



Proposed Amendment No. 4: Various amendments to the BLEP 2015 written instrument and maps

Planning proposal to amend *Blacktown Local Environmental Plan 2015*

**Prepared by Blacktown City Council
July 2016**

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INTRODUCTION

The planning proposal Amendment 4 seeks to amend *Blacktown Local Environmental Plan (BLEP) 2015* to correct drafting errors and resolve various outstanding matters from the preparation of the BLEP 2015.

The planning proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment (EP&A) Act 1979* and the NSW Department of Planning and Environment guidelines.

Background

At its ordinary meeting of 23 March 2016 Council resolved to prepare a planning proposal for various amendments to BLEP 2015.

BLEP 2015 became effective 7 July 2015 and is the standard instrument LEP that applies to land in Blacktown City located outside of the areas controlled by the State Environment Planning Policies for the North West Growth Centre, Western Sydney Parklands and Western Sydney Employment Area.

The amendments will address matters that arose during the transition process from the *Blacktown Local Environmental Plan 1988* to the Standard Instrument LEP and will ensure the plan is accurate and consistent with Council's strategic position. In this regard, the planning proposal addresses:

- anomalies and errors discovered after public exhibition
- matters identified by landowners and prospective applicants
- matters that were delayed by the lag between Council submitting the plan to the Department of Planning and Environment (DoPE) and the plan being made law.

The planning proposal

The planning proposal seeks various amendments to the BLEP 2015 written instrument and the mapping.

The more significant amendments relate to permissible land uses, community title subdivision, residential flat buildings, development in the B4 Mixed Use zone, zoning of certain land, and minimum site requirements for certain land.

The minor amendments to BLEP 2015 will correct drafting errors and discrepancies in the BLEP 2015 written instrument and mapping.

The planning proposal relates only to matters to be amended in the BLEP 2015.

A detailed explanation of the proposed changes to the BLEP 2015 written instrument and maps is in Appendix A. Draft LEP maps are contained in Appendix B.

PART 1 – OBJECTIVES AND INTENDED OUTCOMES

The objective of the planning proposal is to address outstanding matters from the transition to the Standard Instrument LEP and rectify errors within the BLEP 2015.

It is accepted practice to group a number of proposed changes together in order to limit the number of amendments to Council's LEP.

Amendments are proposed to the BLEP 2015 Written Instrument and Mapping. The purpose of the amendments is to make the plan more accurate and ensure that it is consistent with Council's strategic position.

PART 2 – EXPLANATION OF PROVISIONS

The objectives and intended outcomes of the planning proposal will be achieved by amending the BLEP 2015 as shown in Table 1. A detailed explanation of the proposed changes to the BLEP 2015 written instrument and maps is in Appendix A.

Table 1: Proposed amendments to BLEP 2015

Item	Matter	Amendment to BLEP 2015
1	Community Title Subdivision	Insert Clause 4.1AA <i>Minimum subdivision lot size for community title schemes</i>
2	Subdivision of dual occupancies	Amend Clause 4.1C <i>Subdivision of dual occupancies prohibited</i> as applies to corner lots to clarify the intent of the provision
3	Site requirements for certain land along the North West Transit Way	Amend Clause 7.10 <i>Minimum site requirements for development on certain land</i> to clarify the intent of the clause and remove the 50m frontage requirement
4	Mixed use development in B4 zone	Insert Clause 7.14 <i>Development in the B4 Mixed Use Zone</i>
5	Permissible land uses in RU4 Primary Production Small Lots zone	Amend the RU4 Primary Production Small Lots land use table to permit 'Crematoria' and 'Signage'
6	Signage in R1 General Residential zone	Amend the R1 General Residential land use table to permit 'Signage'
7	Signage in R2 Low Density Residential zone	Amend the R2 Low Density Residential land use table to permit 'Signage'
8	Signage in R3 Medium Density Residential zone	Amend the R3 Medium Density Residential land use table to permit 'Signage'
9	Permissible land uses in R4 High Density Residential zone	Amend the R4 High Density Residential land use table to permit 'Signage' and prohibit 'Restaurant or café' and 'Takeaway food and drink premises'
10	Permissible land uses in B5 Business Development zone	Amend the B5 Business Development land use table to permit 'Freight transport facilities', 'Vehicle body repair workshops', 'Vehicle repair stations' and 'Signage'
11	Permissible land uses in IN1 General Industrial zone	Amend the IN1 General Industrial land use table to permit 'Educational establishments' and 'Signage'

12	Permissible land uses in IN2 Light Industrial zone	Amend the IN2 Light Industrial land use table to permit 'Educational establishments' and 'Signage'
13	Signage in SP1 Special Activities zone	Amend the SP1 Special Activities land use table to permit 'Signage'
14	Signage in SP2 Infrastructure zone	Amend the SP2 Infrastructure land use table to permit 'Signage'
15	Permissible land uses in RE1 Public Recreation zone	Amend the RE1 Public Recreation land use table to permit 'Signage'
16	Signage in RE2 Private Recreation zone	Amend the RE2 Private Recreation land use table to permit 'Signage'
17	Heritage register	Amend <i>Schedule 5 Environmental Heritage</i> to correct listings and property descriptions.
18	Rezone land at Lot 1 DP 1001326, Flushcombe Road, Blacktown	Amend Land Zone Map and Height of Building Map to rezone land at Lot 1 DP 1001326, Flushcombe Road, Blacktown from 'R2 Low Density Residential' to 'SP2 (Educational Establishment and Place of Public Worship)', and remove corresponding height of building controls and minimum lot size controls.
19	Zoning of surplus North West Transit Way land	Amend the existing R4 High Density Residential and SP2 Infrastructure (Classified Road) zone boundary that applies to the surplus T-way land on Sunnyholt Road between Gordon Street and Cambridge Street, and remove corresponding height of building controls.
20	Land unsuitable for amalgamation	Amend Key Sites Map to remove Clause 7.10 <i>Minimum site requirements for development on certain land</i> from identified sites.
21	Height of Building in Urban Renewal Precincts	Amend the Height of Building Map to remove height of building control 'H = 7.5m' and replace with 'J = 9m' on land in Urban Renewal Precincts.
22	SEPP zoning notations	Amend notations on Land Zoning Map to rectify errors for land zoned under SEPP WSEA, SEPP SRGC or SEPP WSP.
23	Lot 124 DP 1065040 mapping anomaly	Amend the Land Zoning Map for Lot 124 DP 1065040 (located above 1 Wilson Road, Acacia Garden on the map) to rectify a mapping anomaly.
24	Lot 1 DP 634195 mapping anomaly	Amend the Land Zoning Map for Lot 1 DP 634195 Gardenia Grove, Lalor Park to correct the notation to show 'SP1 (Place of Public Worship)'.
25	Zoning notation for religious schools	Amend Land Zoning Map to add 'Place of Public Worship' to 'SP2 (Educational Establishment)' notation on identified sites.
26	Heritage mapping anomalies	Amend Heritage Map to correct notation errors and formatting anomalies
27	Lot 200 DP 854922, No.3, Holbeche Road, Arndell Park	Amend the Land Reservation Acquisition Map to delete the incorrect notation for Local Waterway – Council (W1) over the land at Lot 200 DP 854922, No.3, Holbeche Road, Arndell Park.
28	Mapping error on Key Sites Map	Amend the Key Sites Map to delete the incorrect notation for Schedule 1.1(1) on land that is not zoned R3 High Density Residential.

PART 3 – JUSTIFICATION

Section A – Need for the planning proposal

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

No. The proposed amendments will correct drafting errors and address outstanding matters from the preparation of BLEP 2015.

The amendments will improve the clarity and accuracy of BLEP 2015, providing certainty and consistency for the community and Council.

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

Yes. The planning proposal is the best way to achieve the objectives and intended outcomes as the Gateway Process is how LEPs are amended.

Amending the BLEP 2015 written instrument and maps will improve the accuracy of the plan and ensure that the planning controls are consistent with Council's overall strategic vision.

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)?*

Yes. The planning proposal is broadly consistent with the metropolitan strategy for Sydney, *A Plan for Growing Sydney*.

A Plan for Growing Sydney

A Plan for Growing Sydney was released by the NSW Government December 2014 as a 20 year plan to guide planning decisions in the Sydney metropolitan area. The plan sets out the NSW Government's goals for the economy, housing, liveability and the environment.

A comprehensive assessment against the objectives and strategies of *A Plan for Growing Sydney* was undertaken during the preparation of BLEP 2015, gazetted 26 May 2015. As the proposed amendments address outstanding matters from the preparation of the LEP, it is considered that further assessment is not warranted.

The BLEP 2015 will remain broadly consistent with *A Plan for Growing Sydney*.

Central West District Plan

There is currently no District Plan or Draft District Plan that applies to Blacktown City.

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

Yes. The planning proposal is broadly consistent with *Blacktown Community Strategic Plan 2030* and *Blacktown Planning Strategy 2036*.

Blacktown Community Strategic Plan 2030

The *Blacktown Community Strategic Plan 2030* identifies the strategic direction and integrated planning framework for Blacktown City towards 2030. Sustainability and social equity are the key principles that underpin the objectives of this plan.

A comprehensive assessment of the planning controls against the *Blacktown Community Strategic Plan 2030* was undertaken during the preparation of BLEP 2015.

The planning proposal seeks to amend BLEP 2015 for clarity and accuracy. This will ensure that BLEP 2015 facilitates orderly development that will meet the needs of the community and is consistent with Council's strategic vision.

The proposal is broadly consistent with the *Blacktown Community Strategic Plan 2030*.

Blacktown Planning Strategy 2036

The *Blacktown Planning Strategy 2036* is Blacktown City Council's key strategic land use planning document that will facilitate and manage future growth and development within the City of Blacktown to 2036.

The *Blacktown Planning Strategy 2036* informed the preparation of BLEP 2015.

The planning proposal seeks to amend BLEP 2015 for clarity and accuracy. This will ensure that BLEP 2015 facilitates orderly development that will meet the needs of the community and is consistent with Council's strategic vision.

The proposal is broadly consistent with *Blacktown Planning Strategy 2036*.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPP)?

Yes. The planning proposal is considered to be consistent with the applicable SEPPs and deemed SEPPs as demonstrated in the tables below.

Table 2: Consistency with State Environment Planning Policies (SEPP)

SEPP	Comment
SEPP No 1—Development Standards	Not applicable. Exceptions to development standards are considered under Clause 4.6 of BLEP 2015.
SEPP No 14—Coastal Wetlands	Not applicable. There are no coastal wetlands in Blacktown City.

SEPP No 19—Bushland in Urban Areas	The planning proposal will not reduce provision in BLEP 2015 for the protection of bushland in Blacktown City. The planning proposal is consistent with the SEPP.
SEPP No 21—Caravan Parks	Not applicable. The proposal will not affect caravan park developments.
SEPP No 26—Littoral Rainforests	Not applicable. There are no littoral rainforests in Blacktown City.
SEPP No 30—Intensive Agriculture	Not applicable. The planning proposal will not affect the application of the SEPP.
SEPP No 33—Hazardous and Offensive Development	Not applicable. The planning proposal will not affect the application of the SEPP.
SEPP No 36—Manufactured Home Estates	Not applicable. The SEPP does not apply to land in Blacktown City.
SEPP No 44—Koala Habitat Protection	Not applicable. The SEPP does not apply to land in Blacktown City.
SEPP No 47—Moore Park Showground	Not applicable. The SEPP does not apply to land in Blacktown City.
SEPP No 50—Canal Estate Development	Not applicable. The proposal does not include a canal estate.
SEPP No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable. The SEPP does not apply to land in Blacktown City.
SEPP No 55—Remediation of Land	Item 18 proposes to rezone land at Lot 1 DP 1001326 Flushcombe Road, Blacktown from Zone R2 Low Density Residential to Zone SP2 (Educational Establishment and Place of Public Worship). The rezoning will not affect the application of the SEPP for the purpose of promoting the remediation of contaminated land and reducing the risk of harm to human health or any other aspect of the environment. The planning proposal is consistent with the SEPP.
SEPP No 62—Sustainable Aquaculture	The Planning Proposal will not affect the application of the SEPP.
SEPP No 64—Advertising and Signage	The Planning Proposal will not affect the application of the SEPP.
SEPP No 65—Design Quality of Residential Apartment Development	Item 4 proposes to introduce Clause 7.14 to permit residential flat buildings in the B4 Mixed Use zone on sites that are unsuitable for development for business or shop top housing. The intent of this clause is to protect commercial development opportunities in local centres and encourage a healthy mix of complementary land uses. The proposed clause 7.14 will not affect the application of the SEPP and includes provisions to ensure that the design of residential flat buildings is contextually appropriate. The planning proposal is consistent with the SEPP.
SEPP No 70—Affordable Housing (Revised Schemes)	The planning proposal will not affect the application of the SEPP.
SEPP No 71—Coastal Protection	Not applicable. There are no coastal zones in Blacktown City.
SEPP (Affordable Rental Housing) 2009	The planning proposal will not affect the application of the SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	The planning proposal will not affect the application of the SEPP.
SEPP (Exempt and Complying Development Codes) 2008	The planning proposal will not affect the application of the SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	The planning proposal will not affect the application of the SEPP.

SEPP (Infrastructure) 2007	The planning proposal will not affect the application of the SEPP.
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	Not applicable. The SEPP does not apply to land in Blacktown City.
SEPP (Kurnell Peninsula) 1989	Not applicable. The SEPP does not apply to land in Blacktown City.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	The planning proposal will not affect the application of the SEPP.
SEPP (Miscellaneous Consent Provisions) 2007	The planning proposal will not affect the application of the SEPP.
SEPP (Penrith Lakes Scheme) 1989	Not applicable. The SEPP does not apply to land in Blacktown City.
SEPP (Rural Lands) 2008	Not applicable. The SEPP does not apply to land in Blacktown City.
SEPP (SEPP 53 Transitional Provisions) 2011	Not applicable. The SEPP does not apply to land in Blacktown City.
SEPP (State and Regional Development) 2011	Not applicable. There are currently no identified state significant sites located in Blacktown City.
SEPP (State Significant Precincts) 2005	Minor changes to zoning notation on the LEP map are proposed to rectify a drafting error. The planning proposal will not affect the application of the SEPP.
SEPP(Sydney Region Growth Centres) 2006	Not applicable. The proposal does not relate to land within the Sydney Region Growth Centres.
SEPP (Three Ports) 2013	Not applicable. The SEPP does not apply to land within Blacktown City.
SEPP (Urban Renewal) 2010	Not applicable. There are currently no potential urban renewal precincts in Blacktown City which are identified in the SEPP.
SEPP (Western Sydney Employment Area) 2009	Not applicable. The proposal does not relate to land within the Western Sydney Employment Area.
SEPP (Western Sydney Parklands) 2009	Not applicable. BLEP 2015 does not apply to land within the Western Sydney Parklands Area.

Table 3: Consistency with Sydney Regional Environmental Plans (SREP)(deemed SEPPs)

SREP	Comment
SREP No 8 (Central Coast Plateau Areas)	Not applicable. The SREP does not apply to land in Blacktown City.
SREP No 9—Extractive Industry (No 2—1995)	Not applicable. The planning proposal does not relate to land listed in the SREP.
SREP No 16—Walsh Bay	Not applicable. The SREP does not apply to land in Blacktown City.
SREP No 20—Hawkesbury-Nepean River (No 2—1997)	Not applicable. The planning proposal does not relate to land listed in the SREP.
SREP No 24—Homebush Bay Area	Not applicable. The SREP does not apply to land in Blacktown City.
SREP No 26—City West	Not applicable. The SREP does not apply to land in Blacktown City.
SREP No 30—St Marys	Not applicable. The planning proposal does not relate to land listed in the SREP.
SREP No 33—Cooks Cove	Not applicable. The SREP does not apply to land in Blacktown City.
SREP (Sydney Harbour Catchment) 2005	Not applicable. The SREP does not apply to land in Blacktown City.

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

Yes. The planning proposal is considered to be consistent with the applicable Ministerial Directions (s.117 directions) as demonstrated in table 4 below.

Table 4: Consistency with applicable Ministerial Directions (s.117 directions)

Direction		Comment
1 EMPLOYMENT AND RESOURCES		
1.1	Business and Industrial Zones	Items 4, 10, 11, and 12 The planning proposal will increase permissible land uses in the B1 and IN zones. It is considered that these land uses are compatible with the policies and strategies to encourage development of employment land in Blacktown City. Item 4 proposes to introduce Clause 7.14 to permit residential flat buildings in the B4 Mixed Use Zone on land unsuitable for shop top housing. The aim of this clause is to permit a range of land uses in Zone B4 Mixed Use without reducing the potential for commercial development and development for employment uses. The planning proposal will not reduce existing business and industrial zones or reduce the total potential floor space area. The planning proposal is generally consistent with the direction.
1.2	Rural Zones	The planning proposal will affect rural zones by making 'Signage' and 'Crematoria' permissible in the land use table. The amendments will not rezone rural land or increase the permissible density with the rural zone. The planning proposal is consistent with the direction.
1.3	Mining, Petroleum Production and Extractive Industries	Not applicable
1.4	Oyster Aquaculture	Not applicable.
1.5	Rural Lands	Not applicable.
2 ENVIRONMENT AND HERITAGE		
2.1	Environment Protection Zones	The planning proposal will not reduce provision in BLEP 2015 for the protection of environmentally sensitive areas in Blacktown City. The planning proposal is consistent with the direction.
2.2	Coastal Protection	Not applicable.
2.3	Heritage Conservation	The planning proposal will correct drafting errors and update property details for items of environmental heritage. The LEP Heritage Map will also be amended to correct formatting anomalies affecting notations. No heritage items will be removed from the Schedule 5 register of items of environmental heritage or from the LEP Heritage Map. The amendments will improve the accuracy of the heritage listings and thereby better protect items of heritage significance in Blacktown City. The planning proposal is consistent with the direction.
2.4	Recreation Vehicle Areas	Not applicable.

		The BLEP 2015 encourages a residential development that provides a range of housing choices in areas serviced by suitable infrastructure. The planning proposal addresses outstanding matters from the preparation of the BLEP 2015. The inconsistencies with the direction are minor and will not reduce the overall consistency of the BLEP 2015 with the direction. Item 1 proposes to introduce Clause 4.1AA for the purpose of ensuring that community title subdivision of land results in lots that are of suitable size to support high quality residential development consistent with the objectives of the R2 Low Density Residential zone. Item 4 proposes to introduce Clause 7.14 to permit residential flat buildings on appropriate sites in the B4 Mixed Use zone. This will support opportunities for a broader choice of housing types in close proximity to existing urban areas that are serviced by infrastructure. Items 6, 7, 8, and 9 will amend the land use table to permit 'signage' in residential zones. Signage associated with permissible or approved uses will not reduce the residential density of the land or discourage housing development.
3.1	Residential Zones	Item 18 proposes to rezone land at Lot 1 DP 1001326, Flushcombe Road, Blacktown and remove corresponding building height and lot size controls. The rezoning is consistent with that of the surrounding properties that make up Patrician Brothers College and will support the ongoing operation of the educational establishment. The inconsistency with the direction is considered minor. Item 19 proposed to rezone surplus T-Way land along Sunnyholt Road to facilitate the future residential development on the land. Item 21 will amend the building height controls that apply to residential land in the Urban Renewal Precincts to rectify a discrepancy that affects development for two storey dwelling houses. The amendment will support the orderly development of the land for low density residential dwellings. Items 22, 23, 24, and 25 will correct drafting errors on the map and will not affect development on residential land. The inconsistencies with the direction are minor and it is considered that overall the planning proposal is generally consistent with the direction.
3.2	Caravan Parks and Manufactured Home Estates	Not applicable.
3.3	Home Occupations	The planning proposal will not alter existing provisions that permit home occupations to be carried out in dwelling houses without the need for development consent. The planning proposal is consistent with the direction.
3.4	Integrating Land Use and Transport	Item 19 proposes to rezone land surplus to the North West Transit Way along Sunnyholt Road, Blacktown and land at Lot 1 DP Flushcombe Road, Blacktown acquired by a religious school. The sites are located in well serviced areas of Blacktown City and will support orderly development. Item 4 proposes to introduce Clause 7.14 to permit residential flat buildings on suitable land in Zone B4 Mixed Use. Land in Blacktown City that is zoned B4 Mixed Use is located within established areas that are

		appropriately close to services and infrastructure. The planning proposal is generally consistent with this direction.
3.5	Development Near Licensed Aerodromes	Not applicable.
3.6	Shooting Ranges	Not applicable.
4 HAZARD AND RISK		
4.1	Acid Sulfate Soils	Not applicable.
4.2	Mine Subsidence and Unstable Land	Not applicable.
4.3	Flood Prone Land	The planning proposal will not rezone flood liable land or affect the application of controls that ensure that development on flood liable land will not result in risk to life or damage to property. The planning proposal is consistent with the direction.
4.4	Planning for Bushfire Protection	The planning proposal will not rezone bushfire prone land or affect the application of controls that ensure that development on bushfire prone land will not result in risk to life or damage to property. The planning proposal is consistent with the direction.
5 REGIONAL PLANNING		
5.1	Implementation of Regional Strategies	Not applicable.
5.2	Sydney Drinking Water Catchments	Not applicable.
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.
5.8	Second Sydney Airport: Badgerys Creek	Not applicable.
5.9	North West Rail Link Corridor Strategy	Not applicable.
6 LOCAL PLAN MAKING		
6.1	Approval and Referral Requirements	The planning proposal is primarily administrative in nature and does not propose any additional approval or referral requirements. The planning proposal is consistent with the direction.
6.2	Reserving Land for Public Purposes	Item 19 proposes to amend the zoning boundary on land along Sunnyholt Road, Blacktown that is adjacent to the North West Transit Way in accordance with RMS requirements. It is anticipated that Council will consult with the RMS formally regarding this matter as part of the Gateway Process. The planning proposal is generally consistent with the direction.
6.3	Site Specific Provisions	The planning proposal does not contain any unnecessarily restrictive site specific planning controls or relate to a particular development. The planning proposal is consistent with the direction.
7 METROPOLITAN PLANNING		
7.1	Implementation of <i>A Plan for Growing Sydney</i>	Pursuant to Section 51 of Schedule 7 of the <i>Environmental Planning and Assessment Regulation 2000</i> this direction no longer has effect. Please see Section B regarding consistency with <i>A Plan for Growing Sydney</i> .

7.2	Implementation of Greater Macarthur Land Release Investigation	Not applicable.
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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?***

No. The planning proposal is primarily administrative in nature and is unlikely to adversely impact critical habitat or threatened species, populations or ecological communities, or their habitats.

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

No. The planning proposal is unlikely to result in any other environmental impacts that cannot be addressed through development assessment processes.

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

Yes. The planning proposal seeks to address drafting errors and various outstanding matters from the preparation of the BLEP 2015. Addressing these matters will result in positive social and economic effects for Blacktown City by providing clarity and consistency for landowners, developers, and the community.

Section D – State and Commonwealth interests

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

Yes. The proposed amendments are primarily administrative in nature and are unlikely to directly impact on the provision or demand for public infrastructure.

- 11. *What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?***

The planning proposal is seeking the Gateway Determination. Appropriate consultation will be conducted in accordance with the Gateway Determination when it is issued.

PART 4 – MAPPING

All draft maps accompanying the planning proposal are contained in Appendix B. An explanation of the amendments made to the maps is contained in Appendix A. Final maps will be consistent with the Department of Planning and Environment's mapping requirements.

The planning proposal will amend the following BLEP 2015 map sheets:

- Land Zoning Map: LZN 004; LZN 005; LZN 008; LZN 009; LZN 013; LZN 014
- Height of Building Map: HOB 003; HOB 004; HOB 008; HOB 009; HOB 013; HOB 014
- Lot Size Map: LSZ 014
- Key Sites Map: KYS 007; KYS 008; KYS 013; KYS 014
- Land Acquisition Map: LRA 009
- Heritage Map: HER 003; HER 009; HER 013.

PART 5 – COMMUNITY CONSULTATION

Community consultation and consultation with State and Commonwealth public authorities will be carried out in accordance with the Gateway Determination and the Department of Planning and Environment's 'Guide to Preparing Local Environmental Plans'.

PART 6 – PROJECT TIMELINE

It is considered that this proposal is relatively minor and is consistent with the state's strategic planning framework. It is estimated that the timeframe for this planning proposal will be approximately 6 months. Additional time may be required if the gateway determination requires further consultation.

Table 5: Project Timeline

Project stage	Estimated timeframe
Commencement date	August 2016
Completion of required technical information	September 2016
Government agency consultation	September 2016
Public exhibition period	September 2016
Consideration of submissions	October 2016
Submission to the department to finalise the LEP	November 2016
RPA will make the plan	January 2016
RPA will forward to the Department for notification	January 2016