

SECTION 6 - Built Character Maps (BCH)

SECTION CONTENTS – BUILT CHARACTER MAP ASSESSMENTS

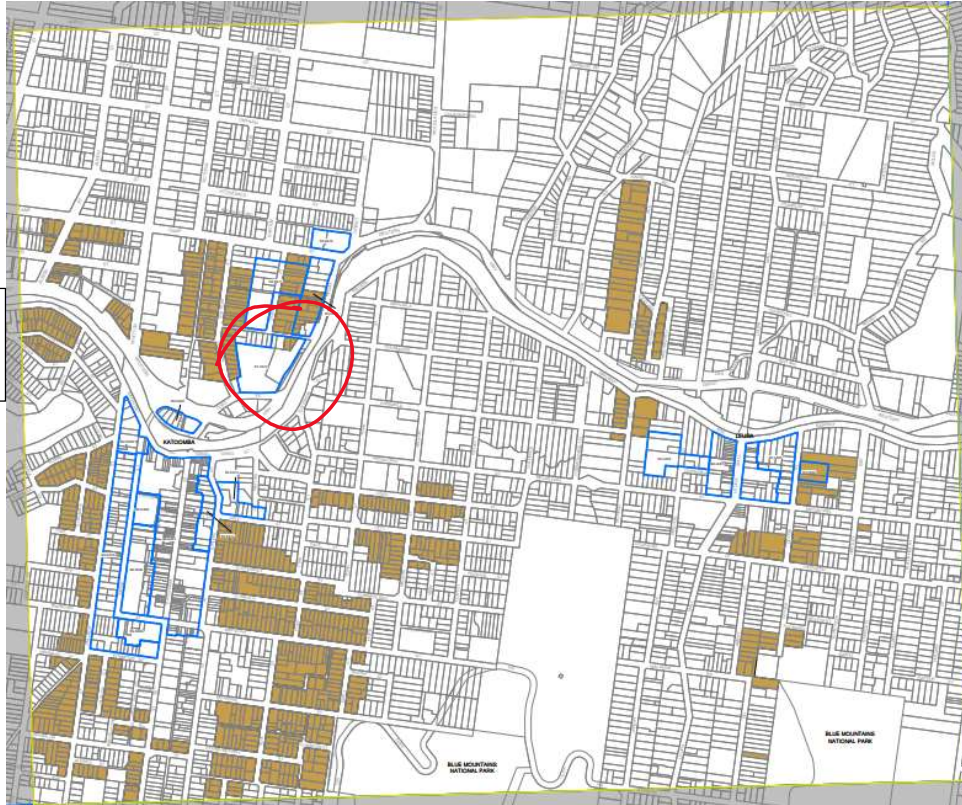
No.	STREET ADDRESS	LOCALITY	PAGE
	Maps included in this set		2
91	Renaissance Centre 10-14 Civic Place	KATOOMBA	3
92	Various properties Yileena Ave, Honour Ave & Benang Street	LAWSON	12

ABBREVIATIONS

LAP	Land Application Map
LZN	Land Zoning Map
LSZ	Lot Size Map
HOB	Height of Buildings Map
FSR	Floor Space Ratio Map
LRA	Land Reservation Map
HER	Heritage Map
LAV	Lot Averaging Map
WCL	Riparian Lands and Watercourses Map
SLV	Scenic and Landscape Values Map
MRA	Mineral Resource Area Map
BCH	Built Character Map
ASF	Active Street Frontages Map
NRB	Natural Resources – Biodiversity Map
NRL	Natural Resources – Land Map
KYS	Key Sites Map

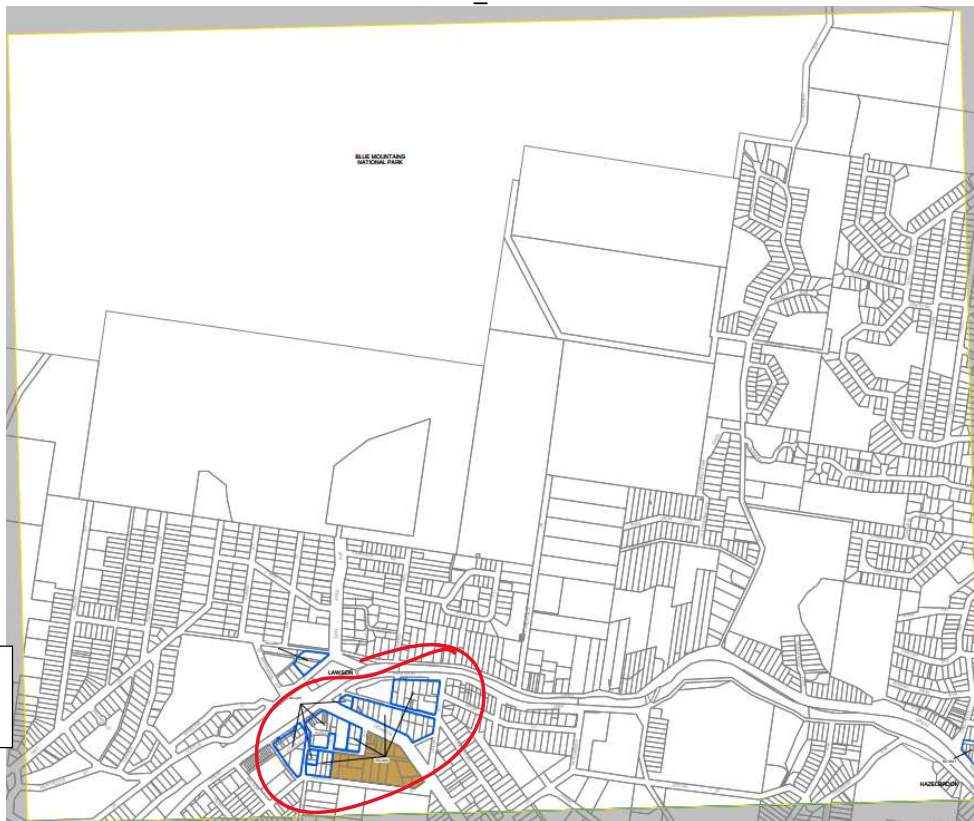
SECTION 6 - Built Character Maps (BCH)

91



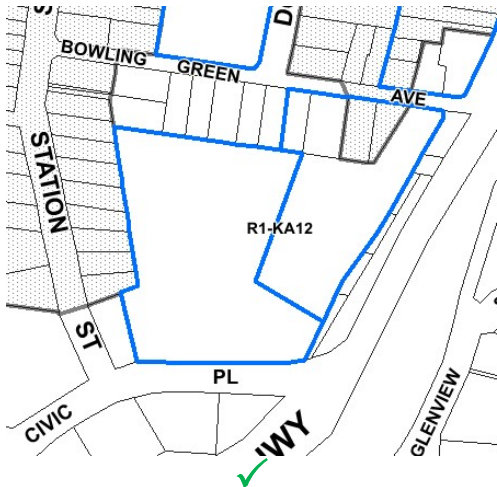

BCH_002GA

92



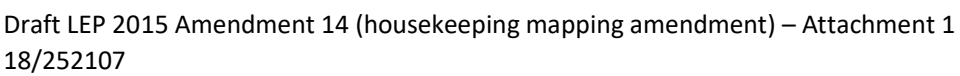
BCH_005BA

SECTION 6 - Built Character Maps (BCH)


91	PROPERTY	Renaissance Centre 10-14 Civic Place KATOOMBA
COMMENT The land was amended to zone R1 – General Residential as resolved by the Council in the final stages of preparing LEP 2015. The precinct reference label was not updated to R1-KA12 Village Precinct to reflect the change to zoning of the site. Owner: private		
THEME		BCH
MAP TILE		002GA
<div style="display: flex; justify-content: space-around;"> <div style="width: 45%;"> <p style="text-align: center;">GIS AT COUNCIL</p>  </div> <div style="width: 45%;"> <p style="text-align: center;">LEGISLATION</p>  </div> </div>		
RECOMMENDATION Correct the reference to the precinct by amending the label on the map to R1-KA12 and in the written instrument in Part 7 – Additional local clauses – development in villages 7.6 Katoomba Precinct, subclause (12). The title of the precinct to be amended to (12) R1-KA12 – Katoomba Precinct.		

The map shows the Bowling Green area, with a large parcel outlined in blue. The parcel is labeled '10-14' and contains a large building and a smaller structure. The parcel is bounded by Station St to the west, Bowling Green Ave to the north, and Highway 124 to the south. Surrounding areas are labeled with street names and lot numbers.

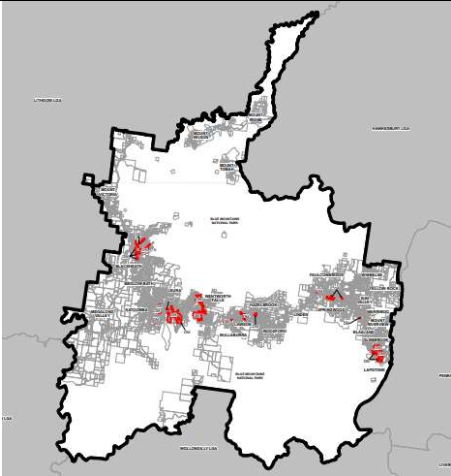
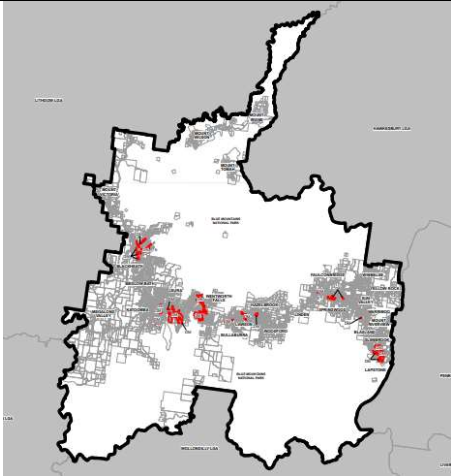
LEP 2005
Village Housing



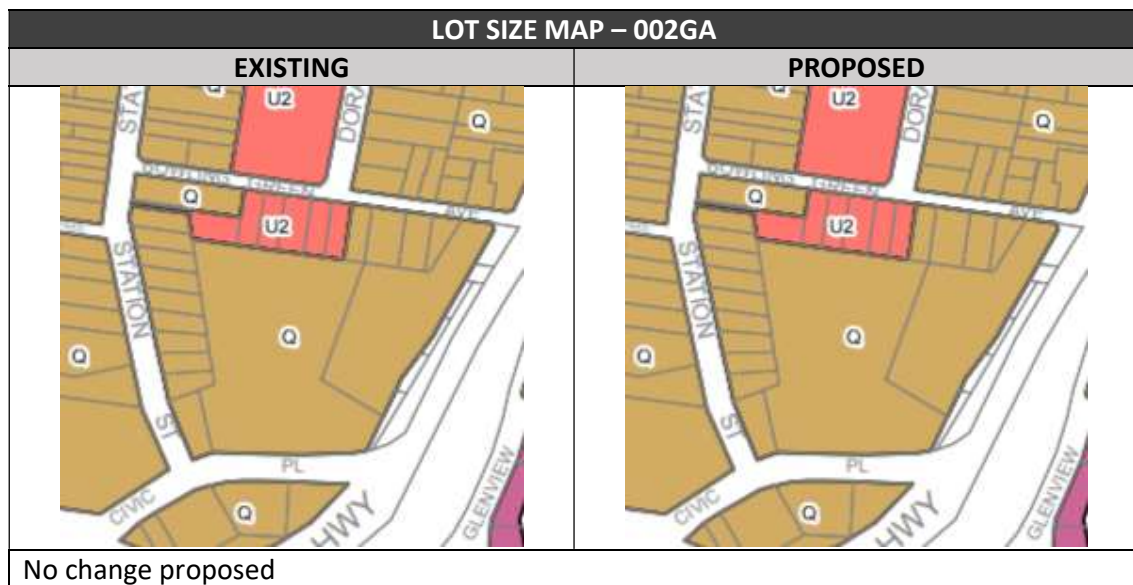
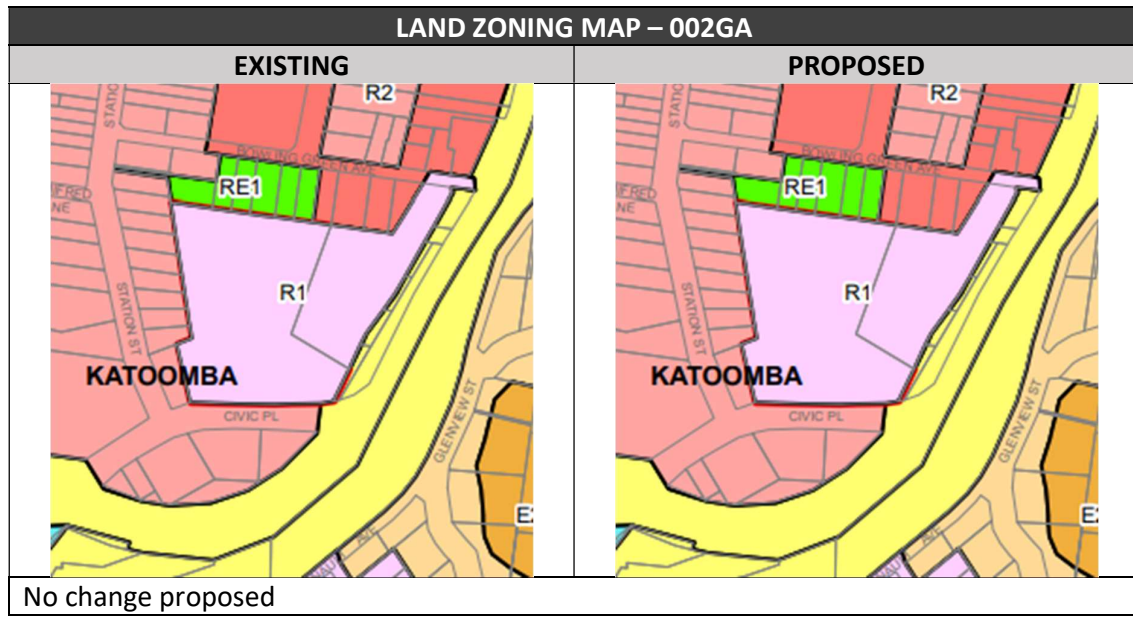
SECTION 6 - Built Character Maps (BCH)

Draft LEP 2013	
Submission	Yes
DA/property	



Proposed Map Amendments



LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	



SECTION 6 - Built Character Maps (BCH)





SECTION 6 - Built Character Maps (BCH)



HEIGHT OF BUILDINGS MAP – 002GA	
EXISTING	PROPOSED
	
No change proposed	



FLOOR SPACE RATIO MAP – 002GA	
EXISTING	PROPOSED
	
No change proposed	

LAND RESERVATION AND ACQUISITION MAP – 002GA	
EXISTING	PROPOSED
	
No change proposed	



SECTION 6 - Built Character Maps (BCH)

HERITAGE MAP – 002GA	
EXISTING	PROPOSED
	
Subject to separate review	



LOT AVERAGING MAP – 002GA	
EXISTING	PROPOSED
	
No change proposed	

RIPARIAN LANDS & WATERCOURSES MAP – 002GA	
EXISTING	PROPOSED
	
No change proposed	



SECTION 6 - Built Character Maps (BCH)



SCENIC & LANDSCAPE VALUES MAP – 002GA	
EXISTING	PROPOSED
	
No change proposed	



MINERAL RESOURCES AREA MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

BUILT CHARACTER MAP – 002GA	
EXISTING	PROPOSED
	
Change proposed - Correct the reference to the precinct by amending the label on the map to R1/R3-KA12	



SECTION 6 - Built Character Maps (BCH)

ACTIVE STREET FRONTAGES MAP - 002GA	
EXISTING	PROPOSED
	
No change proposed	

NATURAL RESOURCES - BIODIVERSITY MAP – 002GA	
EXISTING	PROPOSED
	
No change proposed	

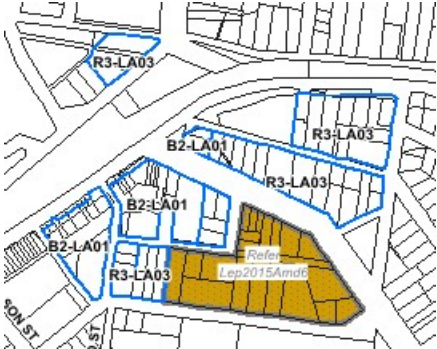
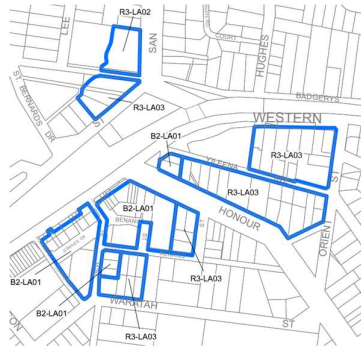
NATURAL RESOURCES - LAND MAP – 002GA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 6 - Built Character Maps (BCH)

KEY SITES MAP – 002GA	
EXISTING	PROPOSED
	
No change proposed	

WRITTEN INSTRUMENT
EXISTING
<p>(12) The objectives for development on land identified as “Katoomba Precinct R3-KA12” on the Built Character Map are as follows—</p> <ul style="list-style-type: none"> (a) to maintain and promote the Renaissance Centre as a visually significant landmark, (b) to allow opportunities for infill development at the rear of the precinct that is sympathetic to the heritage significance of the Renaissance Centre, (c) to encourage the incorporation of pedestrian access through the precinct from Bowling Green Avenue to Station Street, (d) to encourage development that is sympathetic to the predominance of pre-1946 mountains cottages adjoining the precinct, (e) to retain existing mature vegetation and provide for the incorporation of landscape elements into the design of development.
PROPOSED
<p>(12) The objectives for development on land identified as “Katoomba Precinct R1/R3-KA12” on the Built Character Map are as follows—</p> <ul style="list-style-type: none"> (a) to maintain and promote the Renaissance Centre as a visually significant landmark, (b) to allow opportunities for infill development at the rear of the precinct that is sympathetic to the heritage significance of the Renaissance Centre, (c) to encourage the incorporation of pedestrian access through the precinct from Bowling Green Avenue to Station Street, (d) to encourage development that is sympathetic to the predominance of pre-1946 mountains cottages adjoining the precinct, (e) to retain existing mature vegetation and provide for the incorporation of landscape elements into the design of development.
Change proposed – amend the land identified to “Katoomba Precinct R1/R3-KA12”.

SECTION 6 - Built Character Maps (BCH)

92	PROPERTY	Various properties Yileena Ave, Honour Ave & Benang Street LAWSON
COMMENT The VH-LA03 precinct under LEP 2005 was transferred to LEP 2015 as R3-LA04 and the incorrect label was inadvertently attributed to the precinct on the Built Character map. This correction applies to the land south of the highway including areas north of Honour Ave, and east and south of Benang St. The correct label should be R3-LA04 Owners: private and BMCC		
THEME		BCH
MAP TILE		005BA
GIS AT COUNCIL 		LEGISLATION 
RECOMMENDATION Correct the precinct label to R3-LA04 for those precincts on the southern side of the highway and currently incorrectly labelled R3-LA03.		



Aerial photo

SECTION 6 - Built Character Maps (BCH)

LEP 2005	 <p>Division 4 Lawson Precinct VH-LA03—Village Housing Precinct</p> <p>1 Consideration of precinct</p> <p>(1) This Division applies to land shown edged heavy black on the locality plan below and annotated "VH-LA03" on Map Panel A.</p> 
DLEP	
Submission	No
DA/property	Yes

SECTION 6 - Built Character Maps (BCH)

EXISTING cl. 7.7 Lawson Precinct

7.7 Lawson Precinct

- (1) The objectives for development on land identified as “Lawson Precinct B2-LA01” on the [Built Character Map](#) are as follows—
 - (a) to maximise the diversity of retail and other business-related services provided primarily to local communities,
 - (b) to accommodate permanent residents in shop top housing that promote housing choice, incorporate high levels of residential amenity and encourage passive surveillance of streets and other public places,
 - (c) to encourage increases in floor space that are consistent with the desired appearance and functions of the town centre with public access to interiors provided only via streets, outdoor laneways or car park frontages, rather than indoor arcades,
 - (d) to provide places that serve as a focus of community and civic gatherings.
- (2) The objectives for development on land identified as “Lawson Precinct R3-LA02” on the [Built Character Map](#) are as follows—
 - (a) to ensure that future development retains the dominance of the Stratford Girls School tower,
 - (b) to ensure that development is appropriate to the heritage significance of the precinct and the surrounding heritage conservation area,
 - (c) to minimise the impact of development on land in Zone E2 Environmental Conservation.
- (3) The objectives for development on land identified as “Lawson Precinct R3-LA03” on the [Built Character Map](#) are as follows—
 - (a) to maintain the buildings that are heritage items and provide an appropriate curtilage around the buildings of heritage significance in the precinct,
 - (b) to promote residential infill development that complements and is sympathetic to the historic character of the surrounding area,
 - (c) to maintain views to public buildings of heritage significance,
 - (d) to continue public usage of Council offices,
 - (e) to minimise the impact of development on land in Zone E2 Environmental Conservation.
- (4) The objectives for development on land identified as “Lawson Precinct R3-LA04” on the [Built Character Map](#) are as follows—
 - (a) to maximise the diversity of residential accommodation available in Lawson village,
 - (b) to promote high levels of residential amenity for both future residents and existing neighbouring properties,
 - (c) to conserve significant bushland and garden character,
 - (d) to promote new residential buildings that, when viewed from the street, will have a form that is consistent or compatible with the general scale, bulk and architectural character of traditional single storey weatherboard cottages,
 - (e) to encourage restoration of traditional architectural forms and details for existing early 20th century cottages,
 - (f) to control building heights to follow the line of sloping topography on hillside sites,
 - (g) to provide on-site parking that does not dominate the street frontage.

No change proposed

BUILT CHARACTER MAP – 002GA	
EXISTING	PROPOSED
<p>Change proposed - Correct the precinct label to R3-LA04 for those precincts on the southern side of the highway and currently incorrectly labelled R3-LA03.</p>	