

SECTION 3 – Height of Building Maps (HOB)

SECTION CONTENTS – HEIGHT OF BUILDING MAP ASSESSMENTS

No.	STREET ADDRESS	LOCALITY	PAGE
	Maps included in this set		2
41	4 & 8-34 Darling Causeway	MOUNT VICTORIA	13
42	16-56 Station Street	MEDLOW BATH	23
43	Sutton Lane & Stockade Place	BLACKHEATH	32
44	12 Forest Park Road	BLACKHEATH	39
45	273 Bathurst Road	KATOOMBA	46
46	1 Queens Rd, 2, 2A & 2B Kings Road	LEURA	53
47	74 Falls Road	WENTWORTH FALLS	60
48	215-229 Tableland Road	WENTWORTH FALLS	67
49	1 Tableland Rd and 38 & 40 GWH	WENTWORTH FALLS	72
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51	59 Wentworth Street	WENTWORTH FALLS	86
52	4 & 6 Rosedale Ave and 191 Great Western Highway	HAZELBROOK	92
53	22 Park Street	LAWSON	102
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56	Multiple lots between 4 & 456 Hawkesbury Road	SPRINGWOOD & WIMNMALEE	125
57	1-17 Park Avenue	SPRINGWOOD	151
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59	5 Clear View Rd & 147 – 151 GWH	HAZELBROOK	163
60	1 Falcon St, 164 & 166-181 GWH	HAZELBROOK	172
61	7 Taylor Road	WOODFORD	180
62	4-14, 32-48, 5-43 Florabella Street and 45 the Avenue	WARRIMOO	187
63	2, 4, 6, 8, 10 Ranch Avenue	GLENBROOK	197
64	304 Great Western Highway	LAWSON	207

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 3 – Height of Building Maps (HOB)

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HOB 001B

41

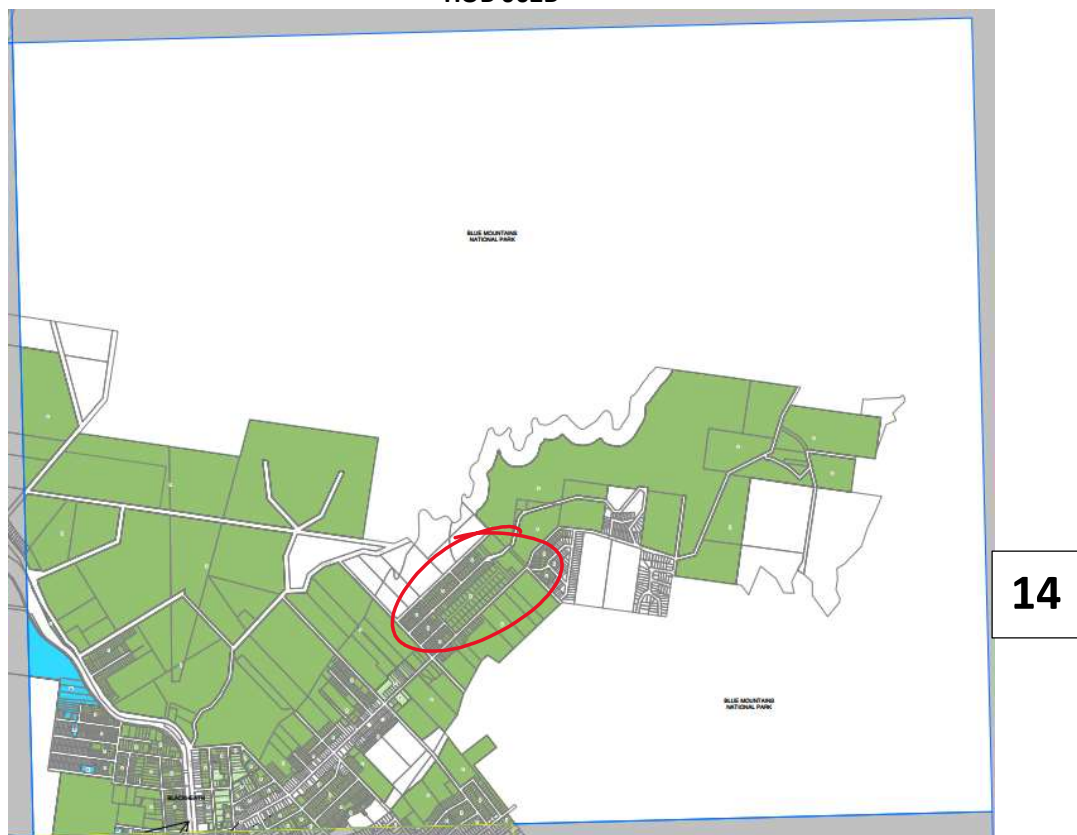


HOB 002A

SECTION 3 – Height of Building Maps (HOB)



HOB 002B

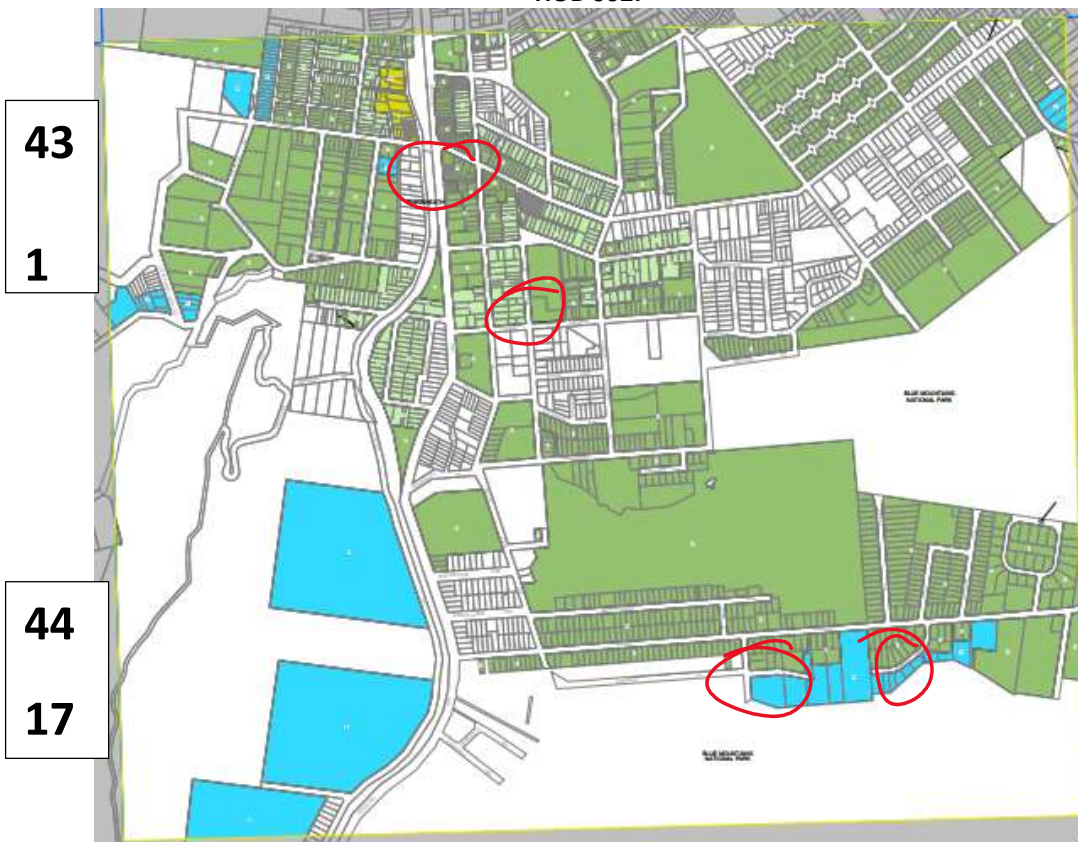


HOB 002E

SECTION 3 – Height of Building Maps (HOB)

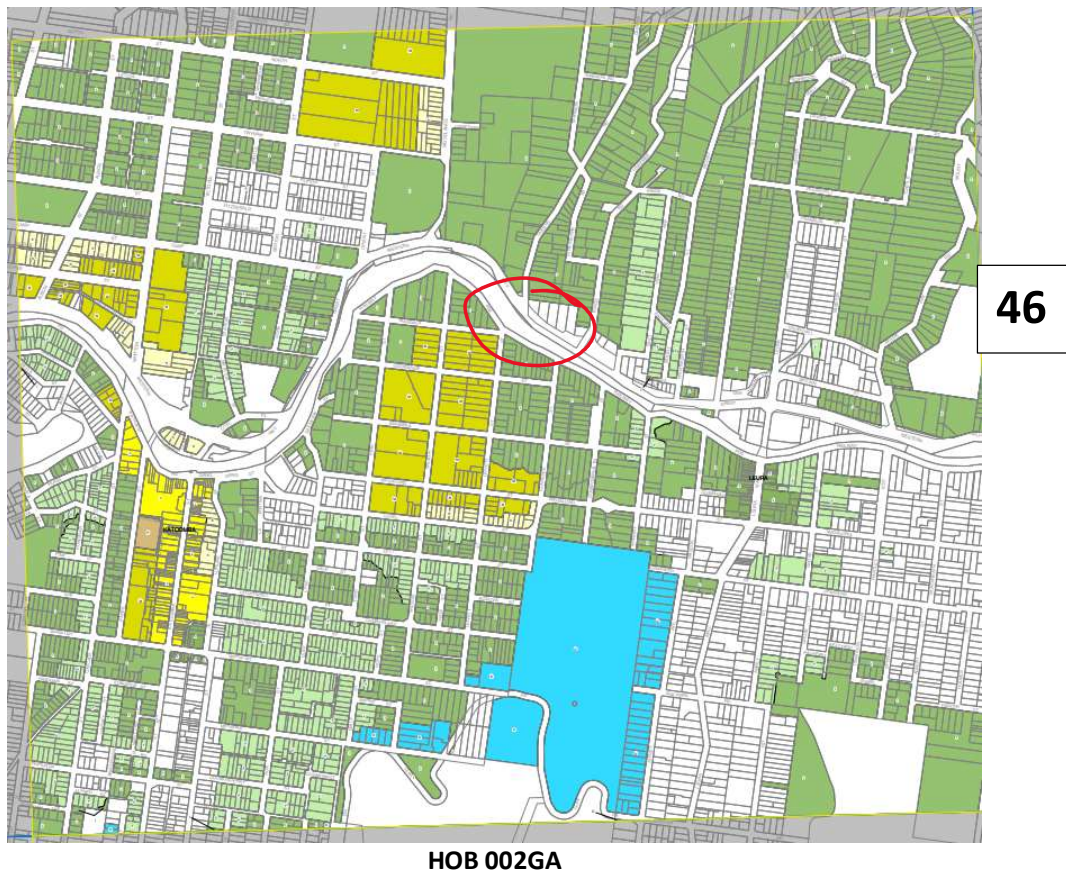
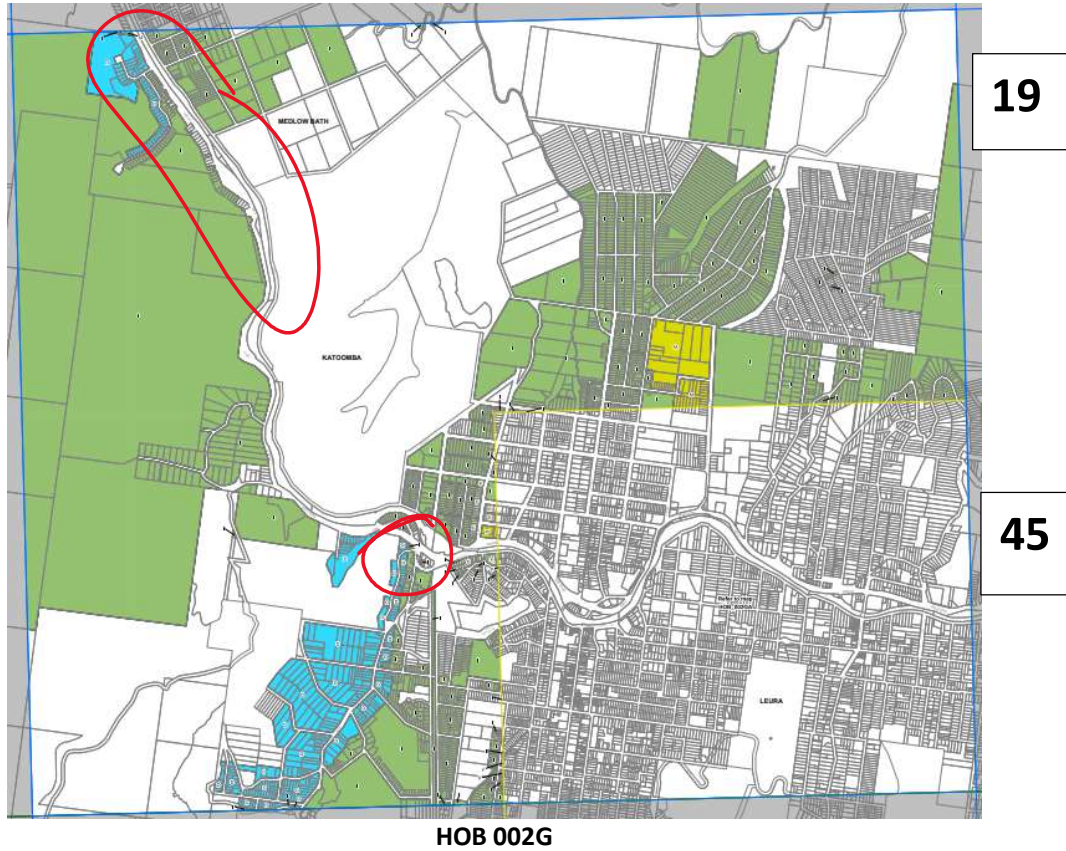


HOB 002F

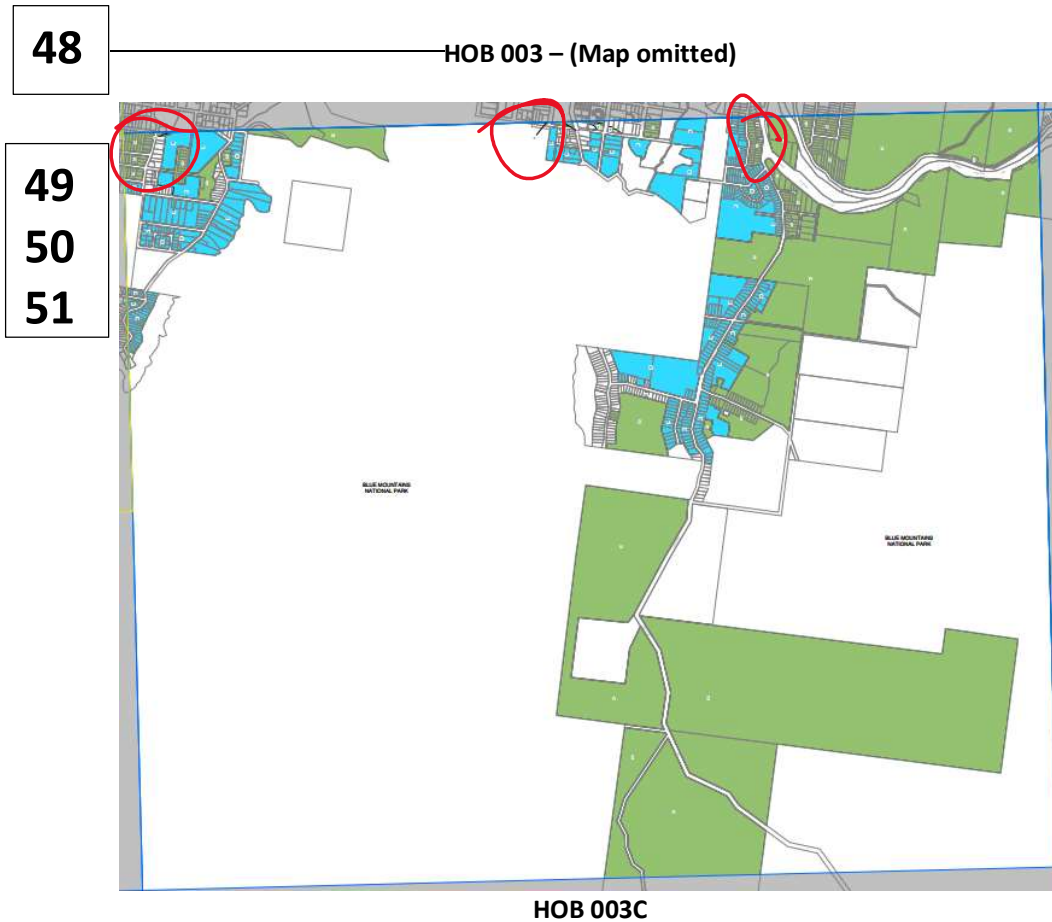
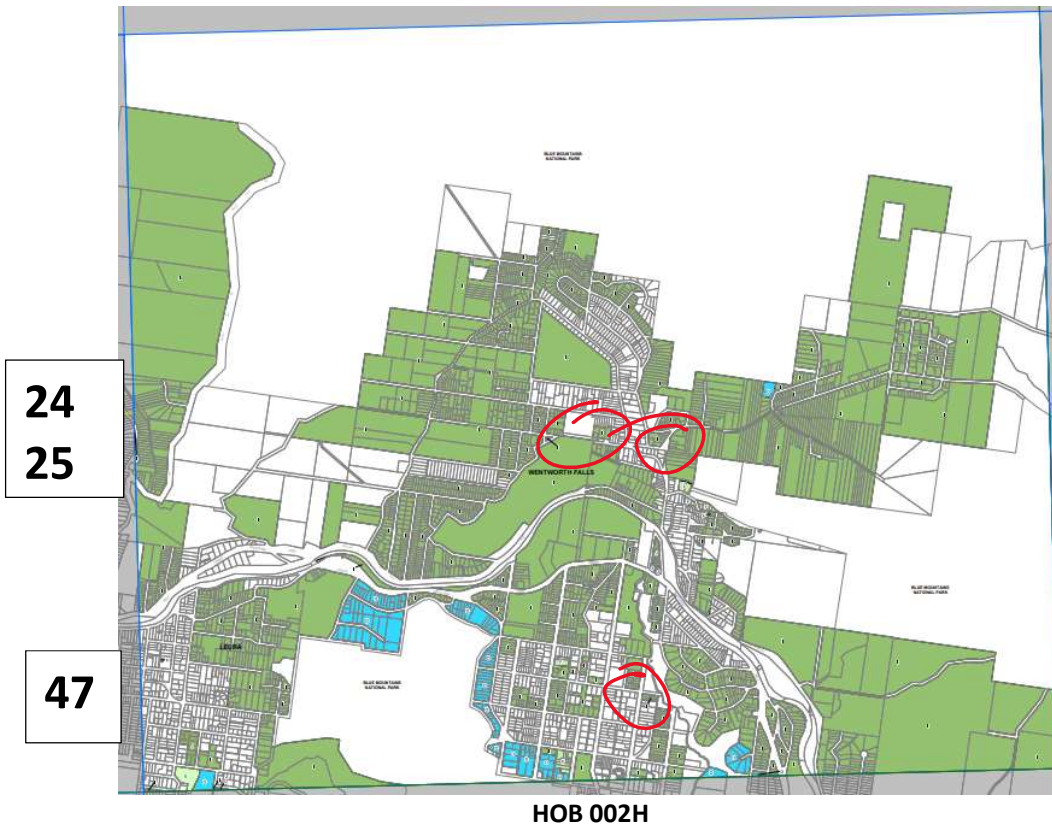


HOB 002FA

SECTION 3 – Height of Building Maps (HOB)



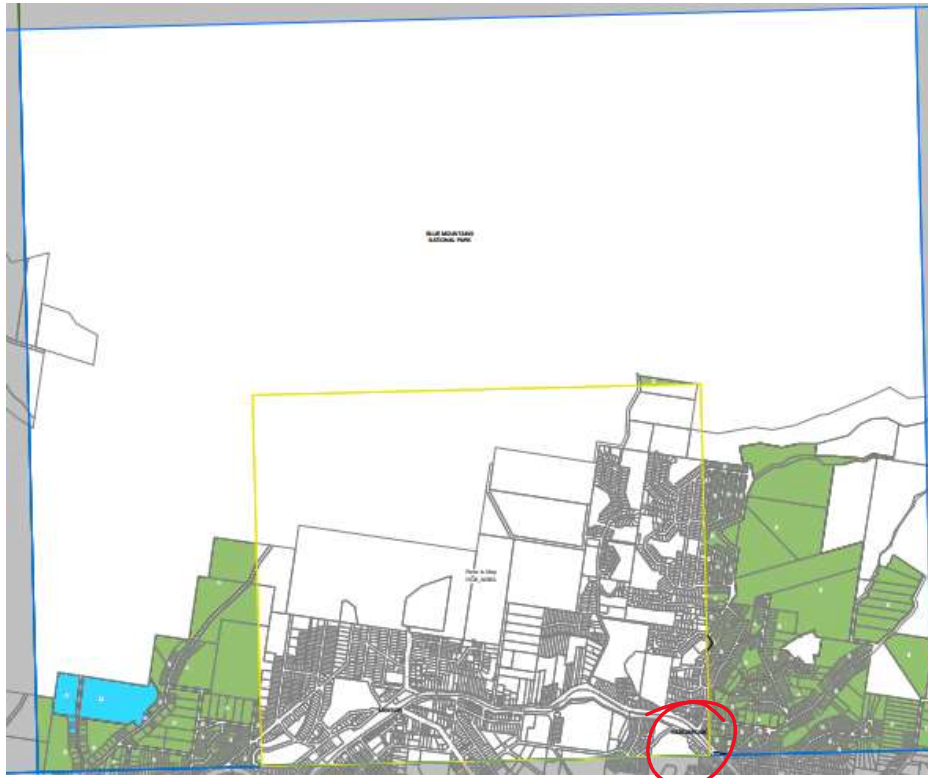
SECTION 3 – Height of Building Maps (HOB)



SECTION 3 – Height of Building Maps (HOB)

HOB 004 – (Map omitted)

28



HOB 005B

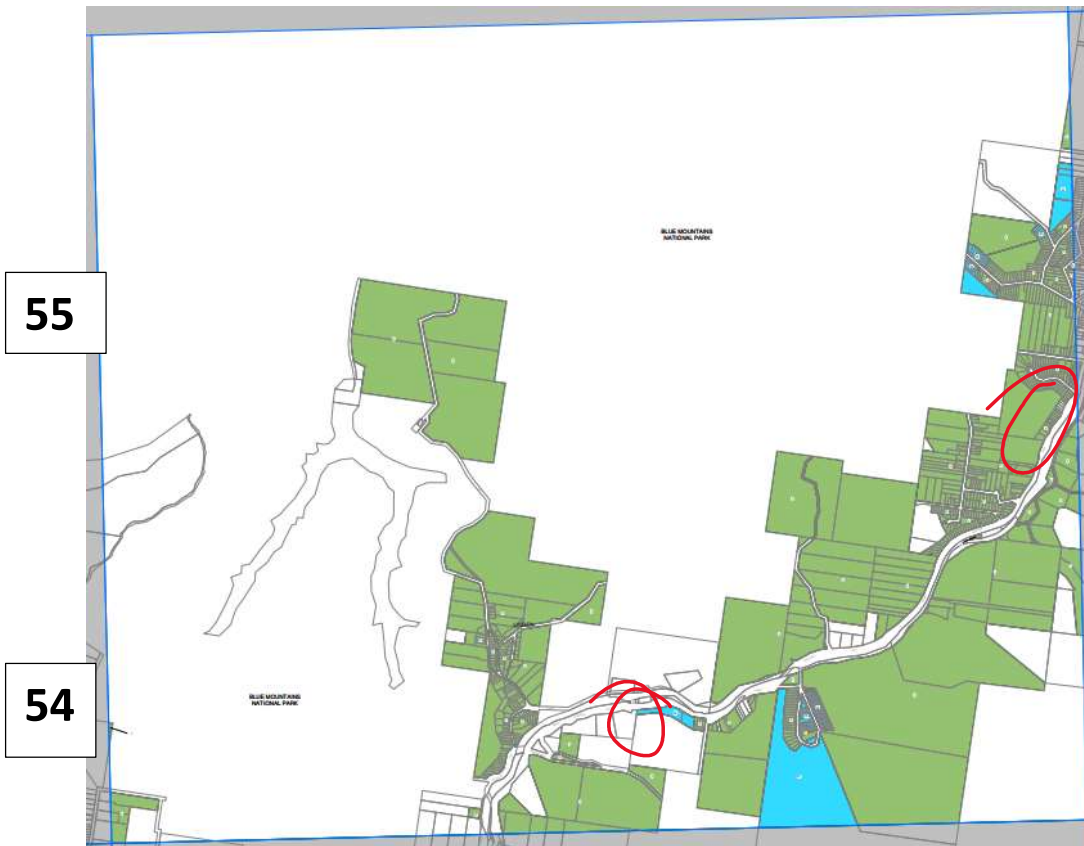
52



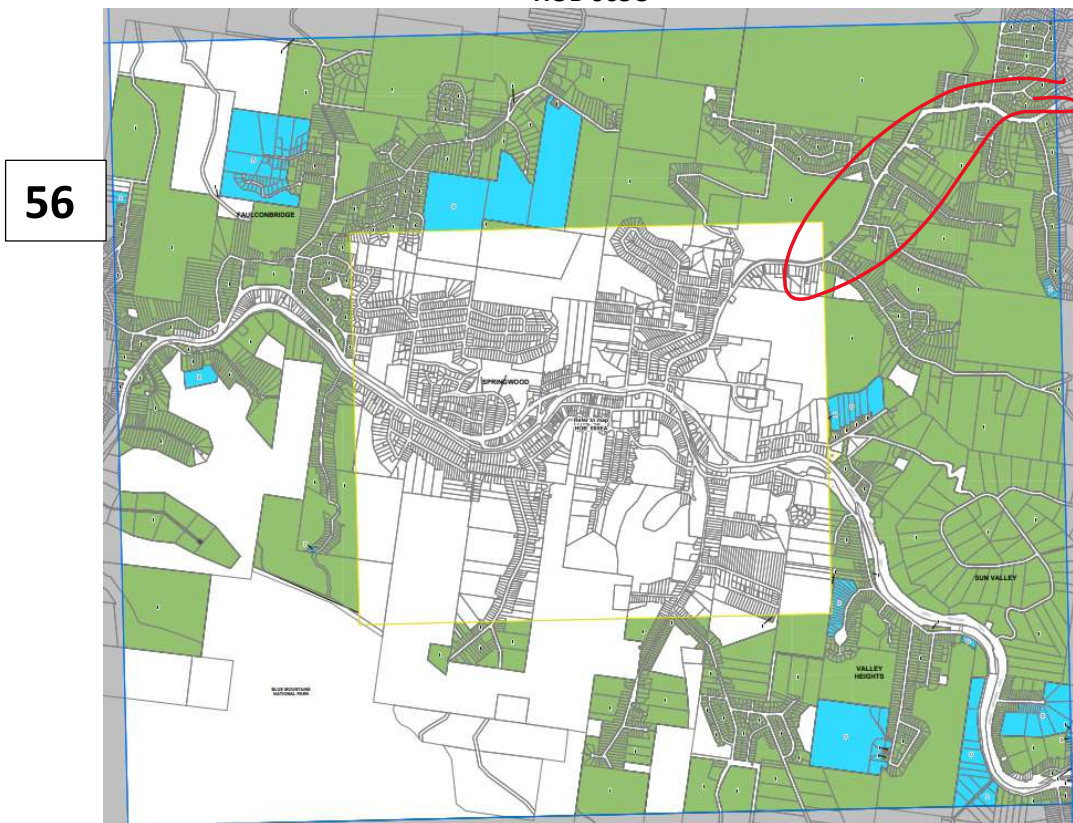
HOB 005BA

30
31
53
64

SECTION 3 – Height of Building Maps (HOB)

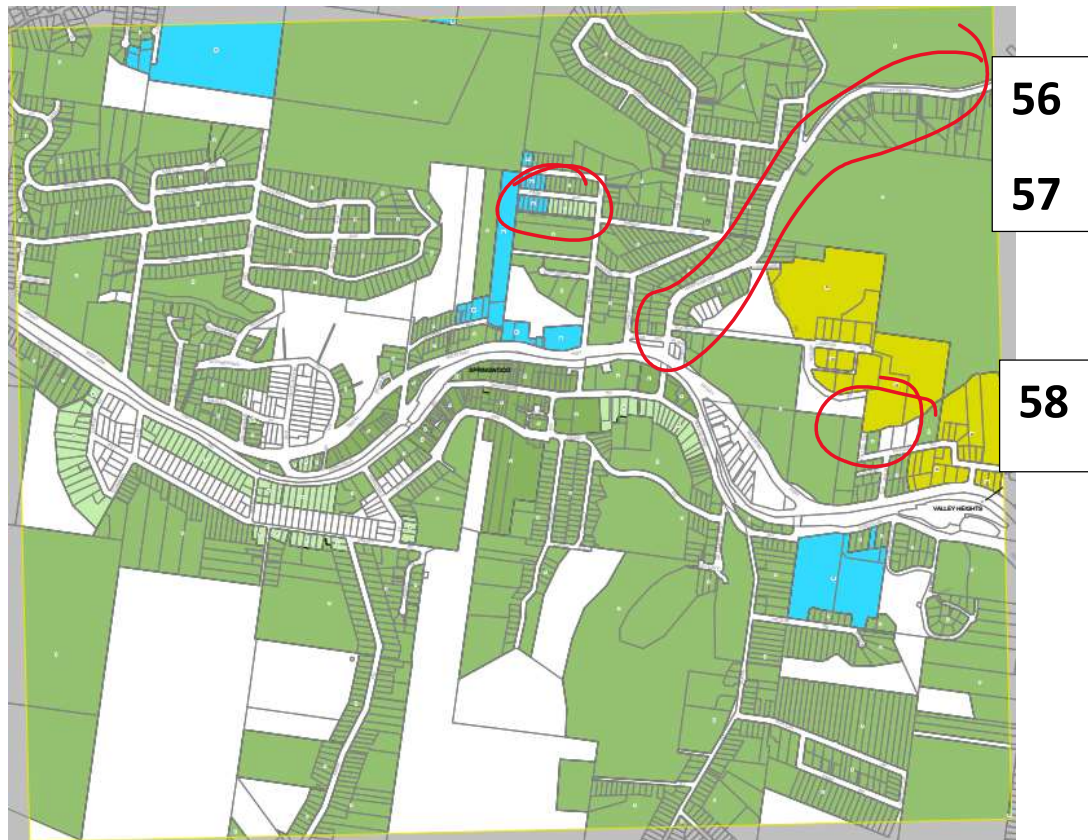


HOB 005C



HOB 005E

SECTION 3 – Height of Building Maps (HOB)



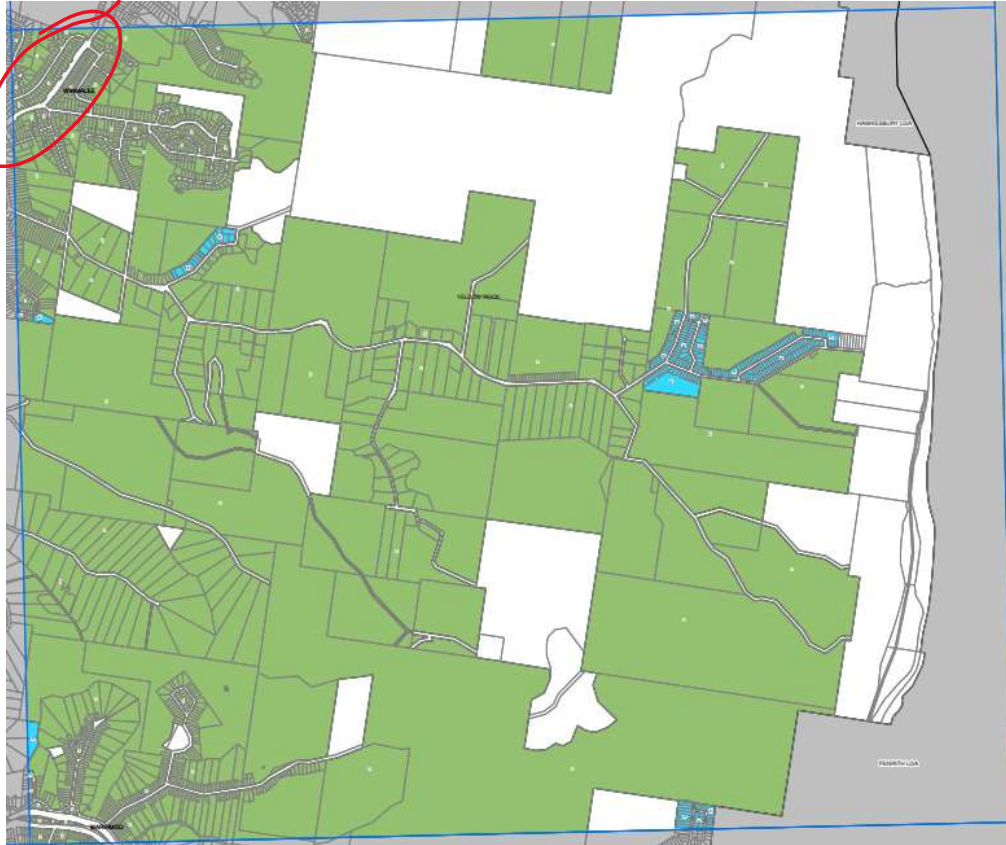
HOB 005EA



HOB 005F

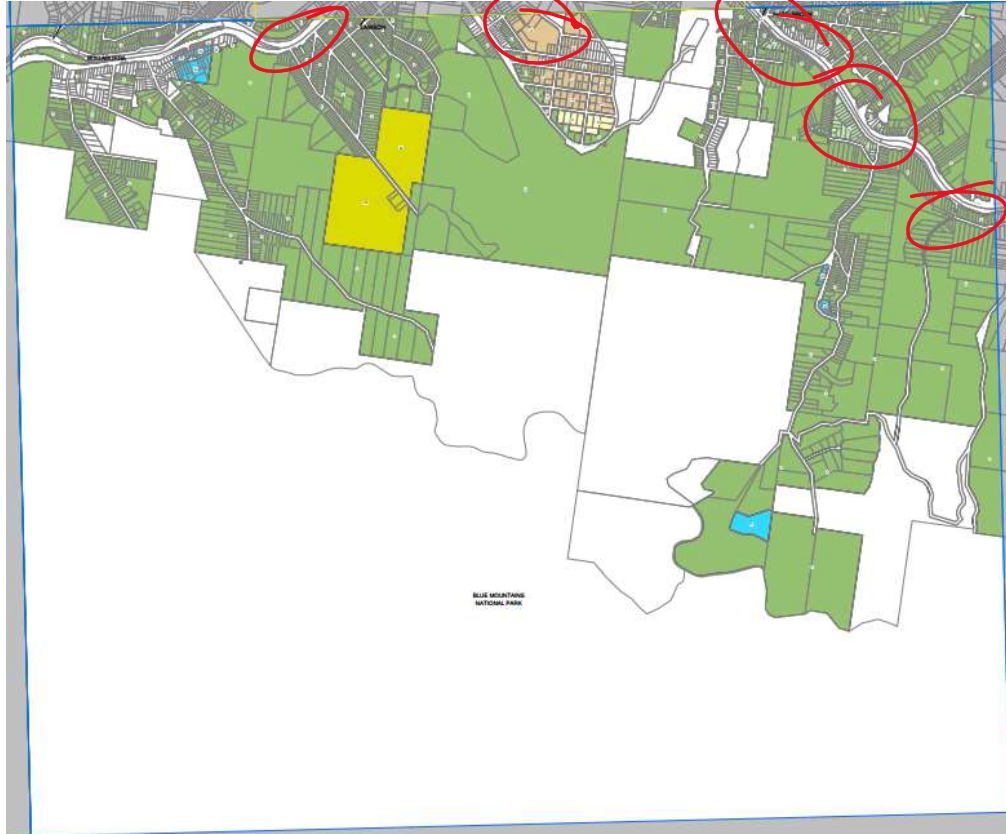
SECTION 3 – Height of Building Maps (HOB)

56



HOB 005G

30
53
60
59
36

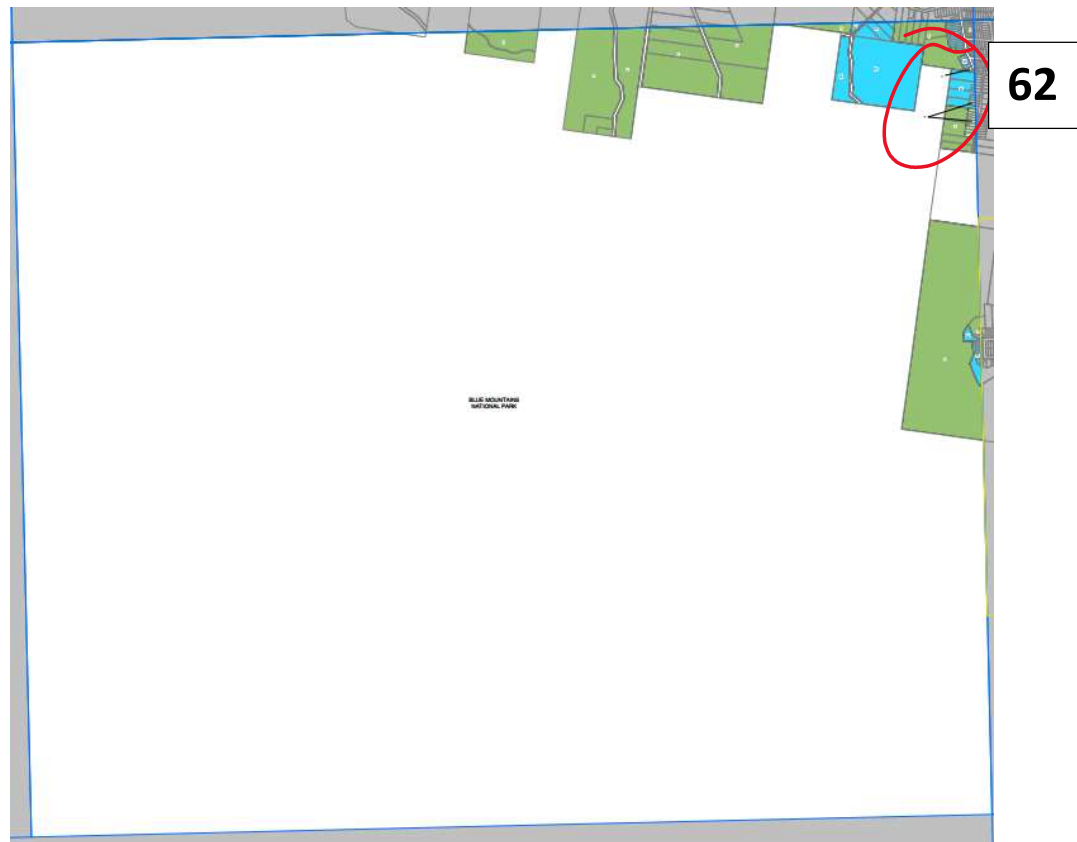


HOB 006A

SECTION 3 – Height of Building Maps (HOB)



HOB 006B



HOB 006C

SECTION 3 – Height of Building Maps (HOB)

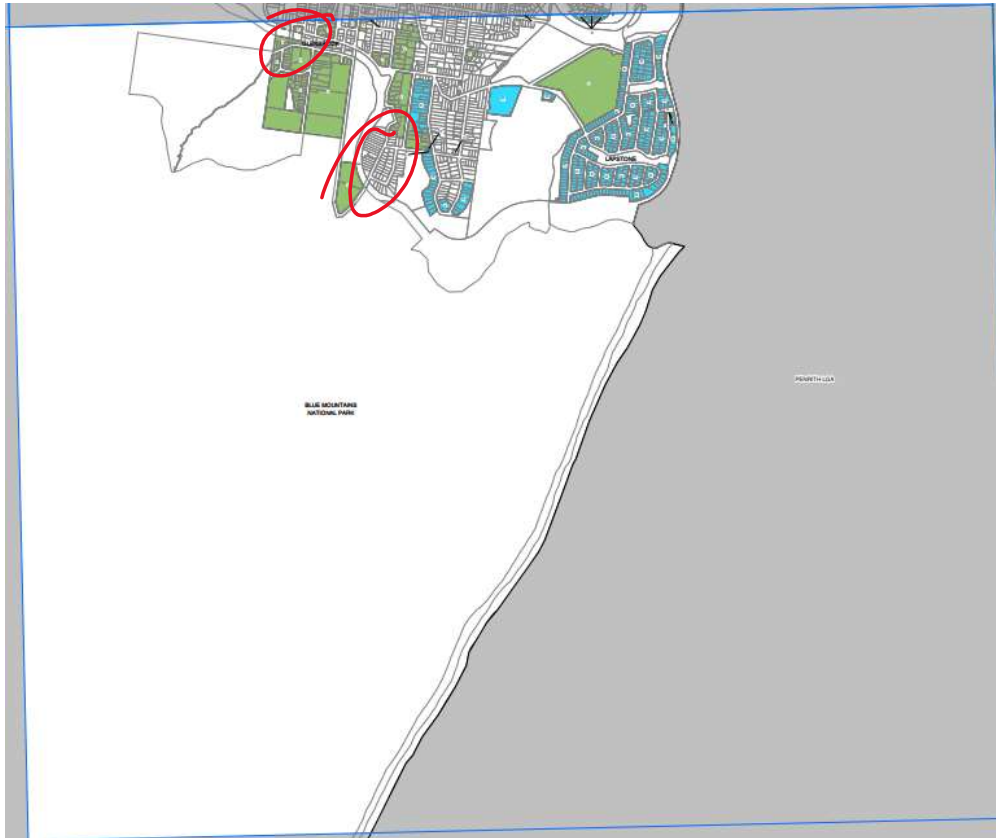
62



HOB 006D

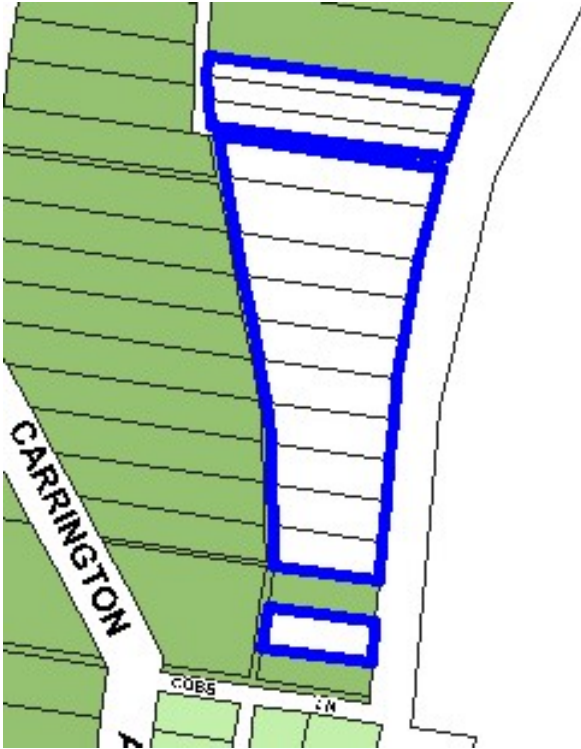
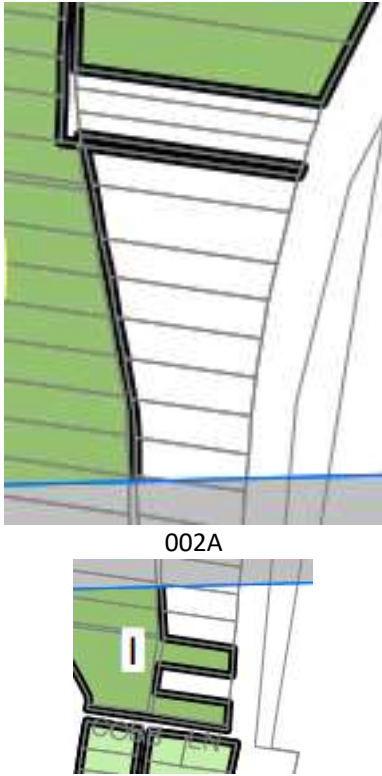
9

63

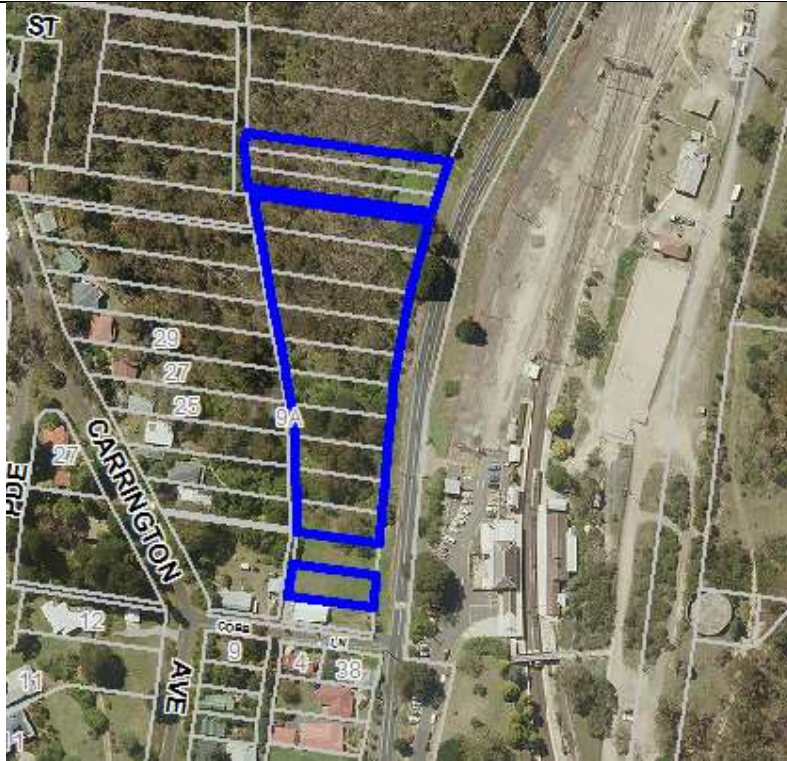


HOB 006E

SECTION 3 – Height of Building Maps (HOB)

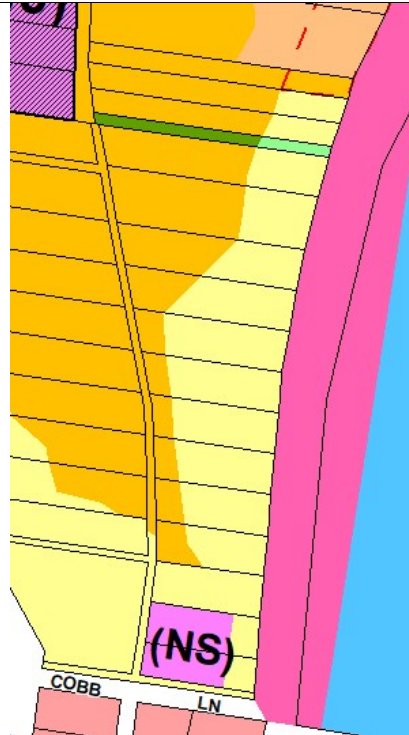
41 PROPERTY	4 & 8-34 Darling Causeway MOUNT VICTORIA
<p>COMMENT</p> <p>Council's position is that where land owned by RMS (or other agency) is in a zone which is developable and not identified for acquisition, additional provisions should be included.</p> <p>Owner: RMS</p>	
THEME	HOB
MAP TILE	002A & 002B
<p>GIS AT COUNCIL</p>  <p>HOB</p> <p>X</p>	<p>LEGISLATION</p>  <p>002A</p> <p>002B</p> <p>X</p>
<p>RECOMMENDATION</p> <p>Include a building height over this land of 8m.</p>	

SECTION 3 – Height of Building Maps (HOB)

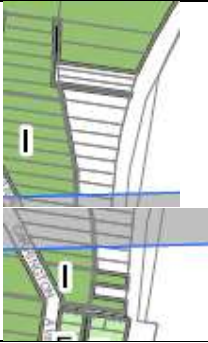


Aerial photo

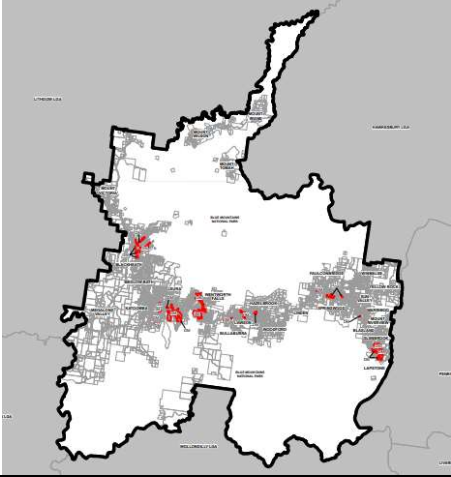
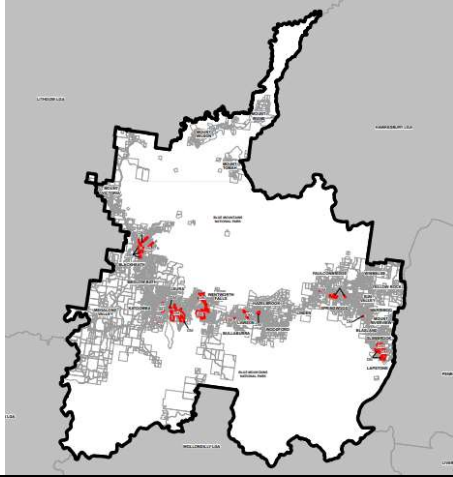
LEP 2005
 Living – Bushland Conservation
 Environmental Protection – Private
 LEP 1991
 Residential – Bushland Conservation
 (No subdivision)



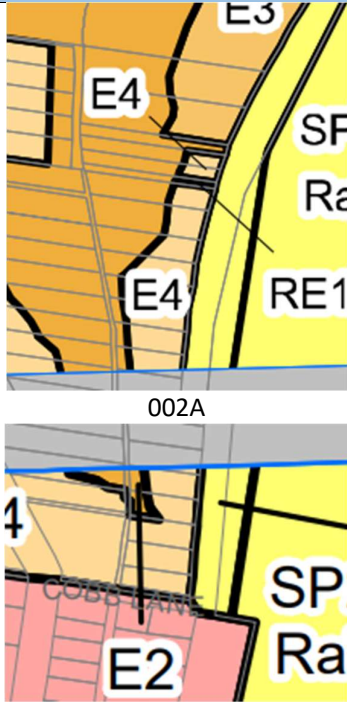
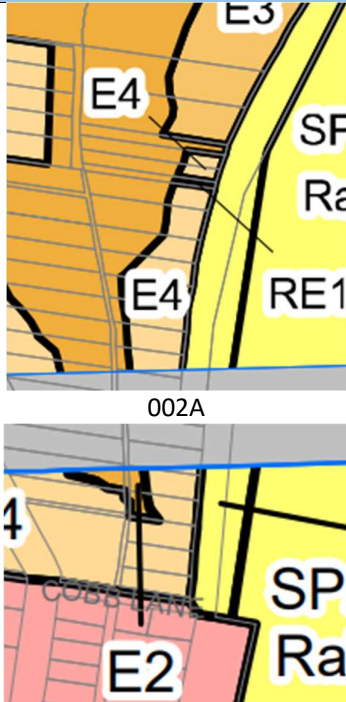
SECTION 3 – Height of Building Maps (HOB)

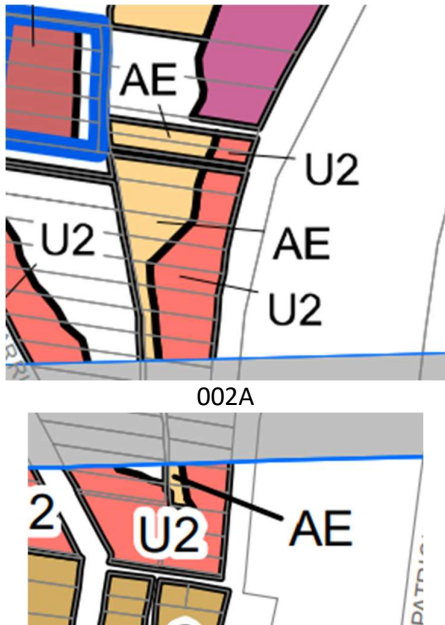
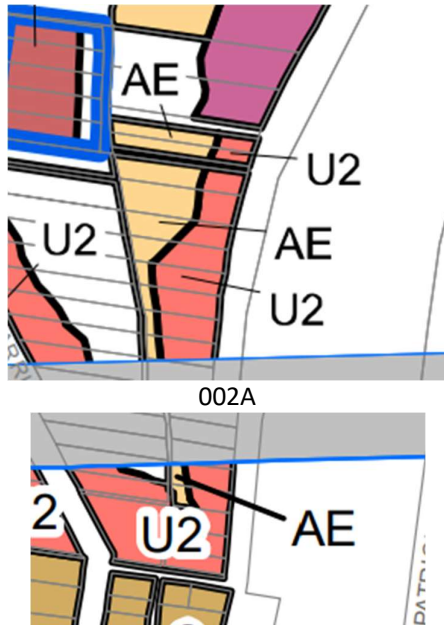
DLEP	
Submission	RMS provided maps
DA/property	

Proposed Map Amendments

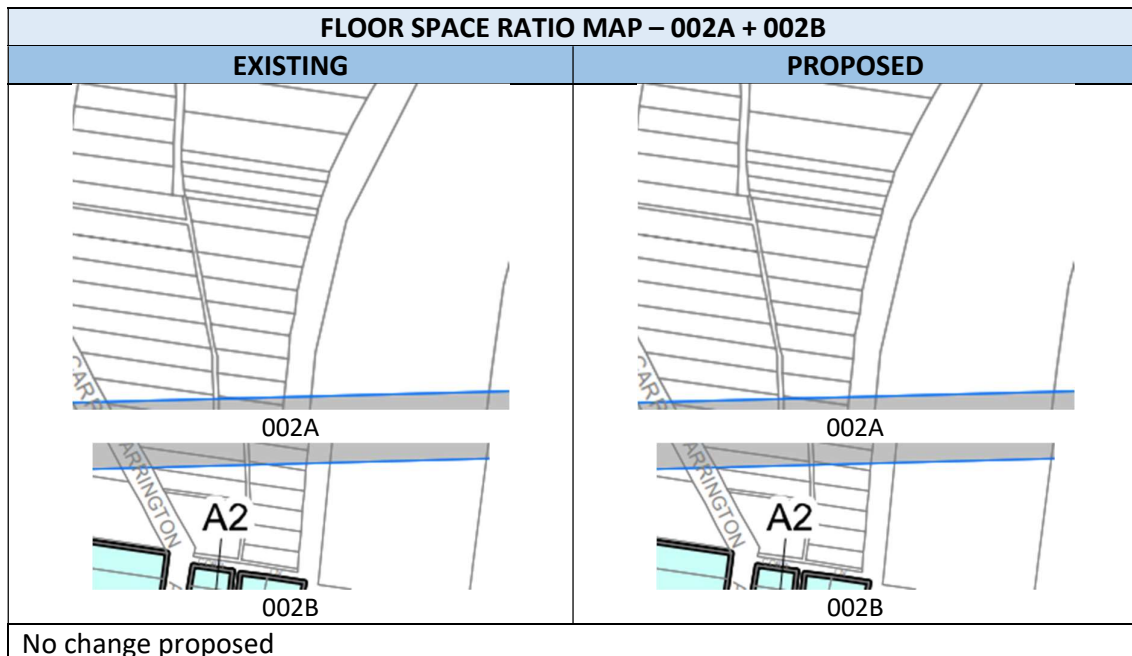
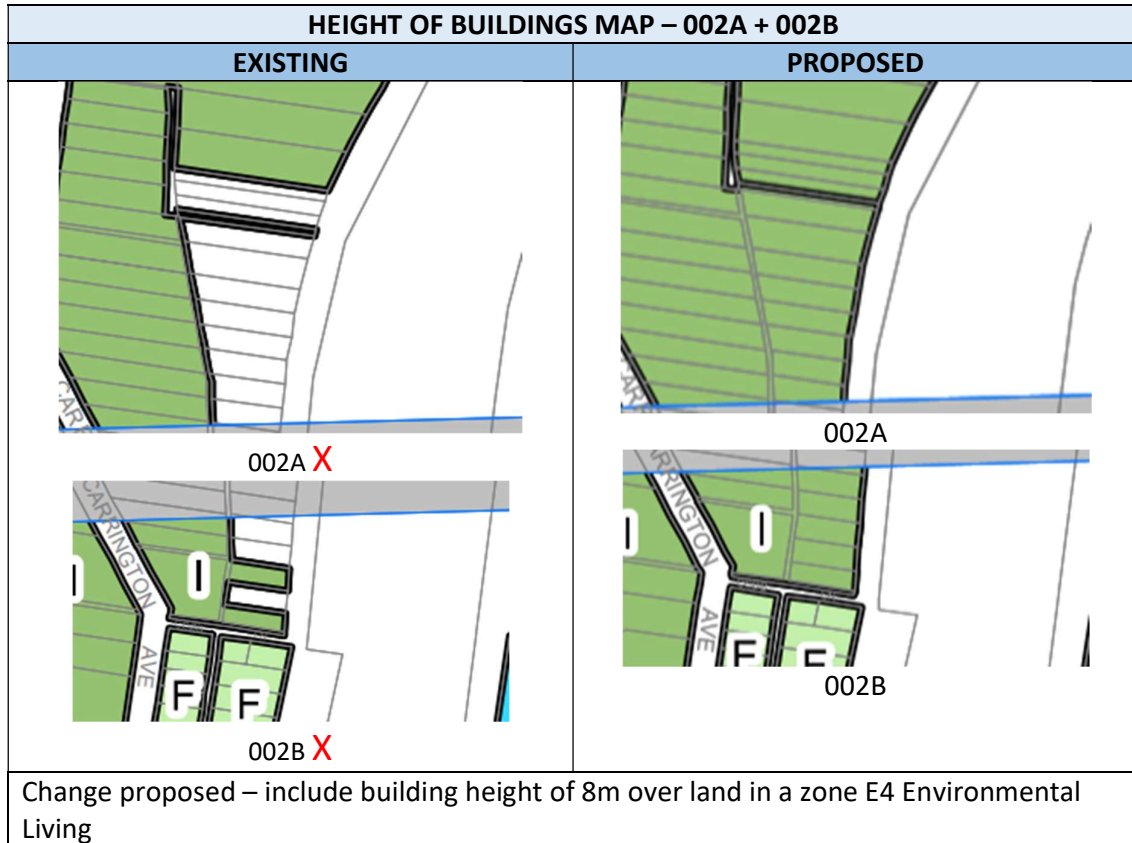
LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

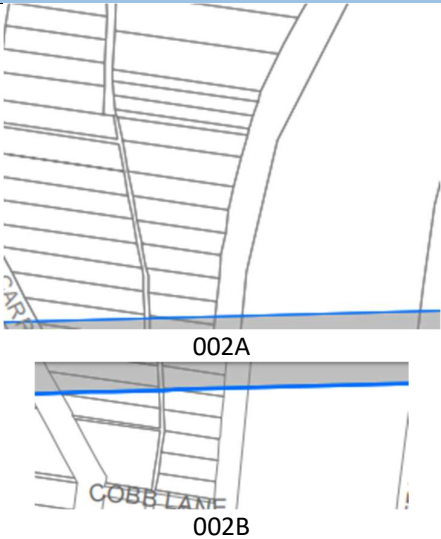
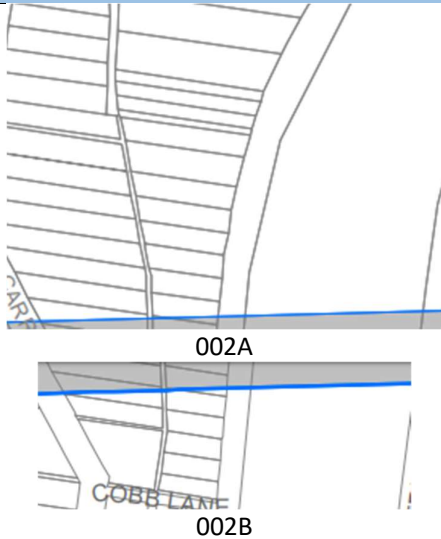
LAND ZONING MAP – 002A + 002B	
EXISTING	PROPOSED
 <p>002A</p> <p>002B</p>	 <p>002A</p> <p>002B</p>
No change proposed	

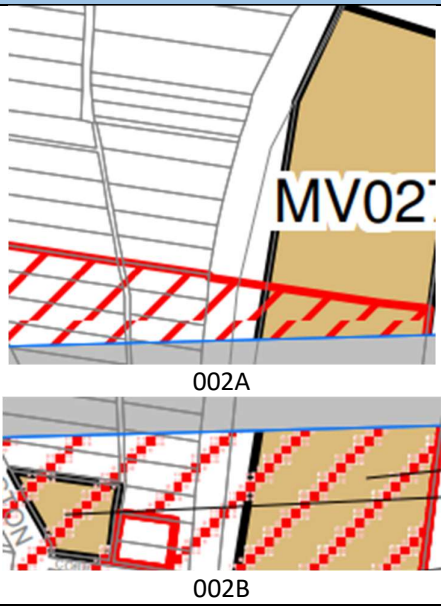
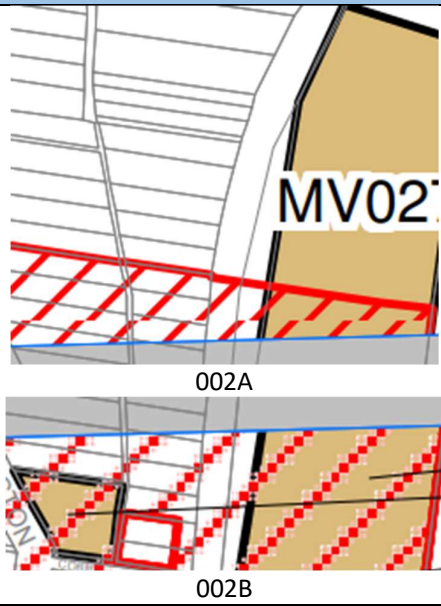
LOT SIZE MAP – 002A + 002B	
EXISTING	PROPOSED
 <p>002A</p> <p>002B</p>	 <p>002A</p> <p>002B</p>
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

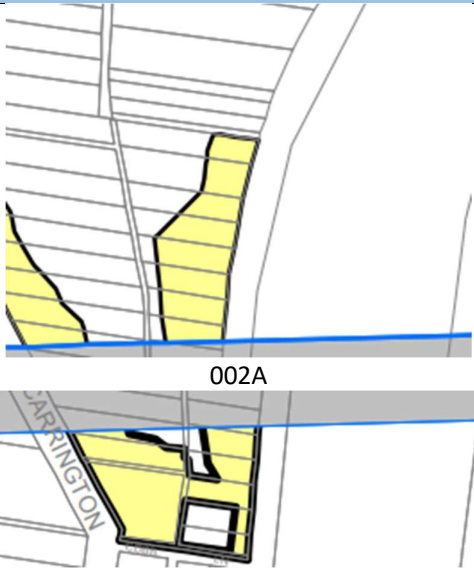
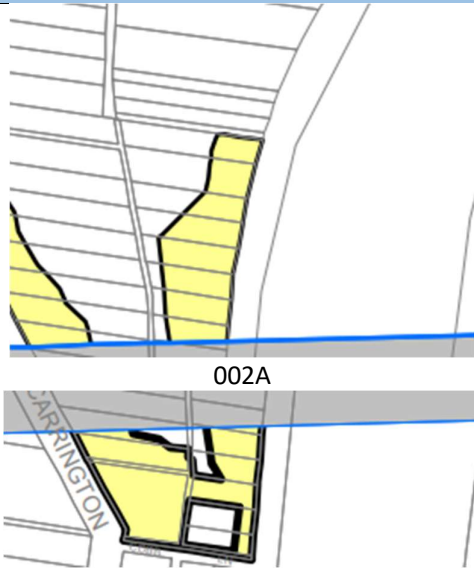


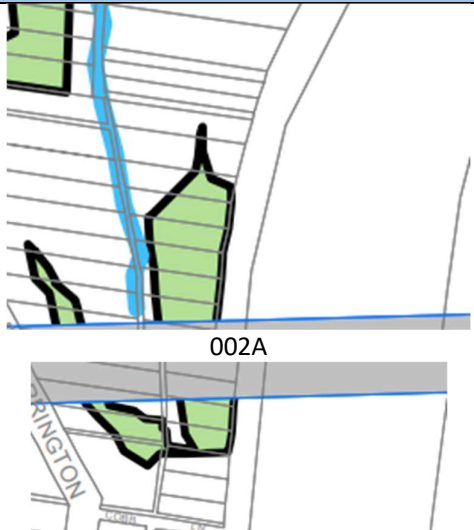

SECTION 3 – Height of Building Maps (HOB)

LAND RESERVATION AND ACQUISITION MAP – 002A + 002B	
EXISTING	PROPOSED
 <p>002A</p> <p>002B</p>	 <p>002A</p> <p>002B</p>
No change proposed	

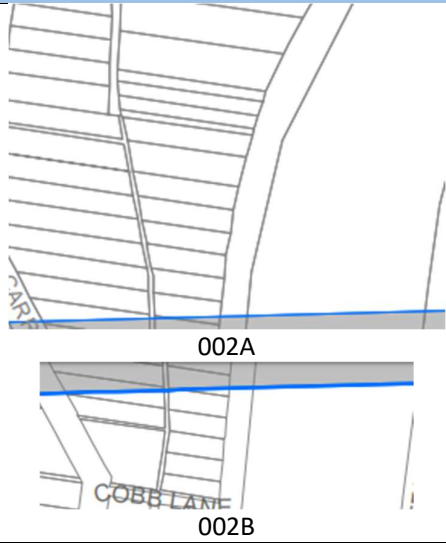
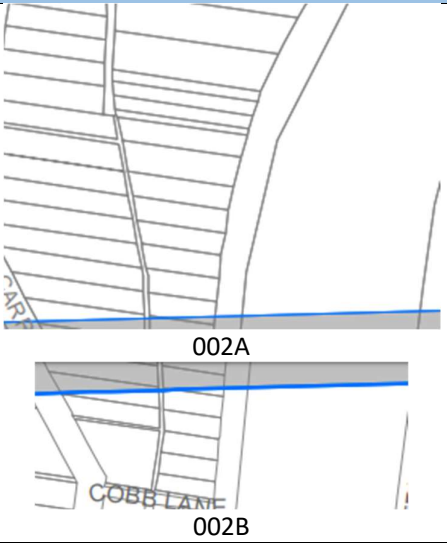
HERITAGE MAP – 002A + 002B	
EXISTING	PROPOSED
 <p>002A</p> <p>002B</p>	 <p>002A</p> <p>002B</p>
Subject to separate review	

SECTION 3 – Height of Building Maps (HOB)

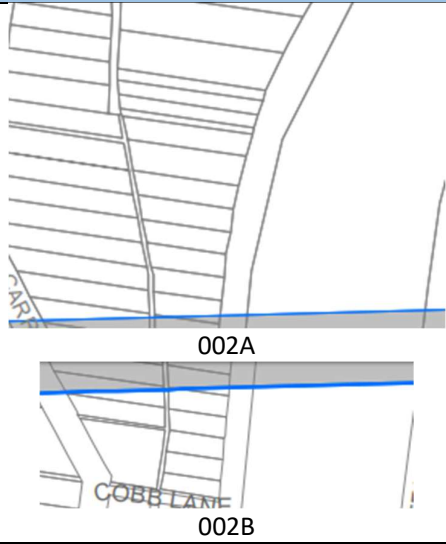
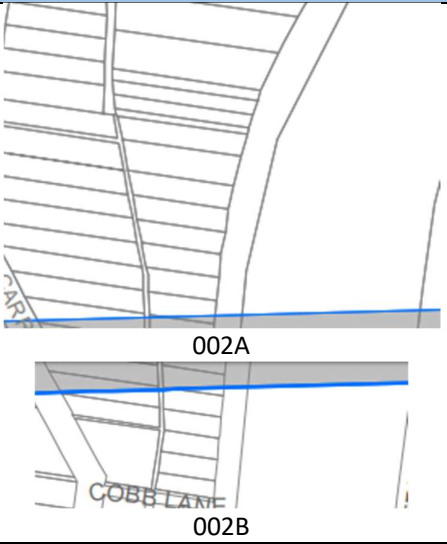
LOT AVERAGING MAP – 002A + 002B	
EXISTING	PROPOSED
 <p>002A</p> <p>002B</p>	 <p>002A</p> <p>002B</p>
No change proposed	

RIPARIAN LANDS & WATERCOURSES MAP – 002A + 002B	
EXISTING	PROPOSED
 <p>002A</p> <p>002B</p>	 <p>002A</p> <p>002B</p>
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

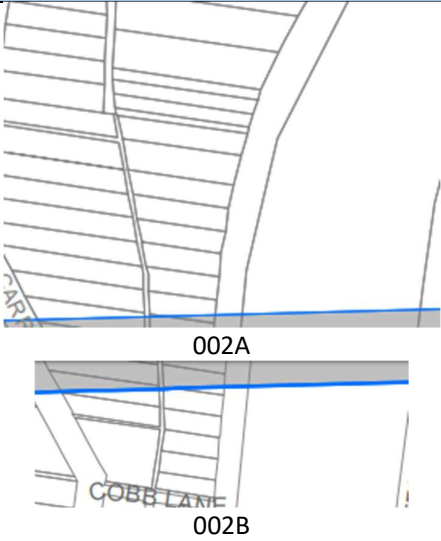
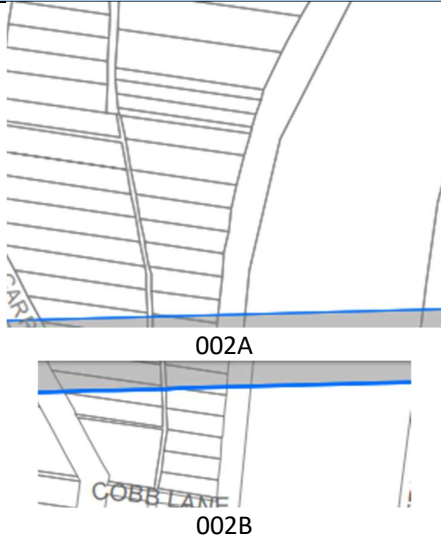
SCENIC & LANDSCAPE VALUES MAP – 002A + 002B	
EXISTING	PROPOSED
 <p>002A</p> <p>002B</p> <p>COBB LANE</p>	 <p>002A</p> <p>002B</p> <p>COBB LANE</p>
No change proposed	

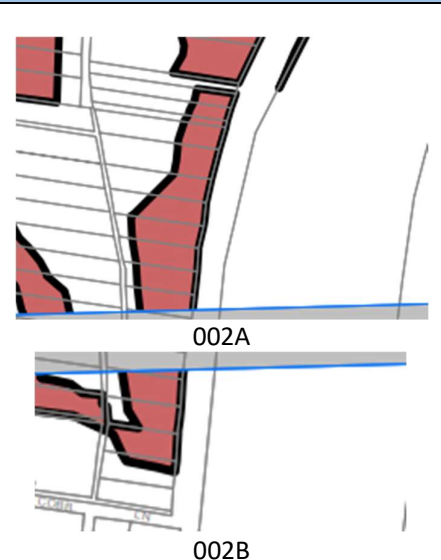

MINERAL RESOURCES AREA MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

BUILT CHARACTER MAP – 002A + 002B	
EXISTING	PROPOSED
 <p>002A</p> <p>002B</p> <p>COBB LANE</p>	 <p>002A</p> <p>002B</p> <p>COBB LANE</p>
No change proposed	



SECTION 3 – Height of Building Maps (HOB)

ACTIVE STREET FRONTAGES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	


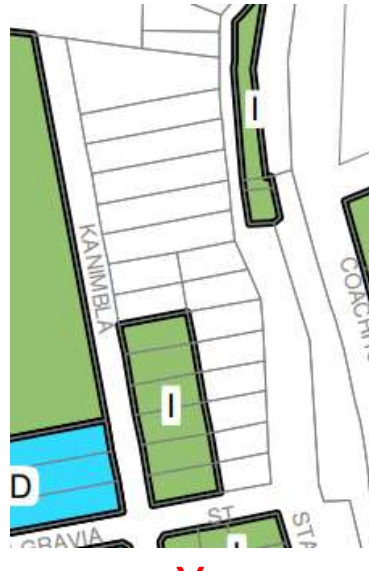
NATURAL RESOURCES - BIODIVERSITY MAP – 002A + 002B	
EXISTING	PROPOSED
	
No change proposed	

NATURAL RESOURCES - LAND MAP – 002A + 002B	
EXISTING	PROPOSED
	
No change proposed	


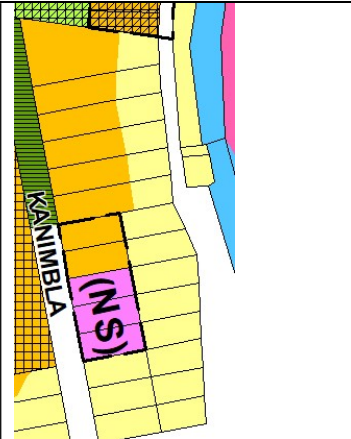

SECTION 3 – Height of Building Maps (HOB)

KEY SITES MAP – 002A + 002B	
EXISTING	PROPOSED
<p>No map 002A</p>  <p>002B</p>	<p>No map 002A</p>  <p>002B</p>
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

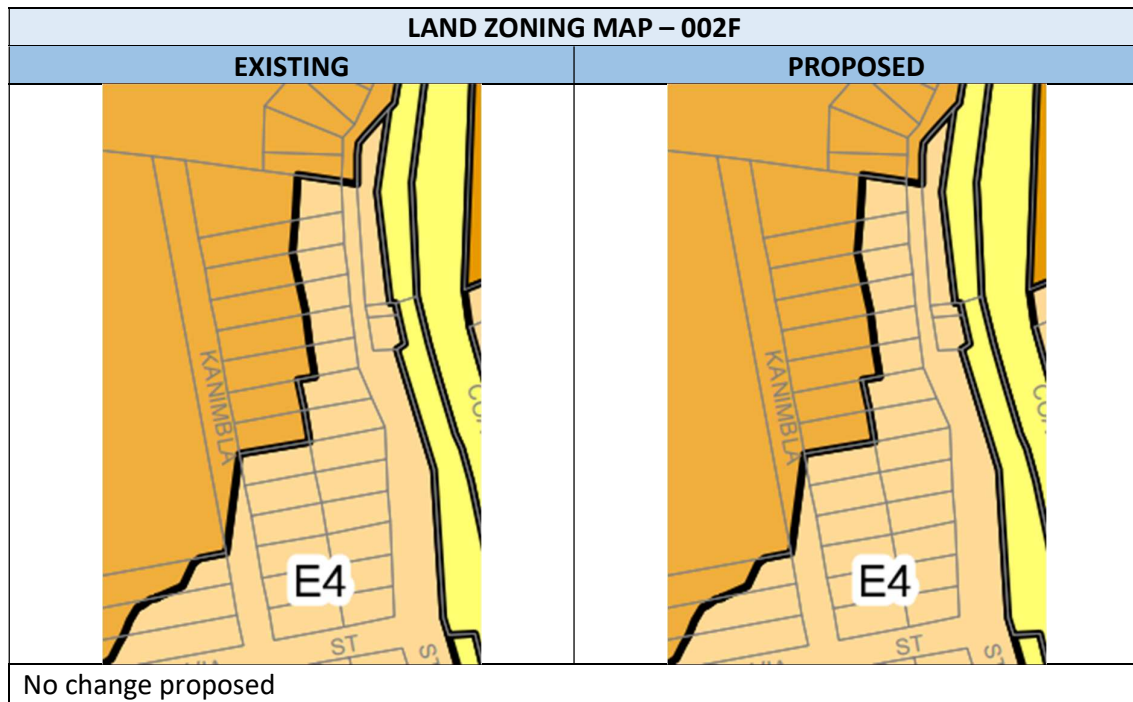
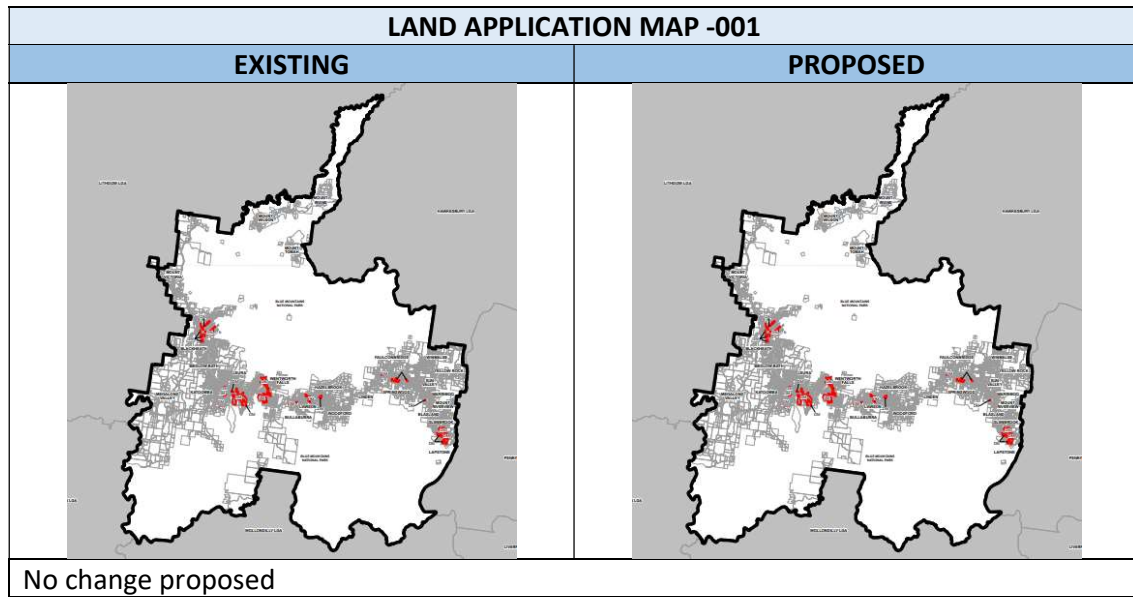
42	PROPERTY	16-56 Station Street MEDLOW BATH
COMMENT Council's position is that land owned by RMS (or other agency) and in a zone which is developable and not identified for acquisition, additional provisions should be included. Owners: RMS		
THEME		HOB
MAP TILE		002F
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>GIS AT COUNCIL</p>  <p>HOB</p> <p>X</p> </div> <div style="text-align: center;"> <p>LEGISLATION</p>  <p>X</p> </div> </div>		
RECOMMENDATION Included in the mapping amendment to include a building height over this land of 8m.		

SECTION 3 – Height of Building Maps (HOB)

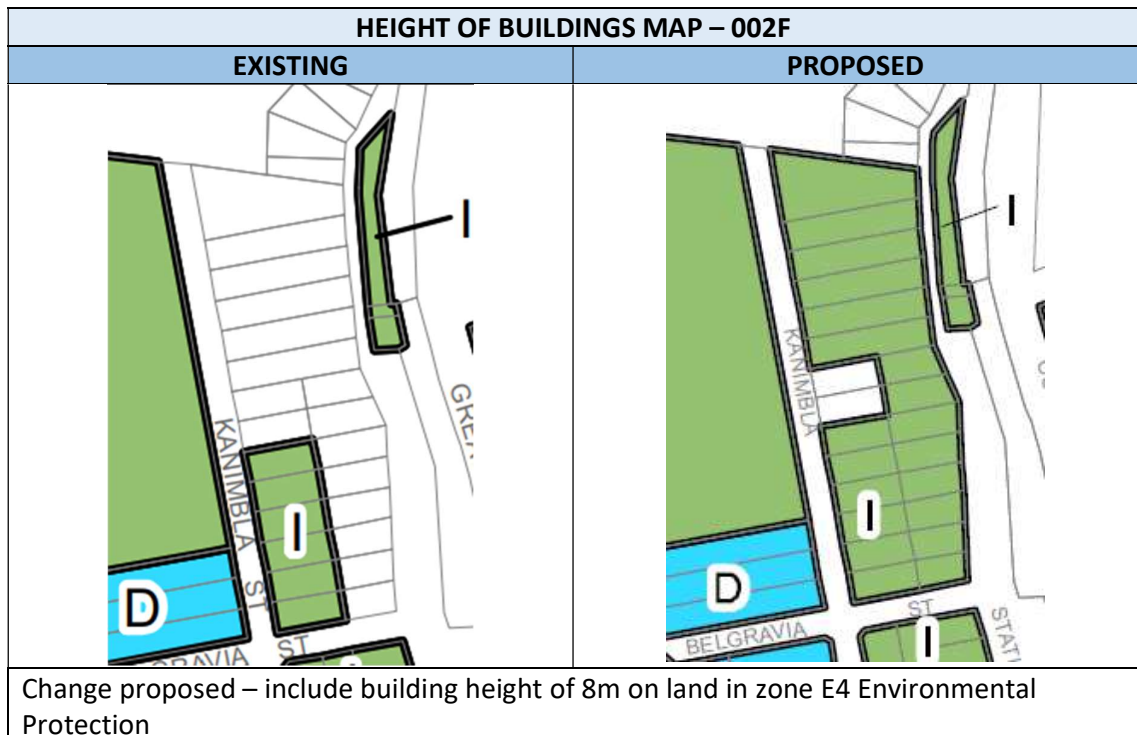
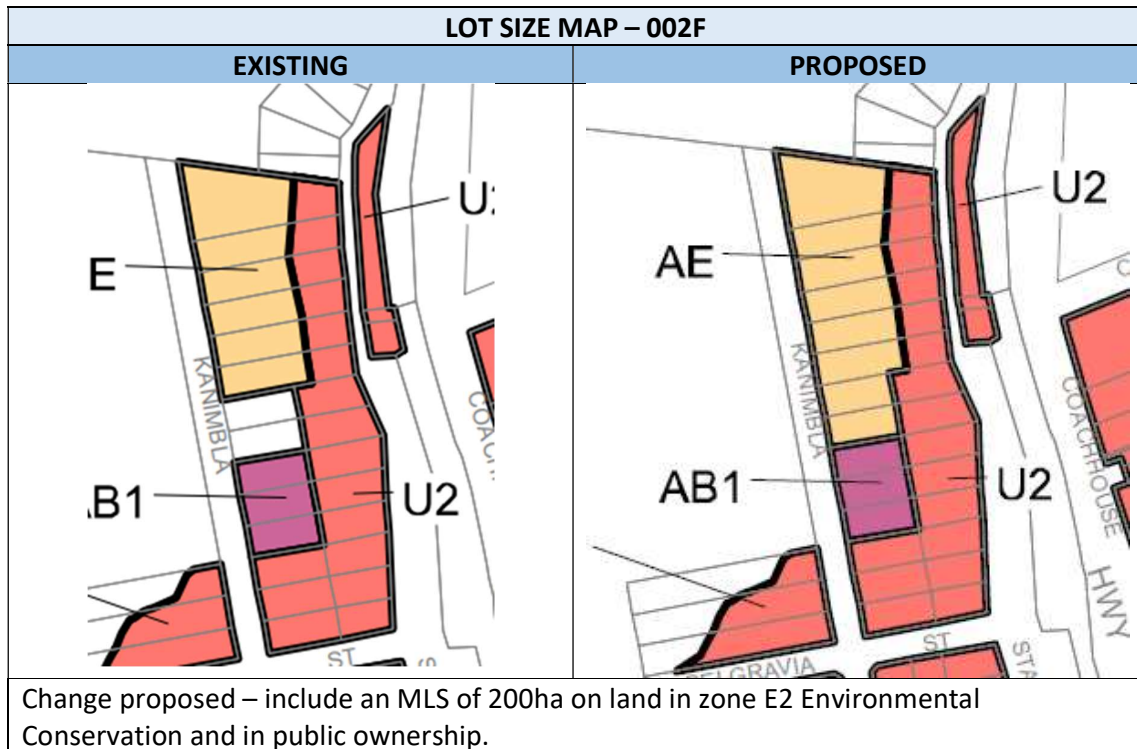
		
<p>LEP 2005 Living – Bushland Conservation Environmental Protection - Private</p>		
<p>DLEP</p>		
<p>Submission DA/property</p>	<p>RMS provided maps</p>	

SECTION 3 – Height of Building Maps (HOB)



Proposed Map Amendments



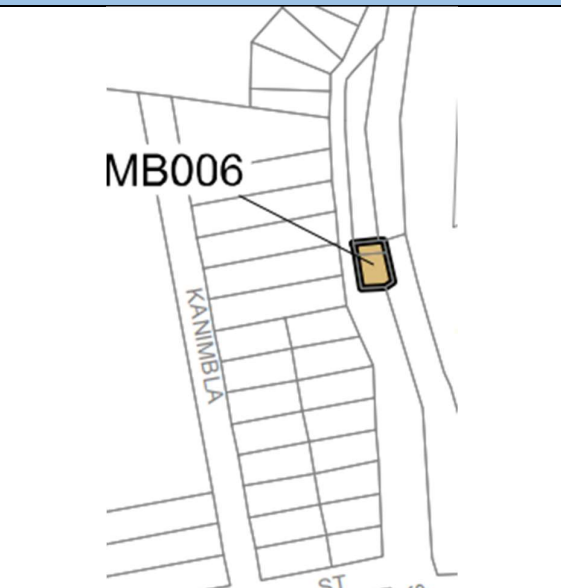
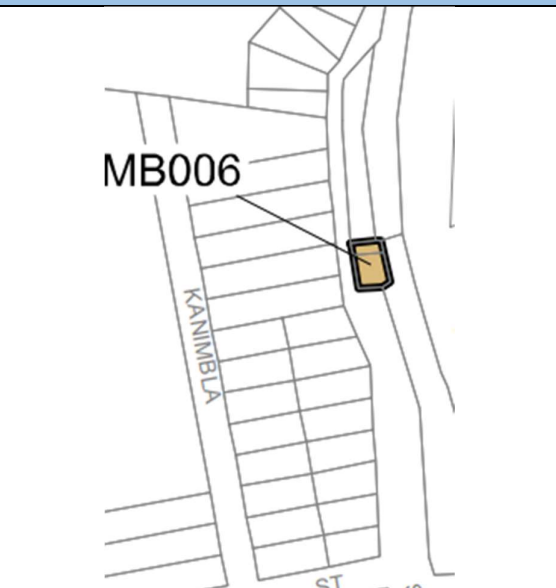
SECTION 3 – Height of Building Maps (HOB)





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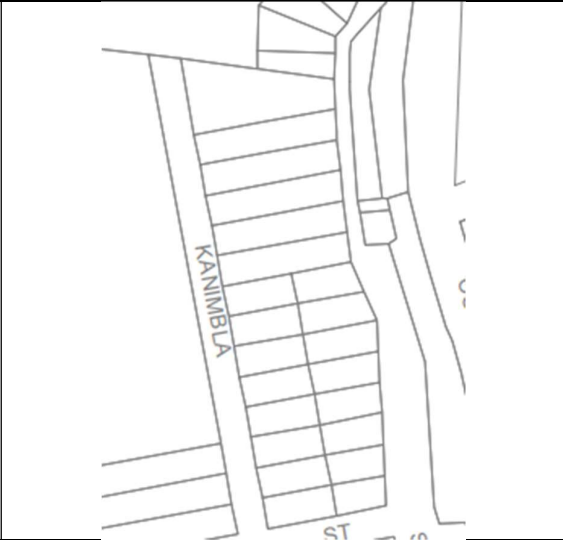
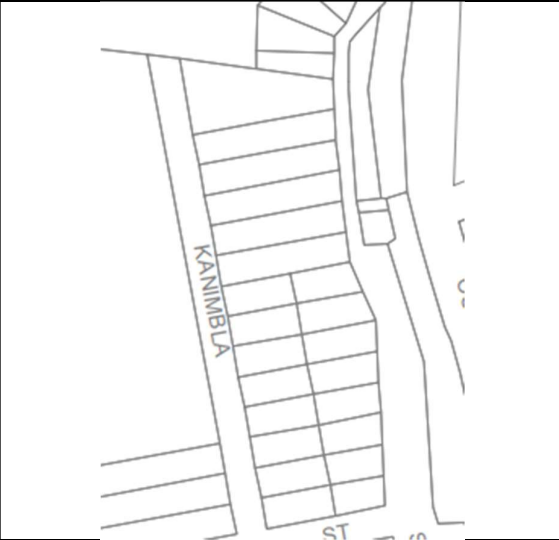
FLOOR SPACE RATIO MAP – 002F	
EXISTING	PROPOSED
 A street map showing a grid of streets. A street labeled 'KANIMBLA' runs diagonally. A street labeled 'ST' is visible at the bottom. The map shows a grid of lots and buildings.	 A street map showing a grid of streets. A street labeled 'KANIMBLA' runs diagonally. A street labeled 'ST' is visible at the bottom. The map shows a grid of lots and buildings.
No change proposed	

LAND RESERVATION AND ACQUISITION MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	


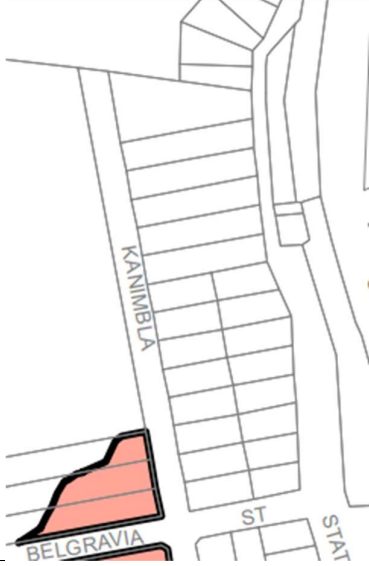
HERITAGE MAP – 002F	
EXISTING	PROPOSED
 A street map showing a grid of streets. A street labeled 'KANIMBLA' runs diagonally. A street labeled 'ST' is visible at the bottom. A yellow rectangular area is highlighted on the map, with a line pointing to it from the label 'MB006'.	 A street map showing a grid of streets. A street labeled 'KANIMBLA' runs diagonally. A street labeled 'ST' is visible at the bottom. A yellow rectangular area is highlighted on the map, with a line pointing to it from the label 'MB006'.
Subject to separate review	

SECTION 3 – Height of Building Maps (HOB)



LOT AVERAGING MAP – 002F	
EXISTING	PROPOSED
 A map showing a yellow-shaded lot with a black outline, situated between Kanimbla St and another street. The lot is irregular in shape, with a narrow section at the top. The surrounding area includes other lots and streets.	 A map showing the same yellow-shaded lot and surrounding area as the existing map. The lot's shape and the surrounding streets (Kanimbla St, etc.) are identical to the existing map.
No change proposed	

RIPARIAN LANDS & WATERCOURSES MAP – 002F	
EXISTING	PROPOSED
 A map showing a yellow-shaded lot with a black outline, situated between Kanimbla St and another street. The lot is irregular in shape, with a narrow section at the top. The surrounding area includes other lots and streets.	 A map showing the same yellow-shaded lot and surrounding area as the existing map. The lot's shape and the surrounding streets (Kanimbla St, etc.) are identical to the existing map.
No change proposed	

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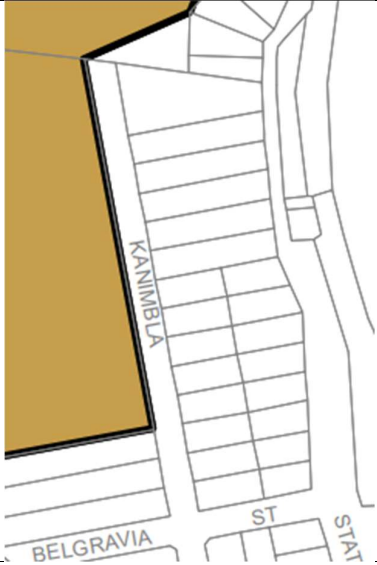
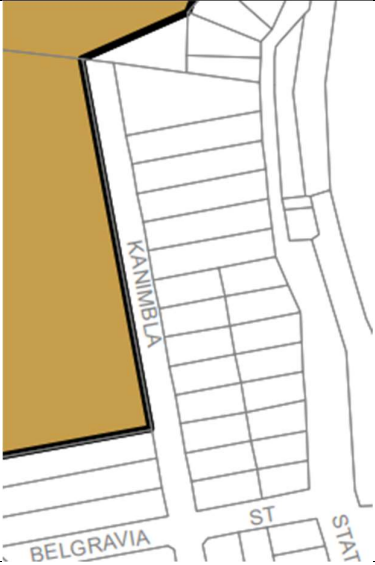
SCENIC & LANDSCAPE VALUES MAP – 002F	
EXISTING	PROPOSED
 A map showing a street grid with 'KANIMBLA' street running vertically. A red-shaded area is located at the intersection of 'KANIMBLA' and 'BELGRAVIA' streets. The area is bounded by a black line and a red line. The text 'ST' and 'STAT' are visible at the bottom right.	 A map showing a street grid with 'KANIMBLA' street running vertically. A red-shaded area is located at the intersection of 'KANIMBLA' and 'BELGRAVIA' streets. The area is bounded by a black line and a red line. The text 'ST' and 'STAT' are visible at the bottom right.
No change proposed	

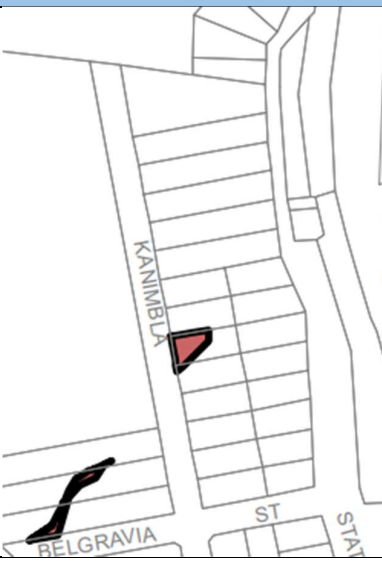

MINERAL RESOURCES AREA MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

BUILT CHARACTER MAP – 002F	
EXISTING	PROPOSED
 A map showing a street grid with 'KANIMBLA' street running vertically. The text 'ST' and 'STAT' are visible at the bottom right.	 A map showing a street grid with 'KANIMBLA' street running vertically. The text 'ST' and 'STAT' are visible at the bottom right.
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

ACTIVE STREET FRONTAGES MAP – 002F	
EXISTING	PROPOSED
No map	No map
No change proposed	

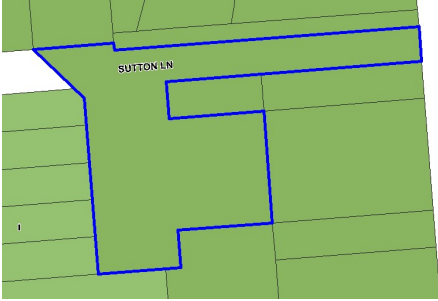

NATURAL RESOURCES - BIODIVERSITY MAP – 002F	
EXISTING	PROPOSED
	
No change proposed	

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

SECTION 3 – Height of Building Maps (HOB)

KEY SITES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

43	PROPERTY	Sutton Lane & Stockade Place BLACKHEATH
COMMENT The provisions of floor space ratio and height of building are inadvertently applied to the road reserve Owner: BMCC		
THEME		HOB
MAP TILE		002FA
GIS AT COUNCIL 		LEGISLATION 
RECOMMENDATION Remove the building height and floor space ratio provisions from the road reserves.		

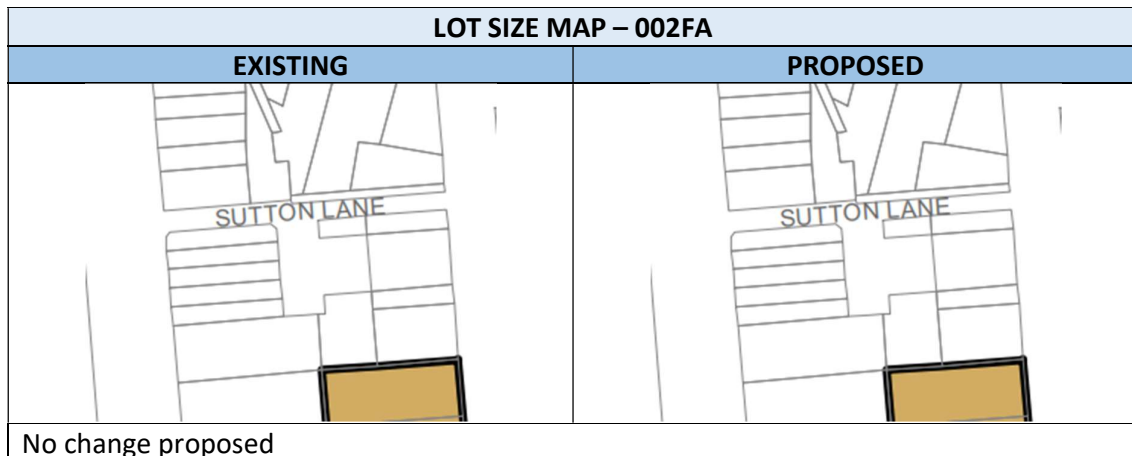
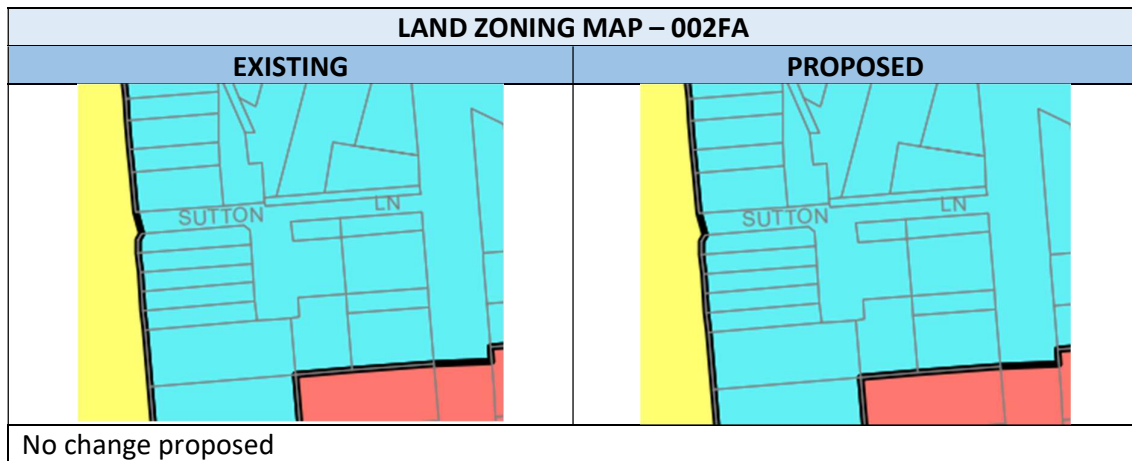
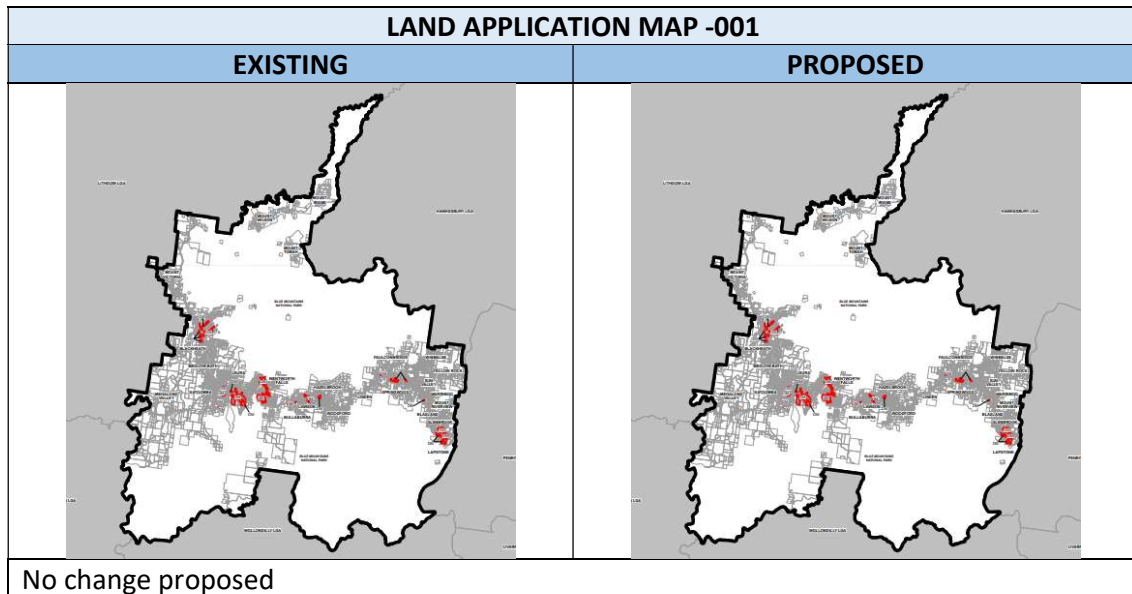


SECTION 3 – Height of Building Maps (HOB)

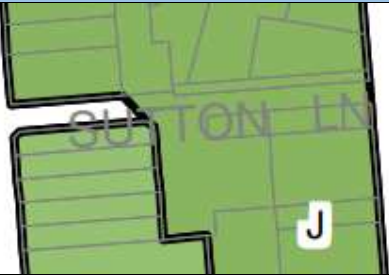
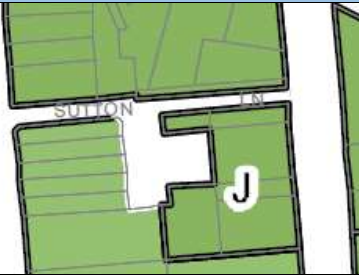
<p>LEP 2005 Village Town Centre</p> <p>Road reserves coloured grey</p>	
<p>DLEP</p>	
<p>Submission</p>	<p>No</p>
<p>DA/property</p>	



SECTION 3 – Height of Building Maps (HOB)

Proposed Map Amendments

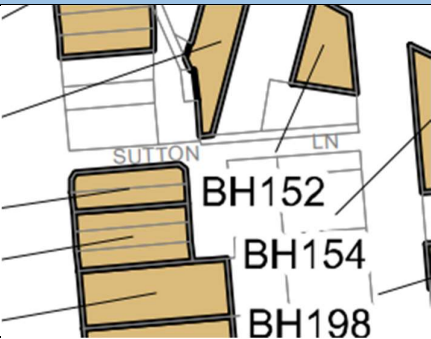
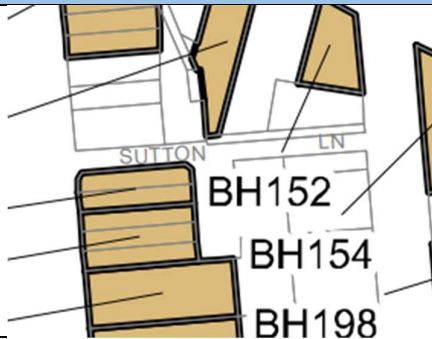


SECTION 3 – Height of Building Maps (HOB)


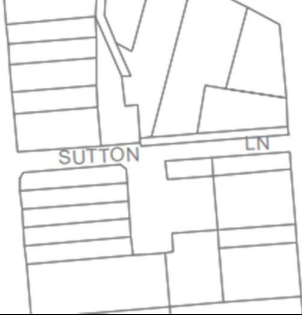
HEIGHT OF BUILDINGS MAP – 002FA	
EXISTING	PROPOSED
	
Change proposed – delete building height from road reserve	

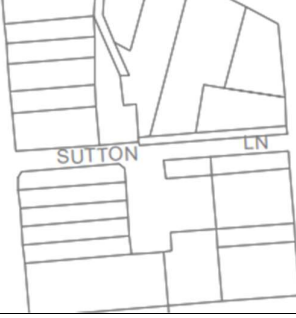
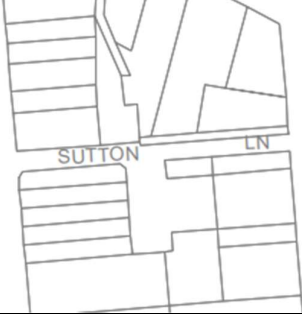
FLOOR SPACE RATIO MAP – 002FA	
EXISTING	PROPOSED
	
Change proposed – delete floor space ratio from road reserve	

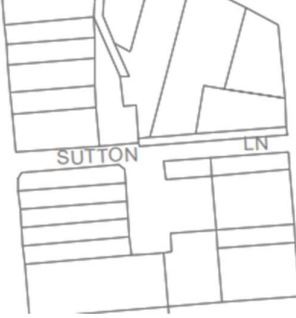
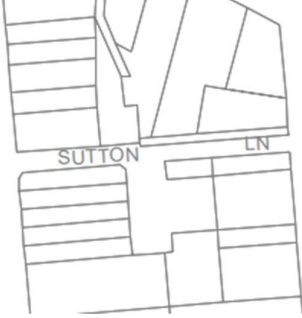
LAND RESERVATION AND ACQUISITION MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

HERITAGE MAP – 002FA	
EXISTING	PROPOSED
	
Subject to separate review	

SECTION 3 – Height of Building Maps (HOB)

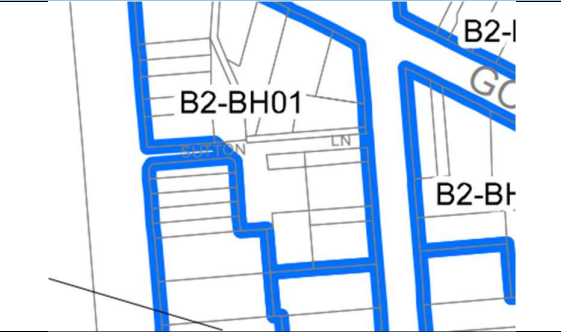
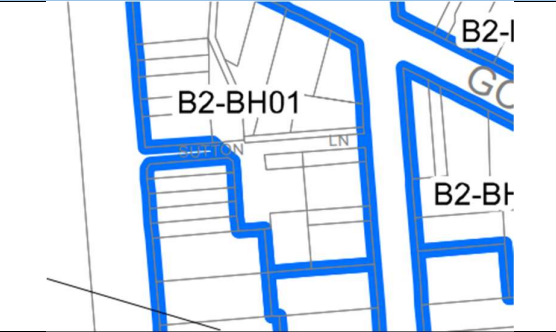
LOT AVERAGING MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	



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



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

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

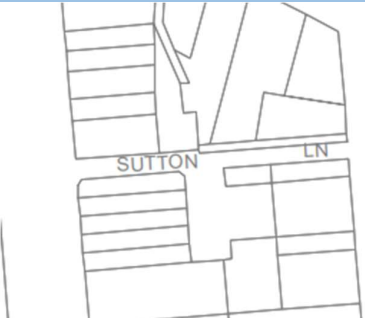
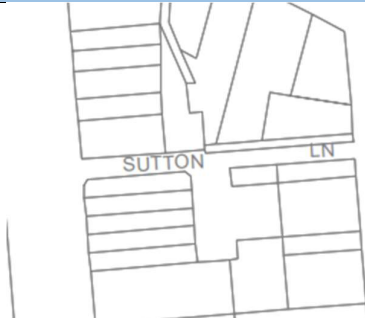
SECTION 3 – Height of Building Maps (HOB)


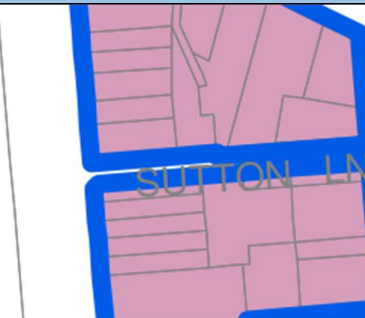
BUILT CHARACTER MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	

ACTIVE STREET FRONTAGES MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	

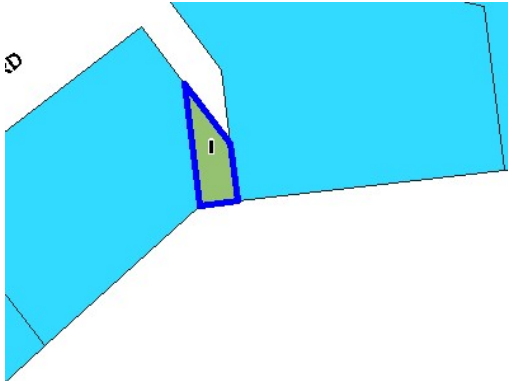
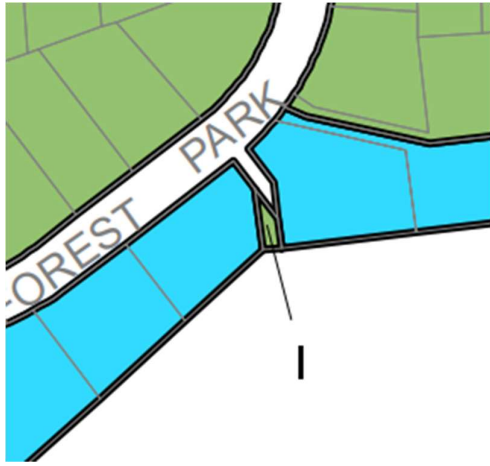
NATURAL RESOURCES - BIODIVERSITY MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

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

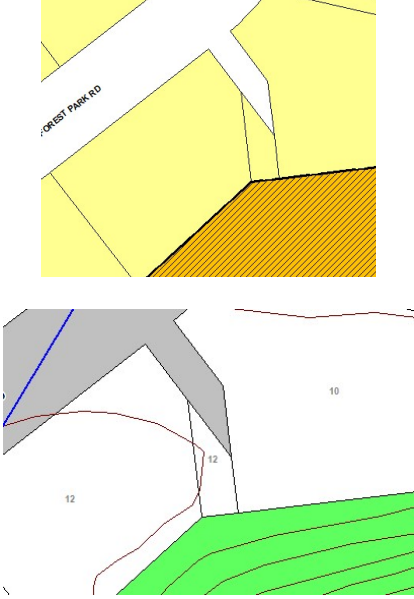
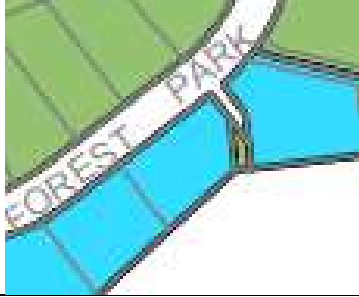
KEY SITES MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

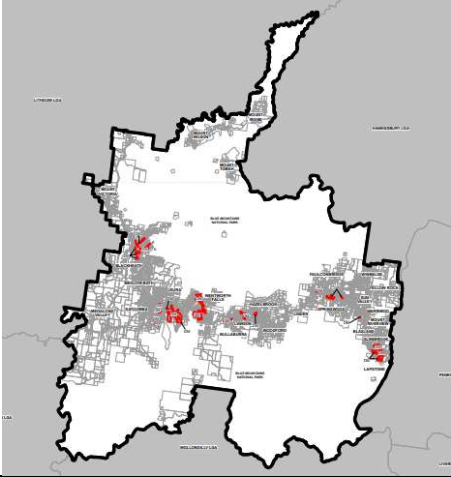
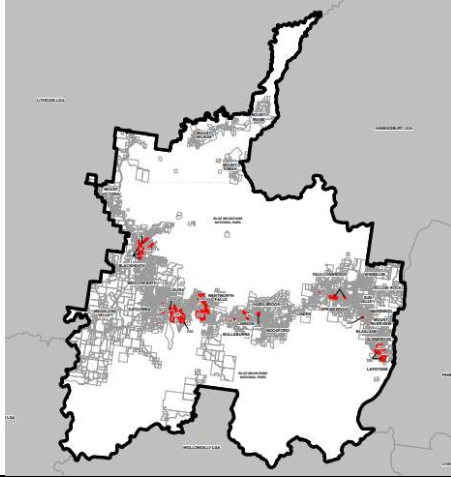
44	PROPERTY	12 Forest Park Road BLACKHEATH
COMMENT The incorrect building height was inadvertently applied to Lot 1 DP 729630.		
Owner: private		
THEME		HOB
MAP TILE		002FA
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>GIS AT COUNCIL</p>  <p style="color: red; font-size: 2em;">X</p> </div> <div style="text-align: center;"> <p>LEGISLATION</p>  <p>HOB_002FA</p> <p style="color: red; font-size: 2em;">X</p> </div> </div>		
RECOMMENDATION Amend the building height to 5.5m for Lot 1 DP 729630.		





SECTION 3 – Height of Building Maps (HOB)


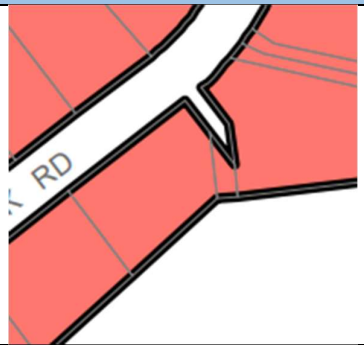
<p>LEP Living – Bushland Conservation</p> <p>Road reserve shown as grey</p>	
<p>DLEP</p>	
<p>Submission</p>	<p>No</p>
<p>DA/property</p>	


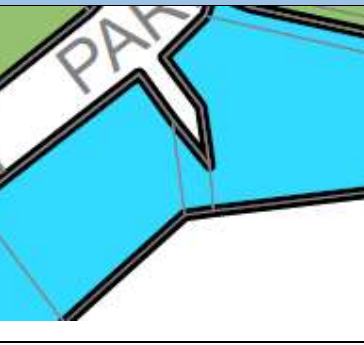
Proposed Map Amendments

LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	



SECTION 3 – Height of Building Maps (HOB)

LAND ZONING MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	

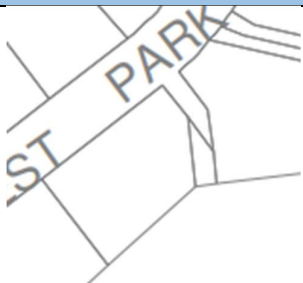
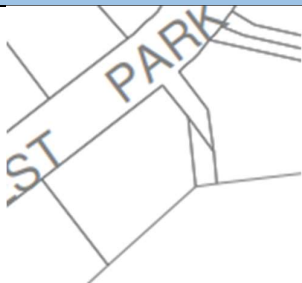
LOT SIZE MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	

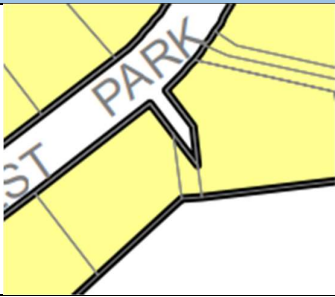
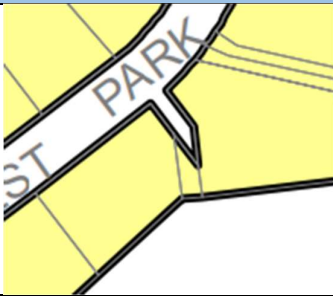
HEIGHT OF BUILDINGS MAP – 002FA	
EXISTING	PROPOSED
	
.5mChange proposed – amend building height to 5.5m for Lot 1 DP 729630	

SECTION 3 – Height of Building Maps (HOB)



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

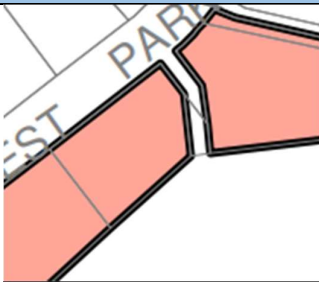

LAND RESERVATION AND ACQUISITION MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

HERITAGE MAP – 002FA	
EXISTING	PROPOSED
	
Subject to separate review	



LOT AVERAGING MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)



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



SCENIC & LANDSCAPE VALUES MAP – 002FA	
EXISTING	PROPOSED
	
Change proposed – include Protected Area – Escarpment Area over the subject allotment	



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

BUILT CHARACTER MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	



SECTION 3 – Height of Building Maps (HOB)

ACTIVE STREET FRONTAGES MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	



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

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


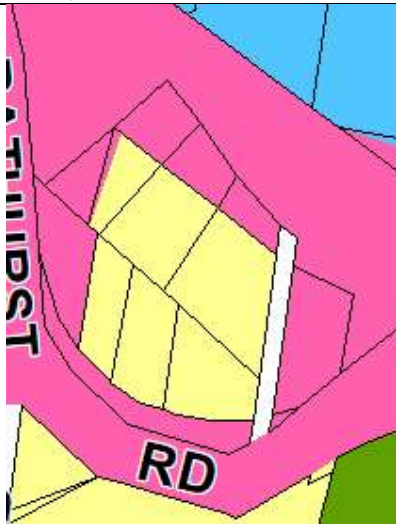

SECTION 3 – Height of Building Maps (HOB)

KEY SITES MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

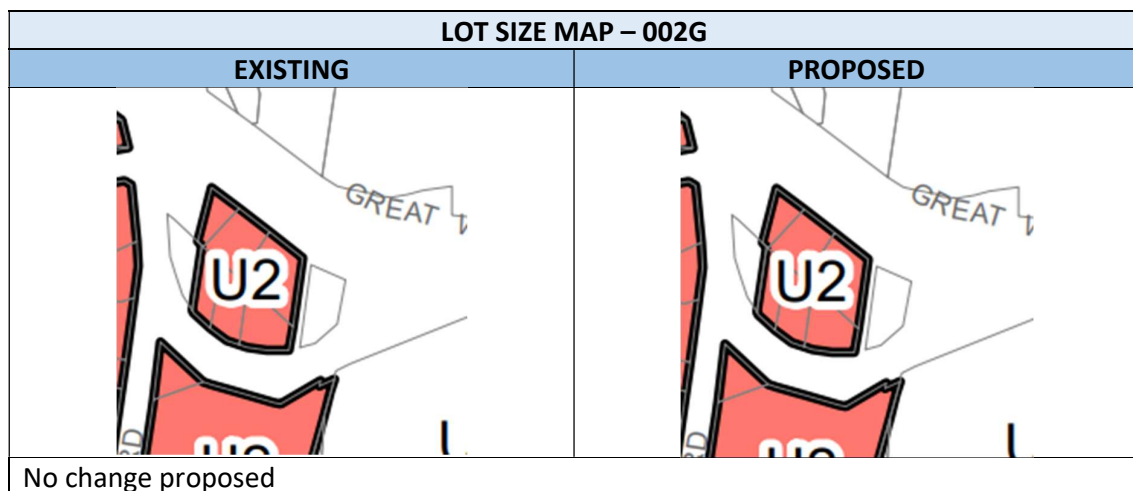
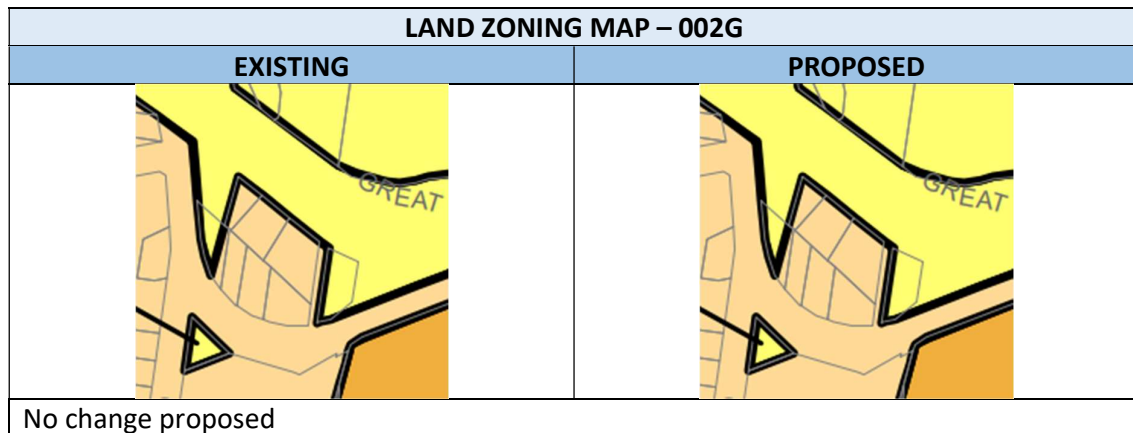
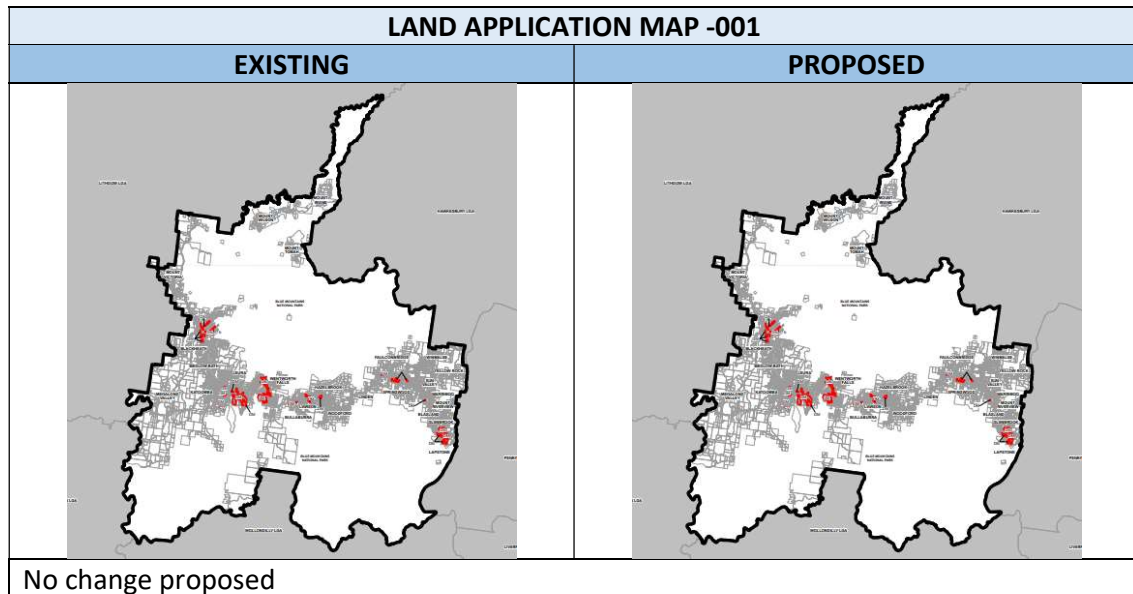
45 PROPERTY	273 Bathurst Road KATOOMBA
<p>COMMENT</p> <p>Council's position is that land owned by RMS (or other agency) and in a zone which is developable and not identified for acquisition, is to have applicable provisions applied.</p> <p>Owner: RMS</p>	
THEME	
MAP TILE	
<p>GIS AT COUNCIL</p>  <p>HOB</p> <p>X</p>	<p>LEGISLATION</p>  <p>HOB_002G</p> <p>X</p>
<p>RECOMMENDATION</p> <p>Include a building height of 8m on land in zone E4 Environmental Living</p>	

SECTION 3 – Height of Building Maps (HOB)

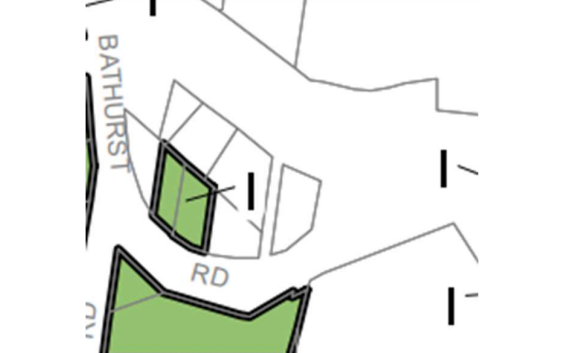
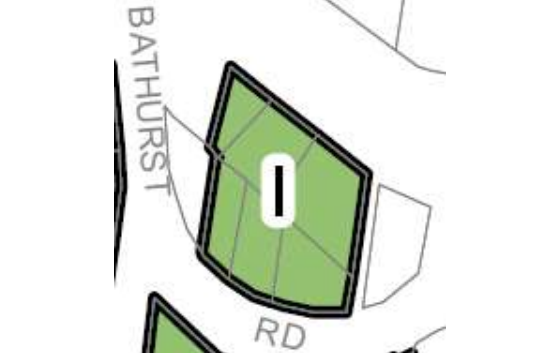
	 <p>Aerial photo</p>
<p>LEP 2005 Living – Bushland Conservation</p>	
<p>DLEP</p>	
<p>Submission</p>	<p>RMS provided maps</p>
<p>DA/property</p>	

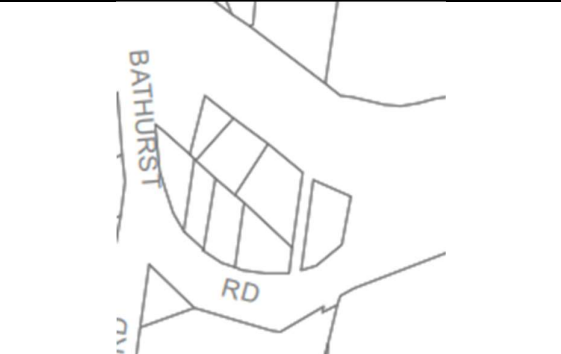
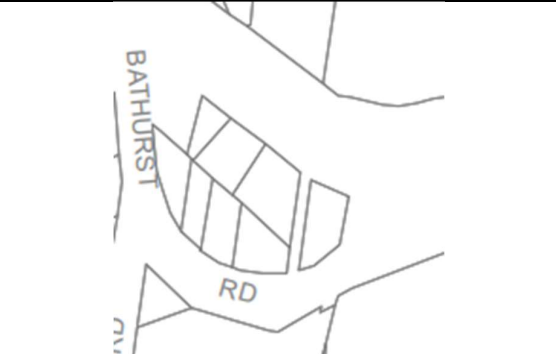
SECTION 3 – Height of Building Maps (HOB)

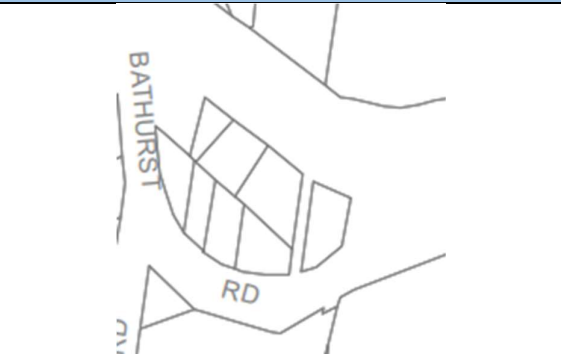
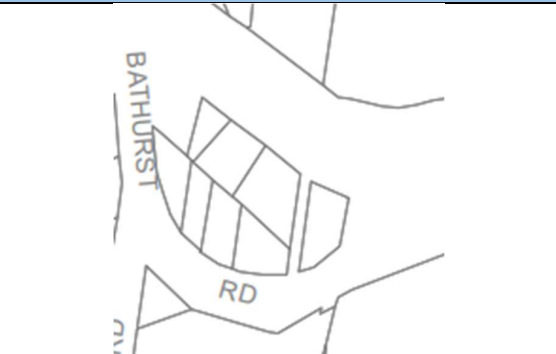
Proposed Map Amendments





SECTION 3 – Height of Building Maps (HOB)

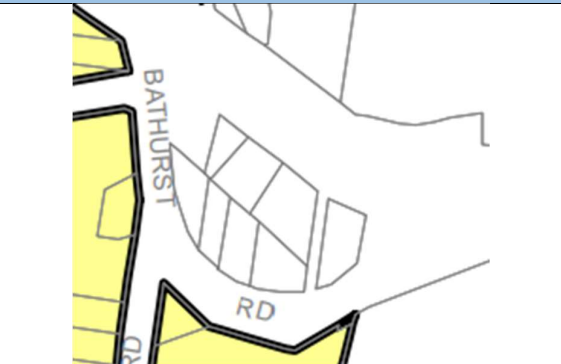
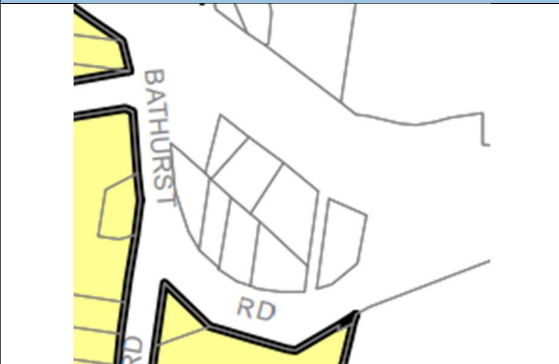
HEIGHT OF BUILDINGS MAP – 002G	
EXISTING	PROPOSED
	
Change proposed – include building height of 8m on land in zone E4 Environmental Living	

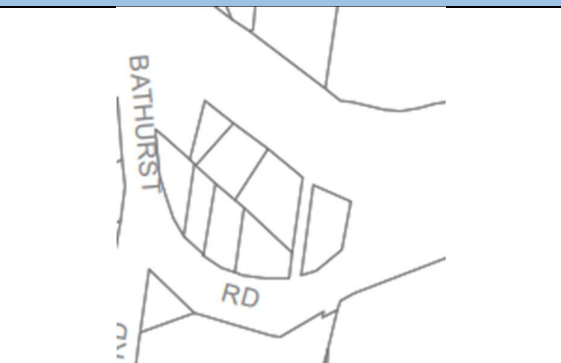
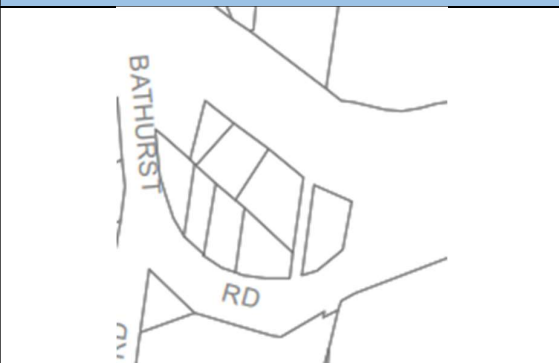
FLOOR SPACE RATIO MAP – 002G	
EXISTING	PROPOSED
	
No change proposed	

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



SECTION 3 – Height of Building Maps (HOB)

HERITAGE MAP – 002G	
EXISTING	PROPOSED
	
Subject to separate review	



LOT AVERAGING MAP – 002G	
EXISTING	PROPOSED
	
No change proposed	

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

SECTION 3 – Height of Building Maps (HOB)



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

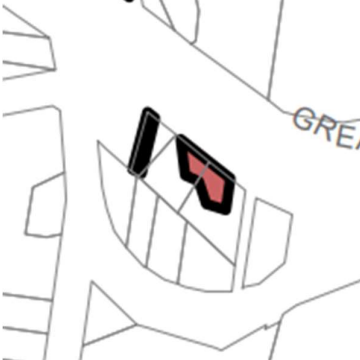

MINERAL RESOURCES AREA MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	



BUILT CHARACTER MAP – 002G	
EXISTING	PROPOSED
	
No change proposed	

ACTIVE STREET FRONTAGES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	


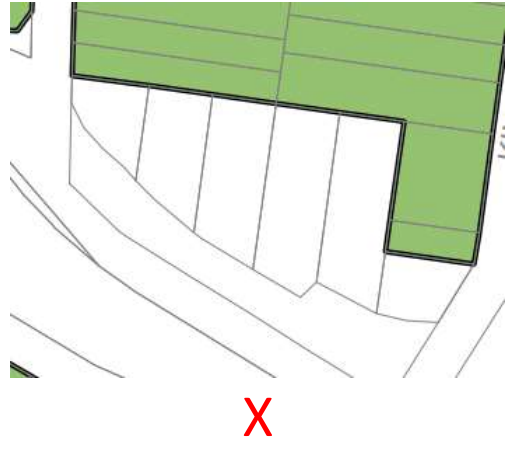
SECTION 3 – Height of Building Maps (HOB)

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

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

KEY SITES MAP – 002G	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

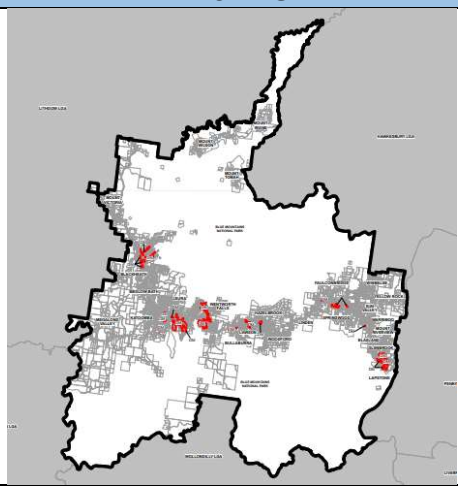
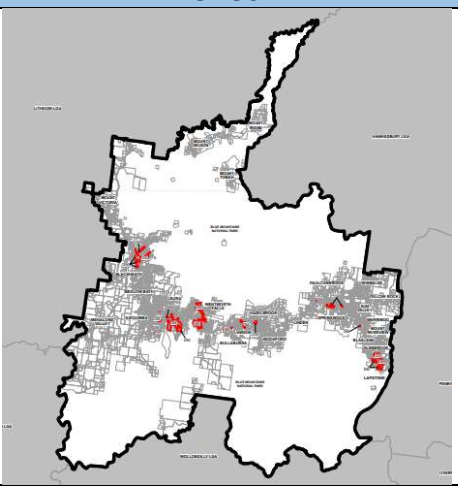
46	PROPERTY	1 Queens Road, 2, 2A & 2B Kings Road LEURA
COMMENT Council's position is that land owned by RMS (or other agency) and in a zone which is developable and not identified for acquisition, additional provisions should be included. Owner: private owners		
THEME		HOB
MAP TILE		002GA
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>GIS AT COUNCIL</p>  <p>HOB X</p> </div> <div style="text-align: center;"> <p>LEGISLATION</p>  <p>X</p> </div> </div>		
RECOMMENDATION Include a building height of 8m on land in zone E4 Environmental living		



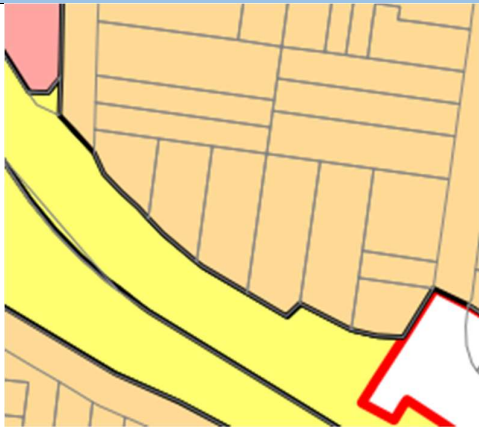
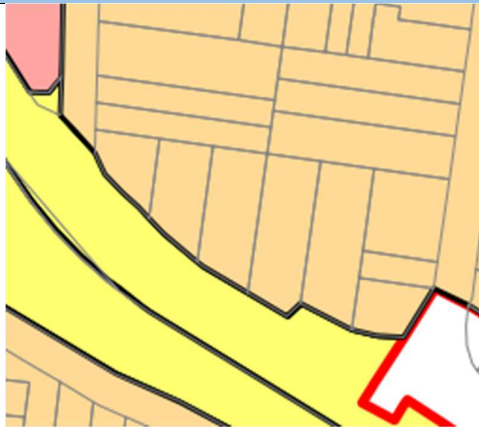
SECTION 3 – Height of Building Maps (HOB)



LEP 2005 Living Bushland Conservation	
DLEP	
Submission	RMS provided maps
DA/property	



Proposed Map Amendments

LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	



SECTION 3 – Height of Building Maps (HOB)



LAND ZONING MAP – 002GA	
EXISTING	PROPOSED
	
No change proposed	



LOT SIZE MAP – 002GA	
EXISTING	PROPOSED
	
No changes proposed	

HEIGHT OF BUILDINGS MAP – 002GA	
EXISTING	PROPOSED
	
Change proposed – include building height of 8m on land in zone E4 Environmental Living	



SECTION 3 – Height of Building Maps (HOB)



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



LAND RESERVATION AND ACQUISITION MAP – 002GA	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	

HERITAGE MAP – 002GA	
EXISTING	PROPOSED
	
Subject to separate review	

SECTION 3 – Height of Building Maps (HOB)



LOT AVERAGING MAP – 002GA	
EXISTING	PROPOSED
	
Change proposed – delete LAV provision from land in zone SP2 and correct cadastre	



RIPARIAN LANDS & WATERCOURSES MAP – 002GA	
EXISTING	PROPOSED
	
Change proposed - Correct cadastre	

SCENIC & LANDSCAPE VALUES MAP – 002GA	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	



SECTION 3 – Height of Building Maps (HOB)



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


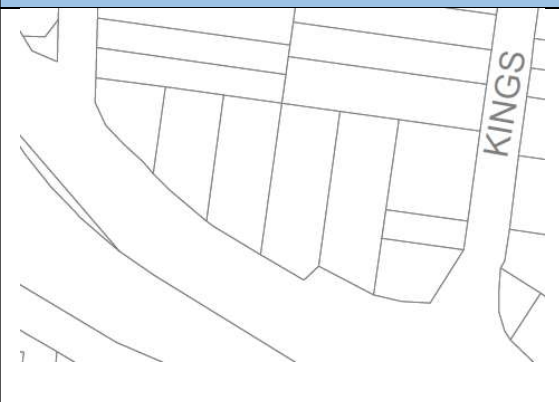
BUILT CHARACTER MAP – 002G	
EXISTING	PROPOSED
	
No change proposed	

ACTIVE STREET FRONTAGES MAP – 002GA	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	

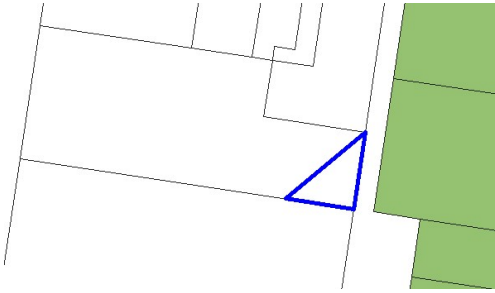

SECTION 3 – Height of Building Maps (HOB)

NATURAL RESOURCES - BIODIVERSITY MAP – 002GA	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	

NATURAL RESOURCES - LAND MAP – 002GA	
EXISTING	PROPOSED
	
Change proposed – delete Protected area – slope constraint area from land in zone SP2 and correct cadastre	

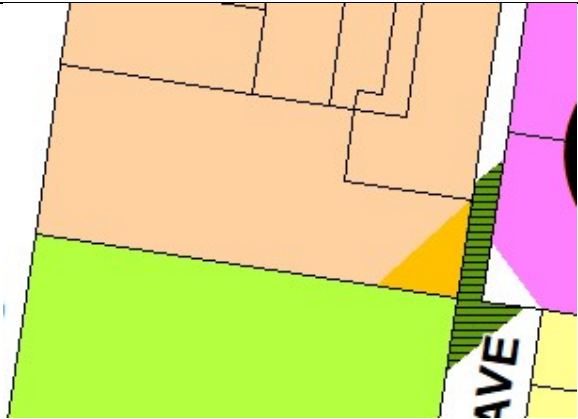
KEY SITES MAP – 002GA	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	

SECTION 3 – Height of Building Maps (HOB)

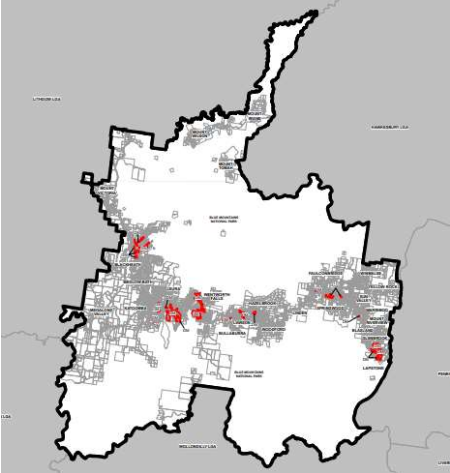
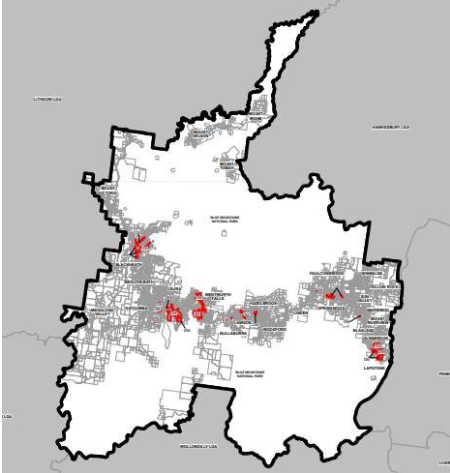
47	PROPERTY	74 Falls Road WENTWORTH FALLS
COMMENT The triangular section is not deferred and the building height was inadvertently omitted. Owner: Private		
THEME		HOB
MAP TILE		002H
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>GIS AT COUNCIL</p>  <p style="color: red; font-size: 2em;">X</p> </div> <div style="text-align: center;"> <p>LEGISLATION</p>  <p style="color: red; font-size: 2em;">X</p> </div> </div>		
RECOMMENDATION Include a building height of 6.5m to the section of this land not deferred from LEP 2015		





SECTION 3 – Height of Building Maps (HOB)

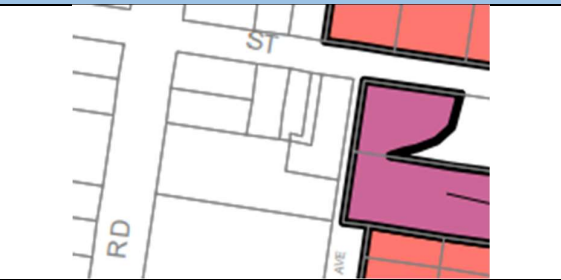
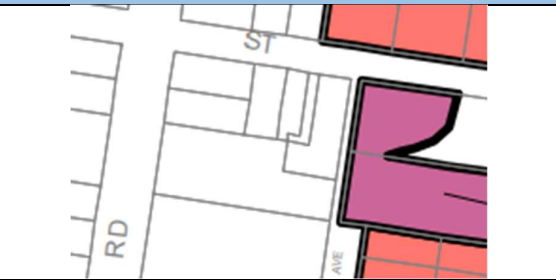
LEP 2005 Environmental Protection Private	
DLEP	
Submission	No
DA/property	



Proposed Map Amendments

LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	



SECTION 3 – Height of Building Maps (HOB)



LAND ZONING MAP – 002H	
EXISTING	PROPOSED
	
No change proposed	



LOT SIZE MAP – 002H	
EXISTING	PROPOSED
	
No change proposed	

HEIGHT OF BUILDINGS MAP – 002H	
EXISTING	PROPOSED
	
Change proposed – include a building height of 6.5m on the subject land	



SECTION 3 – Height of Building Maps (HOB)



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



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

HERITAGE MAP 002H	
EXISTING	PROPOSED
	
Subject to separate review	

SECTION 3 – Height of Building Maps (HOB)

LOT AVERAGING MAP – 002H	
EXISTING	PROPOSED
 A map showing a street grid with 'RD' (Road) and 'ST' (Street) labels. Two yellow rectangular areas are highlighted, representing existing lot averaging.	 A map showing the same street grid and yellow highlighted areas as the existing map.
No change proposed	

RIPARIAN LANDS & WATERCOURSES MAP – 002H	
EXISTING	PROPOSED
 A map showing a street grid with 'RD' (Road) and 'ST' (Street) labels. A green area represents riparian lands, and a blue line represents a watercourse. The green area is adjacent to the blue line.	 A map showing the same street grid, green riparian lands, and blue watercourse as the existing map.
No change proposed	

SCENIC & LANDSCAPE VALUES MAP – 002H	
EXISTING	PROPOSED
 A map showing a street grid with 'RD' (Road) and 'ST' (Street) labels. No specific scenic or landscape values are highlighted.	 A map showing the same street grid as the existing map.
No change proposed	

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



SECTION 3 – Height of Building Maps (HOB)



BUILT CHARACTER MAP – 002H	
EXISTING	PROPOSED
No change proposed	

ACTIVE STREET FRONTAGES MAP – 002H	
EXISTING	PROPOSED
No change proposed	

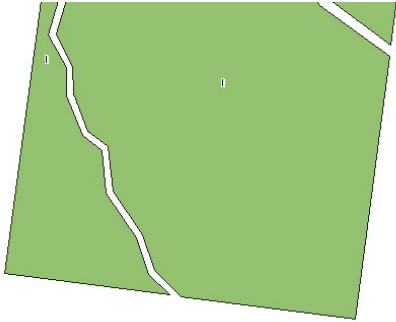
NATURAL RESOURCES - BIODIVERSITY MAP – 002H	
EXISTING	PROPOSED
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

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

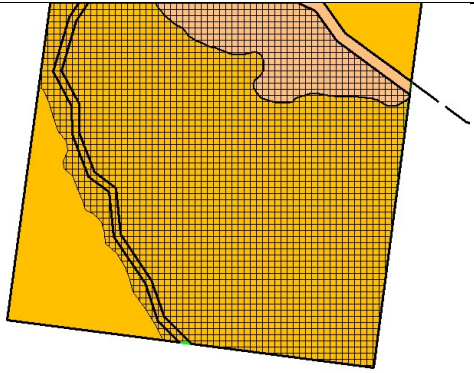
KEY SITES MAP – 002H	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

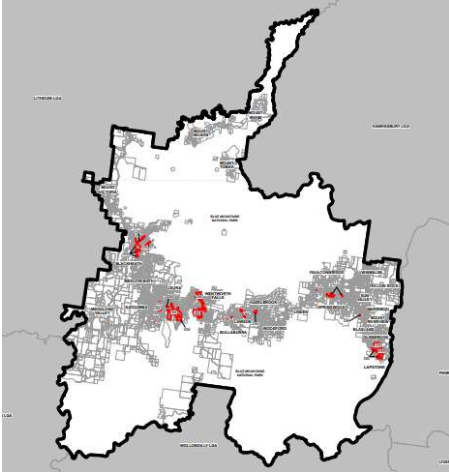
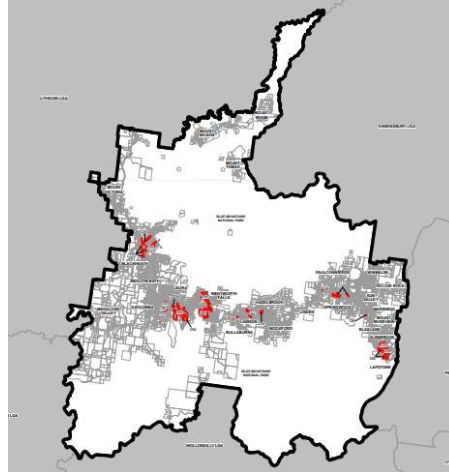
48	PROPERTY	215-229 Tableland Road WENTWORTH FALLS
COMMENT The Height of Building Map was inadvertently omitted from LEP 2015. Owner: private		
THEME		HOB
MAP TILE		003
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="text-align: center;">GIS AT COUNCIL</p>  <p style="text-align: center;">HOB</p> <p style="text-align: center;">✓</p> </div> <div style="width: 45%;"> <p>LEGISLATION</p> <p>No HOB Map</p> <p style="color: red; font-size: 2em; text-align: center;">X</p> </div> </div>		
RECOMMENDATION Generate Height of Building Map HOB_003		





SECTION 3 – Height of Building Maps (HOB)

LEP 1991 Environmental Protection (Water Catchment)	
DLEP	No map
Submission	No
DA/property	

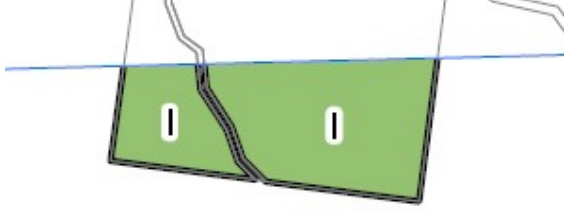
Proposed Map Amendments

LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	

LAND ZONING MAP - 003	
EXISTING	PROPOSED
	
No change proposed	

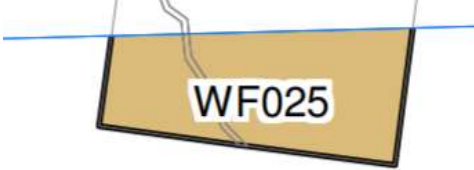
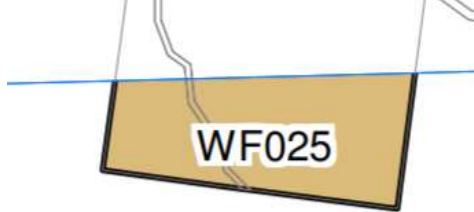
SECTION 3 – Height of Building Maps (HOB)

LOT SIZE MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

HEIGHT OF BUILDINGS MAP – 003	
EXISTING	PROPOSED
No map	
Change proposed – Generate Height of Building Map HOB_003	


FLOOR SPACE RATIO MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

LAND RESERVATION AND ACQUISITION MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

HERITAGE MAP - 003	
EXISTING	PROPOSED
	
Subject to separate review	

SECTION 3 – Height of Building Maps (HOB)

LOT AVERAGING MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

RIPARIAN LANDS & WATERCOURSES MAP - 003	
EXISTING	PROPOSED
No map	
Change proposed – generate WCL_003 map showing watercourses on land in zone E2 Environmental Conservation	

SCENIC & LANDSCAPE VALUES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

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

BUILT CHARACTER MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

ACTIVE STREET FRONTAGES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

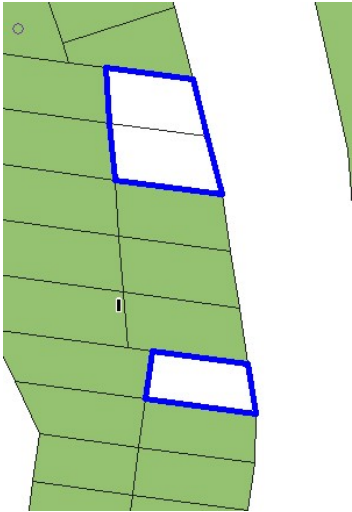
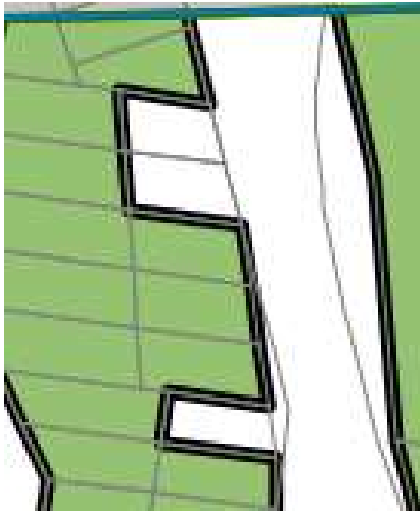
NATURAL RESOURCES - BIODIVERSITY MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

SECTION 3 – Height of Building Maps (HOB)


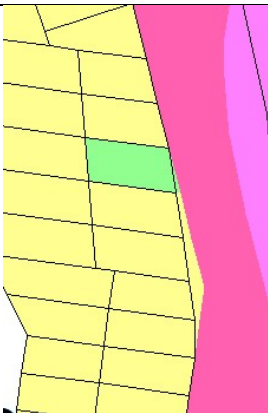
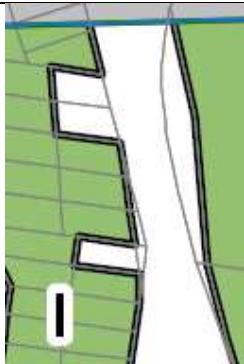
NATURAL RESOURCES - LAND MAP	
EXISTING	PROPOSED
No map	No map
No changes proposed	

KEY SITES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

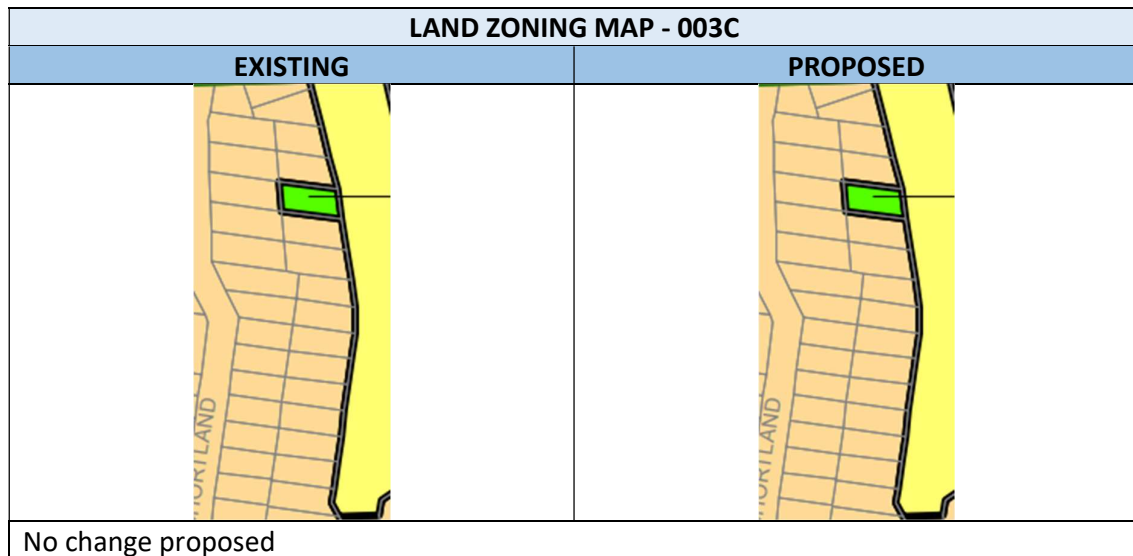
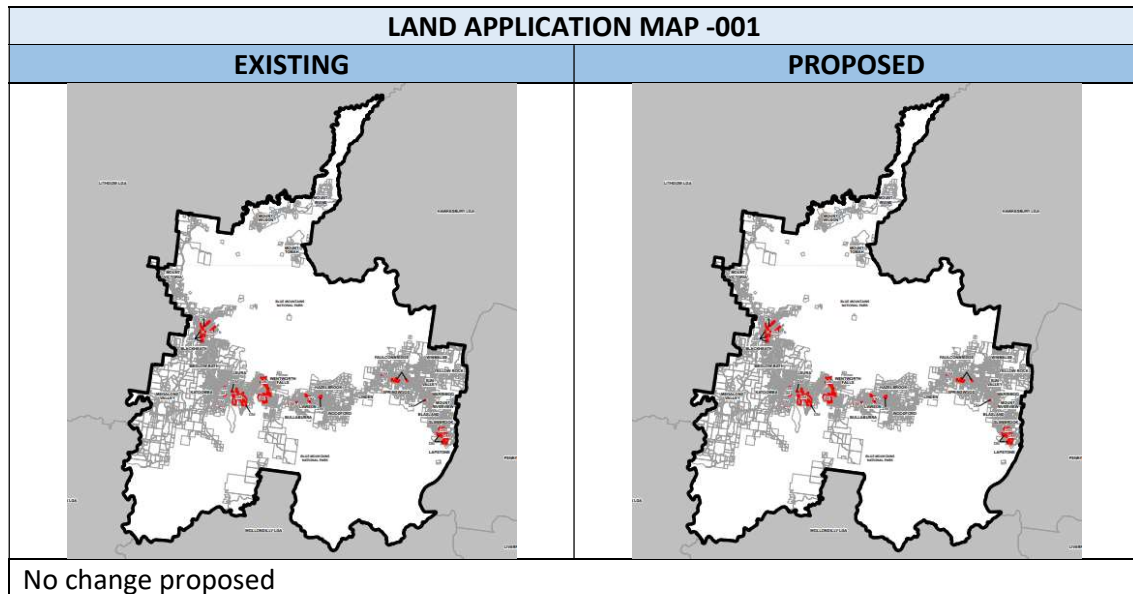
49	PROPERTY	1 Tableland Road and 38 & 40 GWH WENTWORTH FALLS
COMMENT Council's position is that land owned by RMS (or other agency) and in a zone which is developable and not identified for acquisition, additional provisions should be included Owner: private & RMS		
THEME		HOB
MAP TILE		003C
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>GIS AT COUNCIL</p>  <p style="color: red; font-size: 2em;">X</p> </div> <div style="text-align: center;"> <p>LEGISLATION</p>  <p style="color: red; font-size: 2em;">X</p> </div> </div>		
RECOMMENDATION Correct anomaly by including a building height of 8m on land in zone E4 – Environmental Living.		

SECTION 3 – Height of Building Maps (HOB)

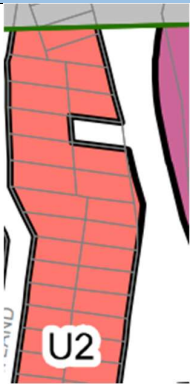
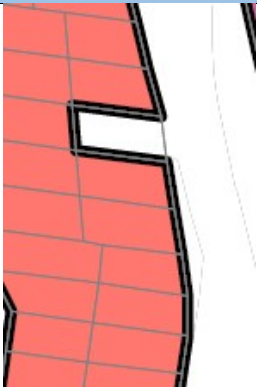
		
Aerial photo		
LEP 2005 Living – Bushland Conservation		
DLEP		
Submission DA/property	RMS provided maps	

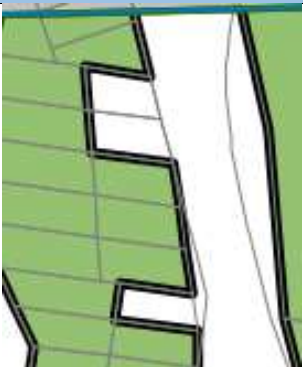
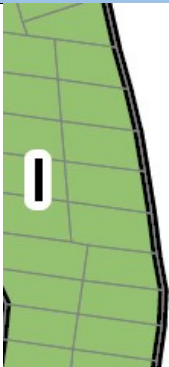
SECTION 3 – Height of Building Maps (HOB)

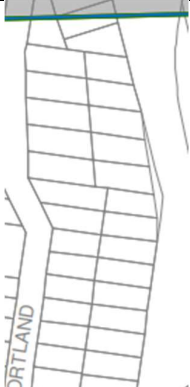
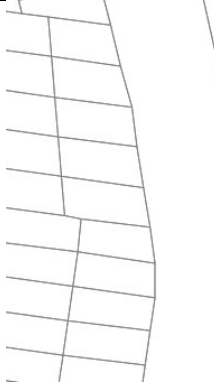
Proposed Map Amendments



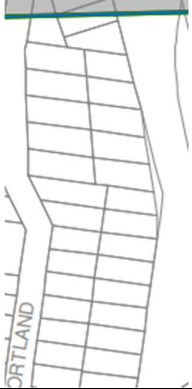
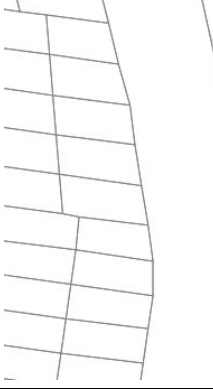
SECTION 3 – Height of Building Maps (HOB)

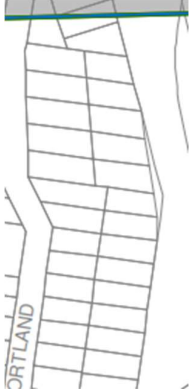
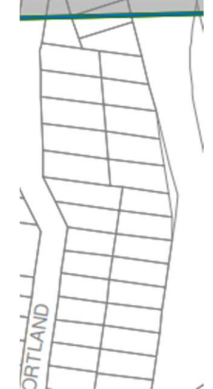
LOT SIZE MAP – 003C	
EXISTING	PROPOSED
	
Change proposed – delete MLS from land in zone SP2	

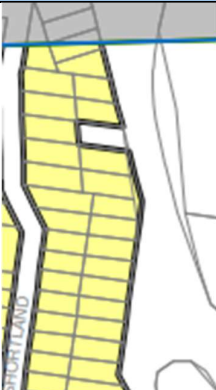
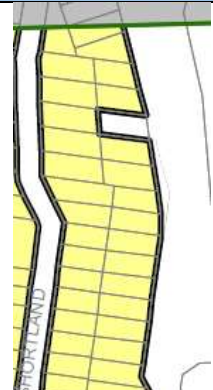
HEIGHT OF BUILDINGS MAP – 003C	
EXISTING	PROPOSED
	
Change proposed – include HOB of 8m on land in zone E4 Environmental Living	

FLOOR SPACE RATIO MAP – 003C	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	

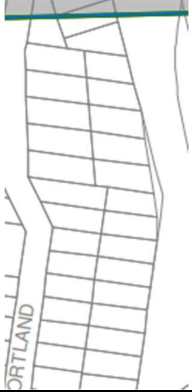
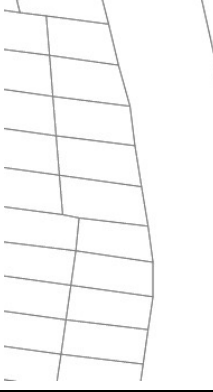
SECTION 3 – Height of Building Maps (HOB)

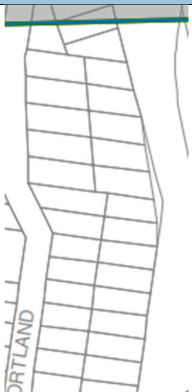
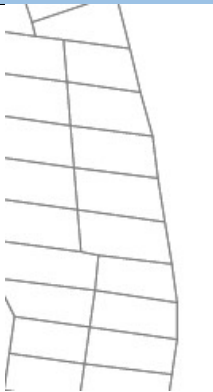
LAND RESERVATION AND ACQUISITION MAP – 003C	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	

HERITAGE MAP – 003C	
EXISTING	PROPOSED
	
Subject to separate review	

LOT AVERAGING MAP – 003C	
EXISTING	PROPOSED
	
Change proposed – delete LAV from land in zone SP2	

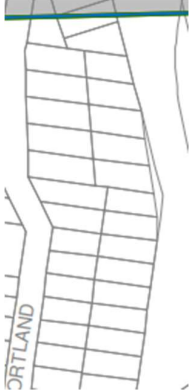
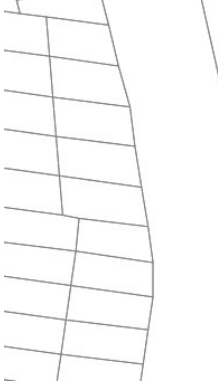
SECTION 3 – Height of Building Maps (HOB)

RIPARIAN LANDS & WATERCOURSES MAP – 003C	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	

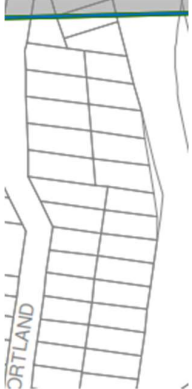
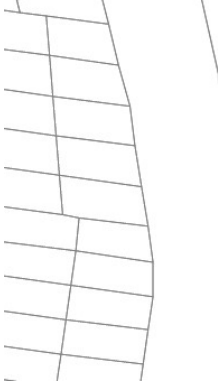
SCENIC & LANDSCAPE VALUES MAP – 003C	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	

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



SECTION 3 – Height of Building Maps (HOB)

BUILT CHARACTER MAP – 003C	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	

ACTIVE STREET FRONTAGES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

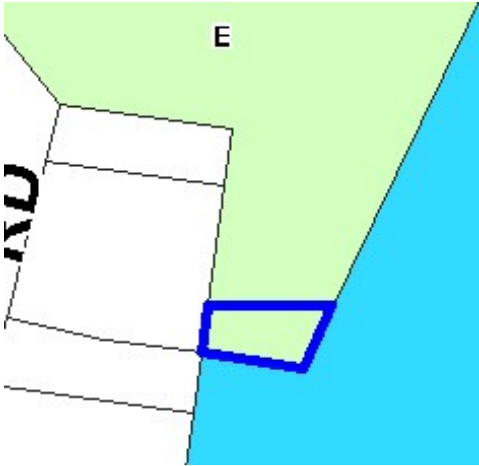


NATURAL RESOURCES - BIODIVERSITY MAP – 003C	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	

SECTION 3 – Height of Building Maps (HOB)

NATURAL RESOURCES - LAND MAP – 003C	
EXISTING	PROPOSED
	
No change proposed	

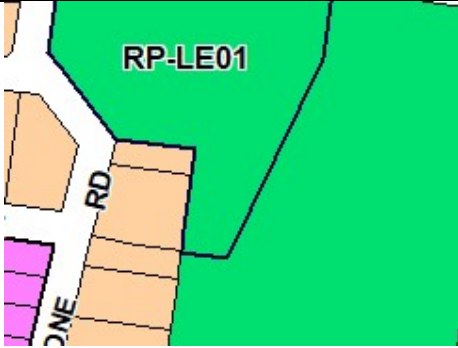

KEY SITES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

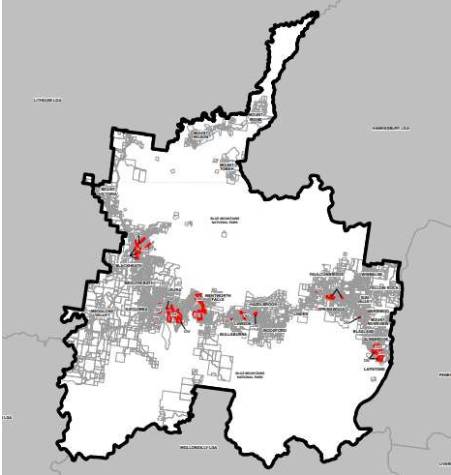
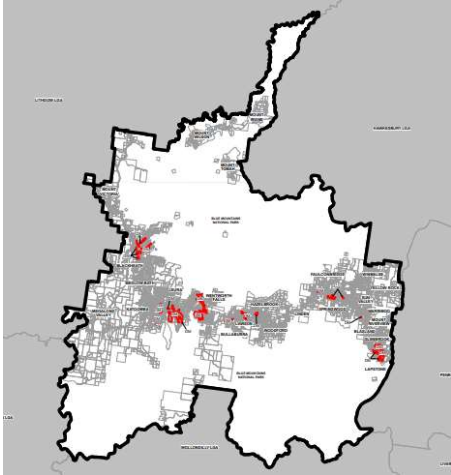
50	PROPERTY	19-21 Fitzroy Street LEURA
COMMENT The incorrect building height label on the HOB_003C map for this section of this property.		
Owner: private		
THEME		HOB
MAP TILE		003C
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>GIS AT COUNCIL</p>  </div> <div style="text-align: center;"> <p>LEGISLATION</p>  <p>002H - CORRECT</p>  <p style="color: red; font-size: 2em;">X</p> </div> </div>		
RECOMMENDATION Correct this minor notation anomaly by changing the building height label to E (6m).		





SECTION 3 – Height of Building Maps (HOB)



LEP 2005 Recreation - Private	 A map snippet showing a green area labeled 'RP-LE01' adjacent to orange residential lots and a road labeled 'RD'. A pink area is partially visible on the left.
DLEP	 A map snippet showing a blue area labeled 'D' next to a green area.
Submission	No
DA/property	



Proposed Map Amendments

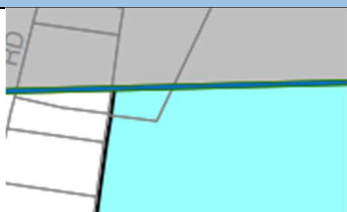

LAND APPLICATION MAP -001	
EXISTING	PROPOSED
 A map of a region with various land parcels outlined in black. Several parcels are highlighted with red markers, indicating specific areas of interest or concern.	 A map of the same region as the 'EXISTING' map, showing the same land parcels and red markers. The map appears identical to the existing one.
No change proposed	

SECTION 3 – Height of Building Maps (HOB)



LAND ZONING MAP – 003C	
EXISTING	PROPOSED
	
No change proposed	



LOT SIZE MAP – 003C	
EXISTING	PROPOSED
	
No change proposed	



HEIGHT OF BUILDINGS MAP – 003C	
EXISTING	PROPOSED
	
Change proposed – amend the building height to 6m.	



FLOOR SPACE RATIO MAP – 003C	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)



LAND RESERVATION AND ACQUISITION MAP – 003C	
EXISTING	PROPOSED
	
No change proposed	

HERITAGE MAP – 003C	
EXISTING	PROPOSED
	
Subject to separate review	



LOT AVERAGING MAP – 003C	
EXISTING	PROPOSED
	
No change proposed	

RIPARIAN LANDS & WATERCOURSES MAP - 003C	
EXISTING	PROPOSED
	
No change proposed	



SECTION 3 – Height of Building Maps (HOB)

SCENIC & LANDSCAPE VALUES MAP – 003C	
EXISTING	PROPOSED
	
No change proposed	

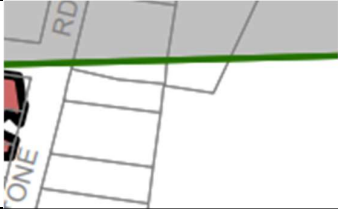
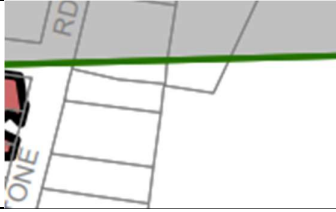
MINERAL RESOURCES AREA MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

BUILT CHARACTER MAP – 003C	
EXISTING	PROPOSED
	
No change proposed	

ACTIVE STREET FRONTAGES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

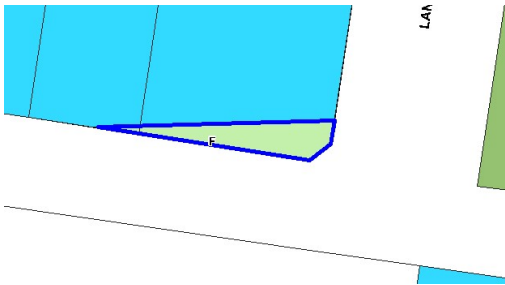
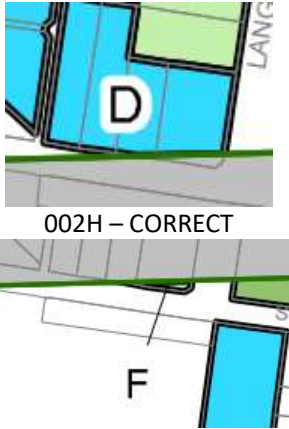
NATURAL RESOURCES - BIODIVERSITY MAP – 003C	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

NATURAL RESOURCES - LAND MAP – 003C	
EXISTING	PROPOSED
	
No change proposed	


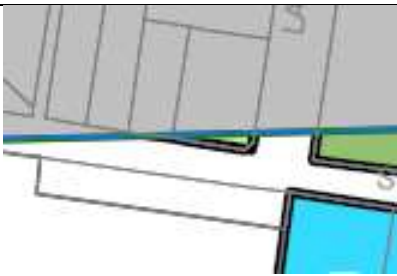
KEY SITES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

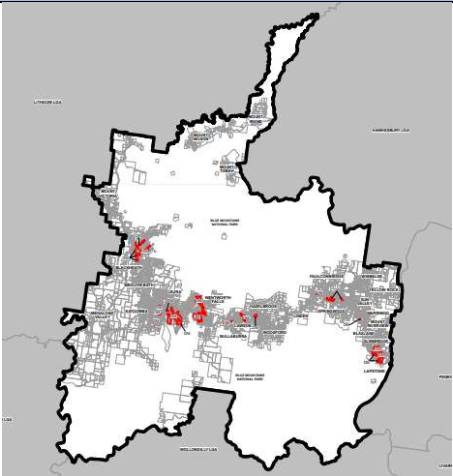
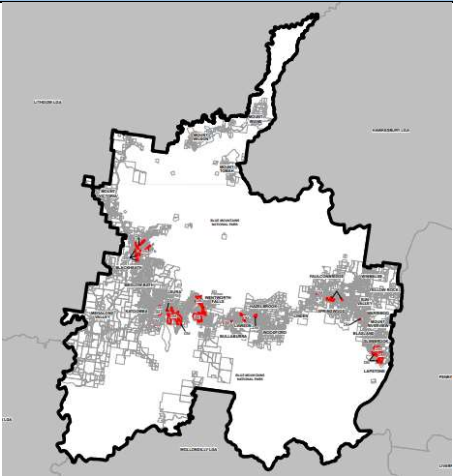
51	PROPERTY	59 Wentworth Street WENTWORTH FALLS
COMMENT The label on HOB_003C MAP is incorrect. The correct HOB for this site is D – 5.5m. Owner: private		
THEME		HOB
MAP TILE		003C
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>GIS AT COUNCIL</p>  <p style="color: red; font-size: 2em;">X</p> </div> <div style="text-align: center;"> <p>LEGISLATION</p>  <p style="color: red; font-size: 2em;">X</p> </div> </div>		
RECOMMENDATION Correct the building height for this section of this property to 5.5m.		




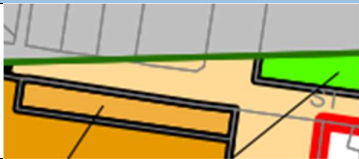
SECTION 3 – Height of Building Maps (HOB)

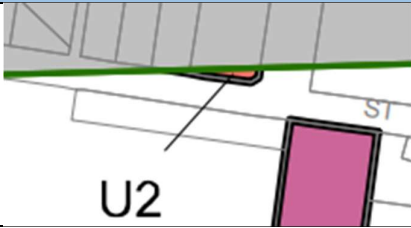
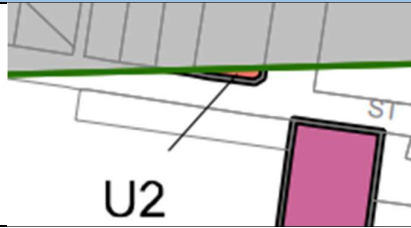
LEP 2005 Living – Bushland Conservation	
DLEP	
Submission	No
DA/property	


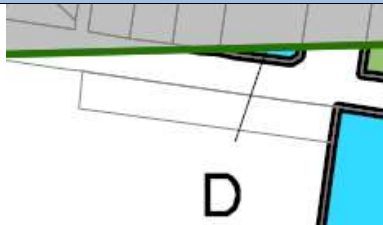
Proposed Map Amendments



LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)



LAND ZONING MAP – 003C	
EXISTING	PROPOSED
	
No change proposed	



LOT SIZE MAP – 003C	
EXISTING	PROPOSED
	
No change proposed	

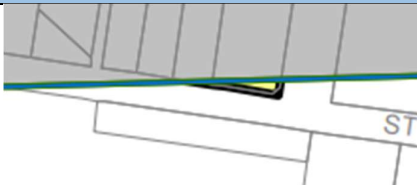
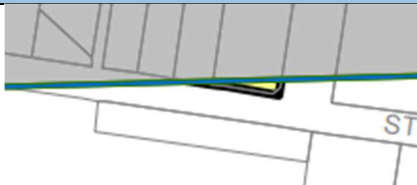
HEIGHT OF BUILDINGS MAP – 003C	
EXISTING	PROPOSED
	
Change proposed – amend HOB to be 5.5m	



FLOOR SPACE RATIO MAP – 003C	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)



LAND RESERVATION AND ACQUISITION MAP – 003C	
EXISTING	PROPOSED
	
No change proposed	

HERITAGE MAP – 003C	
EXISTING	PROPOSED
	
Subject to separate review	



LOT AVERAGING MAP – 003C	
EXISTING	PROPOSED
	
No change proposed	

RIPARIAN LANDS & WATERCOURSES MAP – 003C	
EXISTING	PROPOSED
	
No change proposed	


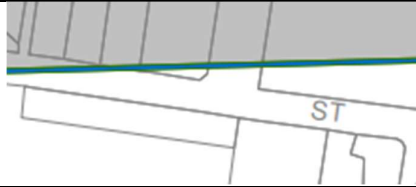
SECTION 3 – Height of Building Maps (HOB)

SCENIC & LANDSCAPE VALUES MAP – 003C	
EXISTING	PROPOSED
	
No change proposed	

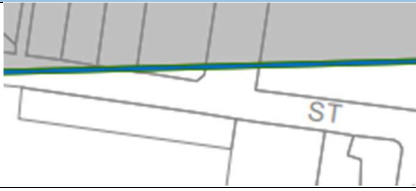
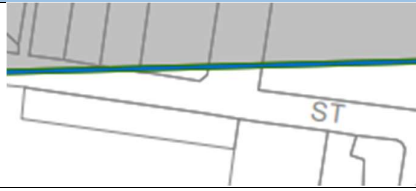
MINERAL RESOURCES AREA MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

BUILT CHARACTER MAP – 003C	
EXISTING	PROPOSED
	
No change proposed	

ACTIVE STREET FRONTAGES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

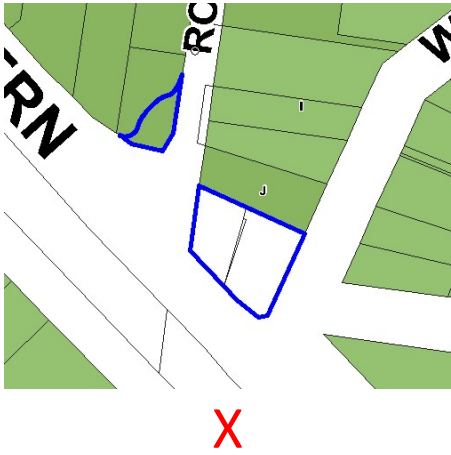


NATURAL RESOURCES - BIODIVERSITY MAP – 003C	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

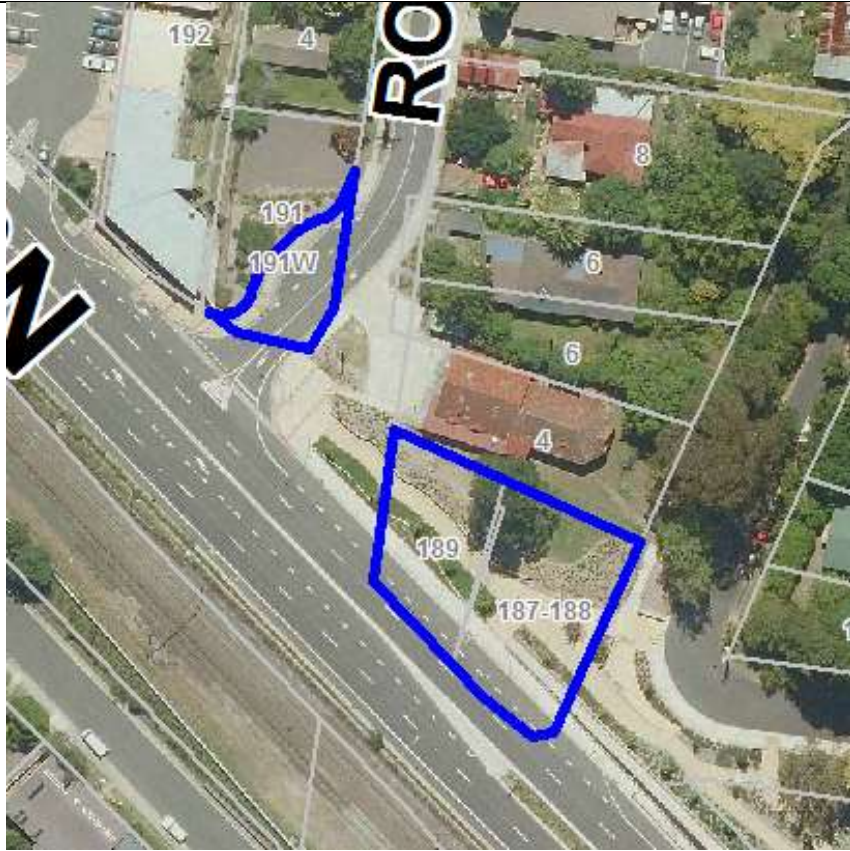
NATURAL RESOURCES - LAND MAP – 003C	
EXISTING	PROPOSED
	
No change proposed	

KEY SITES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

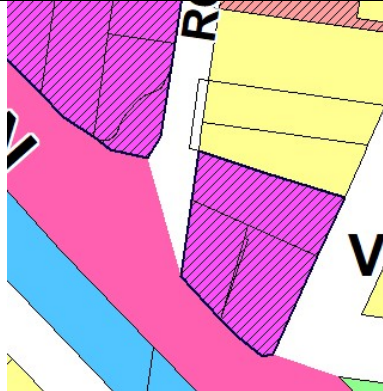
52 PROPERTY	4 & 6 Rosedale Avenue and 191 Great Western Highway HAZELBROOK
<p>COMMENT Council's position is that land owned by RMS (or other agency) and in a zone which is developable and not identified for acquisition, additional provisions should be included. However, where land is owned by the RMS (or other agency) and zoned SP2, it will not have other provisions applied.</p> <p>Owner: RMS</p>	
THEME	
MAP TILE	
<p>GIS AT COUNCIL</p> 	<p>LEGISLATION</p>  <p>HOB_005B</p> <p>HOB_006A</p> 
<p>RECOMMENDATION Delete building height provision from land in zone SP2 (Road) and additional minor amendments as noted in the table below.</p>	

SECTION 3 – Height of Building Maps (HOB)




Aerial photo

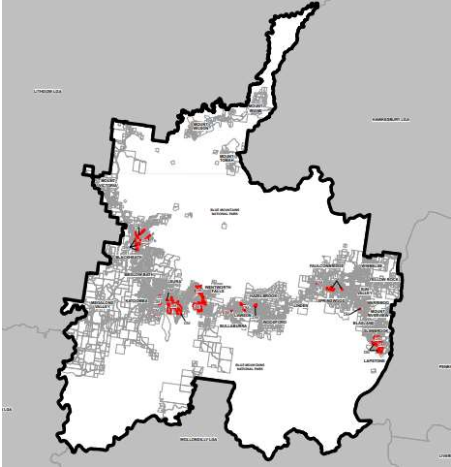
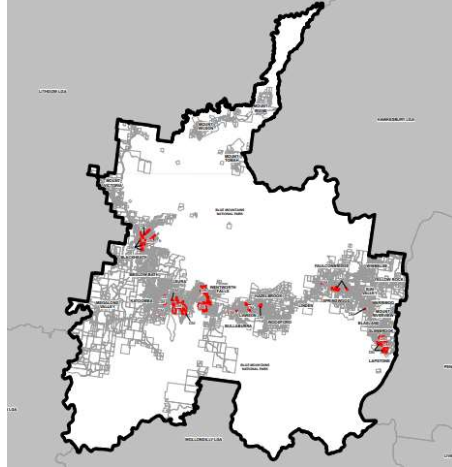
LEP 2005
Village Town Centre
Living Bushland Conservation
Living - General




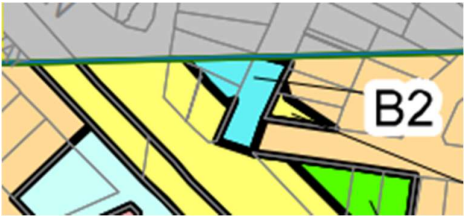
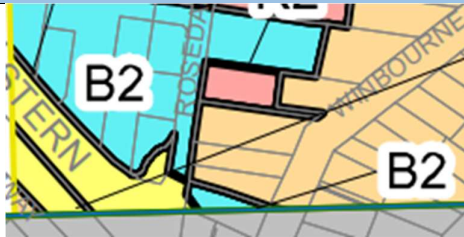
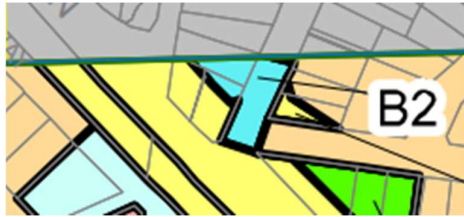
SECTION 3 – Height of Building Maps (HOB)

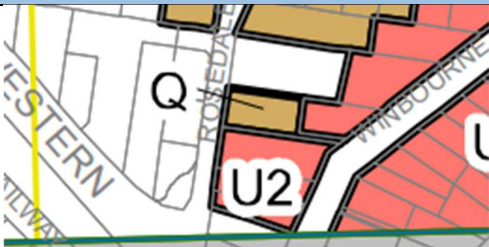

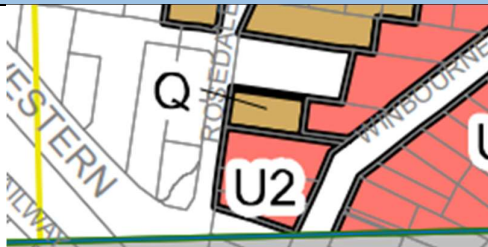
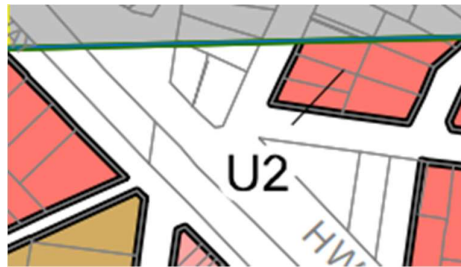
DLEP	
Submission	RMS provided maps
DA/property	

Proposed Map Amendments





LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	





SECTION 3 – Height of Building Maps (HOB)

LAND ZONING MAP – 005B + 006A	
EXISTING	PROPOSED
 <p>005B</p>  <p>006A</p>	 <p>005B</p>  <p>006A</p>
No change proposed	



LOT SIZE MAP – 005B + 006A	
EXISTING	PROPOSED
 <p>005B</p>  <p>006A</p>	 <p>005B</p>  <p>006A</p>
No change proposed	





SECTION 3 – Height of Building Maps (HOB)

HEIGHT OF BUILDINGS MAP – 005	
EXISTING	PROPOSED
 <p>005B</p>	
 <p>006A</p>	
Change proposed – delete building height from land in zone SP2	

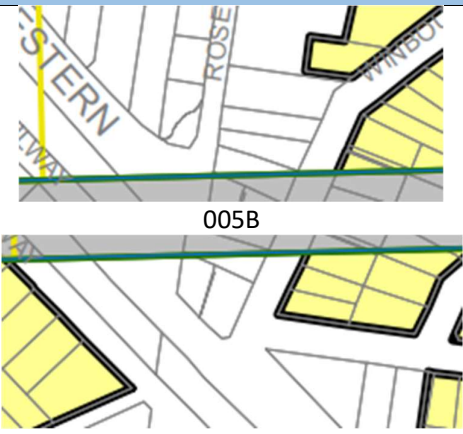
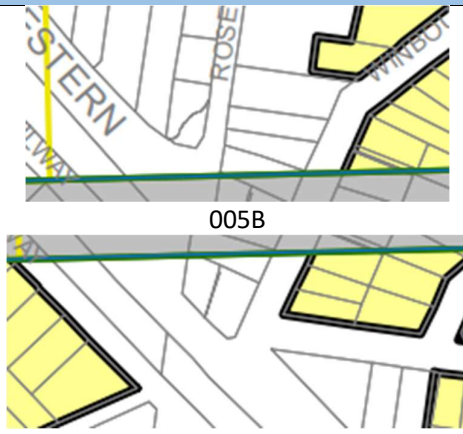
FLOOR SPACE RATIO MAP – 005B + 006A	
EXISTING	PROPOSED
 <p>005B</p>	 <p>005B</p>
 <p>006A</p>	 <p>006A</p>
Change proposed – delete floor space ratio from land in zone SP2	



SECTION 3 – Height of Building Maps (HOB)

LAND RESERVATION AND ACQUISITION MAP – 005B + 006A	
EXISTING	PROPOSED
<p>LRA NO MAP 005B</p>  <p>006A ✓</p>	<p>LRA NO MAP 005B</p>  <p>006A ✓</p>
No change proposed	

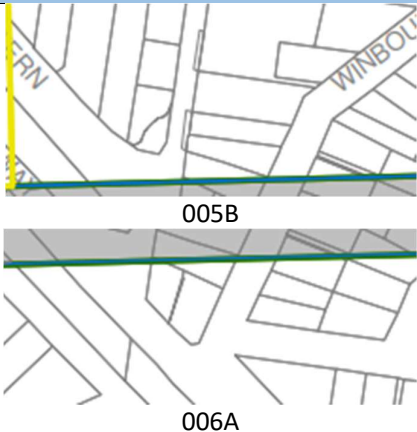
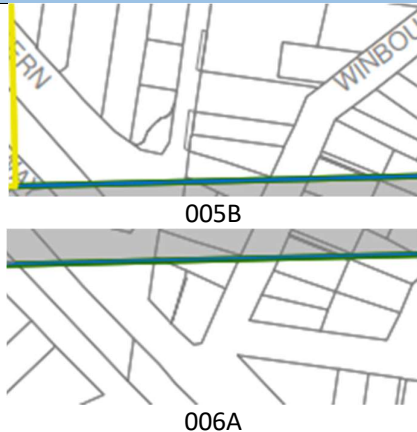
HERITAGE MAP – 005B + 006A	
EXISTING	PROPOSED
 <p>005B</p>  <p>H015 H016 006A</p>	 <p>005B</p>  <p>H015 H016 006A</p>
Subject to separate review	

SECTION 3 – Height of Building Maps (HOB)

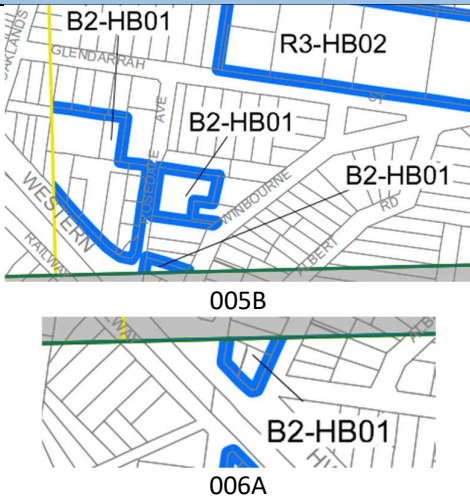
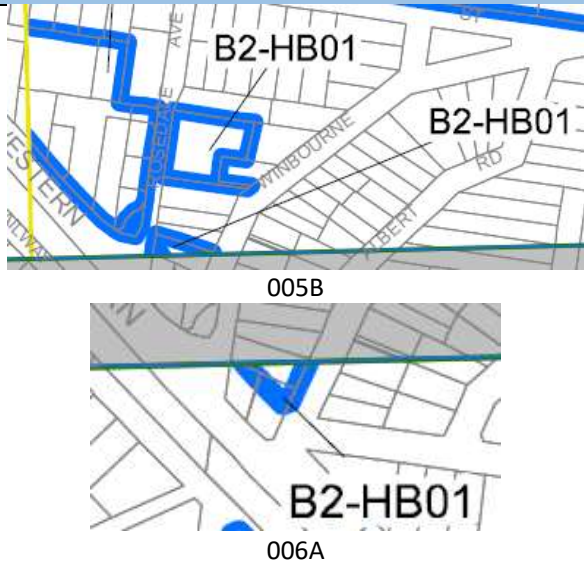
LOT AVERAGING MAP – 005B + 006A	
EXISTING	PROPOSED
	
Change proposed.	

RIPARIAN LANDS & WATERCOURSES MAP – 005B + 006A	
EXISTING	PROPOSED
	
No change proposed	



SECTION 3 – Height of Building Maps (HOB)


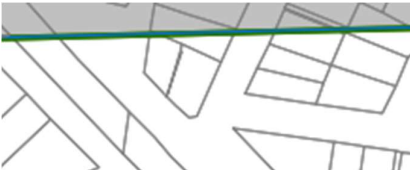

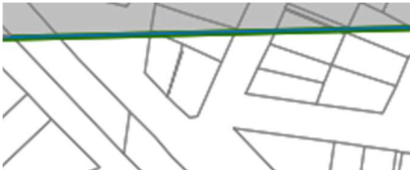
SCENIC & LANDSCAPE VALUES MAP – 005B + 006A	
EXISTING	PROPOSED
 <p>005B</p> <p>006A</p>	 <p>005B</p> <p>006A</p>
No change proposed	

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





BUILT CHARACTER MAP – 005B + 006A	
EXISTING	PROPOSED
 <p>B2-HB01</p> <p>R3-HB02</p> <p>B2-HB01</p> <p>B2-HB01</p> <p>B2-HB01</p> <p>005B</p> <p>006A</p>	 <p>B2-HB01</p> <p>B2-HB01</p> <p>005B</p> <p>006A</p>
Change proposed – delete precinct notation from land in zone SP2	





SECTION 3 – Height of Building Maps (HOB)

ACTIVE STREET FRONTAGES MAP – 005B + 006A	
EXISTING	PROPOSED
 <p>005B No map</p>	 <p>005B No map</p>
No change proposed	

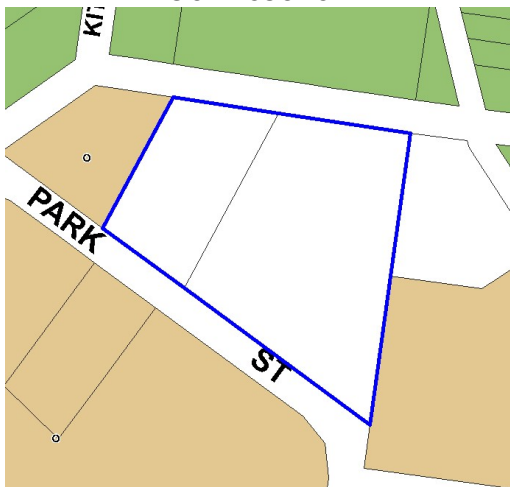


NATURAL RESOURCES - BIODIVERSITY MAP – 005B + 006A	
EXISTING	PROPOSED
 <p>005B</p>  <p>006A</p>	 <p>005B</p>  <p>006A</p>
No change proposed	

SECTION 3 – Height of Building Maps (HOB)


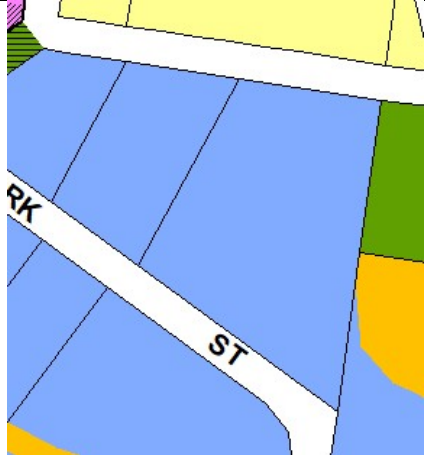
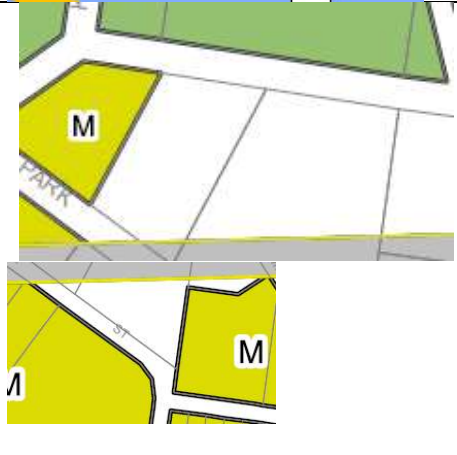
NATURAL RESOURCES - LAND MAP – 005B + 006A	
EXISTING	PROPOSED
 <p>005B</p>  <p>006A</p>	 <p>005B</p>  <p>006A</p>
Change proposed – delete Protected area – slope constraint area from land in zone SP2	

KEY SITES MAP – 005B + 006A	
EXISTING	PROPOSED
 <p>005B</p>  <p>006A</p>	 <p>005B</p>  <p>006A</p>
Change proposed – delete Key Sites provisions from land in zone SP2	

SECTION 3 – Height of Building Maps (HOB)

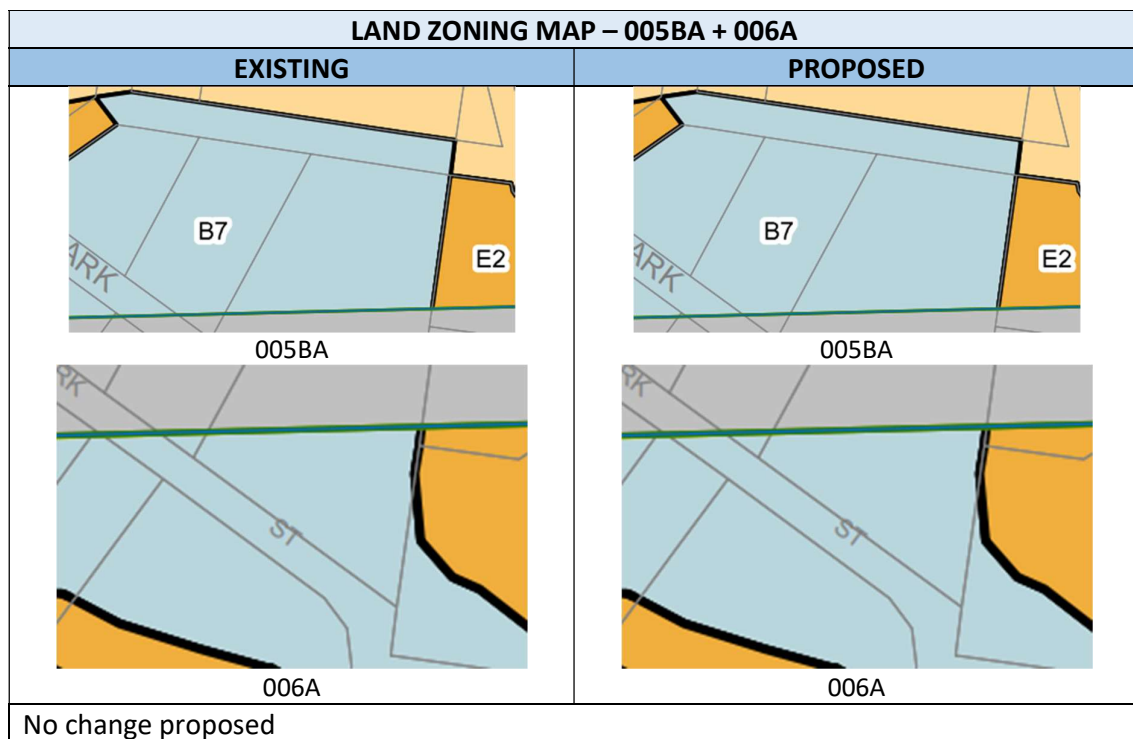
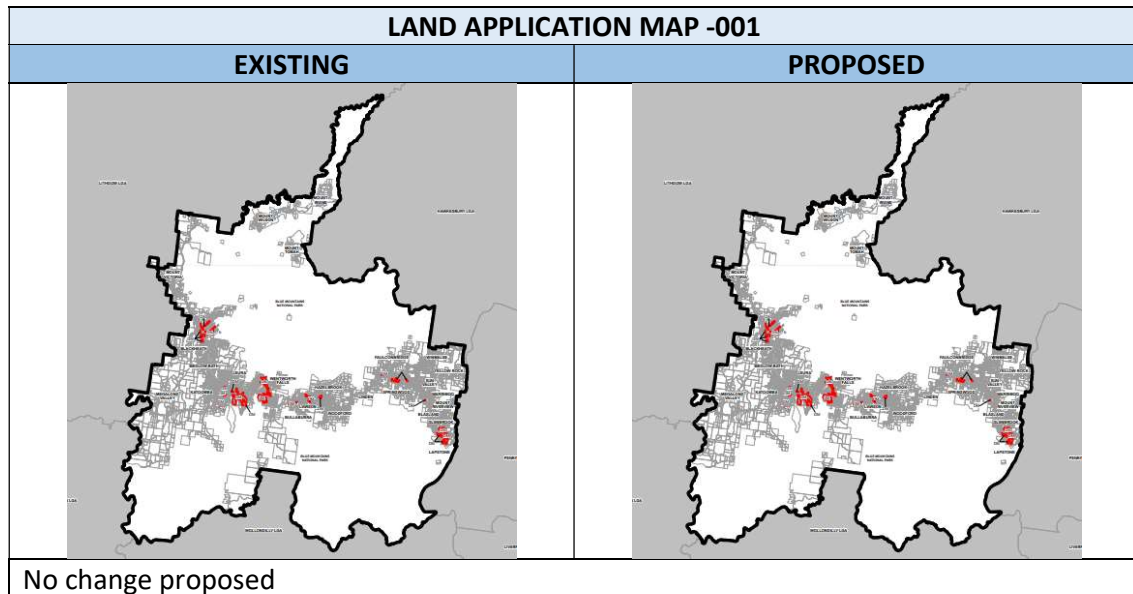
53 PROPERTY	8-22 Park Street LAWSON
<p>COMMENT The land is zoned B7- Business Park (transferred from Employment General '05). The corresponding building height of 15m was inadvertently omitted.</p> <p>Owner - RMS</p>	
THEME	HOB
MAP TILE	005BA & 006A
<p style="text-align: center;">GIS AT COUNCIL</p>  <p style="text-align: center;">HOB X</p>	<p style="text-align: center;">LEGISLATION</p>  <p style="text-align: center;">HOB_005BA X</p>  <p style="text-align: center;">HOB_006A X</p>
<p>RECOMMENDATION Include a 15m building height on the land in zone B7 – Business Park</p>	

SECTION 3 – Height of Building Maps (HOB)

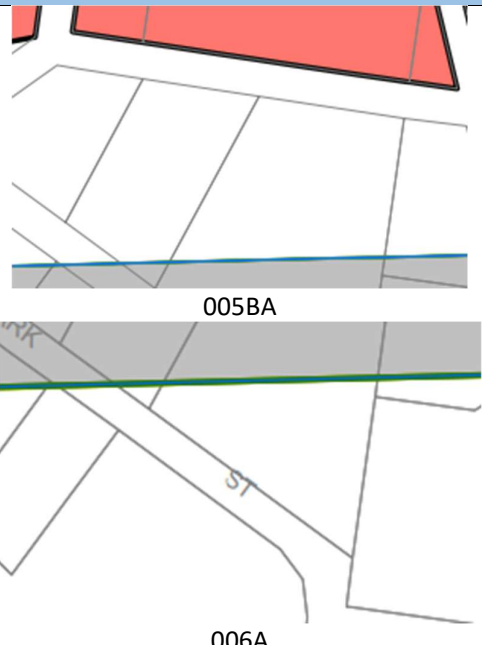
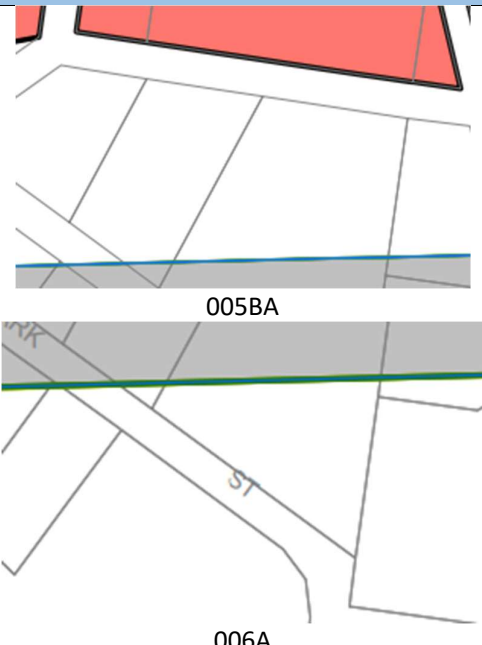
	 <p>Aerial photo</p>	
<p>LEP 2005 Employment General</p>		
<p>DLEP</p>		
<p>Submission</p>	<p>Yes – for the Business Park in Lawson but not specifically for this property.</p>	
<p>DA/property</p>		

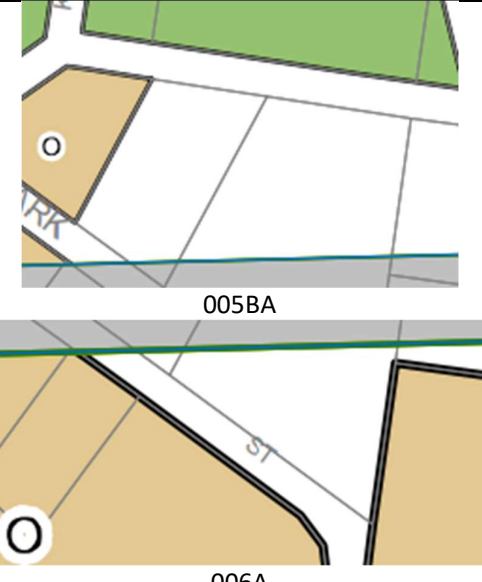
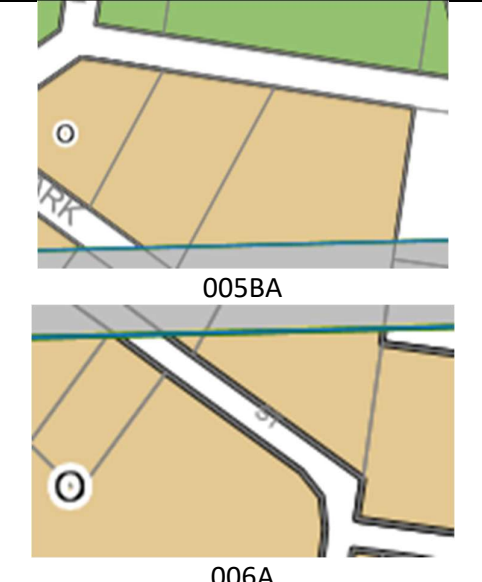
SECTION 3 – Height of Building Maps (HOB)

Proposed Map Amendments

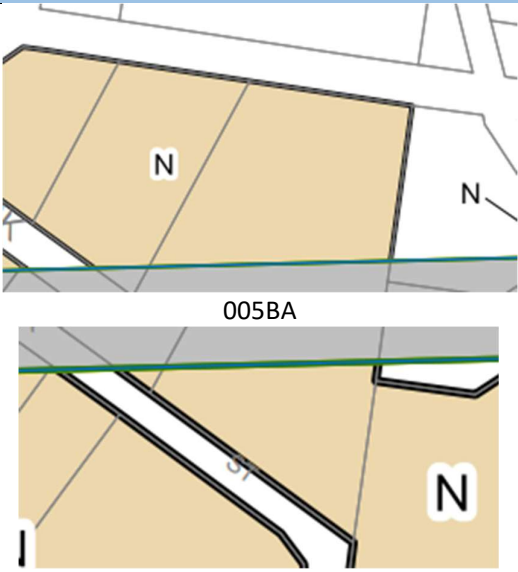
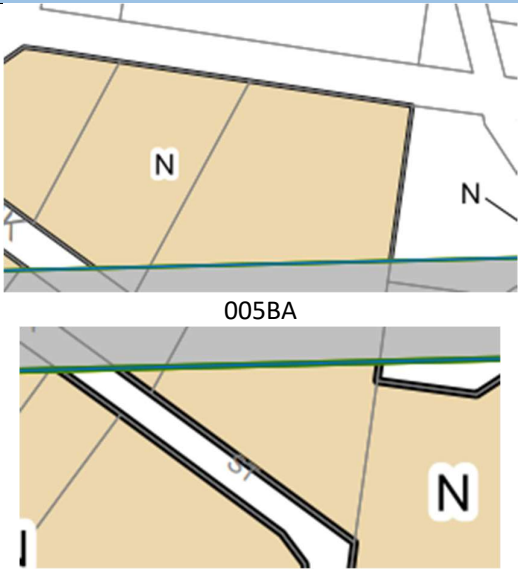


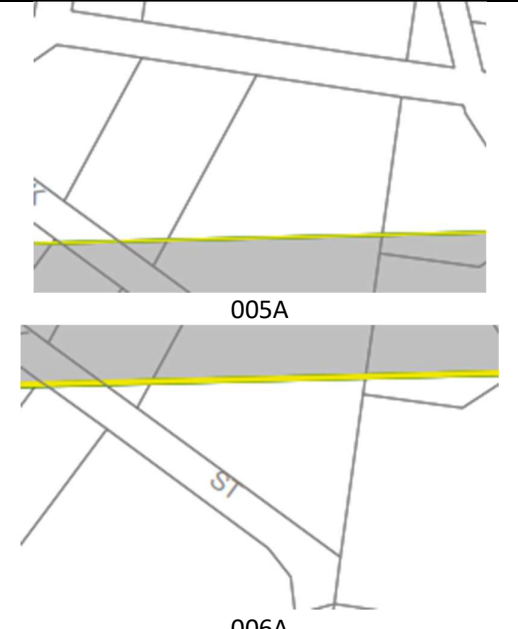
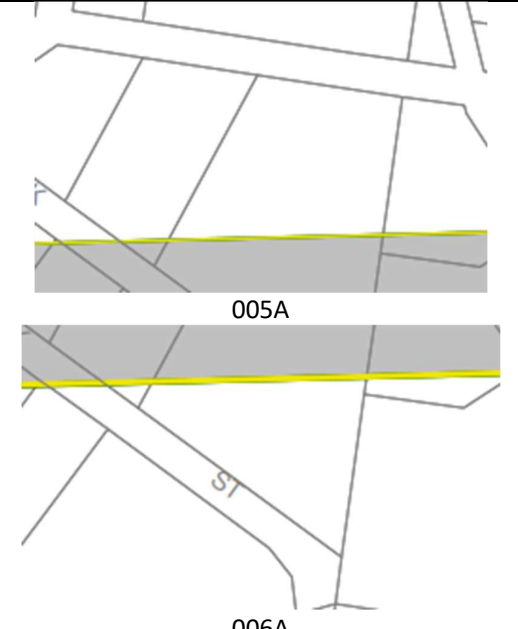
SECTION 3 – Height of Building Maps (HOB)

LOT SIZE MAP – 005BA + 006A	
EXISTING	PROPOSED
 <p>005BA</p> <p>006A</p>	 <p>005BA</p> <p>006A</p>
No change proposed	

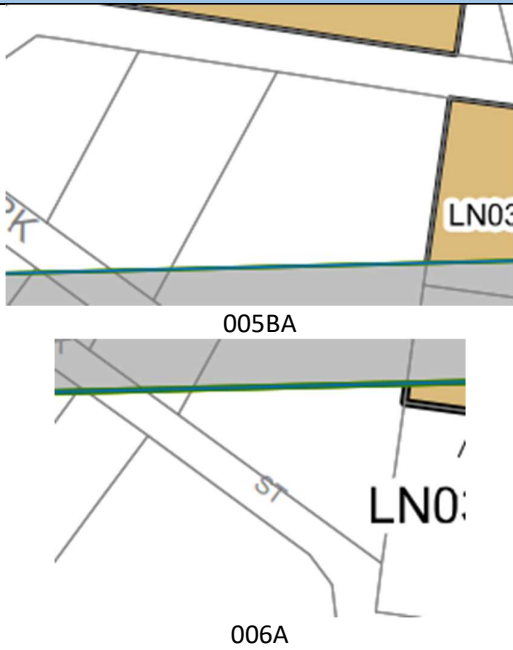
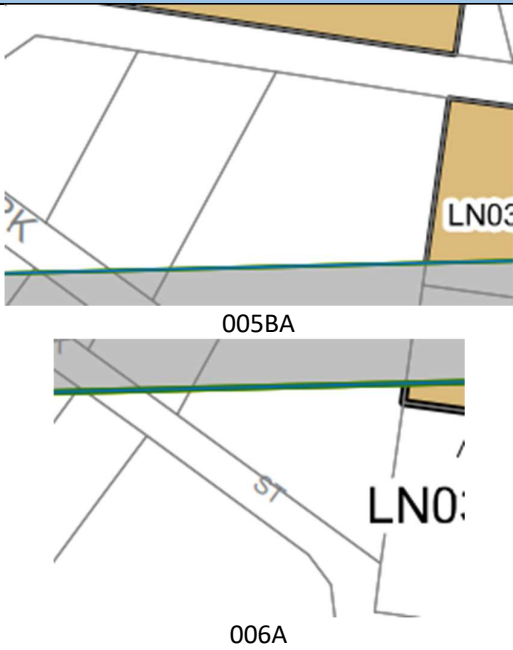
HEIGHT OF BUILDINGS MAP – 005BA + 006A	
EXISTING	PROPOSED
 <p>005BA</p> <p>006A</p>	 <p>005BA</p> <p>006A</p>
Change proposed – include HOB of 15m for land in zone B7 Business Park	

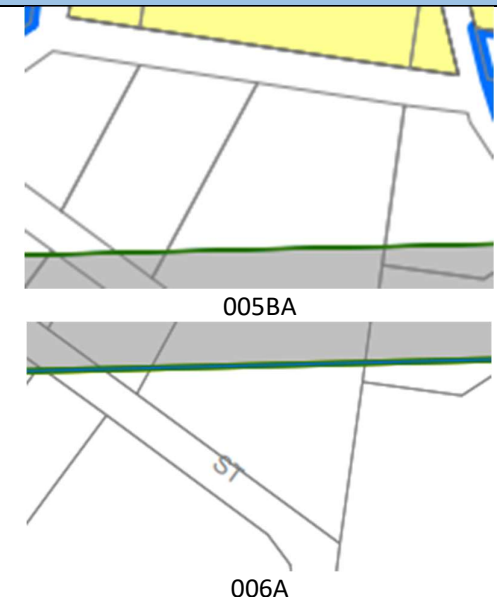
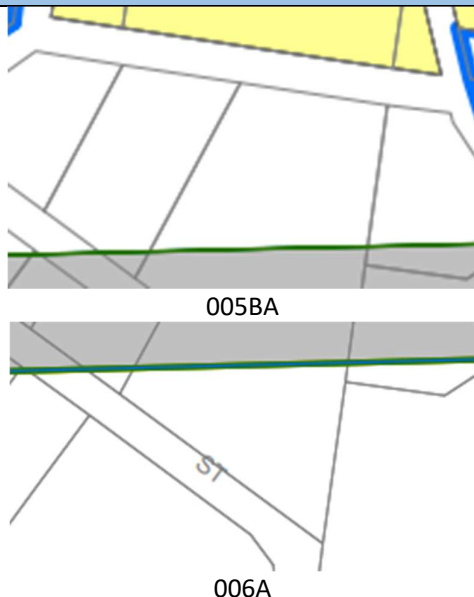
SECTION 3 – Height of Building Maps (HOB)

FLOOR SPACE RATIO MAP – 005BA + 006A	
EXISTING	PROPOSED
	
No change proposed	

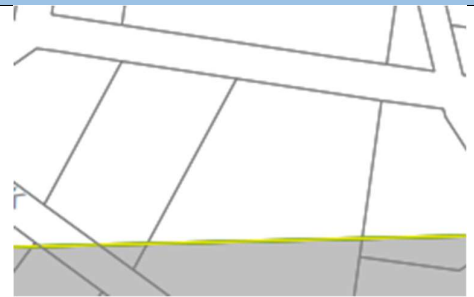
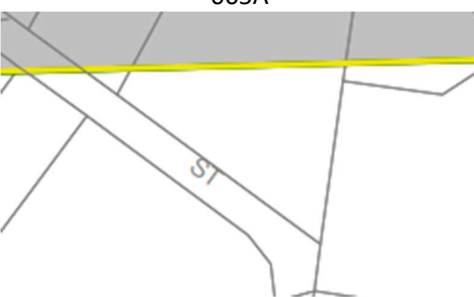
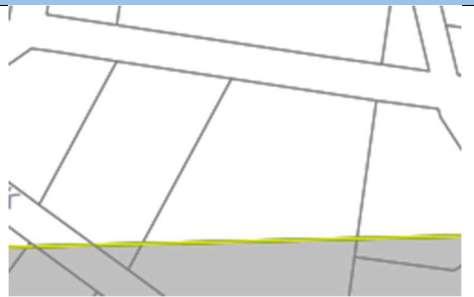
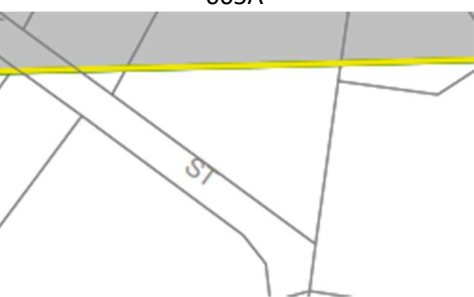
LAND RESERVATION AND ACQUISITION MAP – 005BA + 006A	
EXISTING	PROPOSED
	
No change proposed	



SECTION 3 – Height of Building Maps (HOB)

HERITAGE MAP – 005BA + 006A	
EXISTING	PROPOSED
	
Subject to separate review	

LOT AVERAGING MAP – 005BA + 006A	
EXISTING	PROPOSED
	
No change proposed	

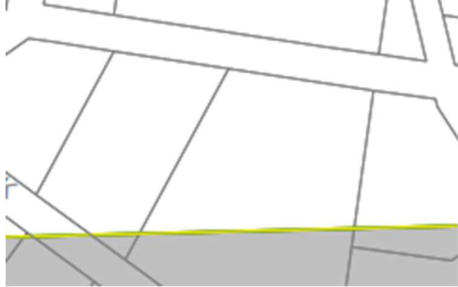

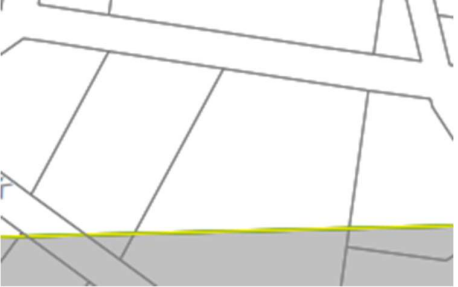

SECTION 3 – Height of Building Maps (HOB)



RIPARIAN LANDS & WATERCOURSES MAP – 005BA + 006A	
EXISTING	PROPOSED
 <p>005A</p>  <p>006A</p>	 <p>005A</p>  <p>006A</p>
No change proposed	

SCENIC & LANDSCAPE VALUES MAP – 005BA + 006A	
EXISTING	PROPOSED
<p>005BA No map</p>  <p>006A</p>	<p>005BA No map</p>  <p>006A</p>
No change proposed	

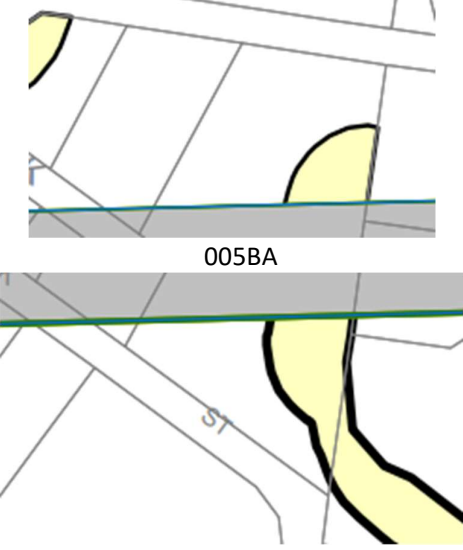
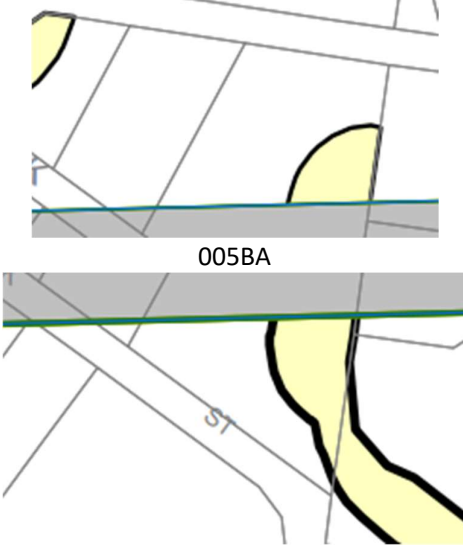
MINERAL RESOURCES AREA MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

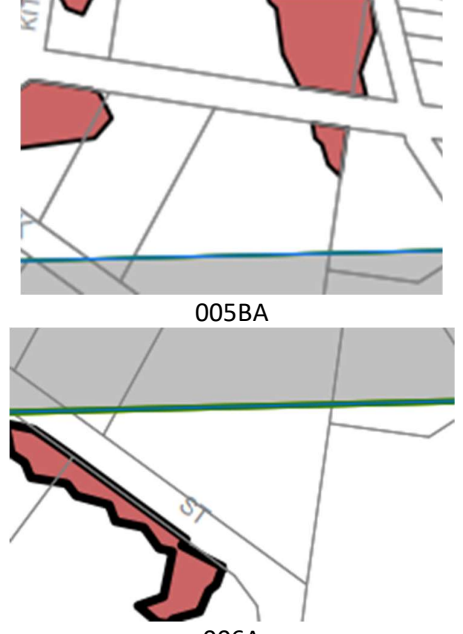
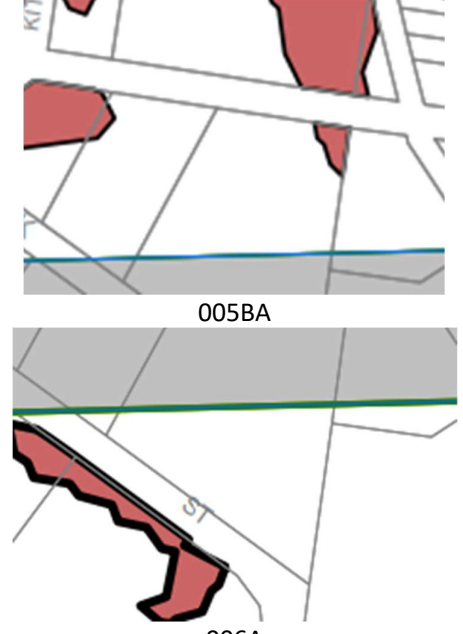
SECTION 3 – Height of Building Maps (HOB)

BUILT CHARACTER MAP – 005BA + 006A	
EXISTING	PROPOSED
 <p>005A</p>  <p>006A</p>	 <p>005A</p>  <p>006A</p>
No change proposed	

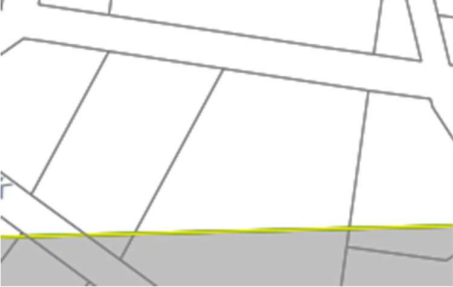

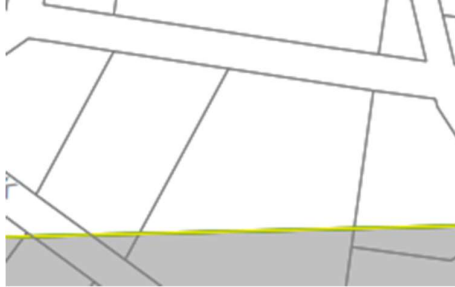

ACTIVE STREET FRONTAGES MAP – 005BA + 006A	
EXISTING	PROPOSED
 <p>005BA</p> <p>006A</p> <p>No map</p>	 <p>005BA</p> <p>006A</p> <p>No map</p>
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

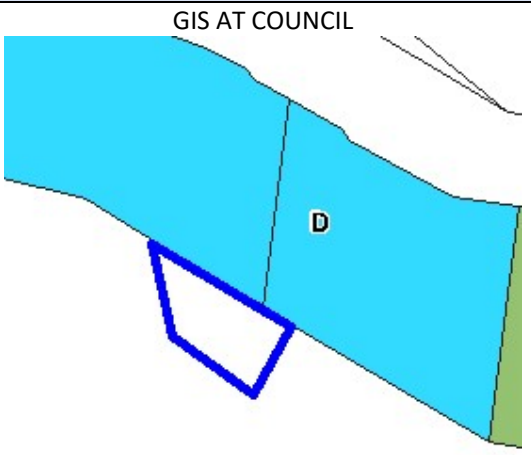
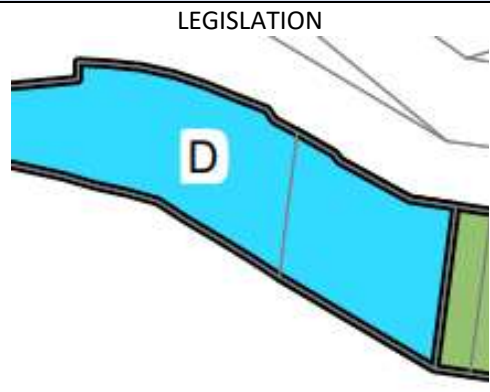
NATURAL RESOURCES - BIODIVERSITY MAP – 005BA + 006A	
EXISTING	PROPOSED
 <p>005BA</p> <p>006A</p>	 <p>005BA</p> <p>006A</p>
No change proposed	

NATURAL RESOURCES - LAND MAP – 005BA + 006A	
EXISTING	PROPOSED
 <p>005BA</p> <p>006A</p>	 <p>005BA</p> <p>006A</p>
No change proposed	


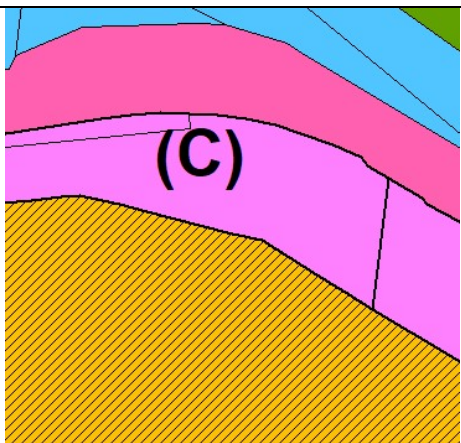
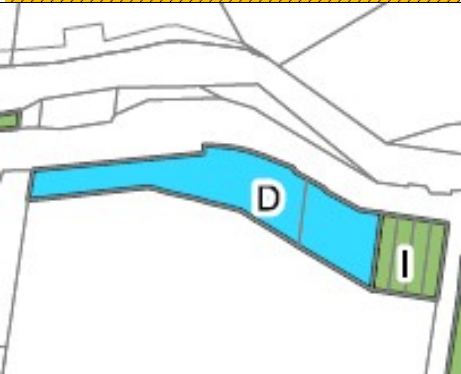
SECTION 3 – Height of Building Maps (HOB)

KEY SITES MAP – 005BA + 006A	
EXISTING	PROPOSED
 <p>005A</p>  <p>006A</p>	 <p>005A</p>  <p>006A</p>
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

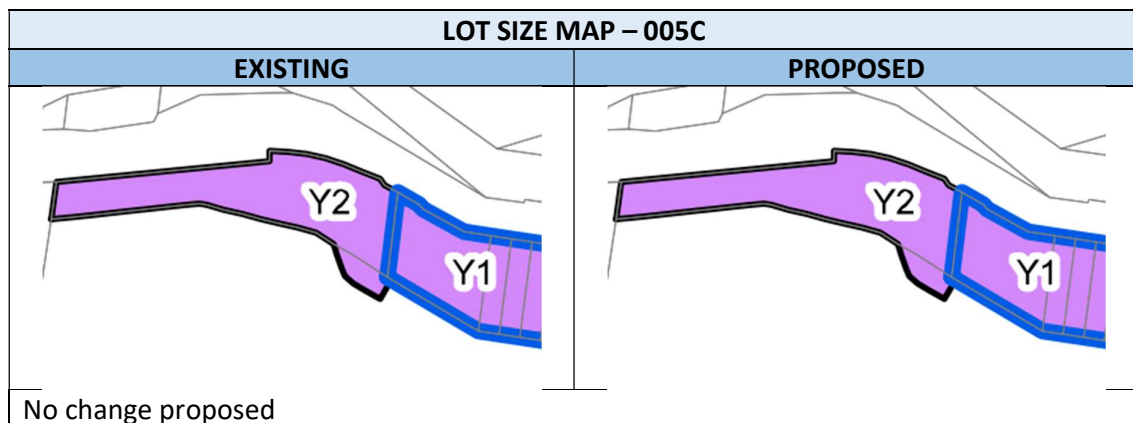
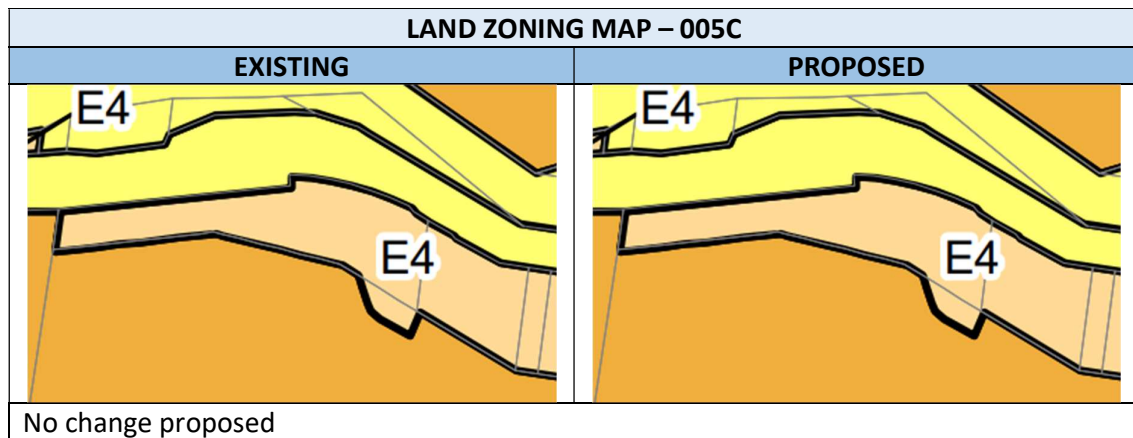
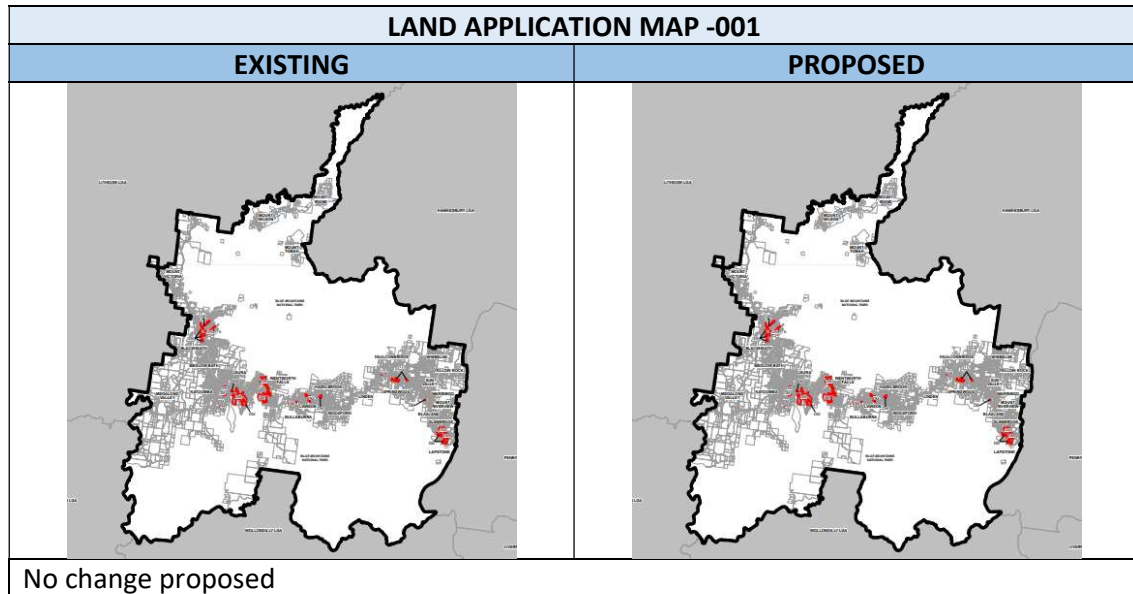
54	PROPERTY	Part 783-789 GWH LINDEN
COMMENT The building height was inadvertently not applied to land in zone E4 – Environmental Living.		
Owner: private		
THEME		HOB
MAP TILE		005C
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;"> <p>GIS AT COUNCIL</p>  <p>HOB X</p> </div> <div style="text-align: center;"> <p>LEGISLATION</p>  <p>X</p> </div> </div>		
RECOMMENDATION Include in the mapping amendment to include an HOB of 5.5m over land in zone E4.		

SECTION 3 – Height of Building Maps (HOB)

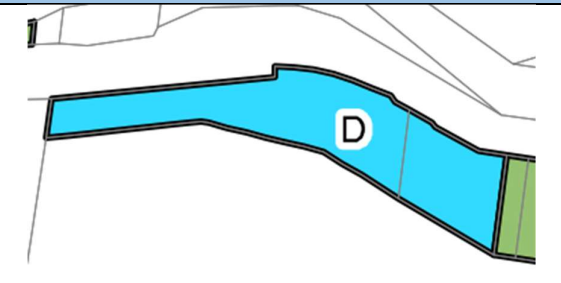
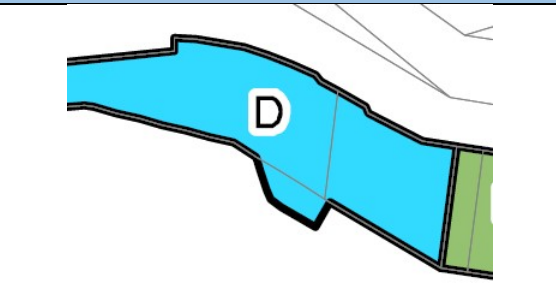
	 <p>Aerial photo</p>
<p>LEP 1991 Environmental Protection</p>	
<p>DLEP</p>	
<p>Submission</p>	<p>yes</p>
<p>DA/property</p>	

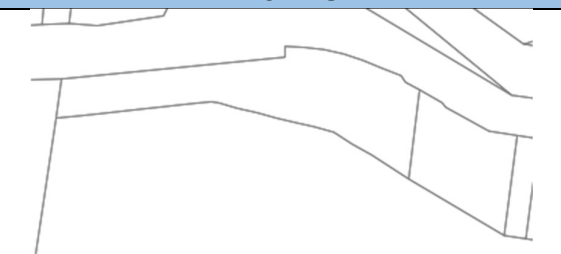
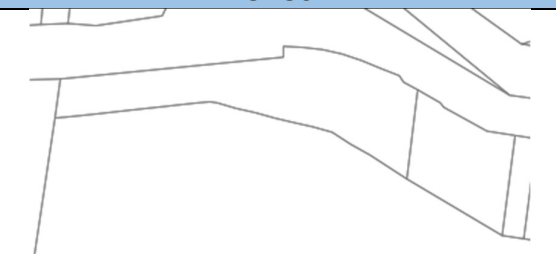
SECTION 3 – Height of Building Maps (HOB)

Proposed Map Amendments

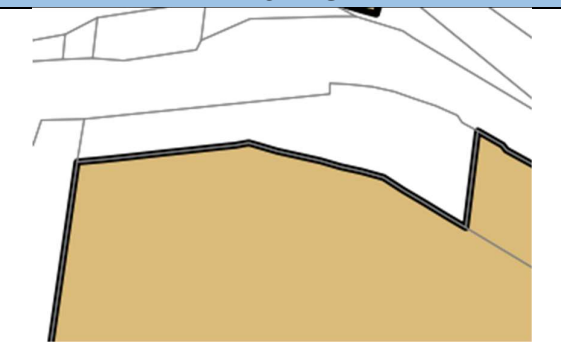
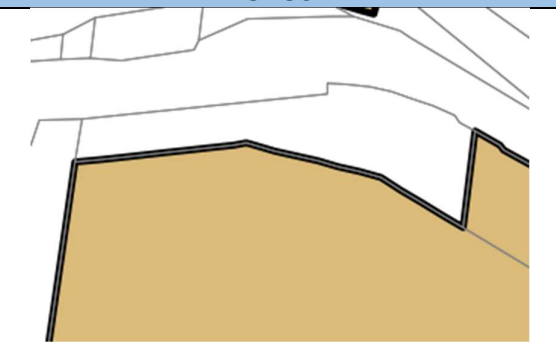


SECTION 3 – Height of Building Maps (HOB)



HEIGHT OF BUILDINGS MAP – 005C	
EXISTING	PROPOSED
	
Change proposed – include a HOB of 5.5 over land in zone E4 Environmental Living	



FLOOR SPACE RATIO MAP – 005C	
EXISTING	PROPOSED
	
No change proposed	

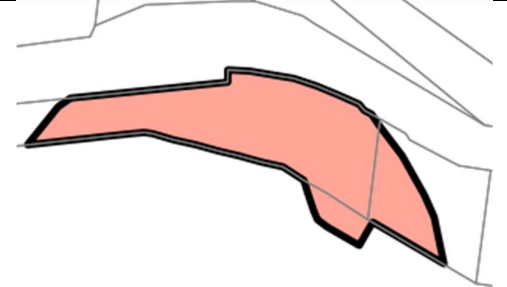
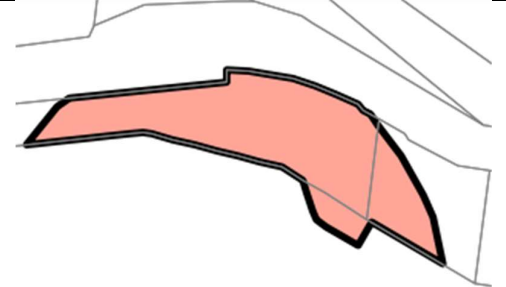
LAND RESERVATION AND ACQUISITION MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

HERITAGE MAP – 005C	
EXISTING	PROPOSED
	
Subject to separate review	

SECTION 3 – Height of Building Maps (HOB)

LOT AVERAGING MAP – 005C	
EXISTING	PROPOSED
	
No change proposed	

RIPARIAN LANDS & WATERCOURSES MAP – 005C	
EXISTING	PROPOSED
	
No change proposed	



SCENIC & LANDSCAPE VALUES MAP – 005C	
EXISTING	PROPOSED
	
No change proposed	

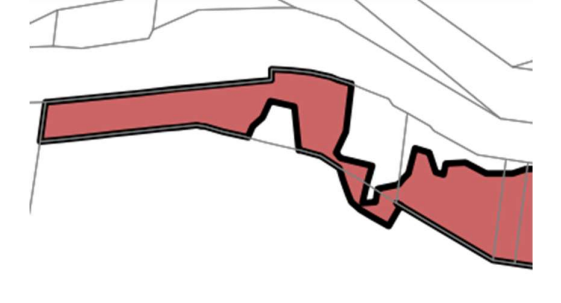

MINERAL RESOURCES AREA MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

BUILT CHARACTER MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

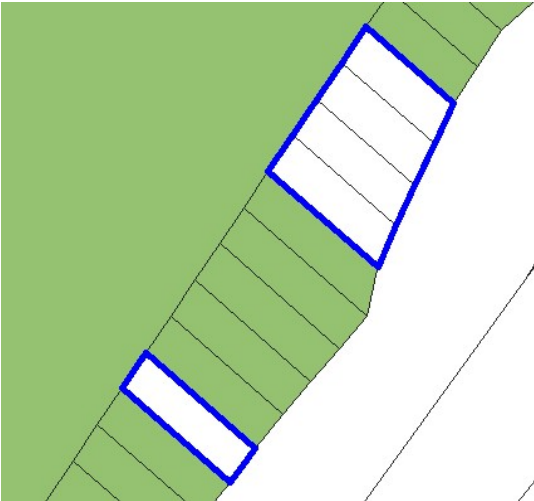

ACTIVE STREET FRONTAGES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

NATURAL RESOURCES - BIODIVERSITY MAP – 005C	
EXISTING	PROPOSED
	
No change proposed	

NATURAL RESOURCES - LAND MAP – 005C	
EXISTING	PROPOSED
	
No change proposed	

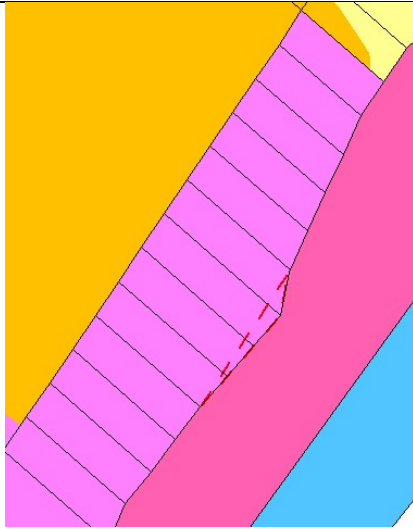
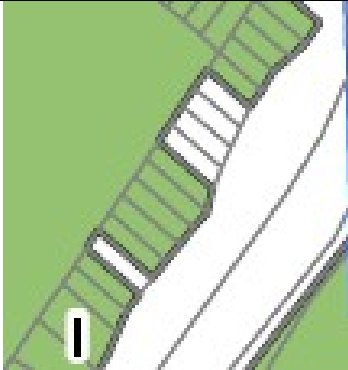
KEY SITES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

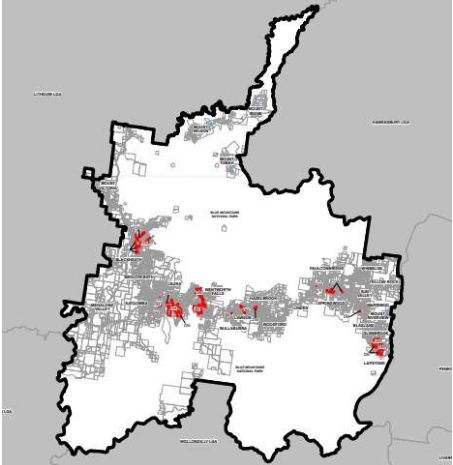
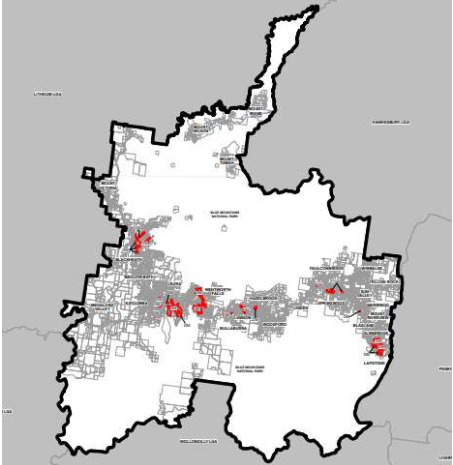
55	PROPERTY	645 – 648 and 654 GWH FAULCONBRIDGE
COMMENT Council's position is that land owned by RMS (or other agency) and in a zone which is developable and not identified for acquisition, additional provisions should be included. Owners: RMS & No. 654 GWH is privately owned		
THEME		HOB
MAP TILE		005C
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>GIS AT COUNCIL</p>  <p>HOB</p> <p style="color: red; font-size: 2em;">X</p> </div> <div style="text-align: center;"> <p>LEGISLATION</p>  <p style="color: red; font-size: 2em;">X</p> </div> </div>		
RECOMMENDATION Include in the mapping amendment to include an HOB of 8m for lots in zone E4.		



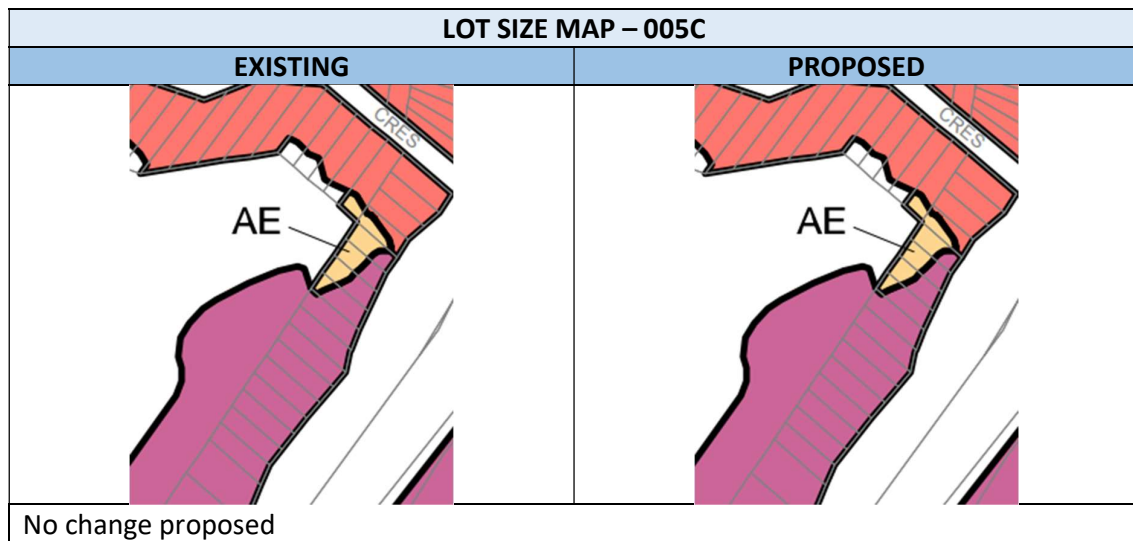
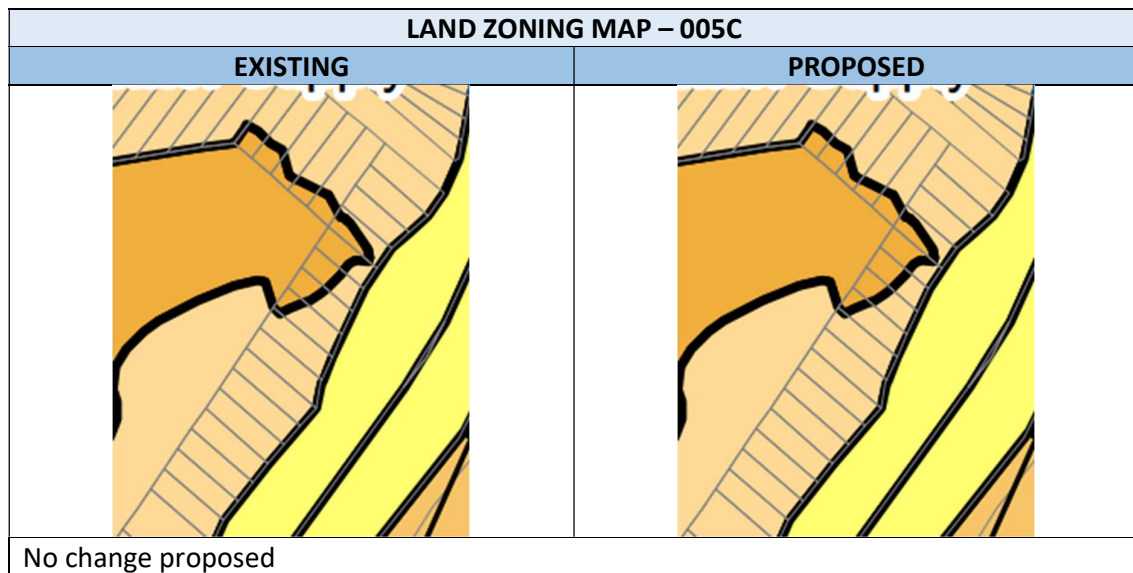
SECTION 3 – Height of Building Maps (HOB)

LEP 1991 Residential Bushland Conservation (No subdivision)	
DLEP	
Submission	RMS provided maps
DA/property	

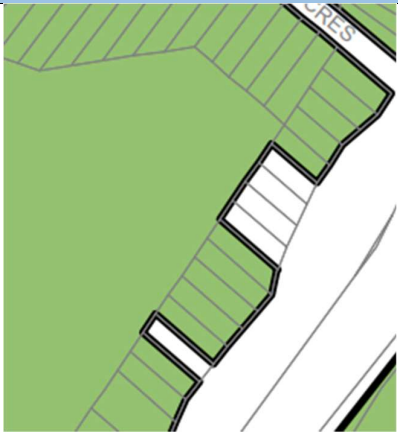
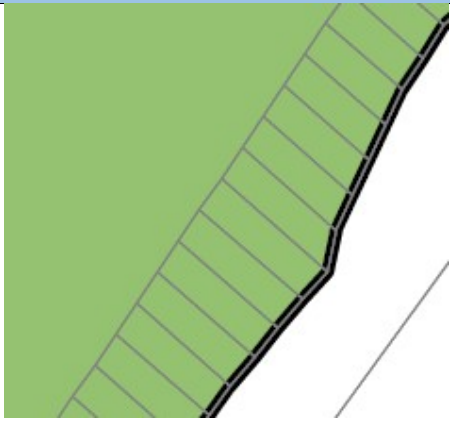
Proposed Map Amendments

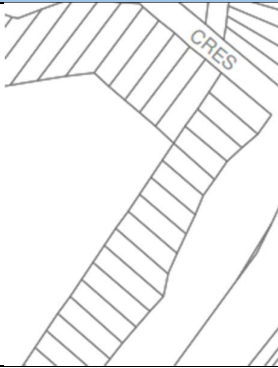
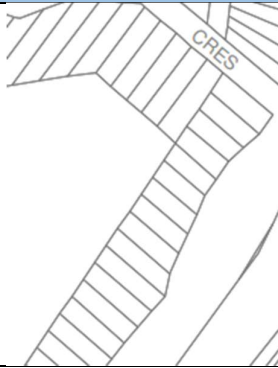
LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)



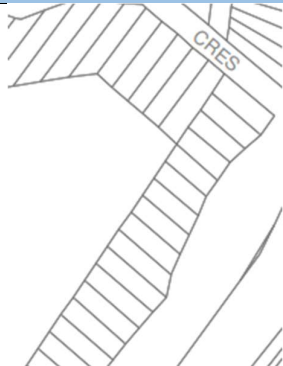
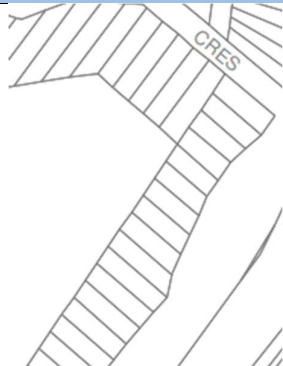
SECTION 3 – Height of Building Maps (HOB)

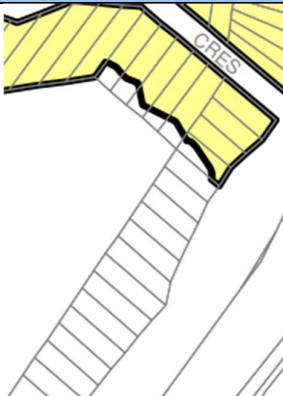
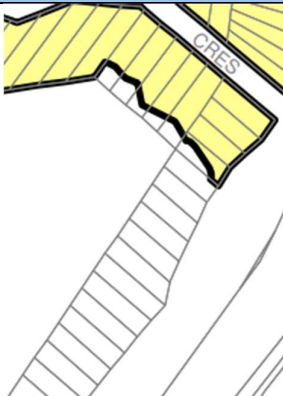
HEIGHT OF BUILDINGS MAP – 005C	
EXISTING	PROPOSED
	
Change proposed – include a building height of 8m for land in zone E4 - Environmental Living	

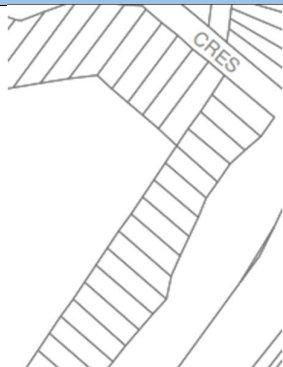
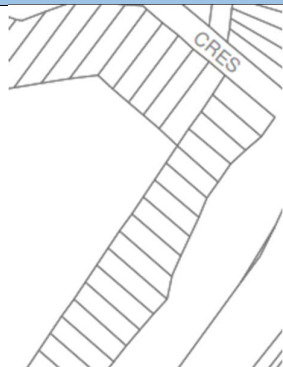
FLOOR SPACE RATIO MAP – 005C	
EXISTING	PROPOSED
	
No change proposed	

LAND RESERVATION AND ACQUISITION MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	



SECTION 3 – Height of Building Maps (HOB)

HERITAGE MAP – 005C	
EXISTING	PROPOSED
	
Subject to separate review	

LOT AVERAGING MAP – 005C	
EXISTING	PROPOSED
	
No change proposed	

RIPARIAN LANDS & WATERCOURSES MAP – 005C	
EXISTING	PROPOSED
	
No change proposed	

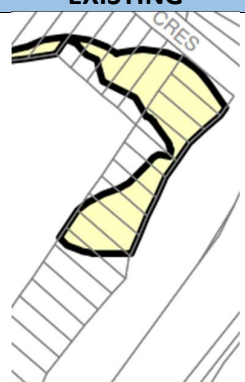
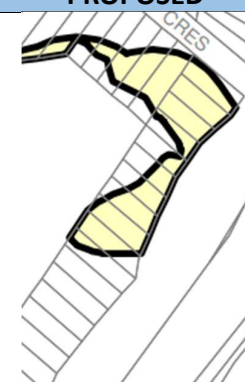
SECTION 3 – Height of Building Maps (HOB)

SCENIC & LANDSCAPE VALUES MAP – 005C	
EXISTING	PROPOSED
	
No change proposed	



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

BUILT CHARACTER MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

ACTIVE STREET FRONTAGES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	


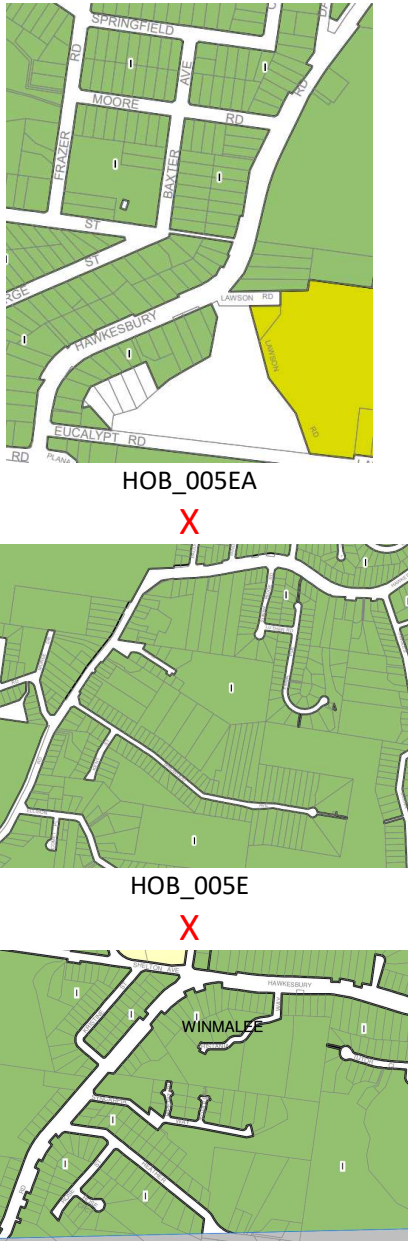
NATURAL RESOURCES - BIODIVERSITY MAP – 005C	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

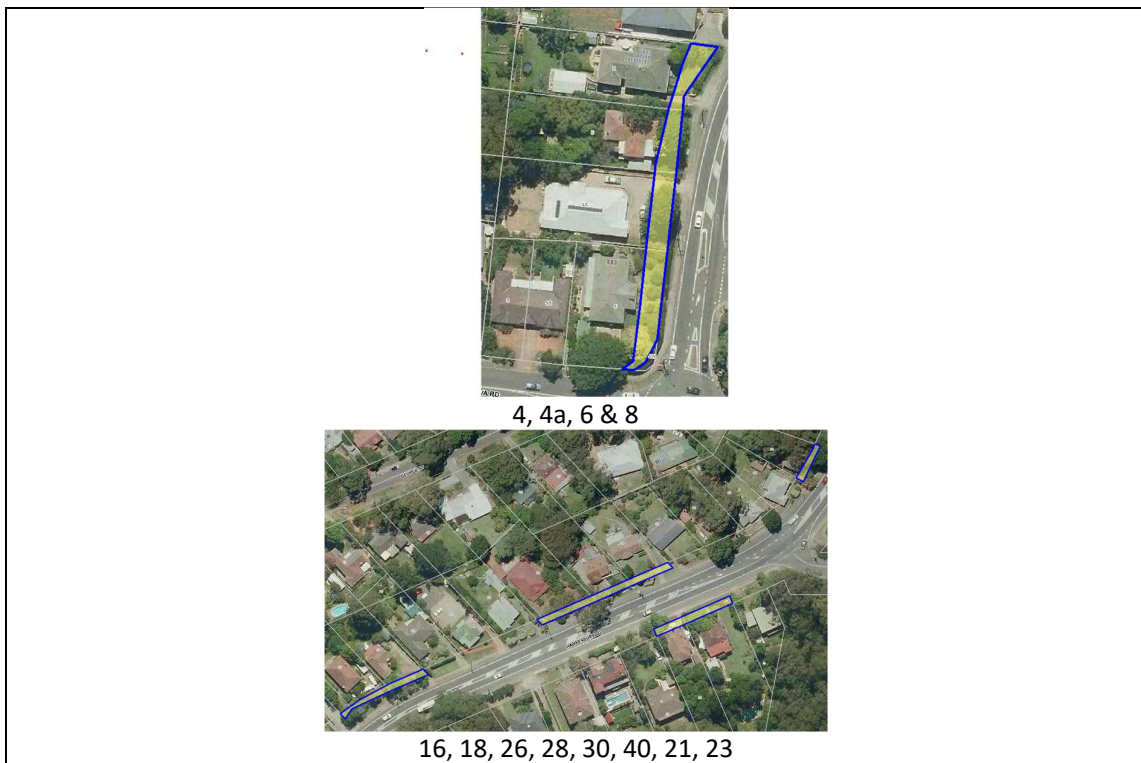
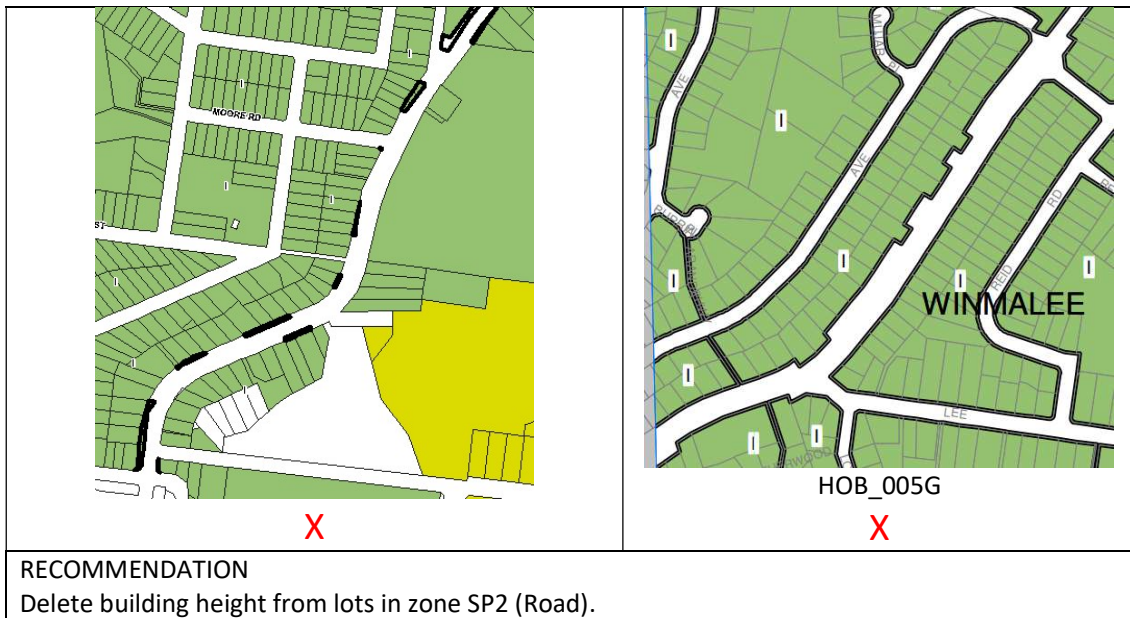
NATURAL RESOURCES - LAND MAP – 005C	
EXISTING	PROPOSED
	
No change proposed	

KEY SITES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

56 PROPERTY	Multiple lots between 4 & 456 Hawkesbury Road SPRINGWOOD & WINMALEE
<p>COMMENT</p> <p>Council's position is that land in zone SP2 – Classified Road and identified for acquisition should not have additional provisions such as building height because development potential is restricted under cl. 5.1 Relevant acquisition authority of LEP 2015.</p> <p>Owners: private, BMCC (Summerhayes Park)</p>	
THEME	
MAP TILE	
<p style="text-align: center;">GIS AT COUNCIL</p>  <p style="text-align: center;">X</p> <p style="text-align: center;">X</p> <p style="text-align: center;">X</p>	
<p style="text-align: center;">LEGISLATION</p>  <p style="text-align: center;">HOB_005EA</p> <p style="text-align: center;">X</p> <p style="text-align: center;">HOB_005E</p> <p style="text-align: center;">X</p> <p style="text-align: center;">HOB_005F</p> <p style="text-align: center;">X</p>	

SECTION 3 – Height of Building Maps (HOB)



SECTION 3 – Height of Building Maps (HOB)



48, 50, 50A, 62A, 64, 66, 41, 43, 51A, 51B, 53, 55



166 & 141-175A



196-200,

SECTION 3 – Height of Building Maps (HOB)



233, 235, 24, 241A, 241B, 243, 249, 251, 253, 255, 271, 281, 283, 284, 286

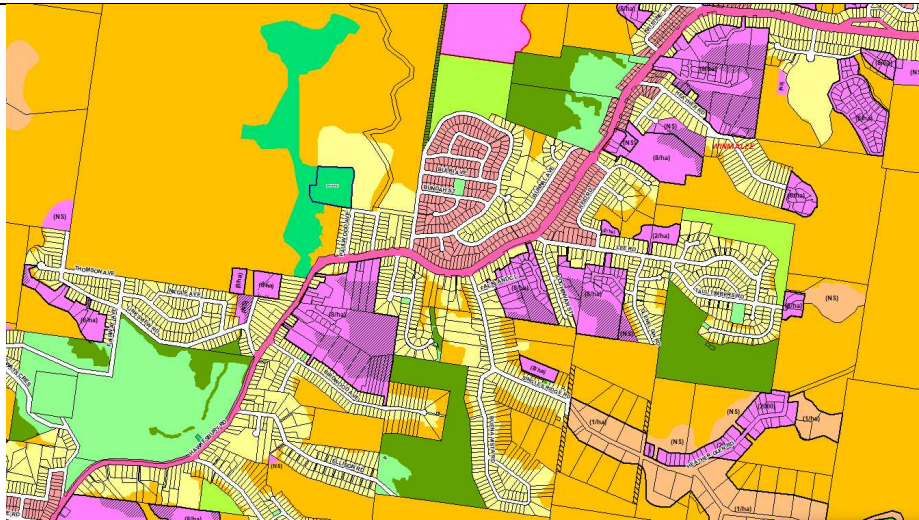



300, 306, 308, 312, 326-340 (Summerhayes Park) 349, 351, 353, 355, 363, 365, 369, 377




383, 395, 417, 419, 398, 427, 431, 433, 416, 418, 422, 450, 456,

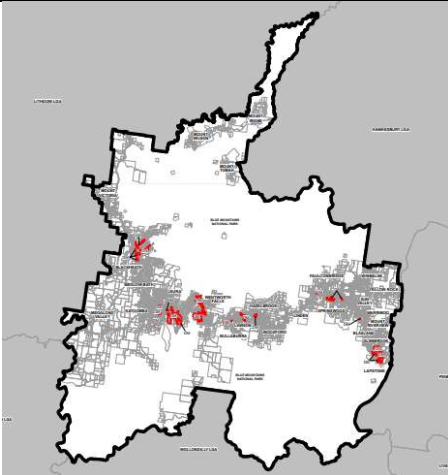
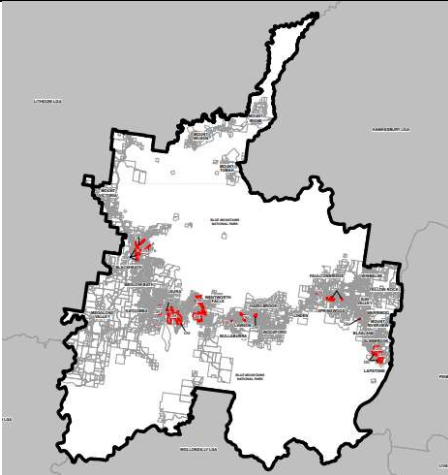
SECTION 3 – Height of Building Maps (HOB)

LEP 2005	
DLEP	

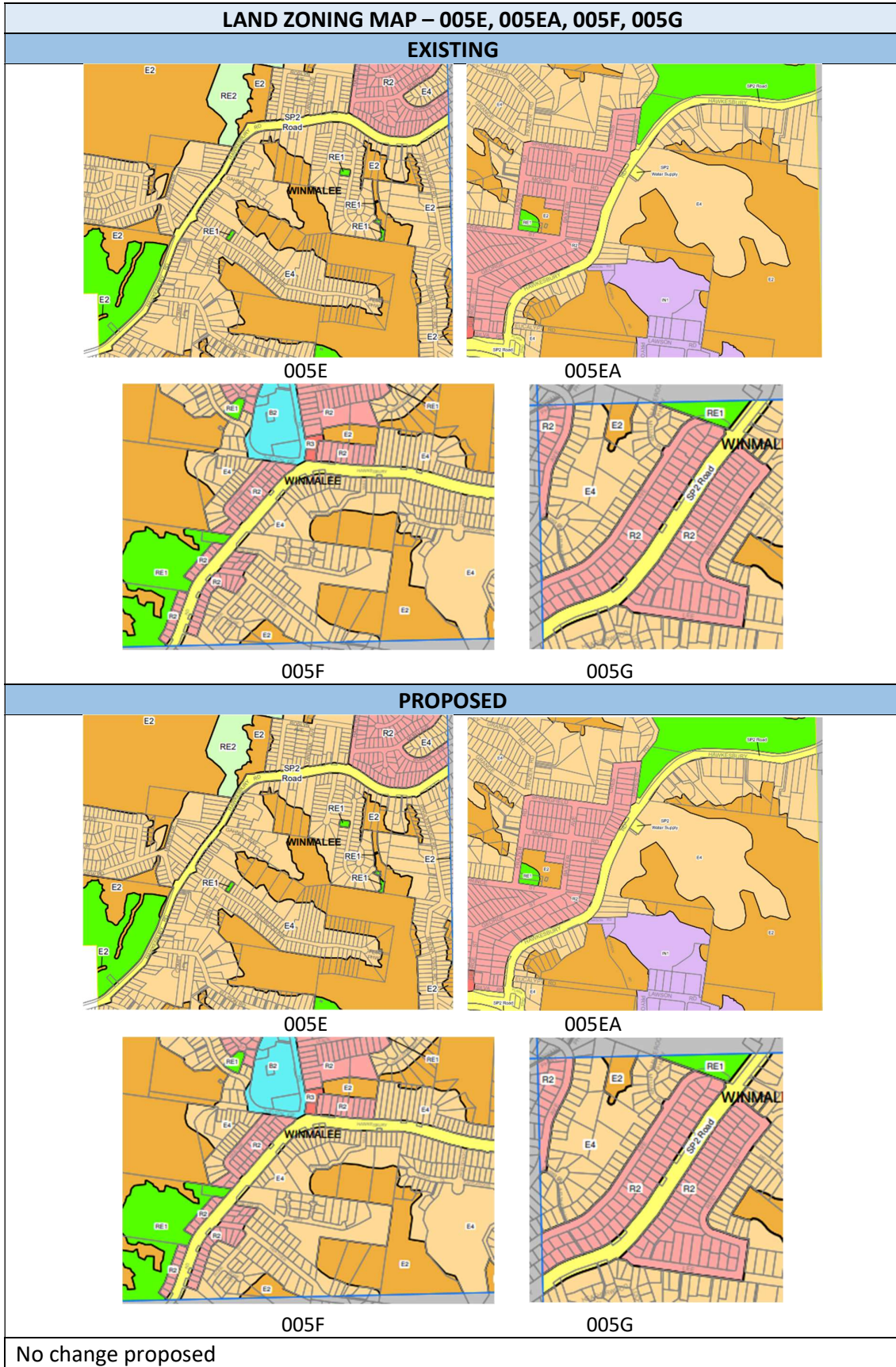
SECTION 3 – Height of Building Maps (HOB)

	
Submission	RMS provided maps
DA/property	

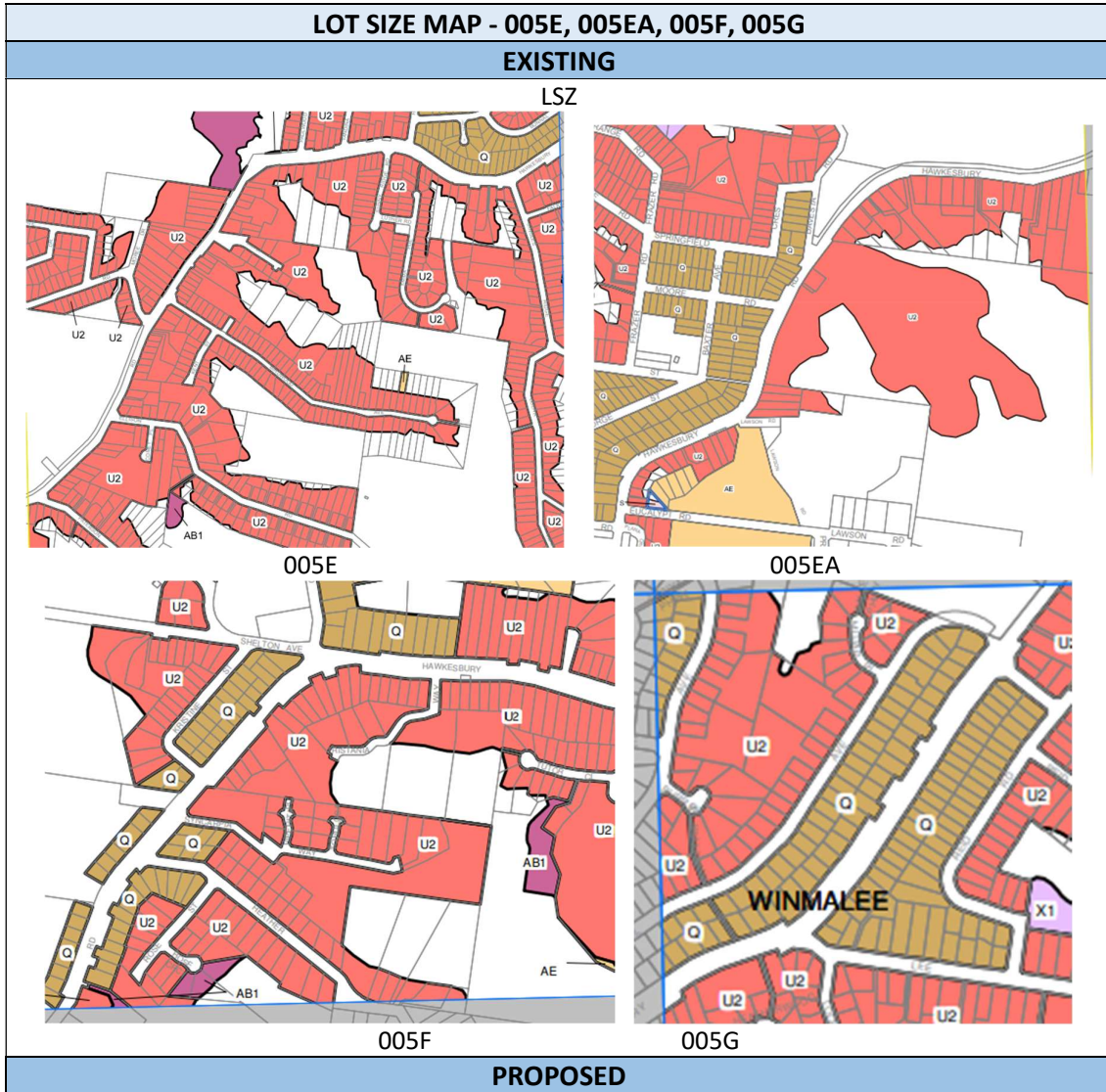
Proposed Map Amendments

LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	

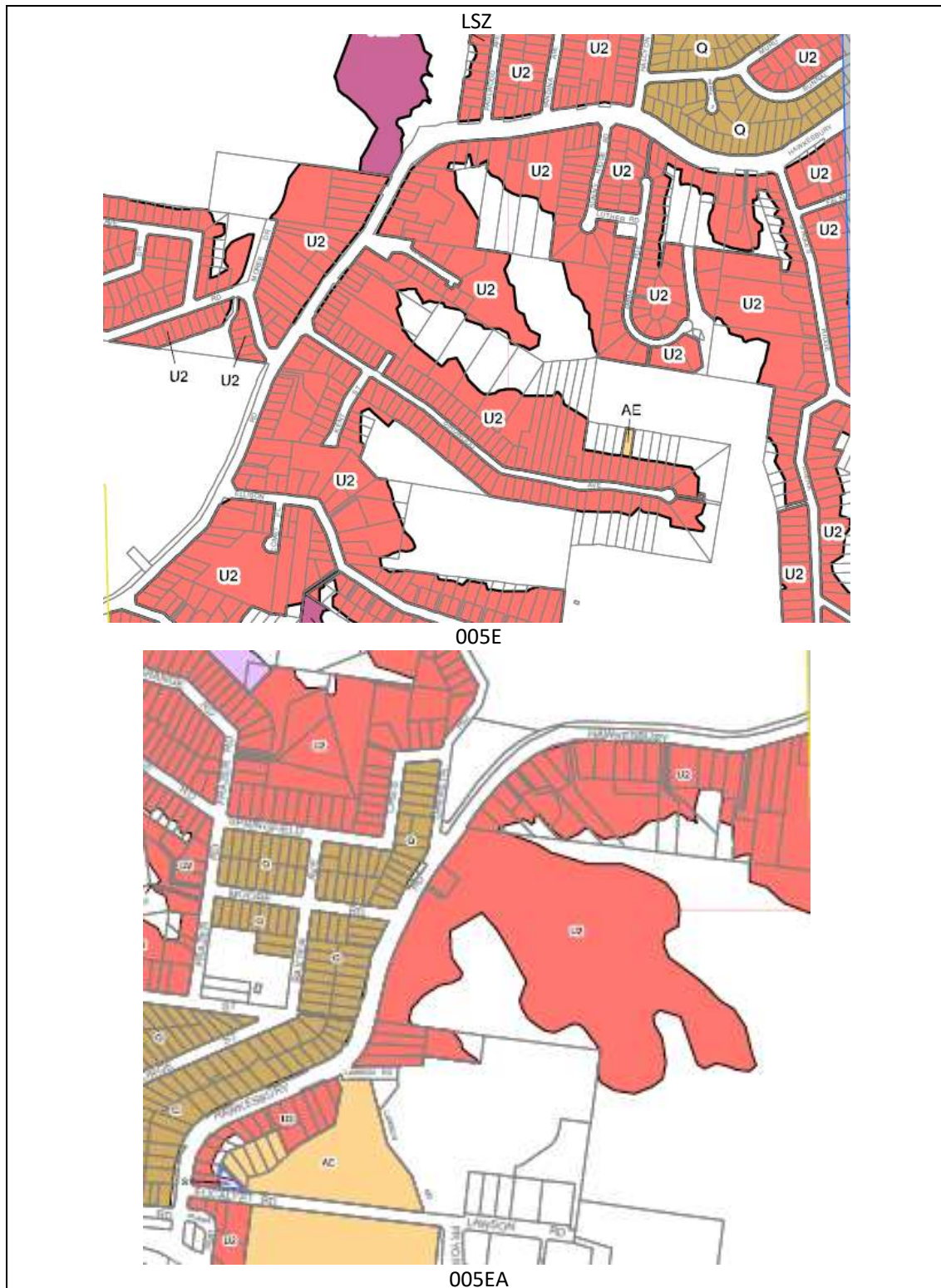
SECTION 3 – Height of Building Maps (HOB)



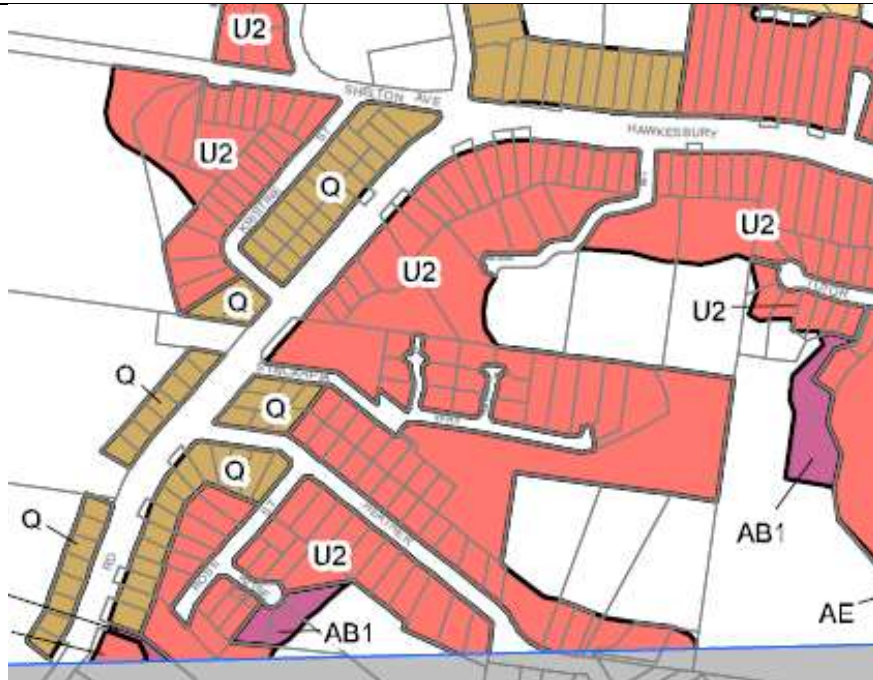
SECTION 3 – Height of Building Maps (HOB)



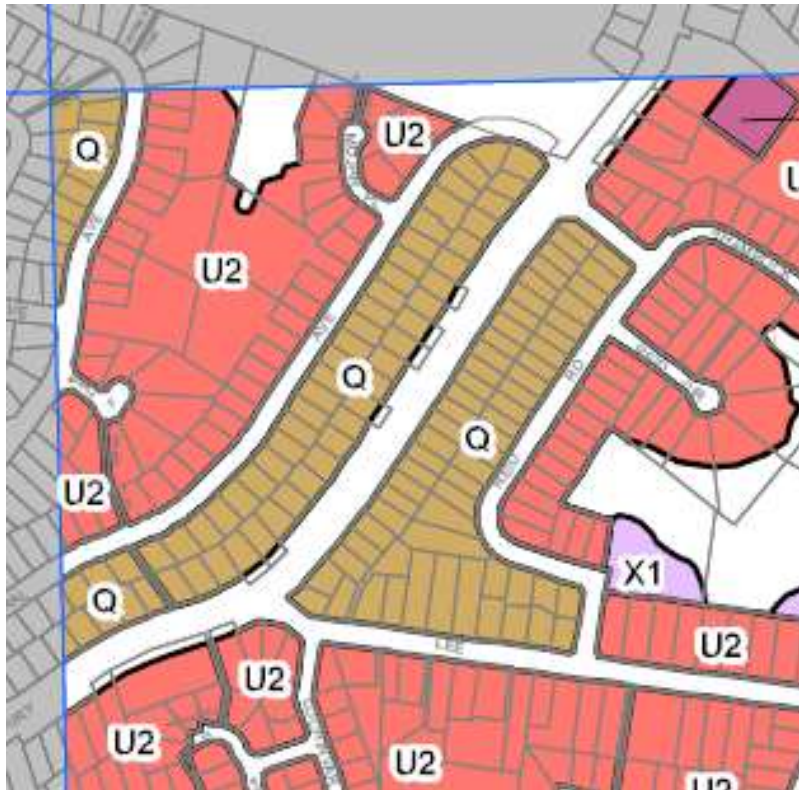
SECTION 3 – Height of Building Maps (HOB)



SECTION 3 – Height of Building Maps (HOB)



005F



005G

Change proposed – delete minimum lot size provision from land in zone SP2 – Classified road

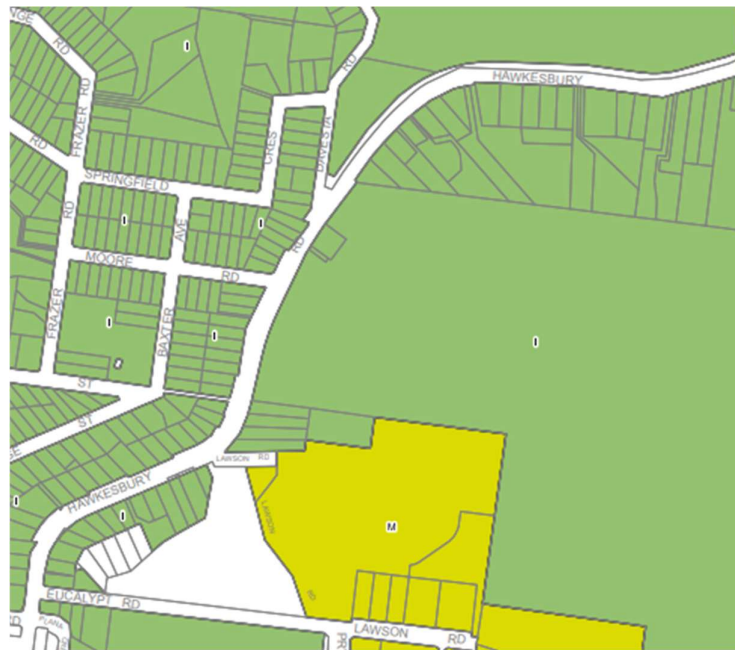
SECTION 3 – Height of Building Maps (HOB)

HEIGHT OF BUILDINGS MAP – 005E, 005EA, 005F, 005G

EXISTING

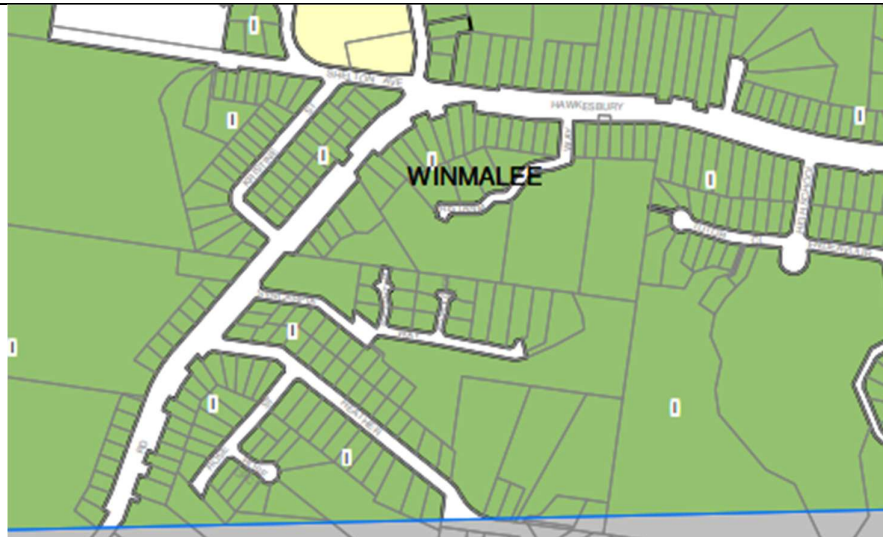


005E

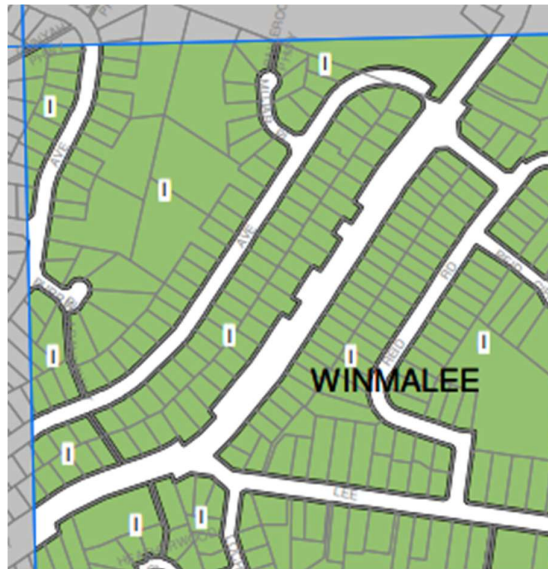


005EA

SECTION 3 – Height of Building Maps (HOB)



005F



005G

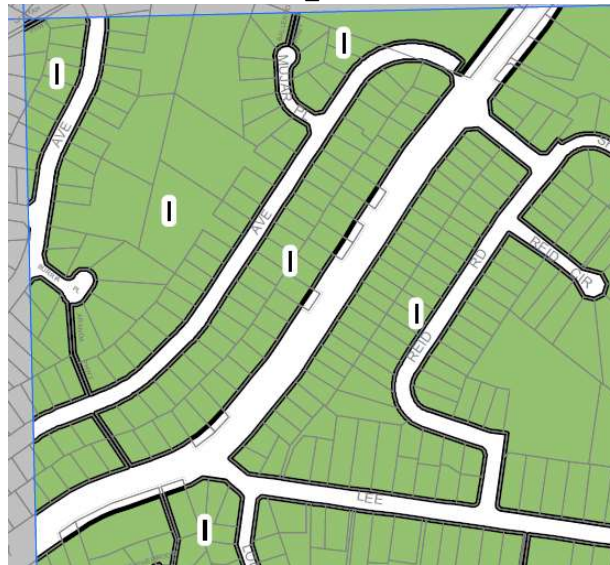
SECTION 3 – Height of Building Maps (HOB)



SECTION 3 – Height of Building Maps (HOB)



HOB_005F



HOB_005G

Change proposed – delete building height provision from land in zone SP2 – Classified road

SECTION 3 – Height of Building Maps (HOB)



SECTION 3 – Height of Building Maps (HOB)

LAND RESERVATION AND ACQUISITION MAP - 005E, 005EA, 005F, 005G

EXISTING



005E

005EA



005F



005G

PROPOSED

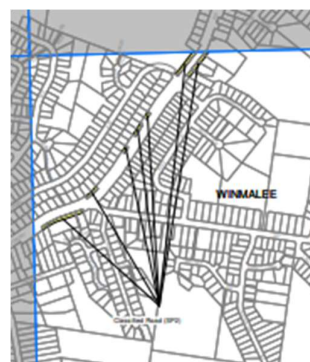


005E

005EA








005F



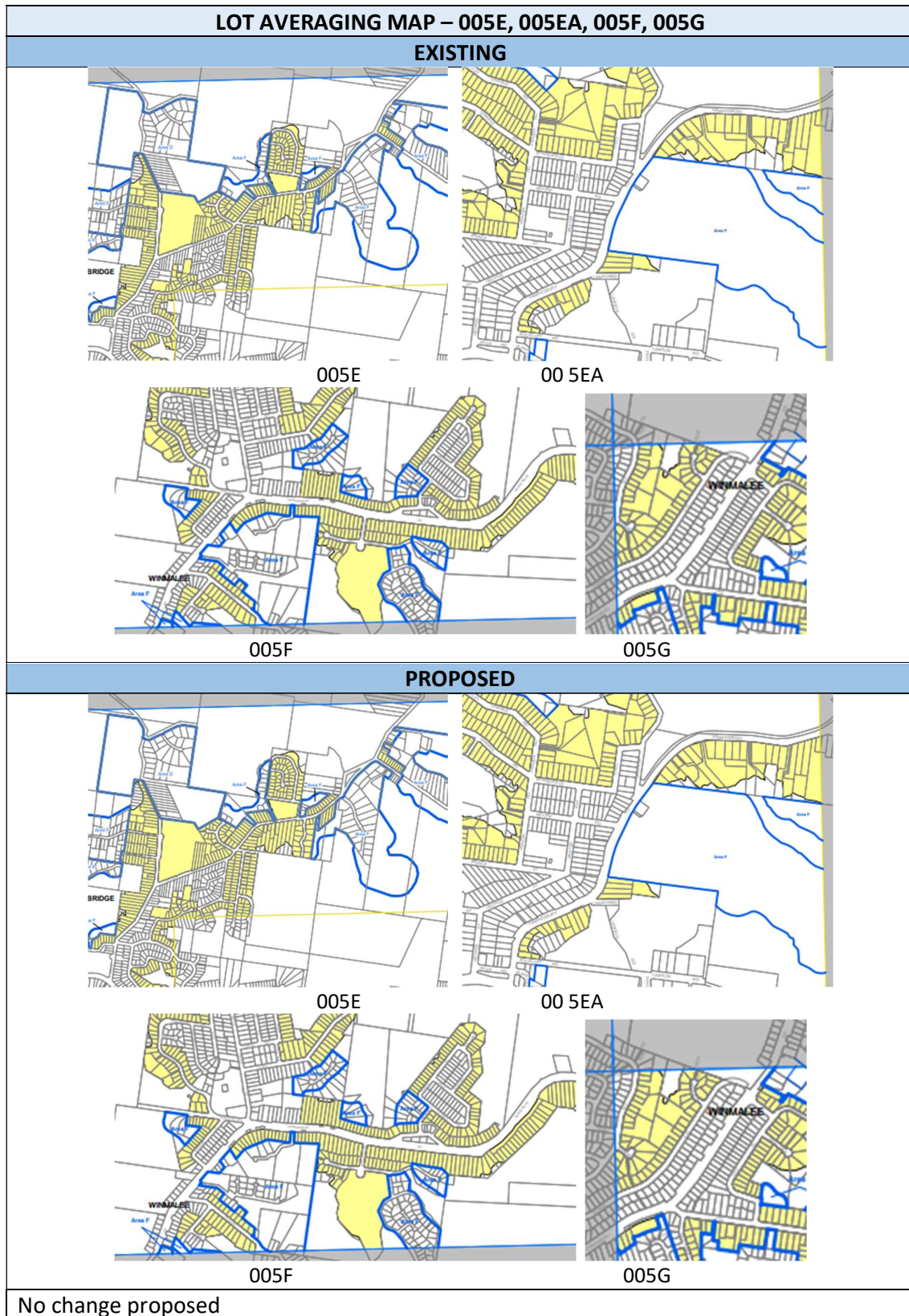
005G

No change proposed

SECTION 3 – Height of Building Maps (HOB)

HERITAGE MAP - 005E, 005EA, 005F, 005G			
EXISTING			
			
005E	005EA		
			
005F	005G		
PROPOSED			
			
005E	005EA		
			
005F	005G		
Subject to separate review			

SECTION 3 – Height of Building Maps (HOB)



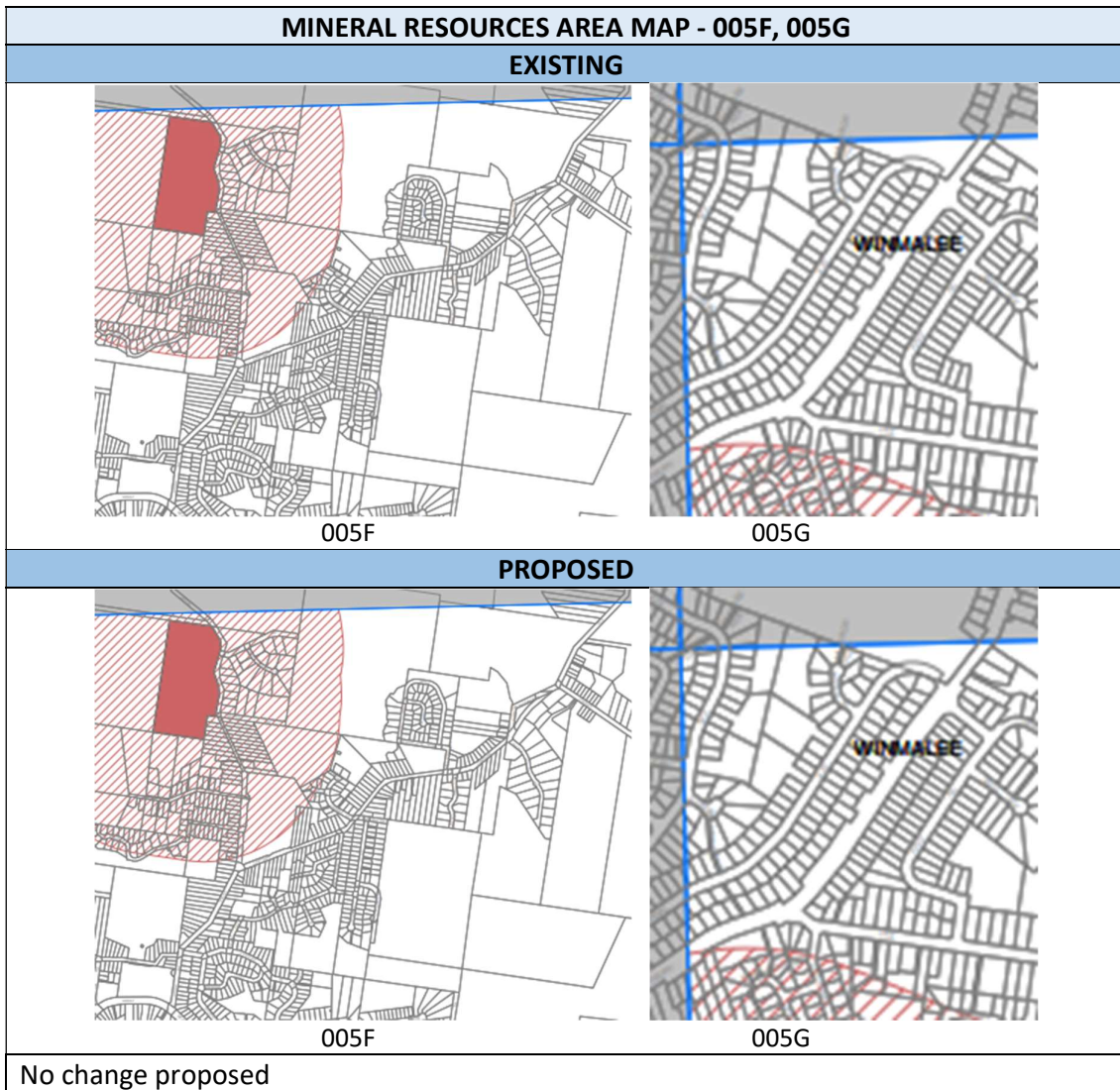
SECTION 3 – Height of Building Maps (HOB)







SECTION 3 – Height of Building Maps (HOB)





SECTION 3 – Height of Building Maps (HOB)



SECTION 3 – Height of Building Maps (HOB)

BUILT CHARACTER MAP - 005EA, 005F	
EXISTING	
	
005EA	
	
005F	
PROPOSED	
	
005EA	
	
005F	
No change proposed	

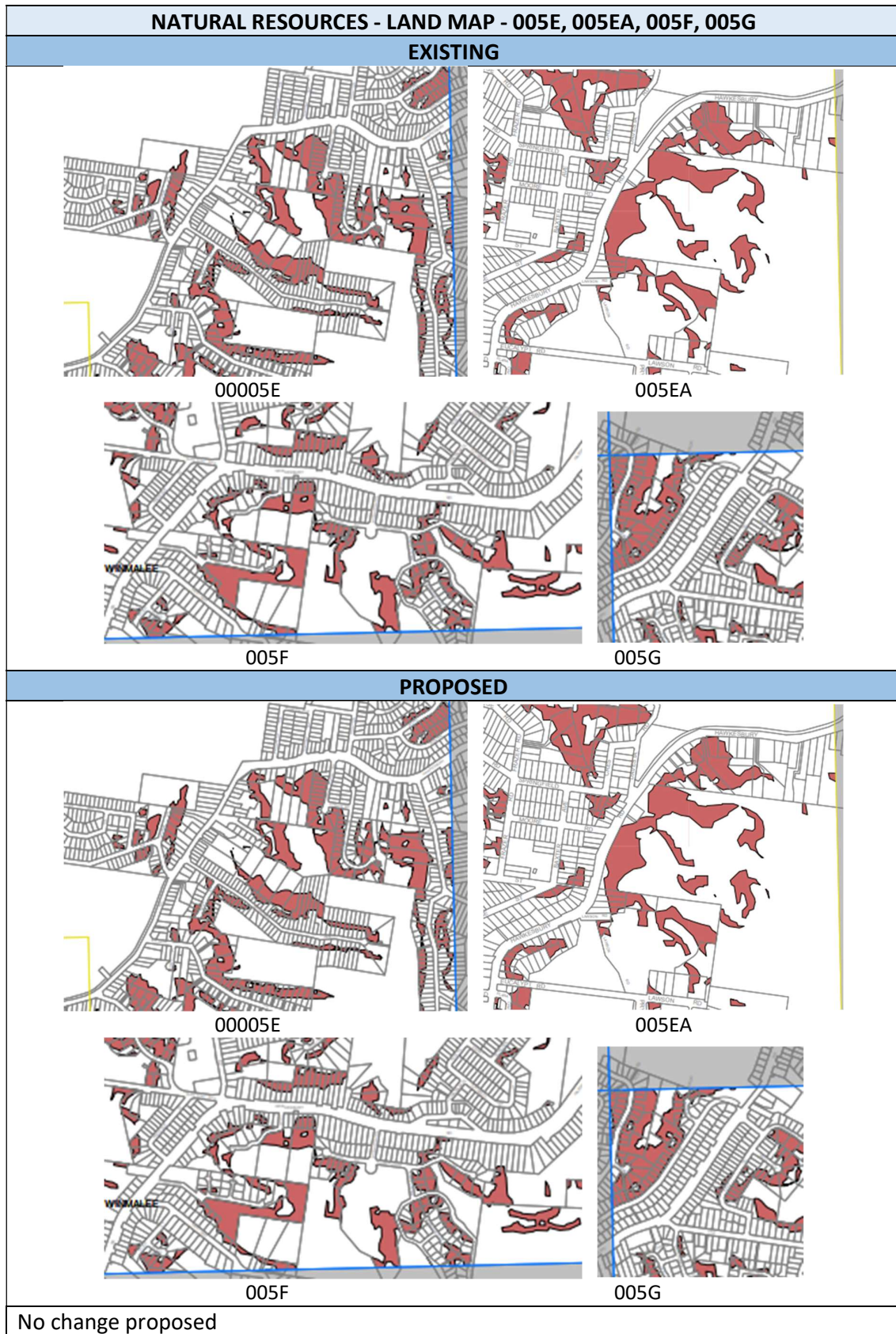
SECTION 3 – Height of Building Maps (HOB)

ACTIVE STREET FRONTAGES MAP - 005EA, 005F	
EXISTING	
	
PROPOSED	
	
No change proposed	

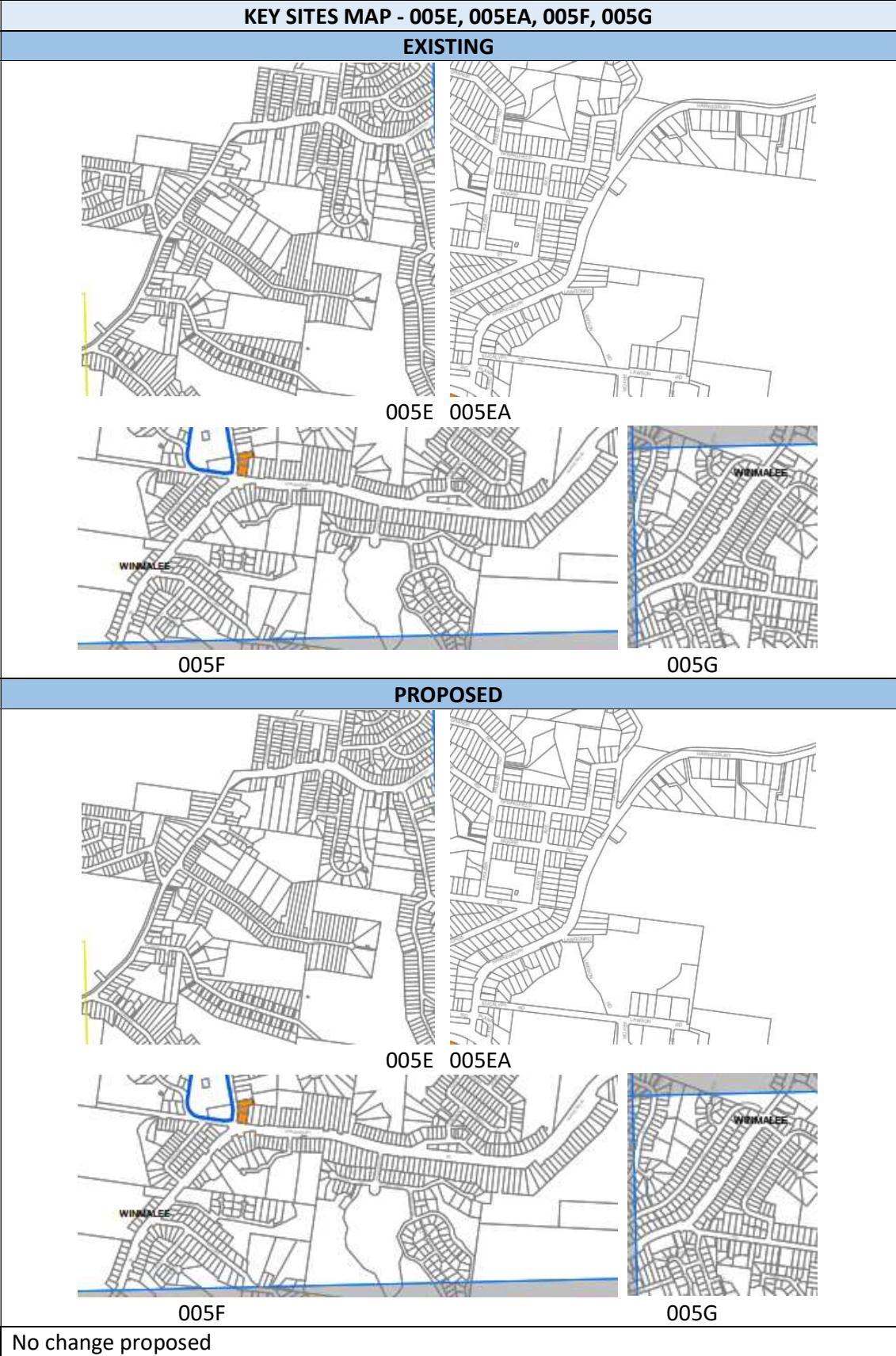
SECTION 3 – Height of Building Maps (HOB)



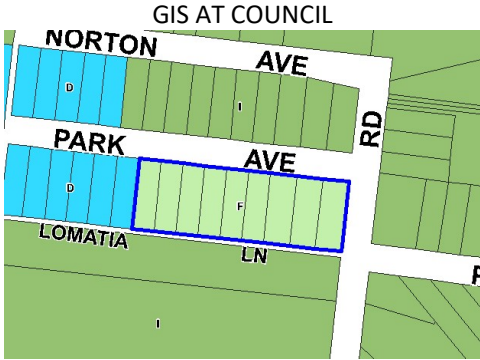
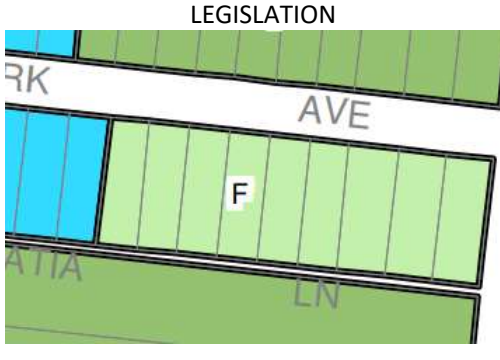
SECTION 3 – Height of Building Maps (HOB)



SECTION 3 – Height of Building Maps (HOB)



SECTION 3 – Height of Building Maps (HOB)

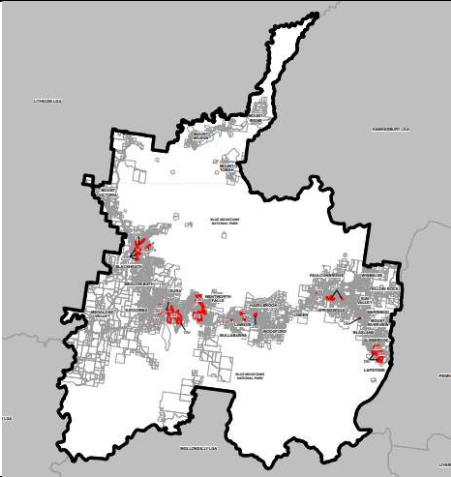
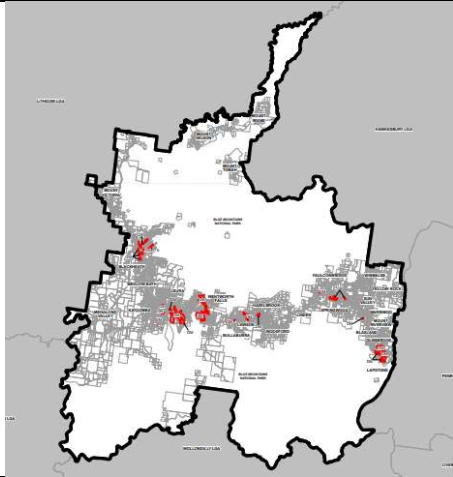
57 PROPERTY	1-17 Park Avenue SPRINGWOOD
COMMENT An incorrect reduced building height was inadvertently applied to the subject land.	
Owners: private	
THEME	HOB
MAP TILE	005EA
GIS AT COUNCIL 	LEGISLATION 
RECOMMENDATION Correct this anomaly by increasing the building height to 8m.	

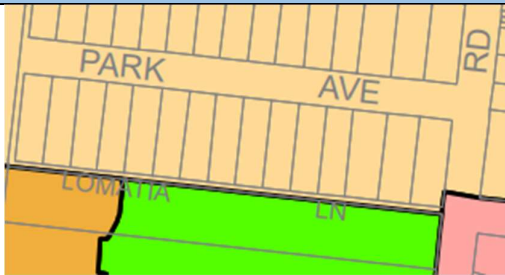
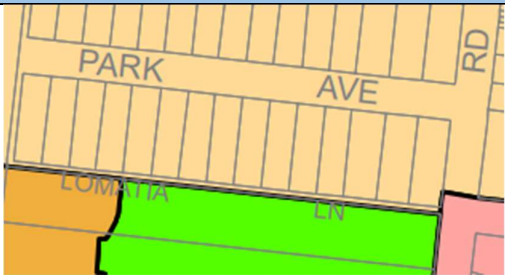
	
Aerial photo	
LEP 2005	

SECTION 3 – Height of Building Maps (HOB)

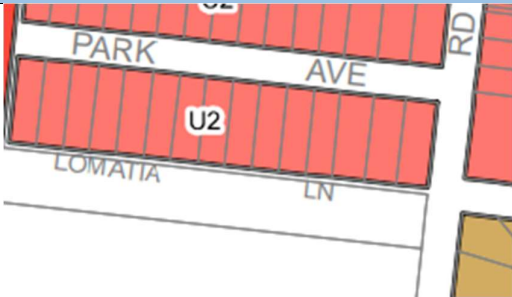
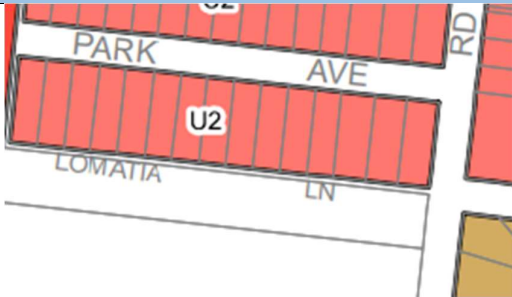
DLEP	
Submission	No
DA/property	

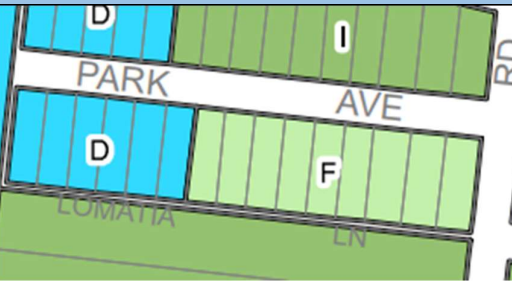

Proposed Map Amendments

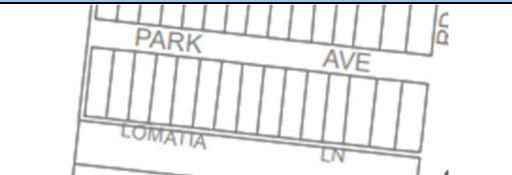

LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	



LAND ZONING MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

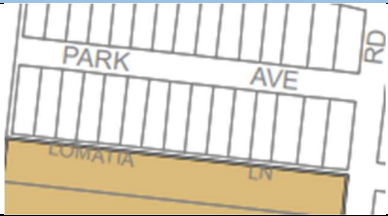
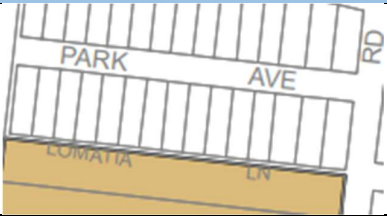
LOT SIZE MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

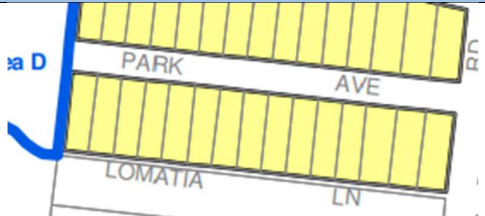
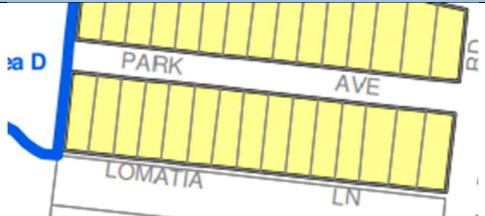
HEIGHT OF BUILDINGS MAP – 005EA	
EXISTING	PROPOSED
	
Change proposed – amend building height to 8m.	



FLOOR SPACE RATIO MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	



LAND RESERVATION AND ACQUISITION MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

HERITAGE MAP – 005EA	
EXISTING	PROPOSED
	
Subject to separate review	



LOT AVERAGING MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	



RIPARIAN LANDS & WATERCOURSES MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

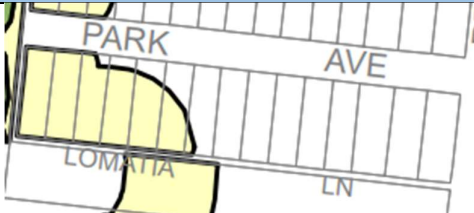

SCENIC & LANDSCAPE VALUES MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

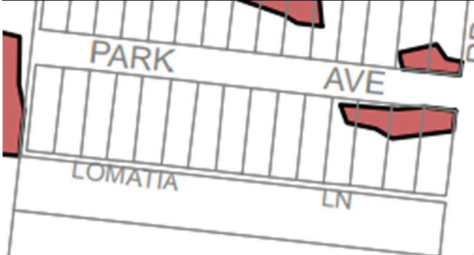
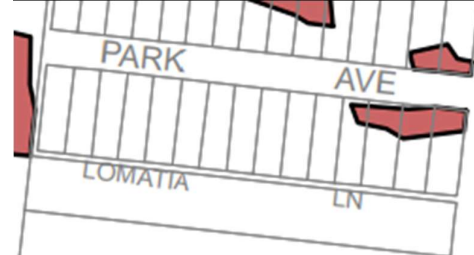
MINERAL RESOURCES AREA MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

SECTION 3 – Height of Building Maps (HOB)



BUILT CHARACTER MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

ACTIVE STREET FRONTAGES MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

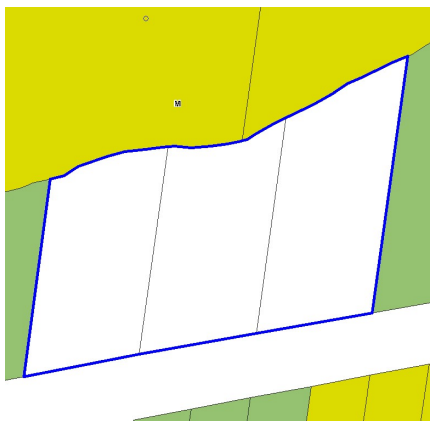
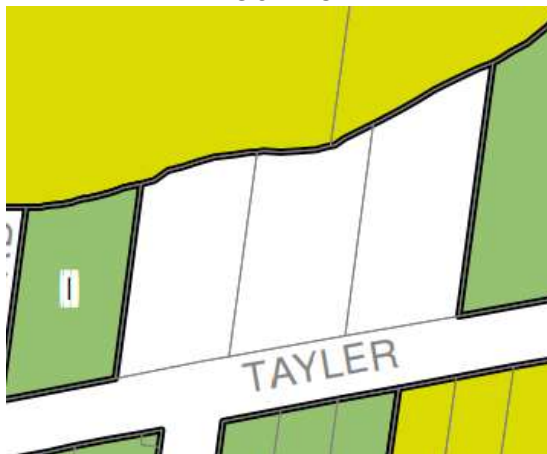
NATURAL RESOURCES - BIODIVERSITY MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

NATURAL RESOURCES - LAND MAP -	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

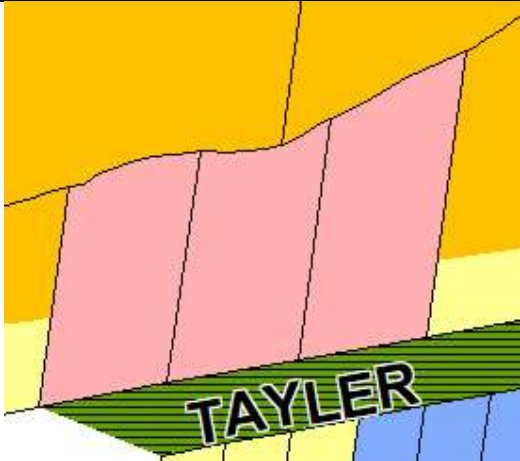
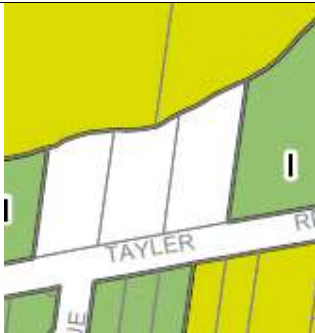
KEY SITES MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

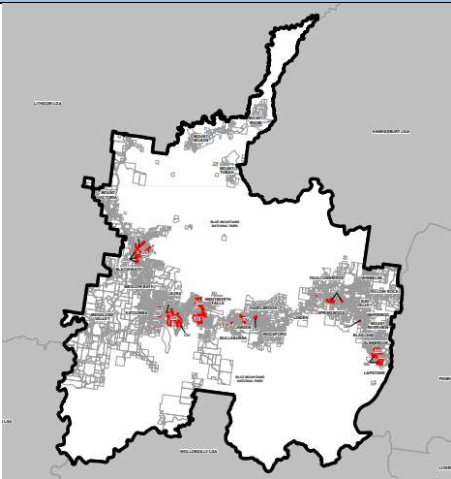
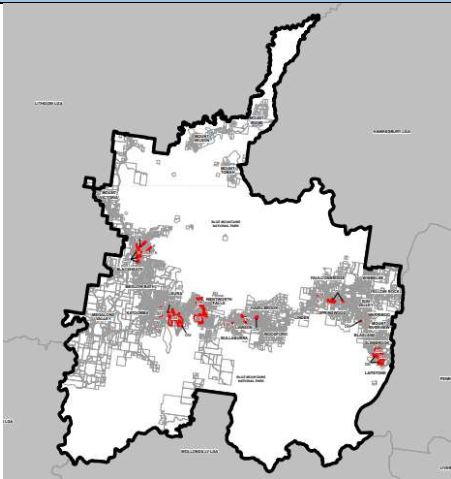
58	PROPERTY	21-31 Tayler Road VALLEY HEIGHTS
COMMENT The building height of 8m was inadvertently omitted from this land. Owner: private		
THEME		HOB
MAP TILE		005EA
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>GIS AT COUNCIL</p>  <p>X</p> </div> <div style="text-align: center;"> <p>LEGISLATION</p>  <p>X</p> </div> </div>		
RECOMMENDATION Include a building height of 8m to the 3 allotments comprising this holding.		



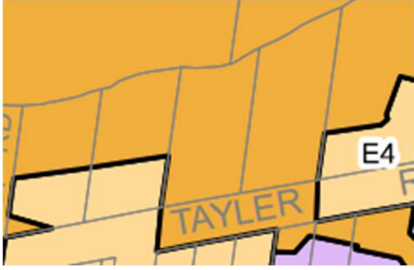
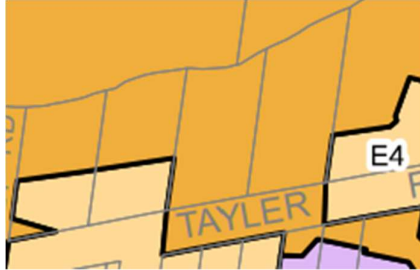
SECTION 3 – Height of Building Maps (HOB)

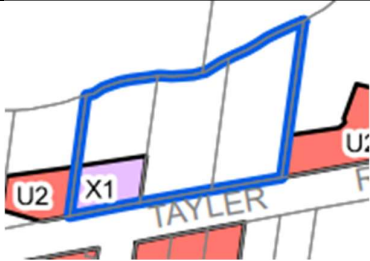
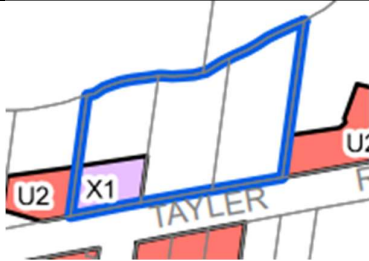
LEP 4 Residential A1	
DLEP	
Submission	No
DA/property	A dwelling was approved in 2013

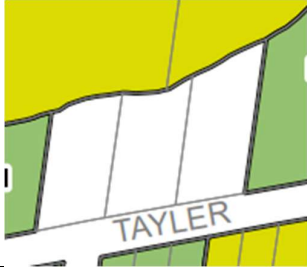
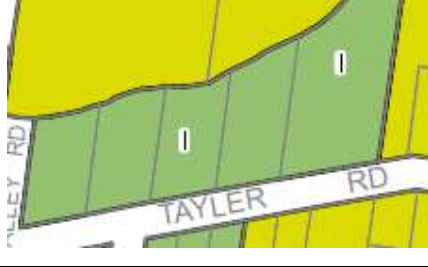
Proposed Map Amendments



LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)



LAND ZONING MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	



LOT SIZE MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	



HEIGHT OF BUILDINGS MAP – 005EA	
EXISTING	PROPOSED
	
Change proposed – include building of 8m over the parcel	


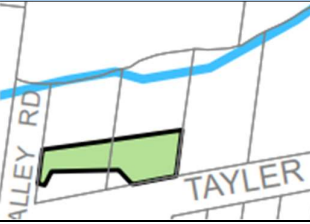
FLOOR SPACE RATIO MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)



LAND RESERVATION AND ACQUISITION MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

HERITAGE MAP – 005EA	
EXISTING	PROPOSED
	
Subject to separate review	



LOT AVERAGING MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

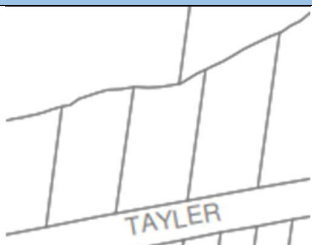
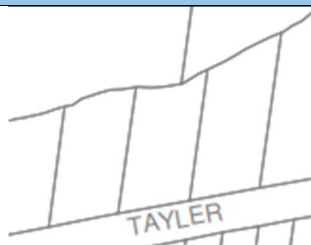
RIPARIAN LANDS & WATERCOURSES MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)



SCENIC & LANDSCAPE VALUES MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

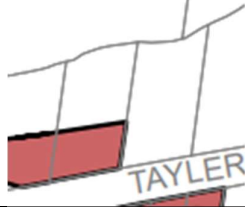
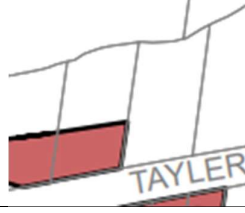
MINERAL RESOURCES AREA MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	



BUILT CHARACTER MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

ACTIVE STREET FRONTAGES MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

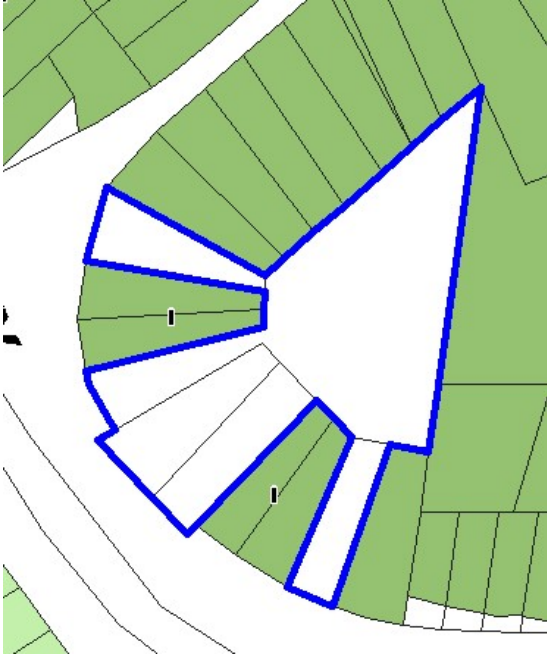

SECTION 3 – Height of Building Maps (HOB)

NATURAL RESOURCES - BIODIVERSITY MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	


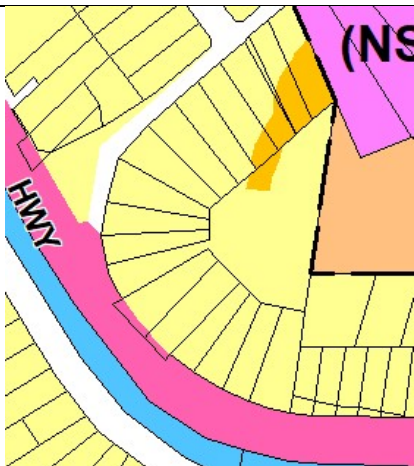

NATURAL RESOURCES - LAND MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

KEY SITES MAP – 005EA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

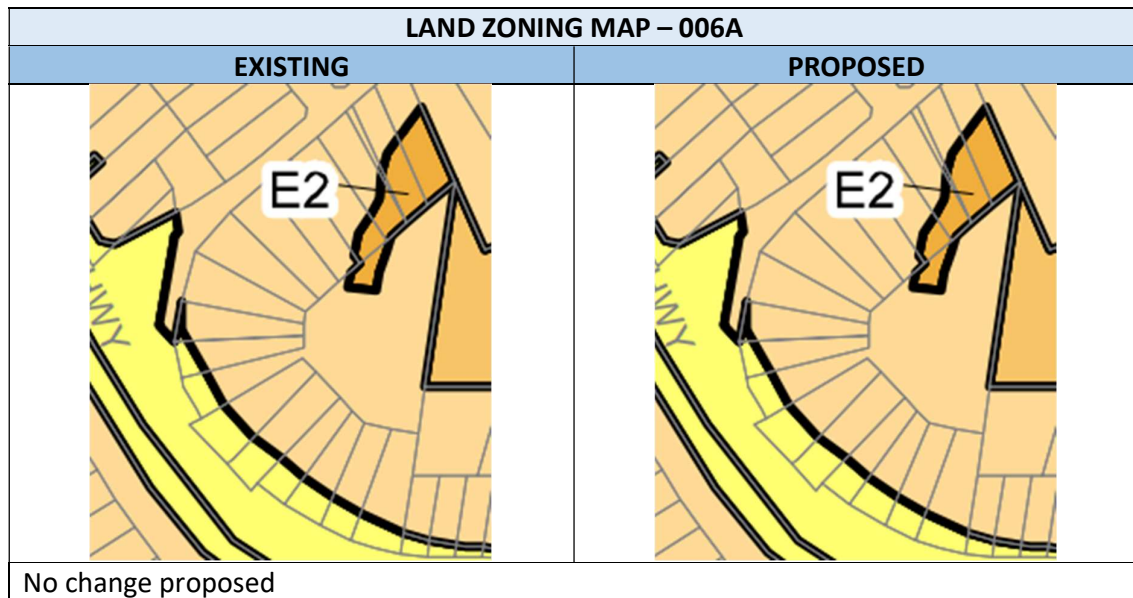
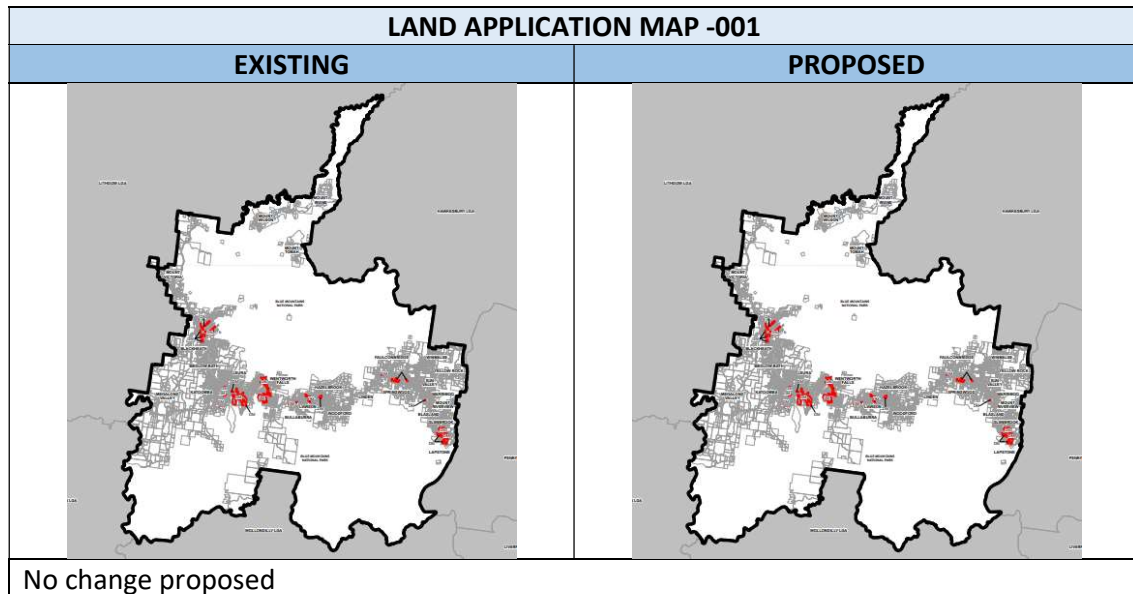
59 PROPERTY	5 Clear View Road & 147 – 151 GWH HAZELBROOK
COMMENT Council's position is that land owned by RMS (or other agency) and in a zone which is developable and not identified for acquisition, additional provisions should be included Owner: RMS	
THEME	HOB
MAP TILE	006A
<p style="text-align: center;">GIS AT COUNCIL</p>  <p style="text-align: center;">HOB X</p>	<p style="text-align: center;">LEGISLATION</p>  <p style="text-align: center;">X</p>
RECOMMENDATION Correct anomaly by inserting a building height of 8m over lots in zone E4 – Environmental Living and delete minimum lot size, lot averaging and Protected area – slope constraint provisions from land in zone SP2 – Classified Road	

SECTION 3 – Height of Building Maps (HOB)

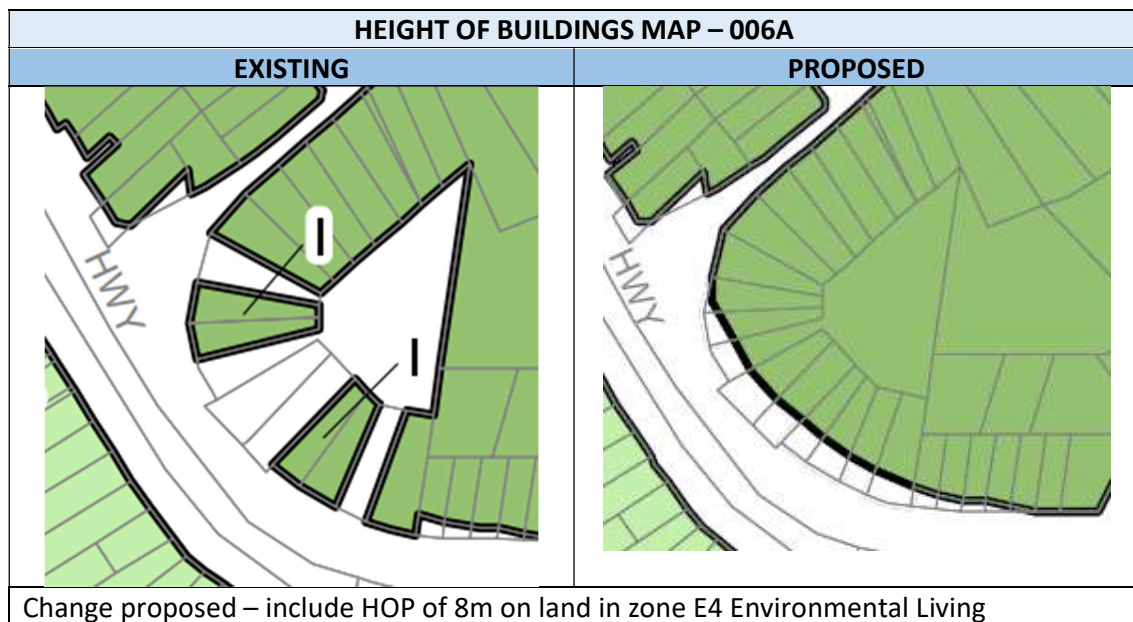
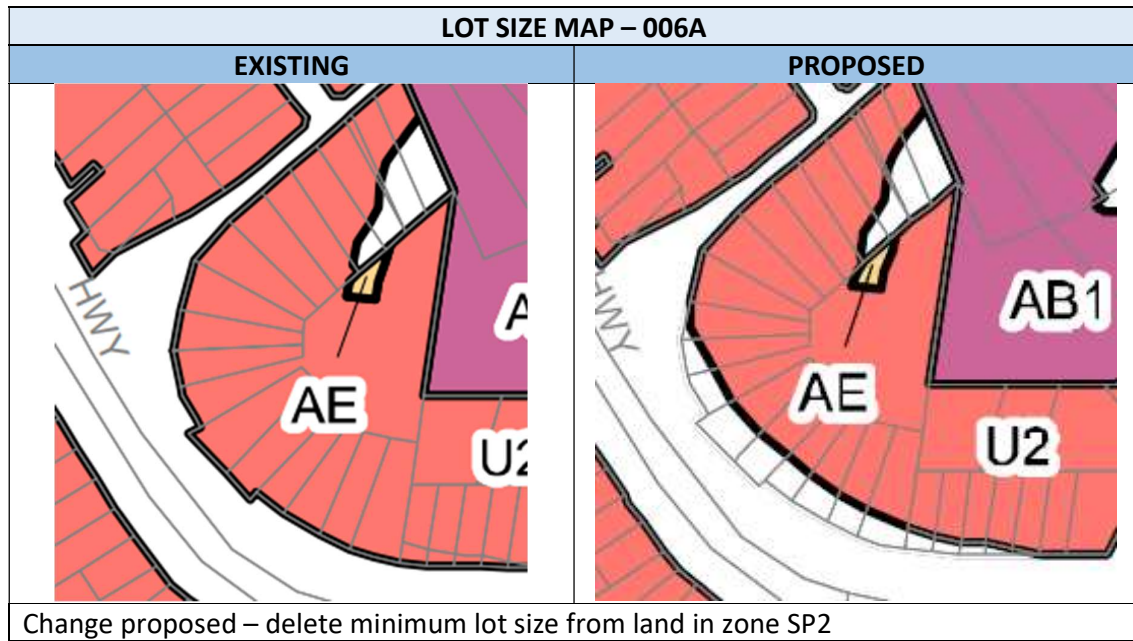
	 <p>Aerial photo</p>
<p>LEP 2005 Living – Bushland Conservation Regional Transport Corridor (Road)</p>	
<p>DLEP</p>	
<p>Submission</p>	<p>RMS provided maps</p>
<p>DA/property</p>	

SECTION 3 – Height of Building Maps (HOB)



Proposed Map Amendments





SECTION 3 – Height of Building Maps (HOB)





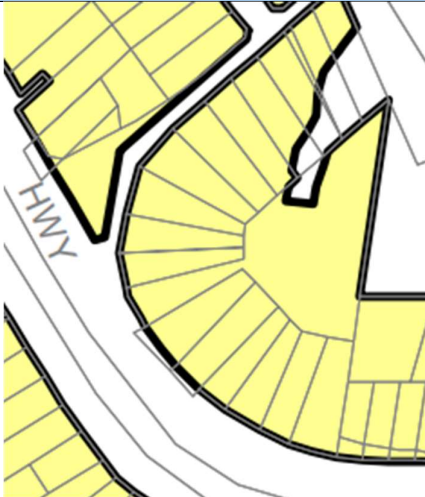
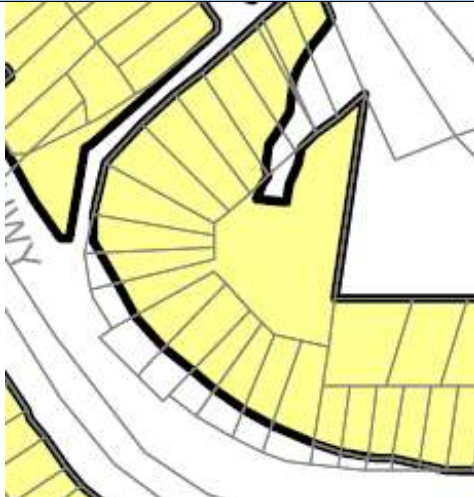
SECTION 3 – Height of Building Maps (HOB)

FLOOR SPACE RATIO MAP – 006A	
EXISTING	PROPOSED
	
No change proposed	



LAND RESERVATION AND ACQUISITION MAP – 006A	
EXISTING	PROPOSED
	
No change proposed	



SECTION 3 – Height of Building Maps (HOB)

HERITAGE MAP – 006A	
EXISTING	PROPOSED
	
Subject to separate review	

LOT AVERAGING MAP – 006A	
EXISTING	PROPOSED
	
Change proposed – delete lot averaging provision from land in zone SP2.	



SECTION 3 – Height of Building Maps (HOB)

RIPARIAN LANDS & WATERCOURSES MAP – 006A	
EXISTING	PROPOSED
	
No change proposed	



SCENIC & LANDSCAPE VALUES MAP – 006A	
EXISTING	PROPOSED
	
No change proposed	

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



SECTION 3 – Height of Building Maps (HOB)



BUILT CHARACTER MAP – 006A	
EXISTING	PROPOSED
	
No change proposed	

ACTIVE STREET FRONTAGES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

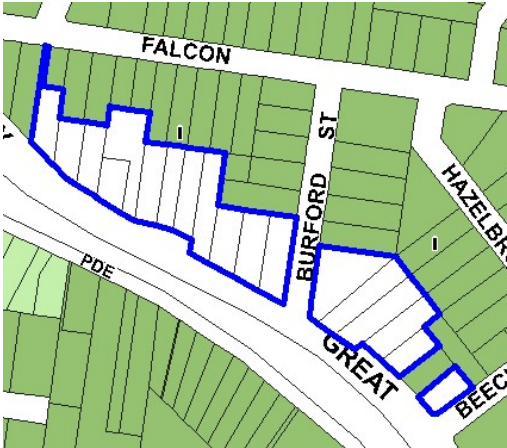

NATURAL RESOURCES - BIODIVERSITY MAP – 006A	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

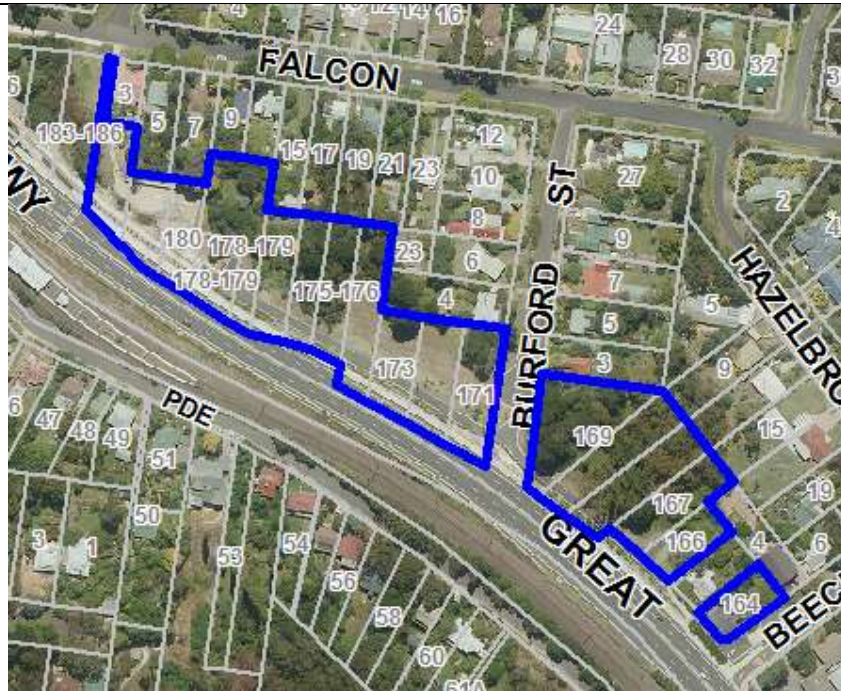
NATURAL RESOURCES - LAND MAP – 006A	
EXISTING	PROPOSED
	
Change proposed – delete Protected Area – Slope constraint area from land in zone SP2	

KEY SITES MAP – 006A	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

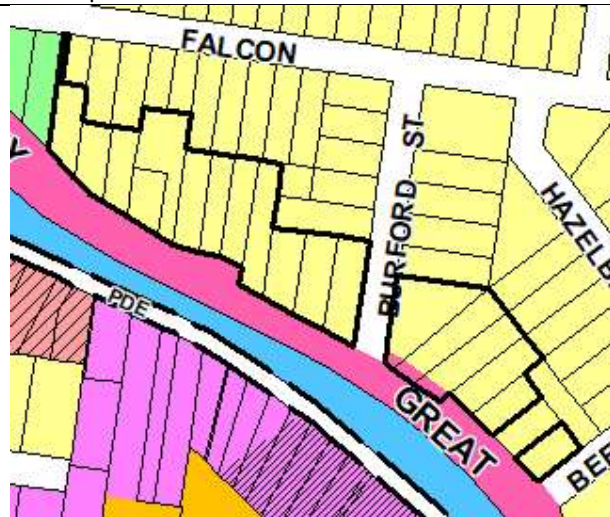
60	PROPERTY	1 Falcon Street, 164 & 166-181 GWH HAZELBROOK
COMMENT Council's position is that land owned by RMS (or other agency) and in a zone which is developable and not identified for acquisition, additional provisions should be included. Owners: RMS		
THEME		HOB
MAP TILE		006A
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>GIS AT COUNCIL</p>  <p>HOB</p> <p style="color: red; font-size: 2em;">X</p> </div> <div style="text-align: center;"> <p>LEGISLATION</p>  <p style="color: red; font-size: 2em;">X</p> </div> </div>		
RECOMMENDATION Insert a building height of 8m over lots in zone E4 – Environmental Living delete minimum lot size, lot averaging and Protected Area – slope constraint area provisions on land in zone SP2 (Classified road)		

SECTION 3 – Height of Building Maps (HOB)



Aerial photo

LEP 2005
Living – Bushland Conservation
Regional Transport Corridor (Road)



DLEP



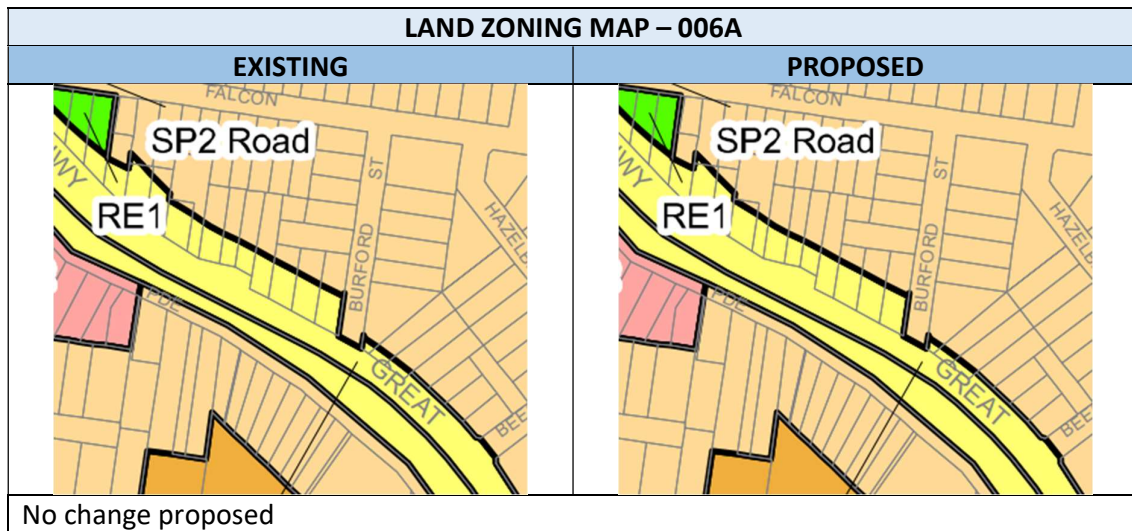
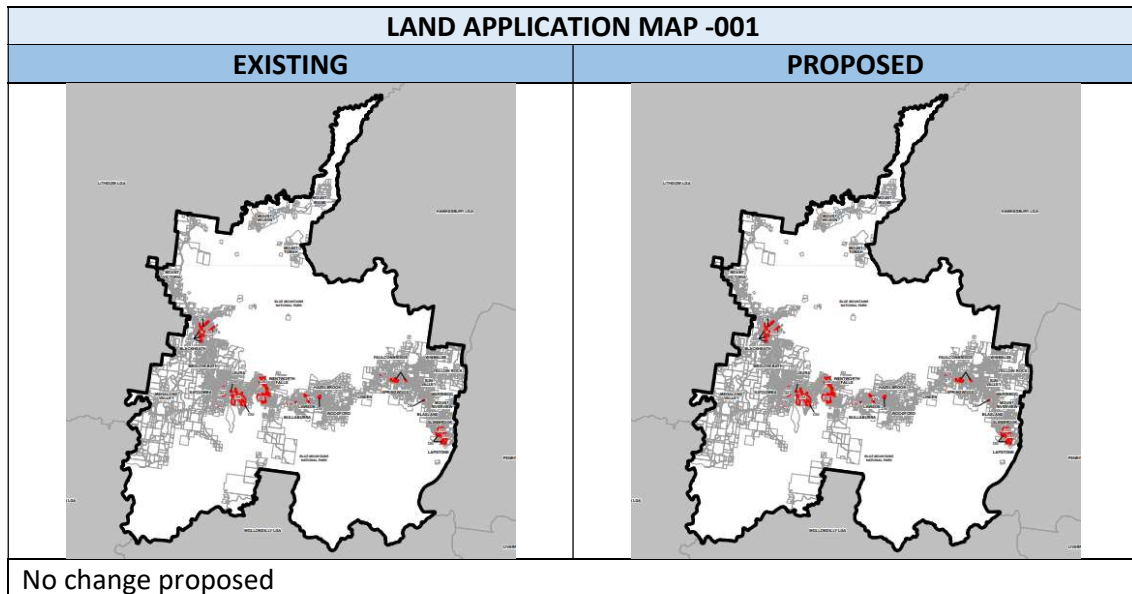
Submission

RMS provided maps

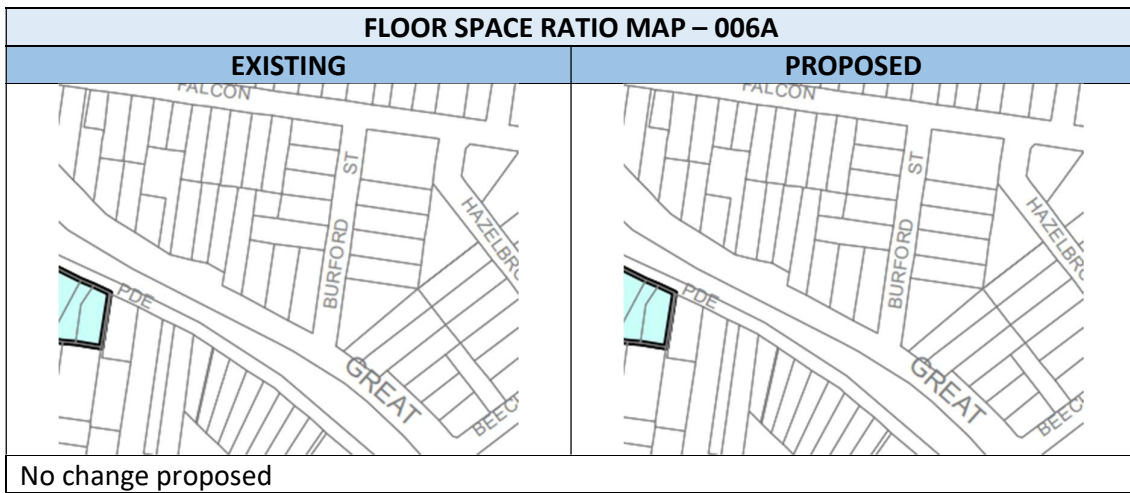
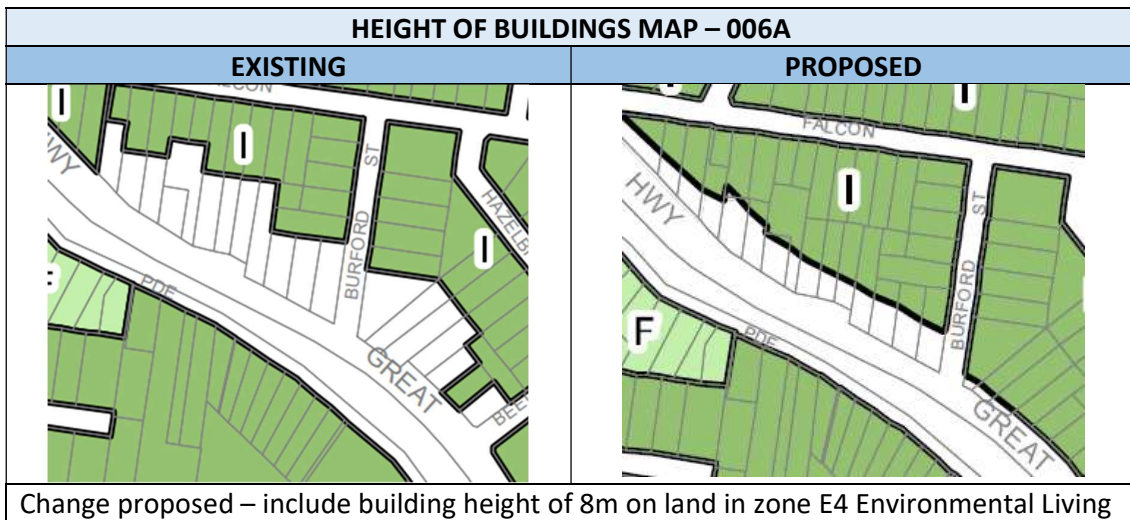
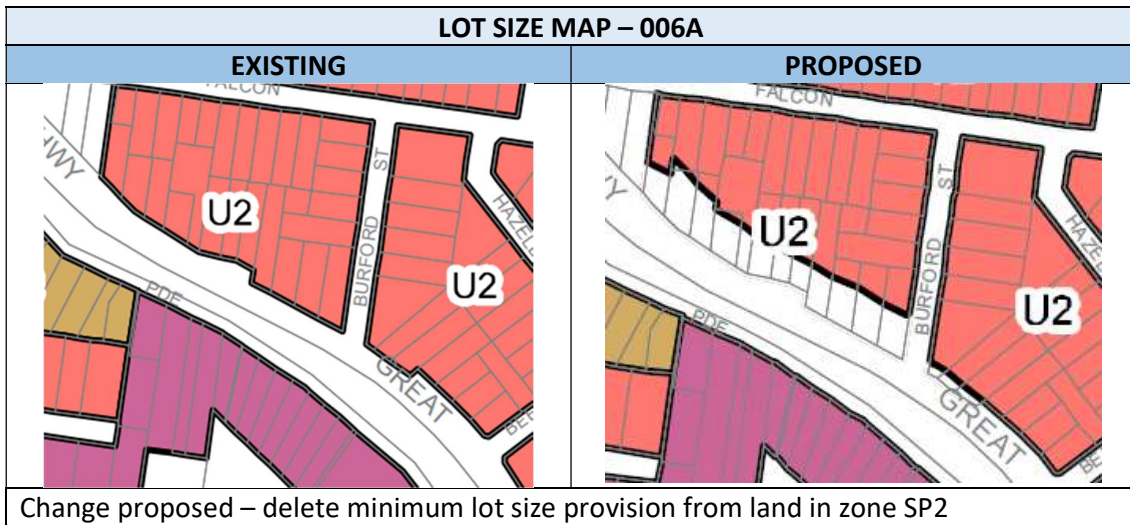
DA/property

SECTION 3 – Height of Building Maps (HOB)



Proposed Map Amendments







SECTION 3 – Height of Building Maps (HOB)





SECTION 3 – Height of Building Maps (HOB)



LAND RESERVATION AND ACQUISITION MAP – 006A	
EXISTING	PROPOSED
	
No change proposed	

HERITAGE MAP – 006A	
EXISTING	PROPOSED
	
Subject to separate review	

LOT AVERAGING MAP – 006A	
EXISTING	PROPOSED
	
Change proposed – delete lot averaging provision from land in zone SP2	



SECTION 3 – Height of Building Maps (HOB)

RIPARIAN LANDS & WATERCOURSES MAP – 006A	
EXISTING	PROPOSED
	
No change proposed	



SCENIC & LANDSCAPE VALUES MAP – 006A	
EXISTING	PROPOSED
	
No change proposed	

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



SECTION 3 – Height of Building Maps (HOB)



BUILT CHARACTER MAP – 006A	
EXISTING	PROPOSED
	
No change proposed	

ACTIVE STREET FRONTAGES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	



NATURAL RESOURCES - BIODIVERSITY MAP – 006A	
EXISTING	PROPOSED
	
No change proposed	

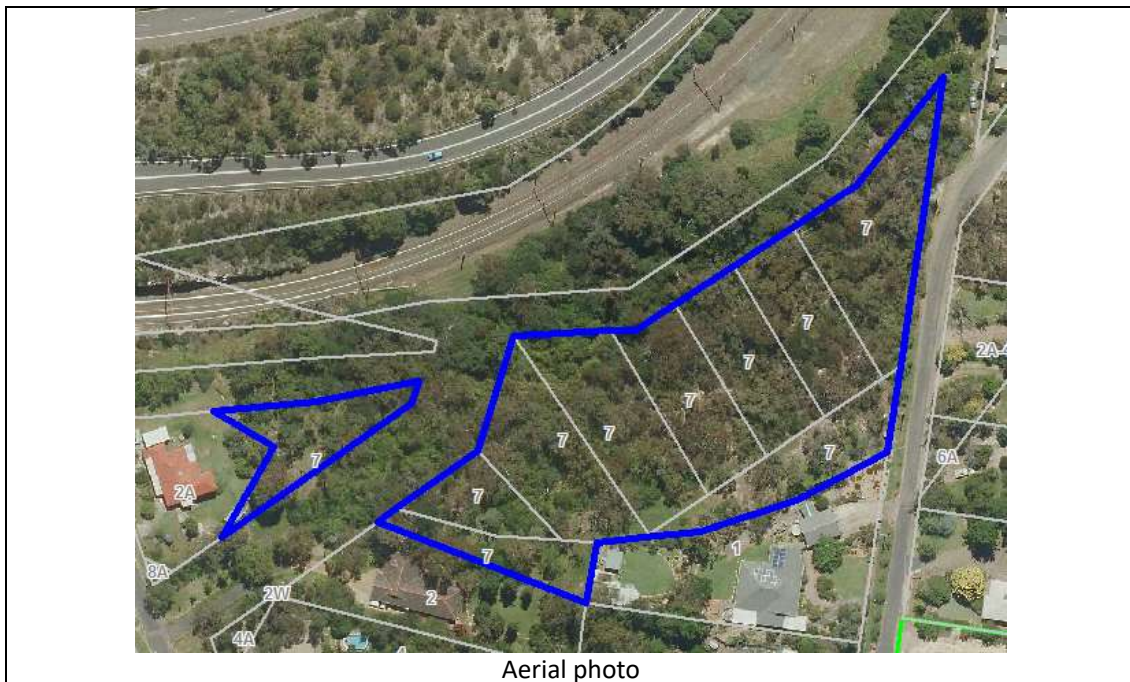
SECTION 3 – Height of Building Maps (HOB)

NATURAL RESOURCES - LAND MAP – 006A	
EXISTING	PROPOSED
	
Change proposed – delete Protected Area – slope constraint area provision from land in zone SP2	

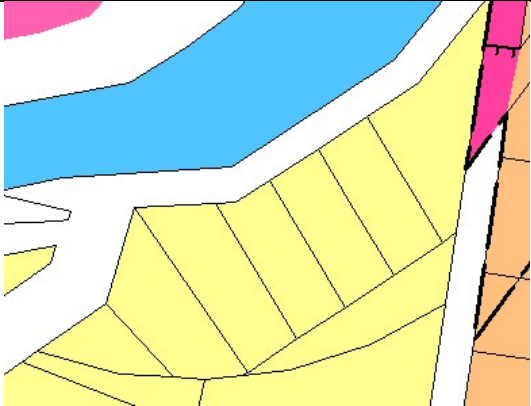

KEY SITES MAP – 006A	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

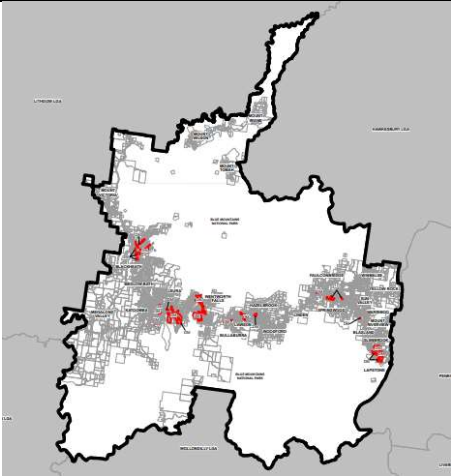
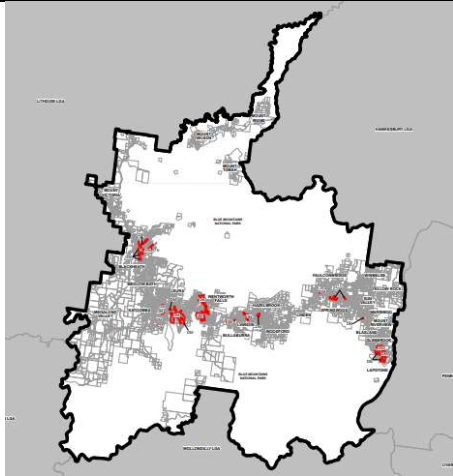
61 PROPERTY	7 Taylor Road WOODFORD
COMMENT Council's position is that land owned by RMS (or other agency) and in a zone which is developable and not identified for acquisition, additional provisions should be included. Owners: RMS	
THEME	HOB
MAP TILE	006B
<p style="text-align: center;">GIS AT COUNCIL</p>  <p style="text-align: center; color: red; font-size: 2em;">X</p>	<p style="text-align: center;">LEGISLATION</p>  <p style="text-align: center; color: red; font-size: 2em;">X</p>
RECOMMENDATION Insert a building height of 8m over lots in zone E4 – Environmental Living	





SECTION 3 – Height of Building Maps (HOB)

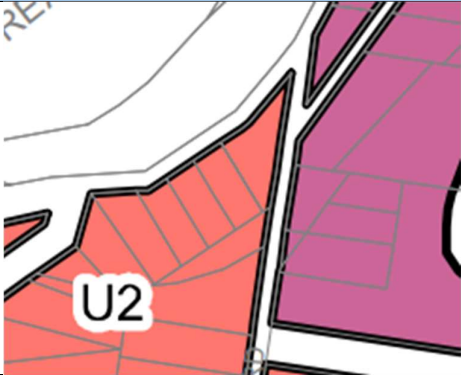
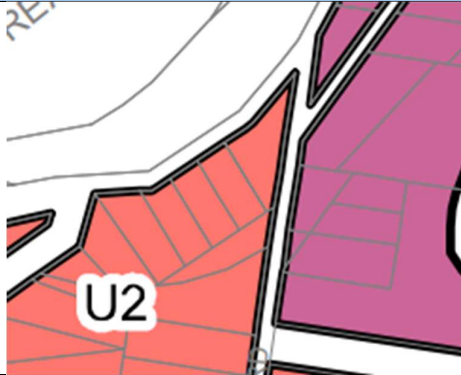
LEP 2005 Living Bushland Conservation	
DLEP	
Submission	No
DA/property	

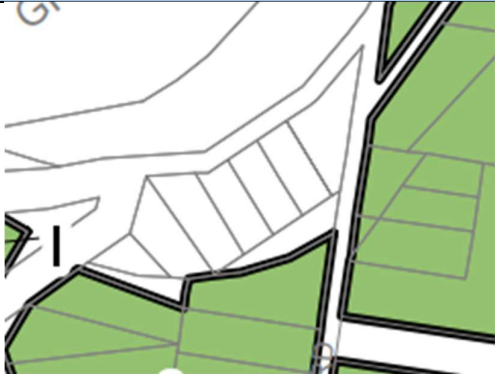

Proposed Map Amendments

LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No proposed changes	



SECTION 3 – Height of Building Maps (HOB)



LAND ZONING MAP – 006B	
EXISTING	PROPOSED
	
No change proposed	



LOT SIZE MAP – 006B	
EXISTING	PROPOSED
	
No change proposed	

HEIGHT OF BUILDINGS MAP – 006B	
EXISTING	PROPOSED
	
Change proposed – include building of 8m on land in zone E4 Environmental Living	



SECTION 3 – Height of Building Maps (HOB)



FLOOR SPACE RATIO MAP – 006B	
EXISTING	PROPOSED
	
No change proposed	



LAND RESERVATION AND ACQUISITION MAP – 006B	
EXISTING	PROPOSED
	
No change proposed	

HERITAGE MAP 006B	
EXISTING	PROPOSED
	
Subject to separate review	

SECTION 3 – Height of Building Maps (HOB)



LOT AVERAGING MAP – 006B	
EXISTING	PROPOSED
	
No change proposed	

RIPARIAN LANDS & WATERCOURSES MAP – 006B	
EXISTING	PROPOSED
	
No change proposed	



SCENIC & LANDSCAPE VALUES MAP – 006B	
EXISTING	PROPOSED
	
No change proposed	



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

SECTION 3 – Height of Building Maps (HOB)



BUILT CHARACTER MAP – 006B	
EXISTING	PROPOSED
	
No change proposed	

ACTIVE STREET FRONTAGES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	



NATURAL RESOURCES - BIODIVERSITY MAP – 006B	
EXISTING	PROPOSED
	
No change proposed	

NATURAL RESOURCES - LAND MAP – 006B	
EXISTING	PROPOSED
	
No change proposed	

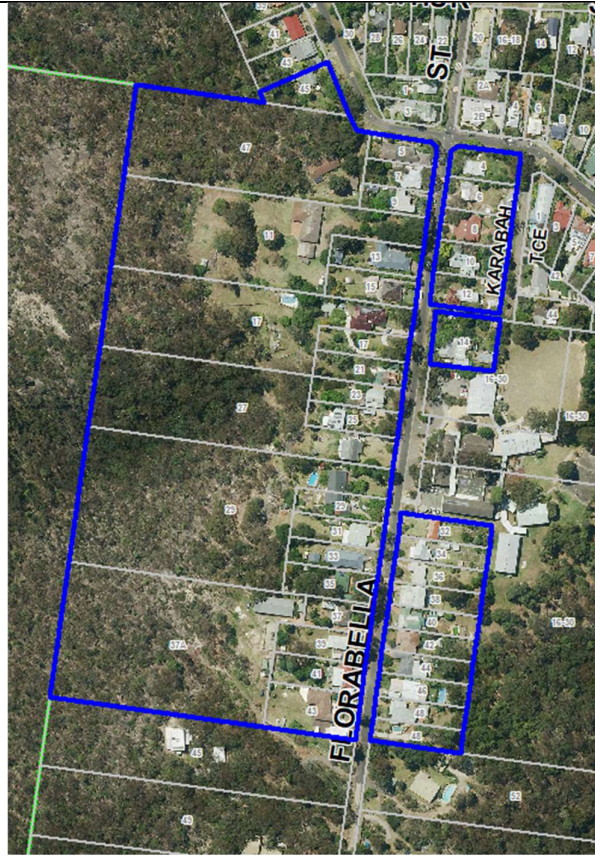
SECTION 3 – Height of Building Maps (HOB)

KEY SITES MAP – 006B	
EXISTING	PROPOSED
 A line drawing map showing a street grid and several building footprints. The buildings are represented by simple geometric shapes with internal lines indicating structure. The map is oriented with a north arrow in the top left corner.	 A line drawing map showing a street grid and several building footprints. The buildings are represented by simple geometric shapes with internal lines indicating structure. The map is oriented with a north arrow in the top left corner.
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

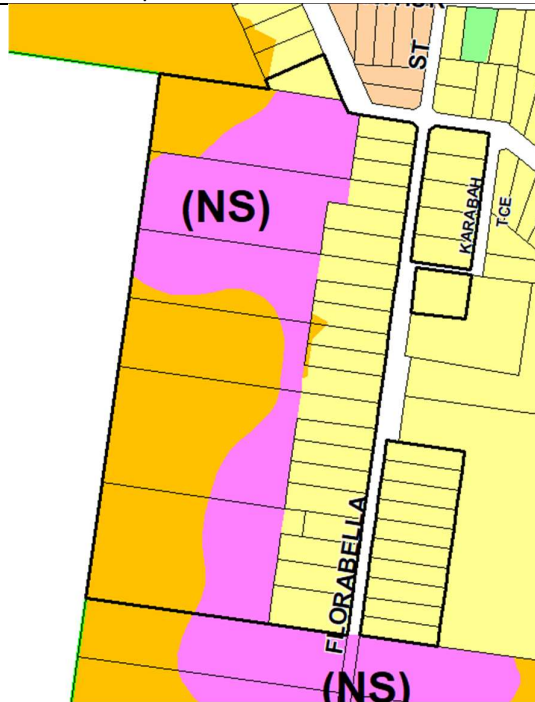
62	PROPERTY	4-14, 32-48, 5-43 Florabella Street and 45 the Avenue WARRIMOO
COMMENT These properties were within a Period Housing Area however this was removed as part of the LEP process and the Height of Building maps were inadvertently attributed a building height of 6.5m (which is applied to period housing areas) when it should be 8m (except for properties that fall within the Protected area – escarpment area). Owners: private		
THEME		HOB
MAP TILE		006C & 006D
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;"> <p>GIS AT COUNCIL</p>  <p style="color: red; font-size: 2em;">X</p> </div> <div style="text-align: center;"> <p>LEGISLATION</p>  <p style="color: red; font-size: 2em;">X</p> </div> </div>		
RECOMMENDATION Increase the building height to 8m for properties (except those within a Protected Area – escarpment area).		

SECTION 3 – Height of Building Maps (HOB)



Aerial photo

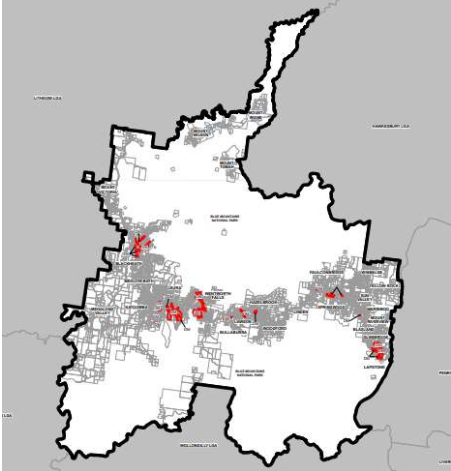
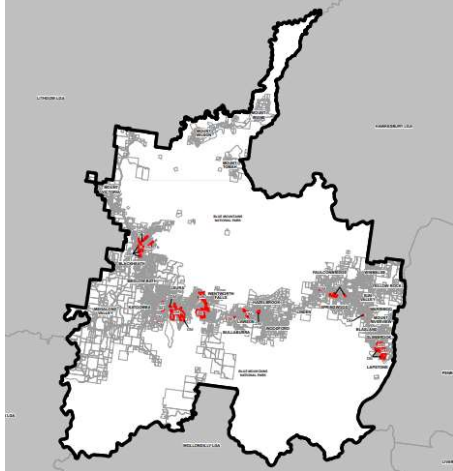
LEP 2005
Living Bushland Conservation
LEP 1991
Residential Bushland Conservation
(no subdivision)
Environmental Protection



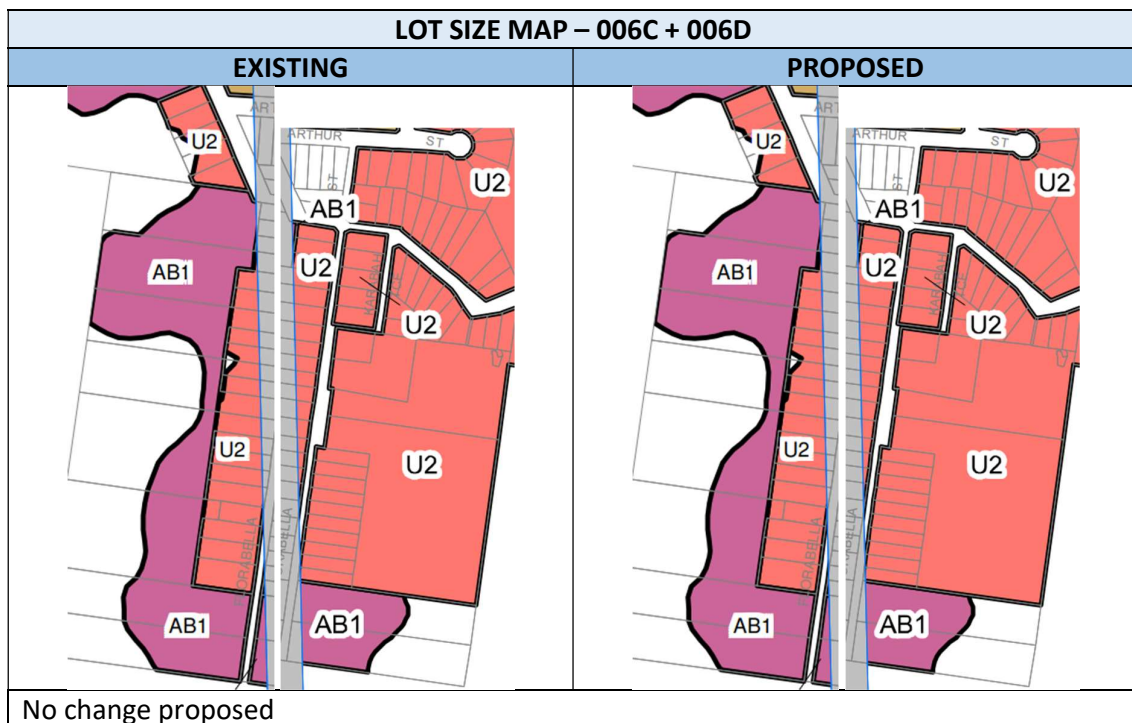
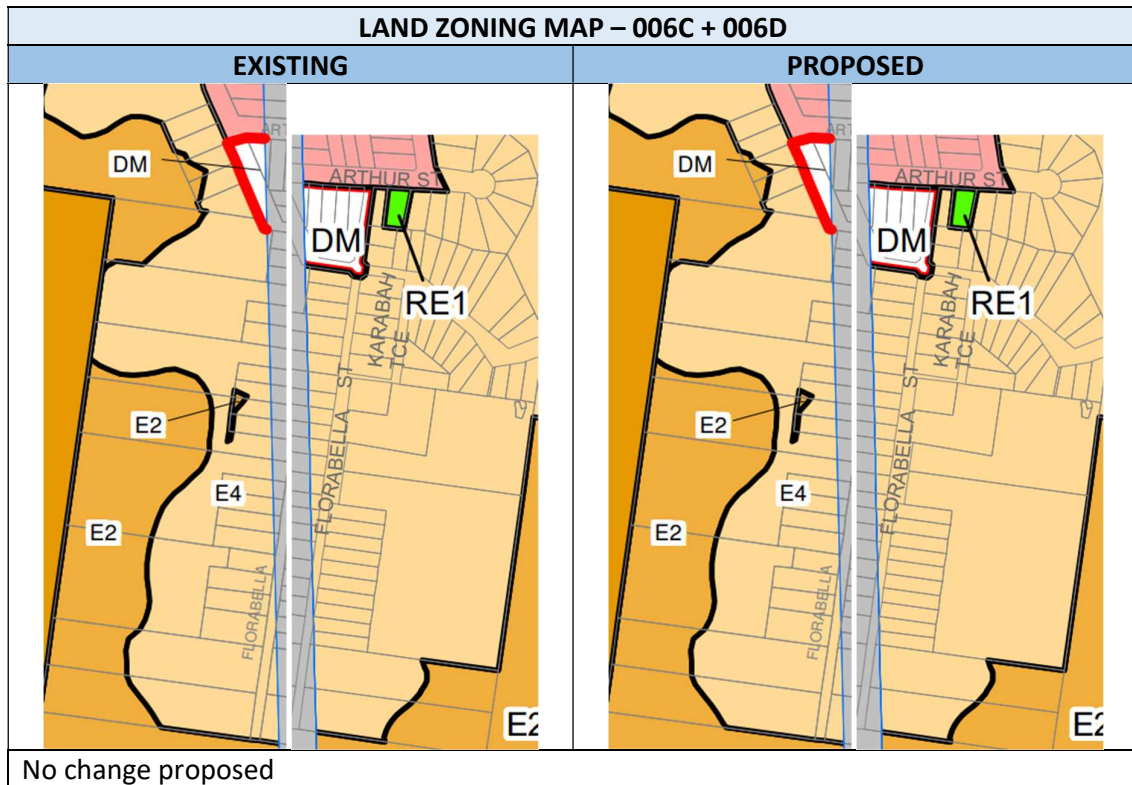
SECTION 3 – Height of Building Maps (HOB)

DLEP		
Submission	No	
DA/property		

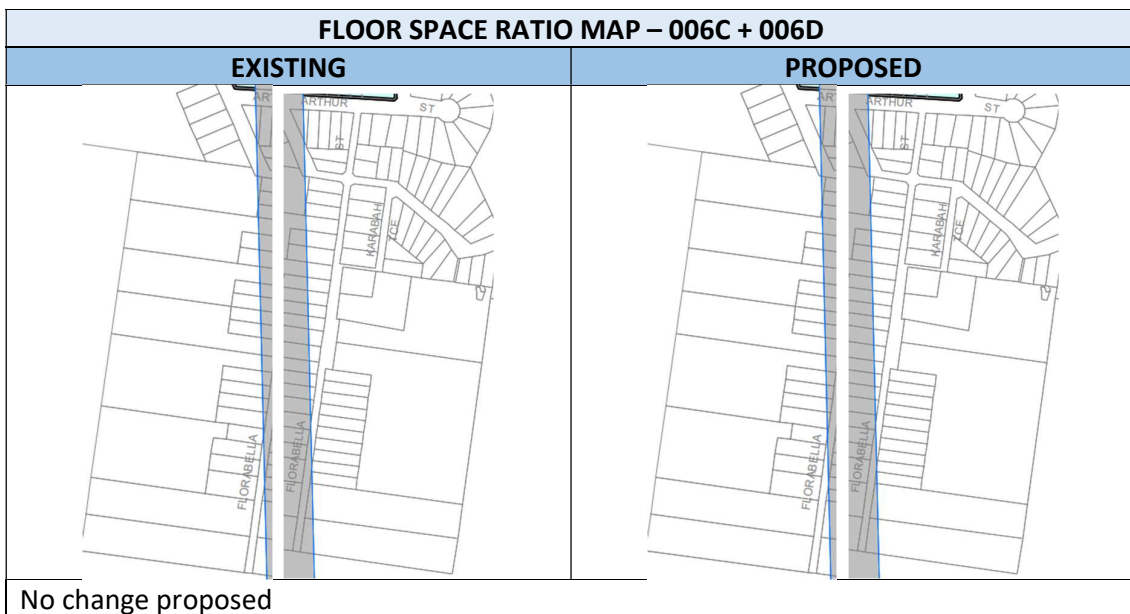
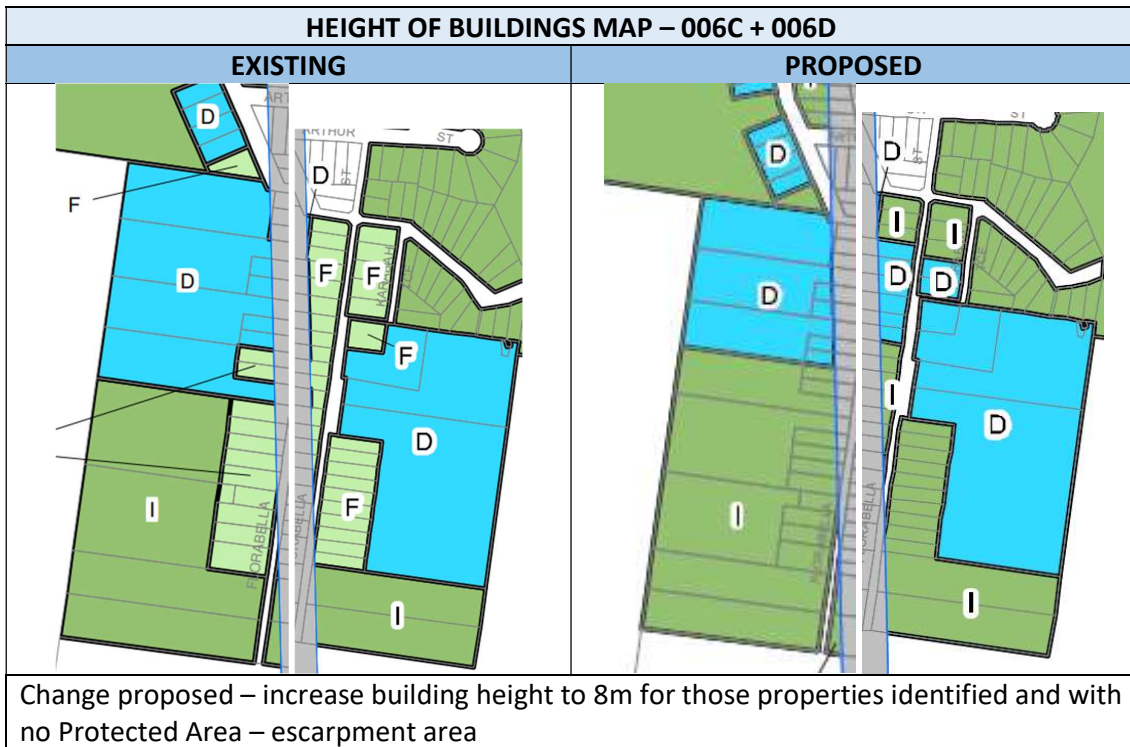
Proposed Map Amendments

LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	



SECTION 3 – Height of Building Maps (HOB)





SECTION 3 – Height of Building Maps (HOB)

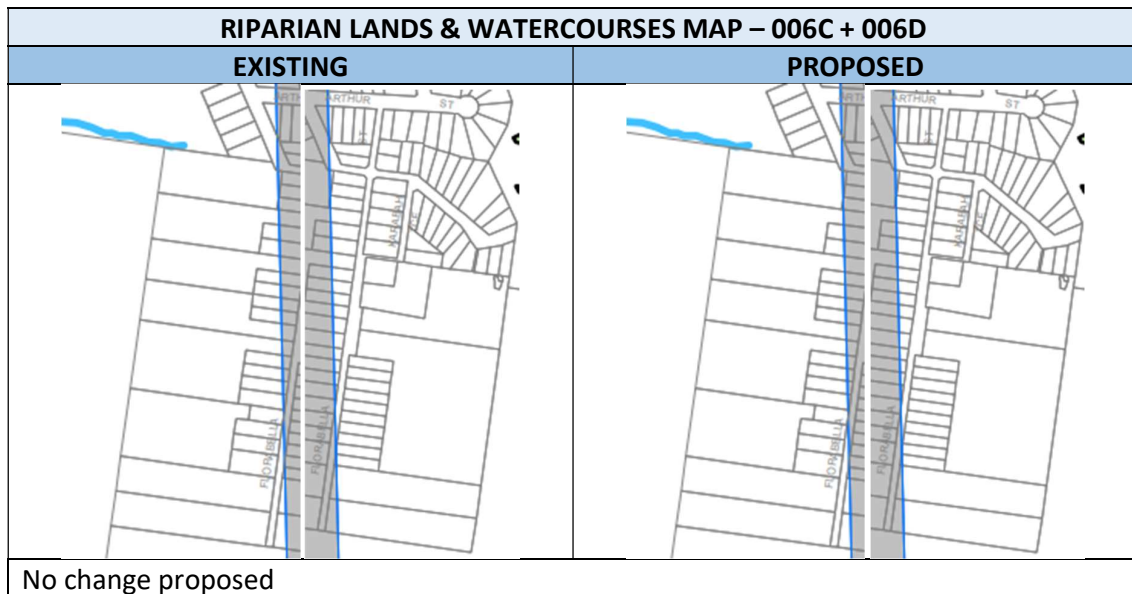
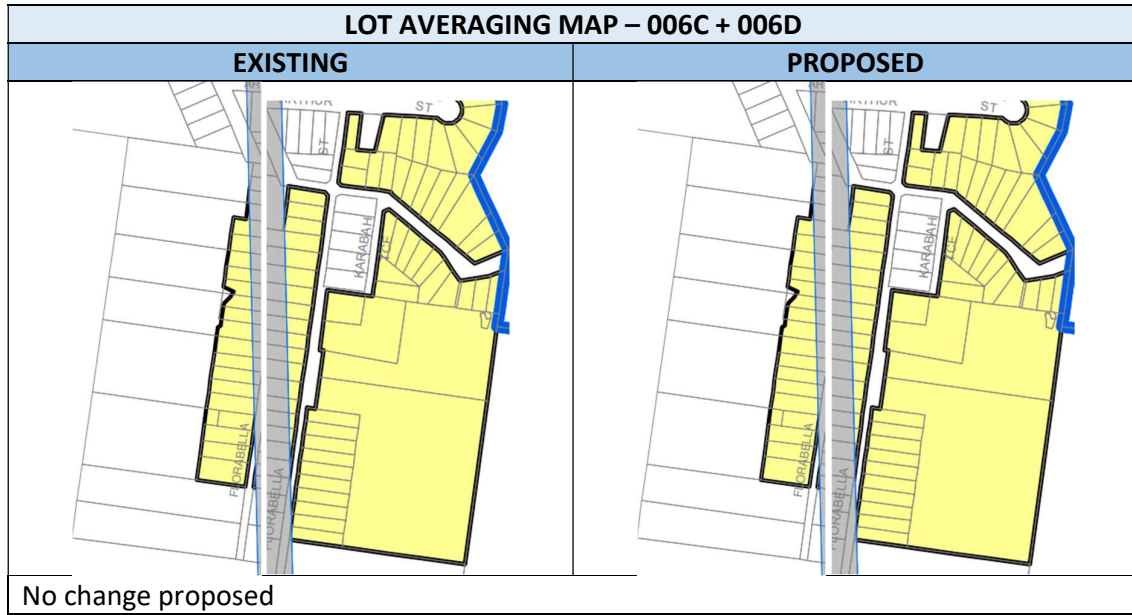


SECTION 3 – Height of Building Maps (HOB)



LAND RESERVATION AND ACQUISITION MAP – 006D	
EXISTING	PROPOSED
	
No change proposed	

HERITAGE MAP – 006C + 006D	
EXISTING	PROPOSED
	
Subject to separate review	



SECTION 3 – Height of Building Maps (HOB)





SECTION 3 – Height of Building Maps (HOB)



SCENIC & LANDSCAPE VALUES MAP – 006C + 006D	
EXISTING	PROPOSED
 A map showing a residential area with a large red-shaded building footprint. The map includes street names: ARTHUR ST, ST, and RICHMOND ST. The red shading covers a significant portion of the central building.	 A map showing the same residential area as the existing map. The red-shaded building footprint is identical to the existing map, indicating no change.
No change proposed	

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

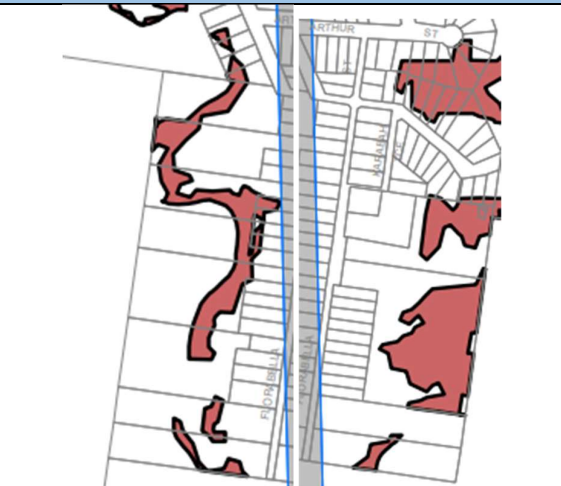

BUILT CHARACTER MAP – 006D	
EXISTING	PROPOSED
 A map showing a residential area with a large red-shaded building footprint. The map includes street names: ARTHUR ST, ST, and RICHMOND ST. The red shading covers a significant portion of the central building.	 A map showing the same residential area as the existing map. The red-shaded building footprint is identical to the existing map, indicating no change.
No change proposed	



SECTION 3 – Height of Building Maps (HOB)

ACTIVE STREET FRONTAGES MAP – 006D	
EXISTING	PROPOSED
	
No change proposed	

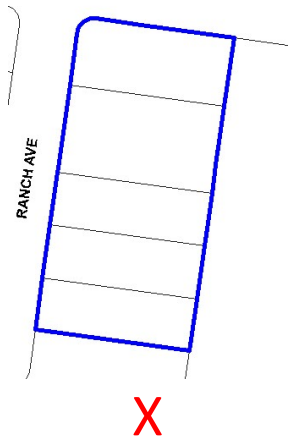
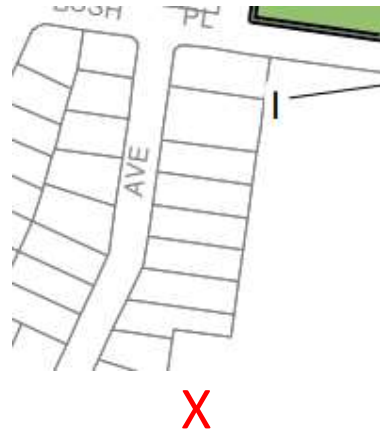
NATURAL RESOURCES - BIODIVERSITY MAP – 006D	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

NATURAL RESOURCES - LAND MAP – 006C + 006D	
EXISTING	PROPOSED
	
No change proposed	

KEY SITES MAP – 006D	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

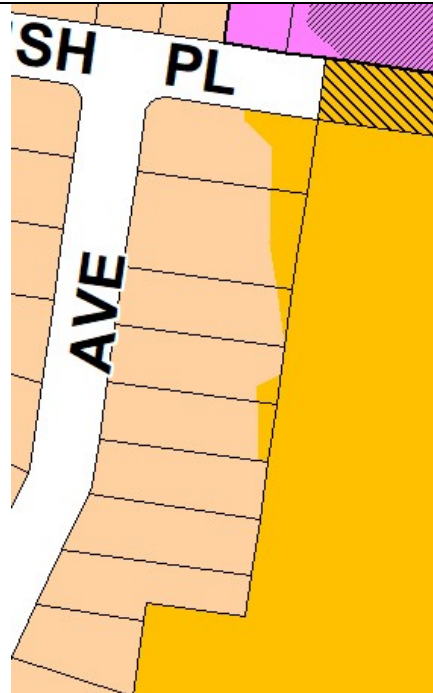
63 PROPERTY	2, 4, 6, 8, 10 Ranch Avenue GLENBROOK
COMMENT Part of these sites were deferred from LEP 2015 (proposed R6) however part of each of these properties are included in LEP 2015 and have land in zone E2 Environmental Conservation. The building height was inadvertently omitted from the land included in LEP 2015. Owners: private	
THEME	HOB
MAP TILE	006E
GIS AT COUNCIL 	LEGISLATION 
RECOMMENDATION Include a building height of 6.5m for land included in LEP 2015	

SECTION 3 – Height of Building Maps (HOB)



Aerial photo

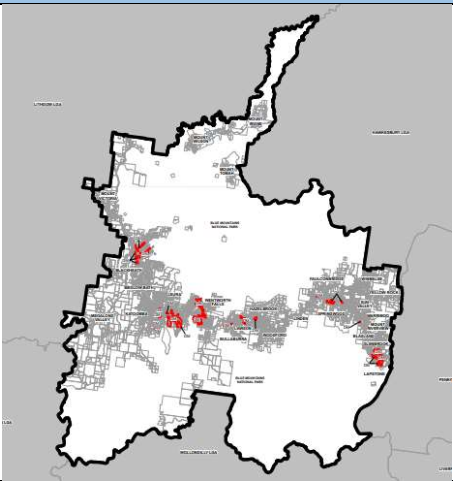
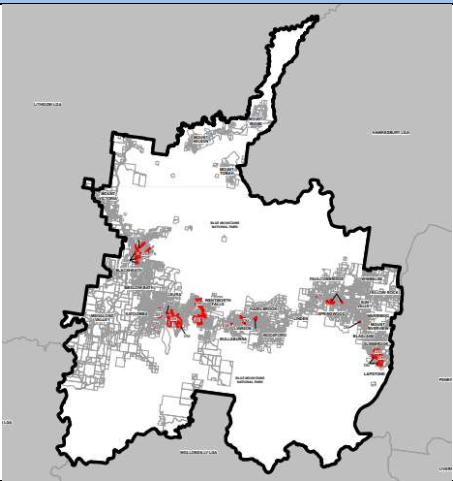
LEP 2005
Environmental Conservation – Private
Living - Conservation





SECTION 3 – Height of Building Maps (HOB)



DLEP	
Submission	No
DA/property	

Proposed Map Amendments


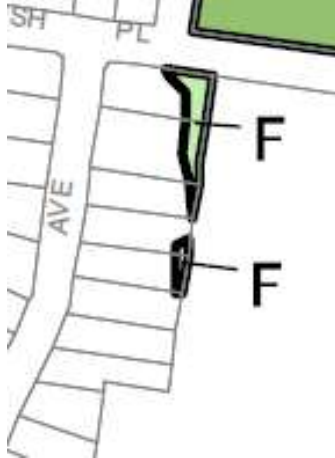
LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	



SECTION 3 – Height of Building Maps (HOB)

LAND ZONING MAP – 006E	
EXISTING	PROPOSED
	
No change proposed	

LOT SIZE MAP – 006E	
EXISTING	PROPOSED
	
No change proposed	



SECTION 3 – Height of Building Maps (HOB)



HEIGHT OF BUILDINGS MAP – 006E	
EXISTING	PROPOSED
	
Change proposed – include a building height of 6.5m over land in zone E2 Environmental Conservation and that has land in zone Living – Conservation LEP 2005	

FLOOR SPACE RATIO MAP – 006E	
EXISTING	PROPOSED
	
No change proposed	



LAND RESERVATION AND ACQUISITION MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	



SECTION 3 – Height of Building Maps (HOB)

HERITAGE MAP	
EXISTING	PROPOSED
	
Subject to separate review	

LOT AVERAGING MAP – 006E	
EXISTING	PROPOSED
	
No change proposed	



SECTION 3 – Height of Building Maps (HOB)



RIPARIAN LANDS & WATERCOURSES MAP -	
EXISTING	PROPOSED
	
No change proposed	

SCENIC & LANDSCAPE VALUES MAP -	
EXISTING	PROPOSED
	
No change proposed	



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

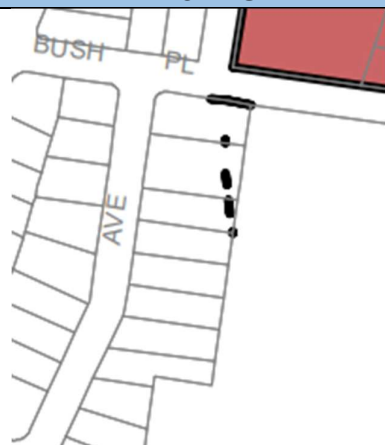
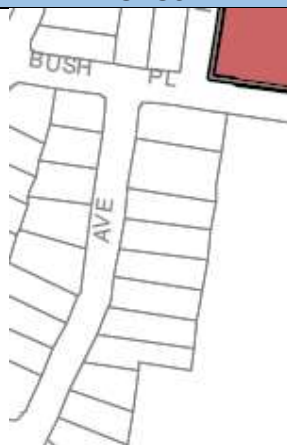
SECTION 3 – Height of Building Maps (HOB)

BUILT CHARACTER MAP – 006E	
EXISTING	PROPOSED
	
No change proposed	



ACTIVE STREET FRONTAGES MAP	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)



NATURAL RESOURCES - BIODIVERSITY MAP -	
EXISTING	PROPOSED
	
No change proposed	

NATURAL RESOURCES - LAND MAP – 006E	
EXISTING	PROPOSED
	
Change proposed – delete rogue marks	

SECTION 3 – Height of Building Maps (HOB)

KEY SITES MAP – 006E	
EXISTING	PROPOSED
	
No change proposed	

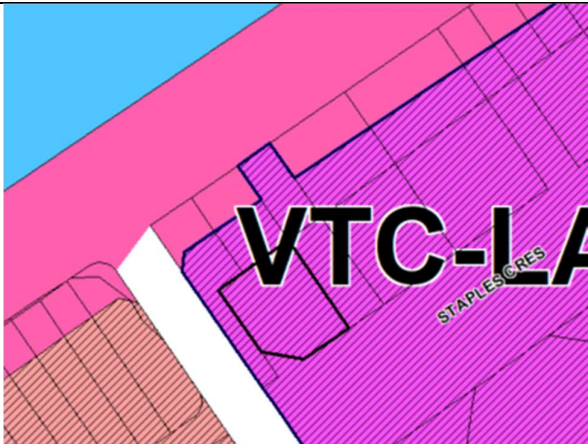

SECTION 3 – Height of Building Maps (HOB)

64 PROPERTY	304 Great Western Highway LAWSON
COMMENT The building height provision was inadvertently missing from this site. Owner: private	
THEME	HOB
MAP TILE	005BA
GIS AT COUNCIL 	LEGISLATION 
RECOMMENDATION Include a maximum building height of 9m	

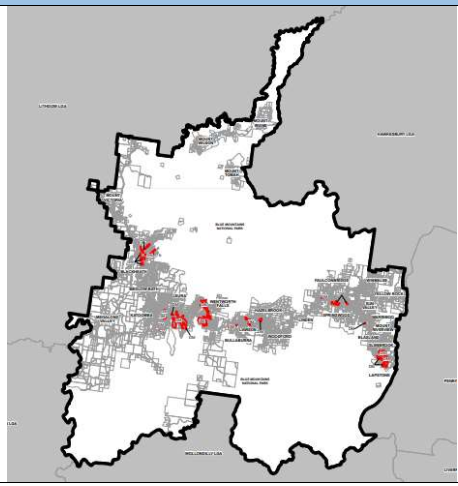
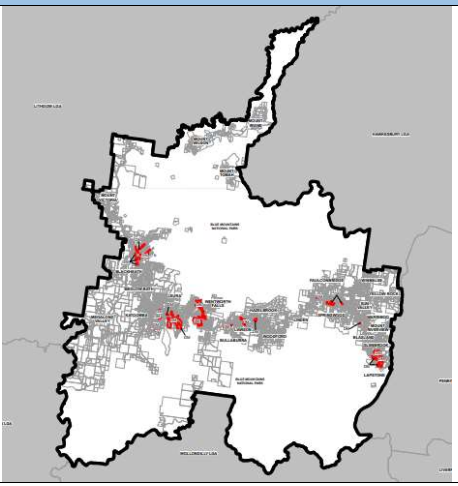


Aerial photo

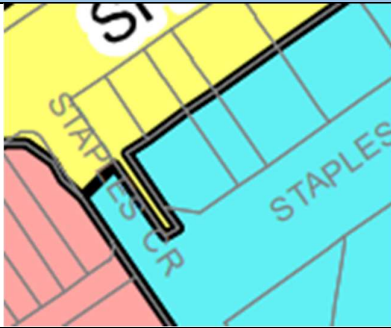
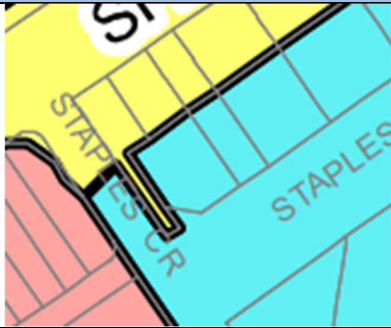
SECTION 3 – Height of Building Maps (HOB)

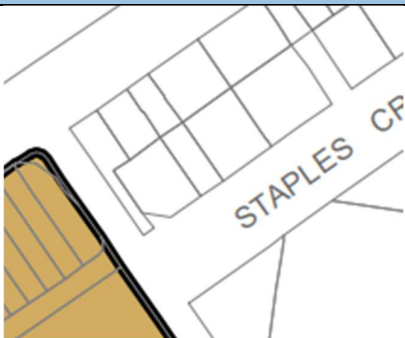
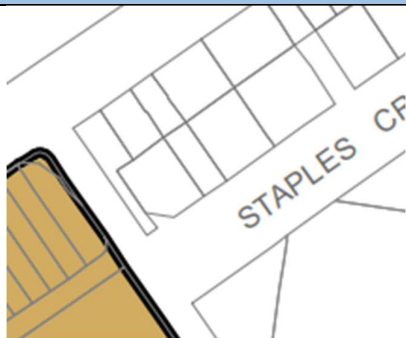
LEP 2005 Village Town Centre	
DLEP	
Submission	No
DA/property	710/2015 (mixed use development) was approved in July 2015


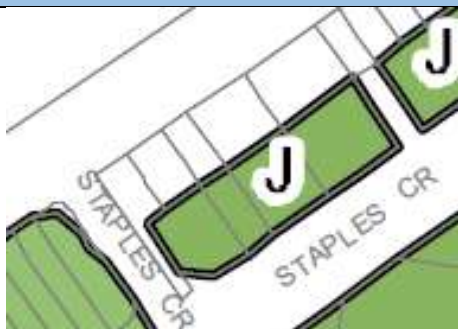
Proposed Map Amendments

LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	

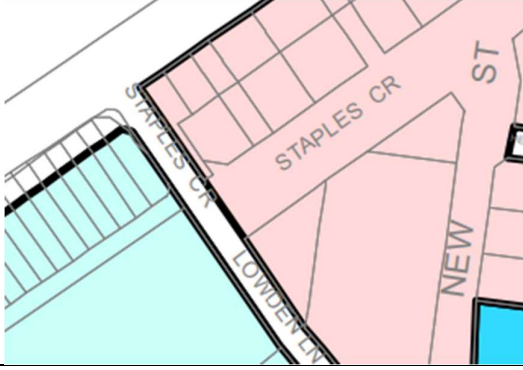
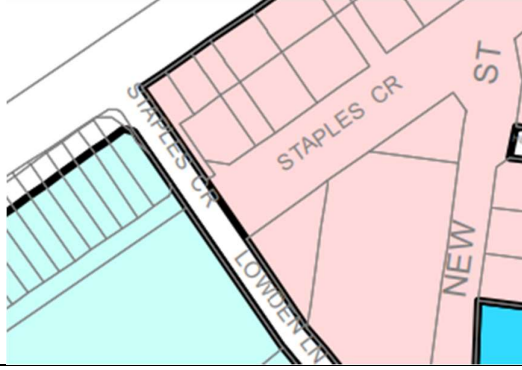
SECTION 3 – Height of Building Maps (HOB)


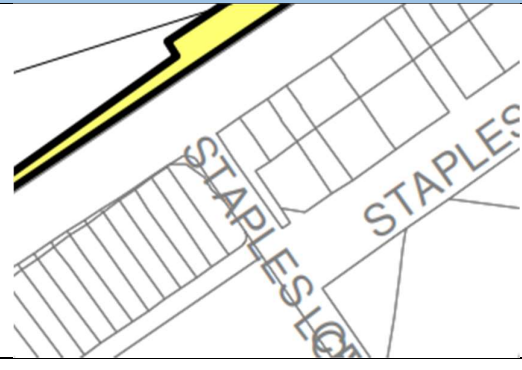
LAND ZONING MAP – 005BA	
EXISTING	PROPOSED
	
No change proposed	

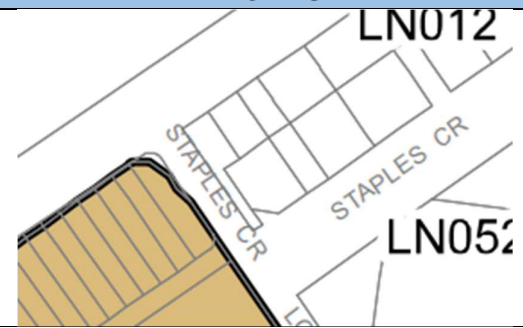
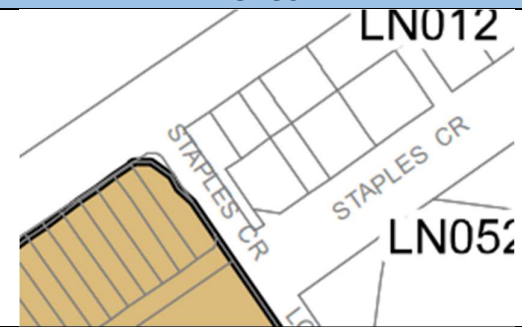
LOT SIZE MAP – 005BA	
EXISTING	PROPOSED
	
No change proposed	

HEIGHT OF BUILDINGS MAP – 005BA	
EXISTING	PROPOSED
	
Change proposed – include building height of 9m over 304 Great Western Highway Lawson	

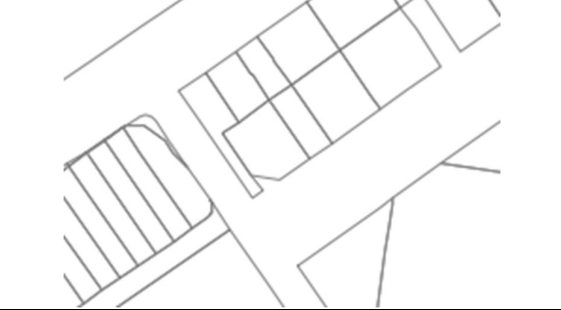
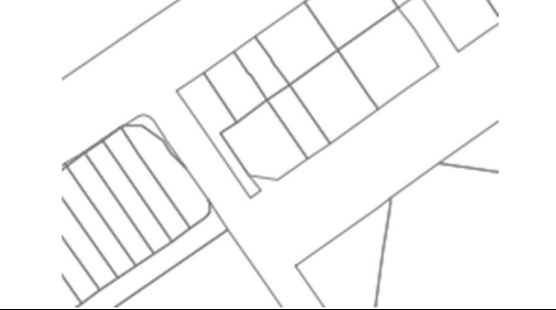
SECTION 3 – Height of Building Maps (HOB)

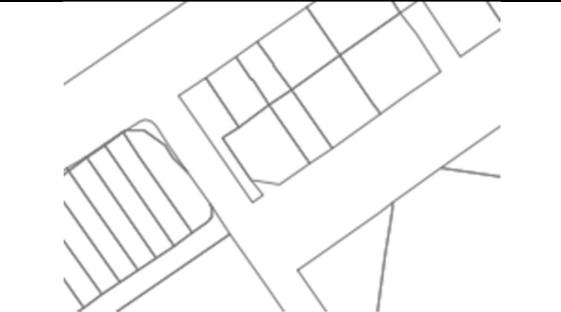
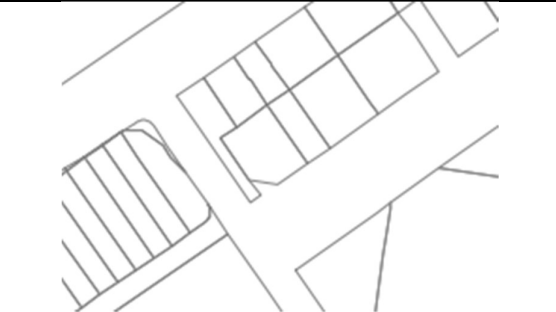
FLOOR SPACE RATIO MAP – 005BA	
EXISTING	PROPOSED
	
No change proposed	

LAND RESERVATION AND ACQUISITION MAP – 005BA	
EXISTING	PROPOSED
	
No change proposed	

HERITAGE MAP – 005BA	
EXISTING	PROPOSED
	
Subject to separate review	

SECTION 3 – Height of Building Maps (HOB)



LOT AVERAGING MAP – 005BA	
EXISTING	PROPOSED
	
No change proposed	

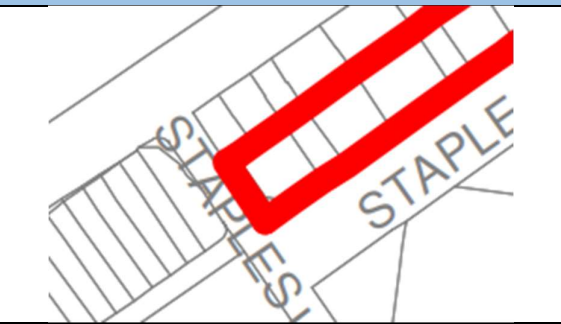
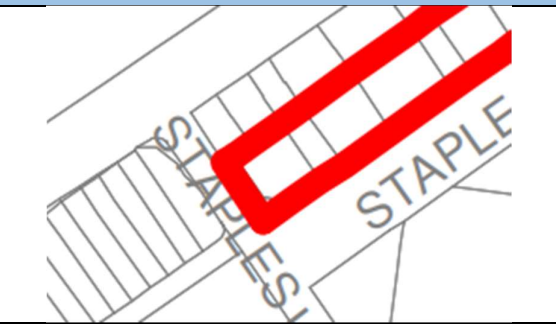
RIPARIAN LANDS & WATERCOURSES MAP – 005BA	
EXISTING	PROPOSED
	
No change proposed	

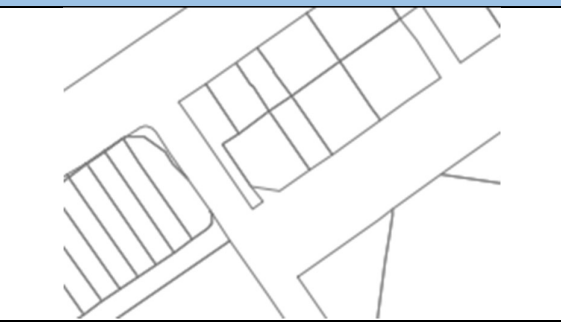
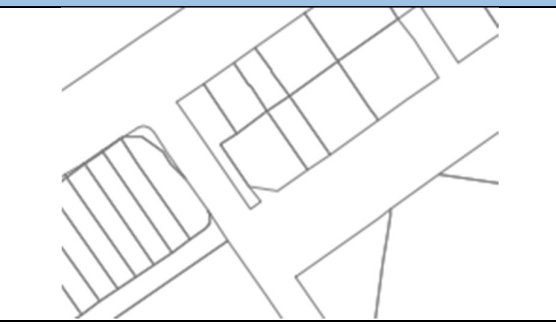
SCENIC & LANDSCAPE VALUES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

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

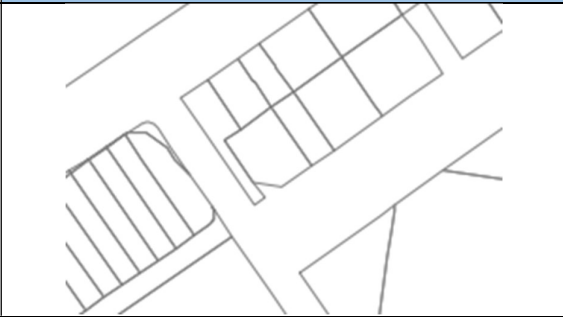
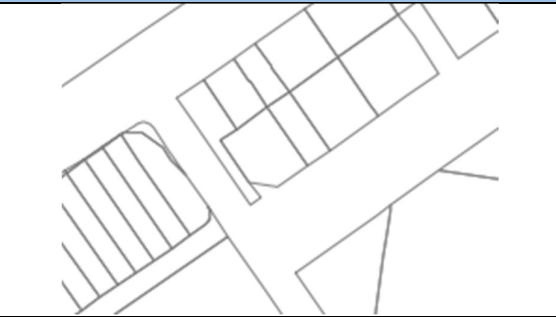
SECTION 3 – Height of Building Maps (HOB)

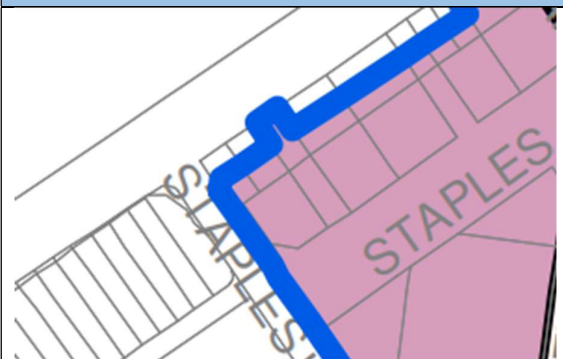
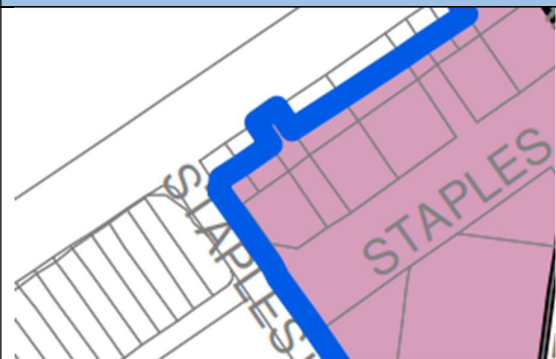
BUILT CHARACTER MAP – 005BA	
EXISTING	PROPOSED
	
No change proposed	

ACTIVE STREET FRONTAGES MAP – 005BA	
EXISTING	PROPOSED
	
No change proposed	

NATURAL RESOURCES - BIODIVERSITY MAP – 005BA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 3 – Height of Building Maps (HOB)

NATURAL RESOURCES - LAND MAP – 005BA	
EXISTING	PROPOSED
	
No change proposed	

KEY SITES MAP – 005BA	
EXISTING	PROPOSED
	
No change proposed	