments
- 6.3 Site Specific Provisions
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended that the proposal proceeds with the following conditions:

- (1) The Director General agrees that the following inconsistency with section 117 directions:
- . 1.1 Business and Industrial Zones
 - . 2.1 Environmental Protection Zones;
 - . 2.3 Heritage Conservation;
 - . 4.3 Flood Prone Land;
 - . 5.2 Sydney Drinking Water Catchments; and
 - . 6.3 Site Specific Provisions;

are justified as minor matters.

- (2) Consultation with the Commissioner of the NSW Rural Fire Service, in accordance with S.117 Direction 4.4 Planning for Bushfire Protection, prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made;

- (3) Community consultation under sections 56(2)(c) and 57 of the Environmental

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Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made publicly available for 14 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009);
- (4) consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
- Sydney Metropolitan Catchment Management Authority;
 - Office of Environment and Heritage; and
 - Commissioner of NSW RFS;
- (5) a public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act; and
- (6) the timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Supporting Reasons : The planning proposal is of minor nature and is essentially a housekeeping amendment, and is supported.

Signature:



Printed Name:

CHO CHO MCINT

Date:

13/7/12