

SECTION 1 - Land Zoning Maps (LZN)

SECTION CONTENTS - LAND ZONING MAP ASSESSMENTS

No.	STREET ADDRESS	LOCALITY	PAGE
	Maps included in this set		2
1	16-24 Prince George Rd	BLACKHEATH	6
2	NP adjacent to, and including part of No. 3 Evans Lookout Rd	BLACKHEATH	11
3	24, 26 & 28 Brightlands Rd	BLACKHEATH	18
4	Unnamed road off Valley View Road	BLACKHEATH	25
5	44-50 Echo Point Road	KATOOMBA	32
6	116 Sublime Point Road	LEURA	40
7	162-164 Glossop Road	LINDEN	47
8	26 Old Bathurst Road	WOODFORD	53
9	25A Cowdery Street and 26 Burfitt Parade	GLENBROOK	62
10	102 Cliff Drive	KATOOMBA	69

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 1 - Land Zoning Maps (LZN)



LAP



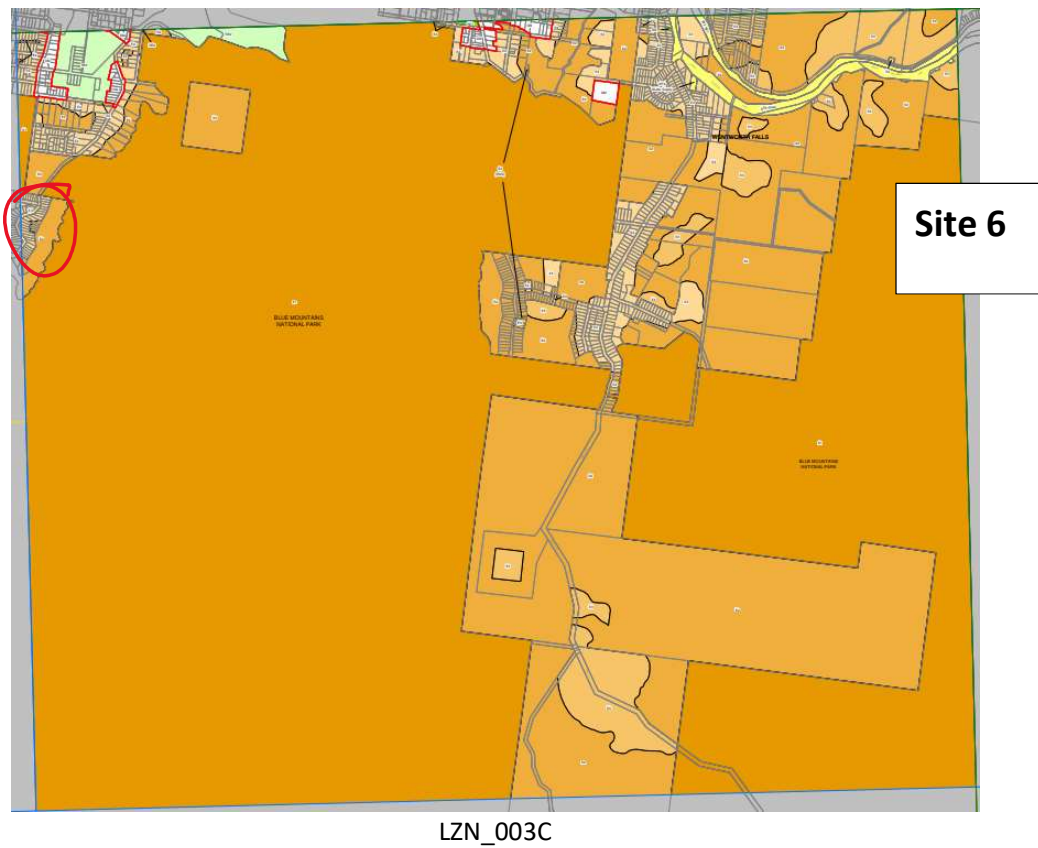
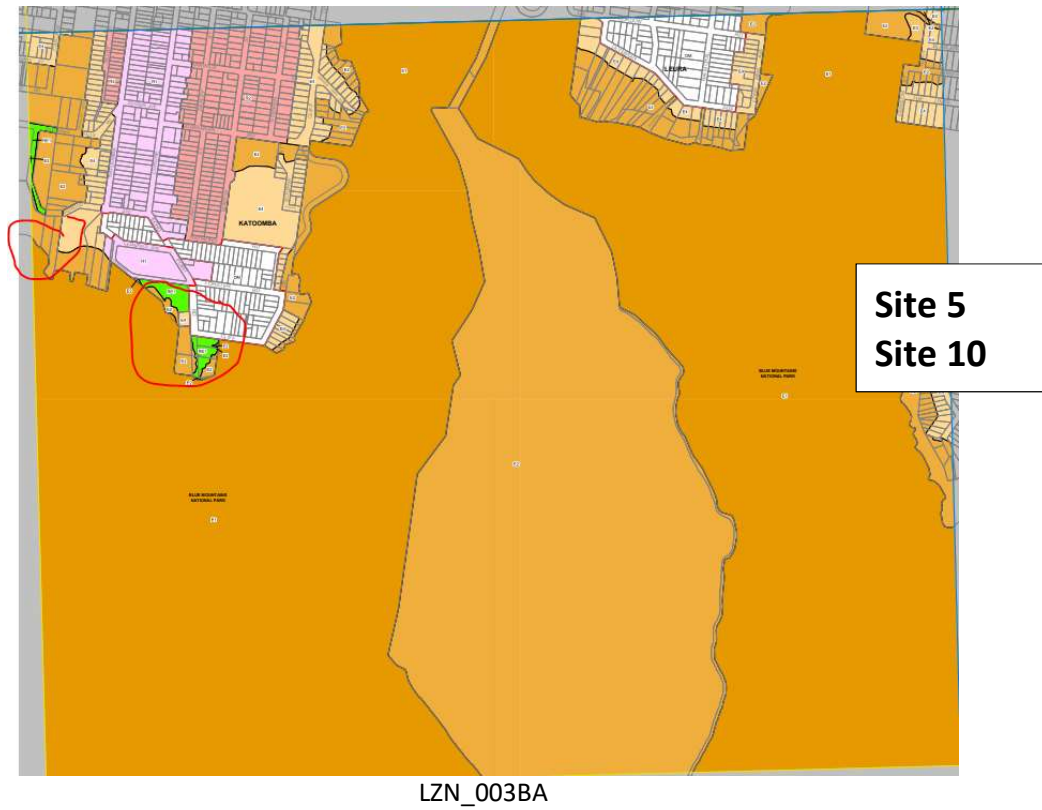
Site 4

Site 3

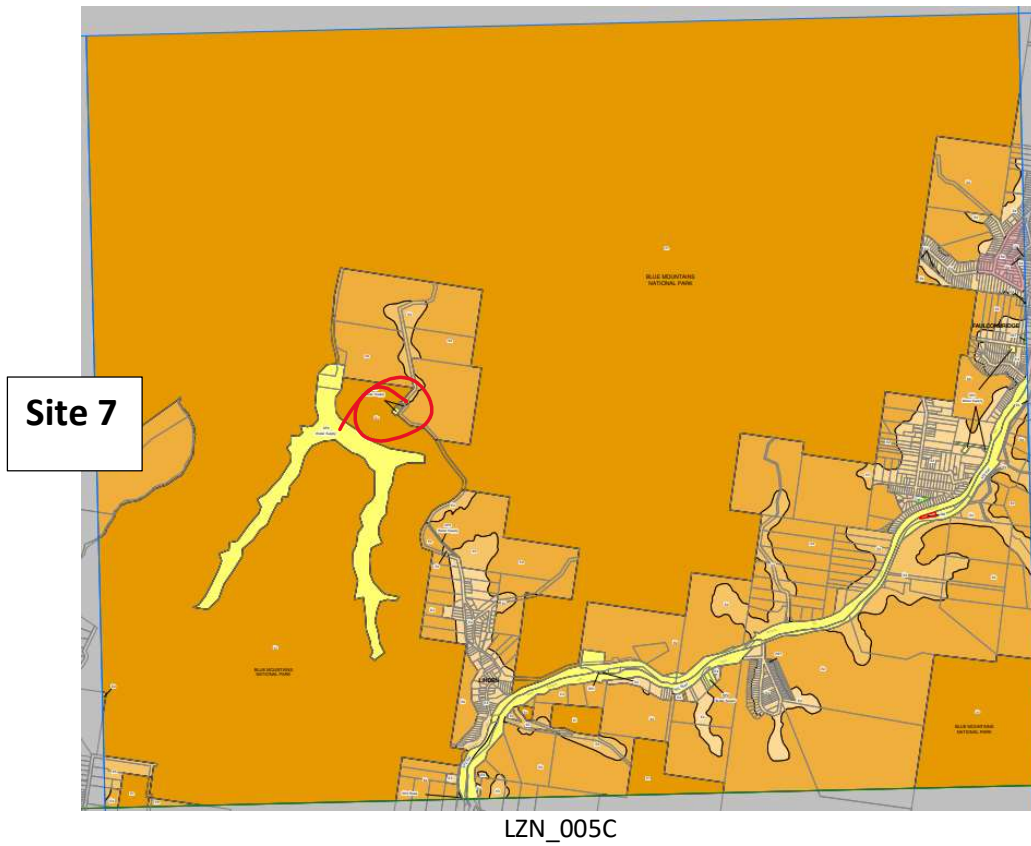
Site 2

LZN_002FA

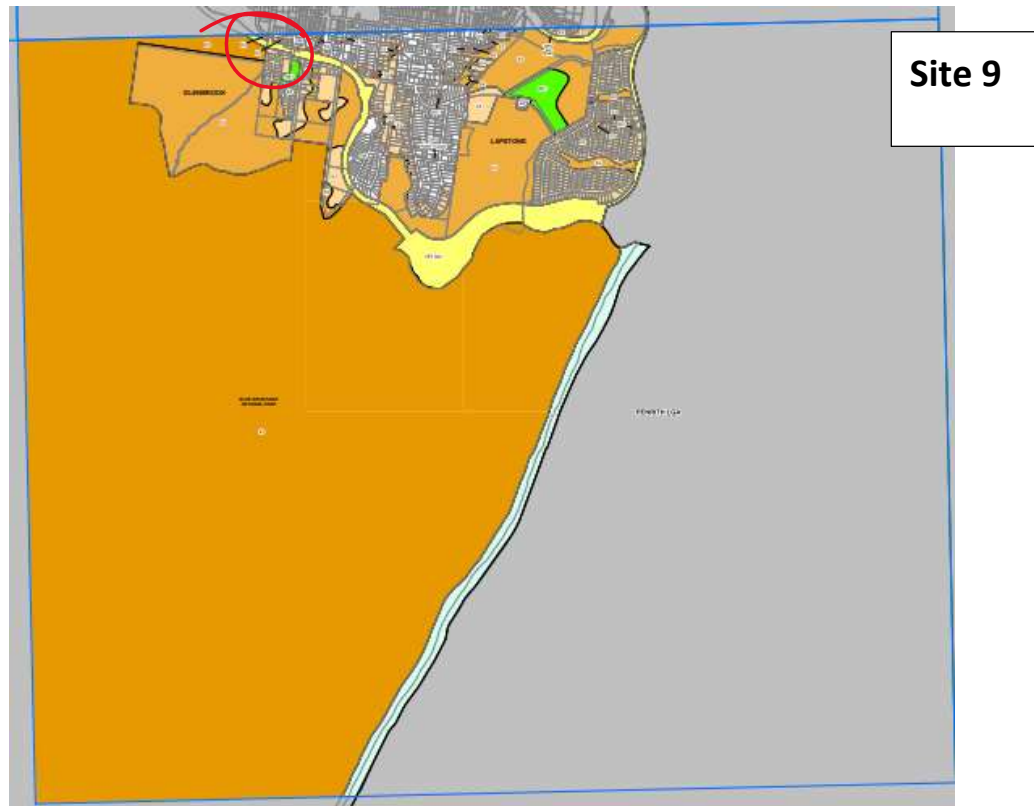
SECTION 1 - Land Zoning Maps (LZN)



SECTION 1 - Land Zoning Maps (LZN)

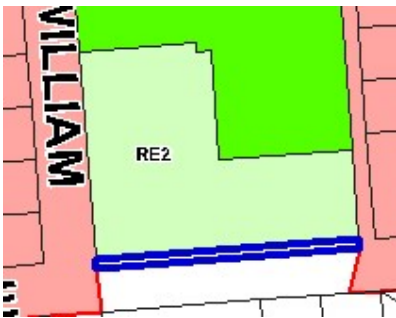



SECTION 1 - Land Zoning Maps (LZN)



LZN-006E

SECTION 1 - Land Zoning Maps (LZN)

1	PROPERTY	16-24 Prince George Rd BLACKHEATH
<p>COMMENT</p> <p>Part of the land at southern boundary of 16-24 Prince George Rd Blackheath (former bowling club) is Deferred as R6 however the remainder of this allotment is zoned as RE2. There is infrastructure associated with the development on this section of the land. There is no intention for Council to acquire this land.</p> <p>This is a mapping anomaly which existed in LEP 2005 which was inadvertently transferred to LEP 2015 there it should be included in a mapping amendment.</p> <p>Owner: private</p>		
THEME		LZN
MAP TILE		002FA
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>GIS AT COUNCIL</p>  <p>LZN</p> <p style="color: red; font-size: 2em;">X</p> </div> <div style="text-align: center;"> <p>LEGISLATION</p>  <p>LZN</p> <p style="color: red; font-size: 2em;">X</p> </div> </div>		
<p>RECOMMENDATION</p> <p>Include in a mapping amendment and zone the strip of land RE2 – Private Recreation as well as deleting the deferred status from this site on the LAP Map, a building height of 8m on the HOB Map and a floor space ratio of 0.4:1 on the FSR Map</p>		



SECTION 1 - Land Zoning Maps (LZN)

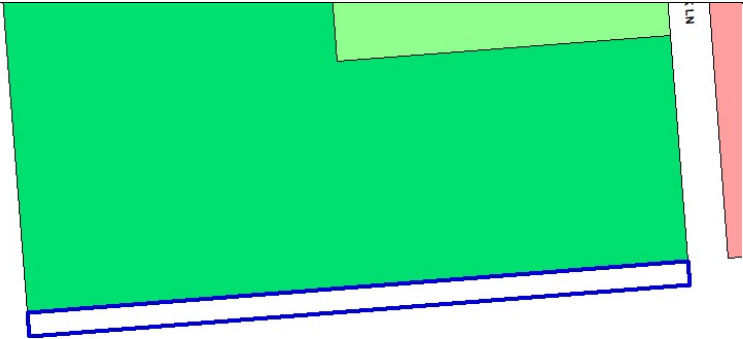
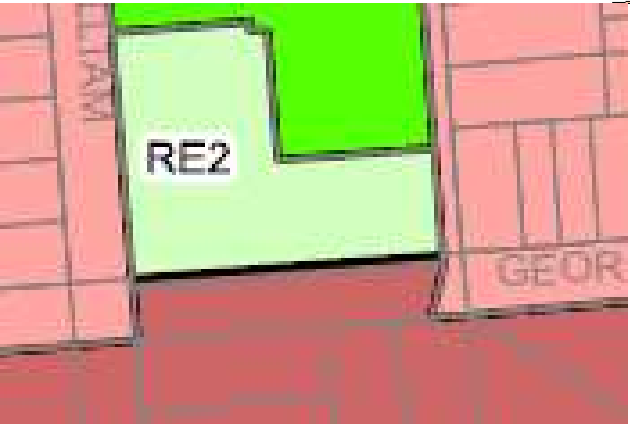

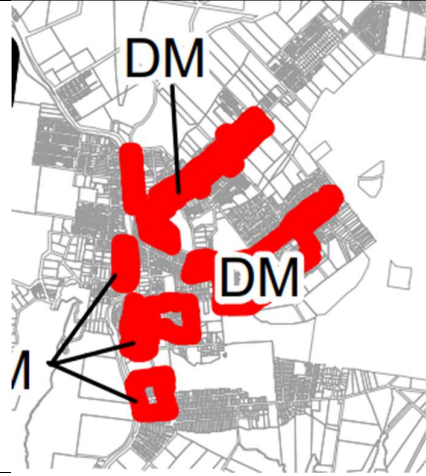


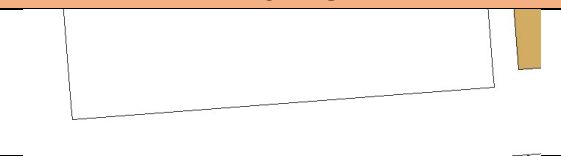
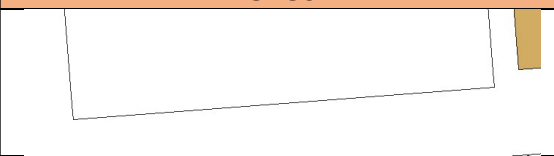
LEP 2005 Unzoned road	
DRAFT LEP 2013 2013 R6 – Residential Character Conservation	
Submission	No
DA/property	Most recent 71/2017 Operational consent issued March 2019

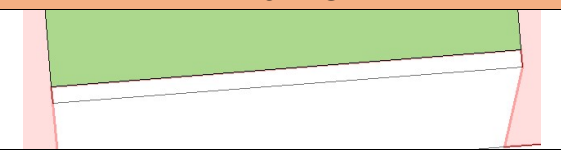

TABLE 1.1 Proposed Map Amendments

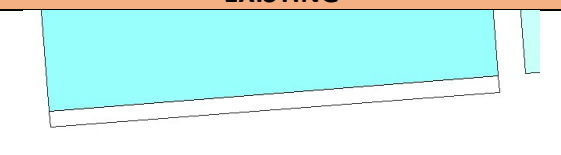
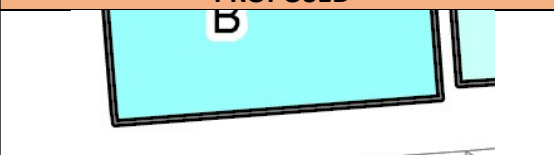
LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
Correction proposed – delete the deferred status from this site	

SECTION 1 - Land Zoning Maps (LZN)

LAND ZONING MAP – 002FA	
EXISTING	PROPOSED
	
Correction proposed – amend land zone to RE2 – Private Recreation	

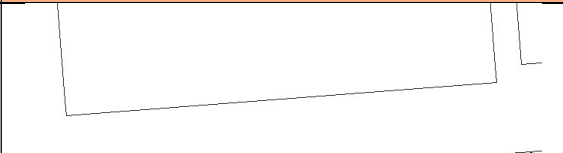
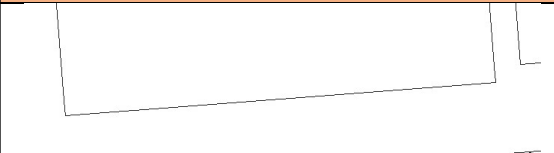
LOT SIZE MAP -002FA	
EXISTING	PROPOSED
	
No change proposed	

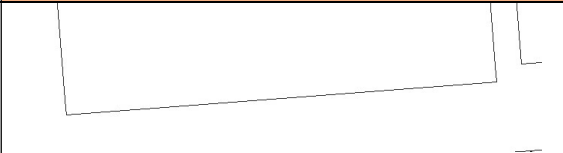
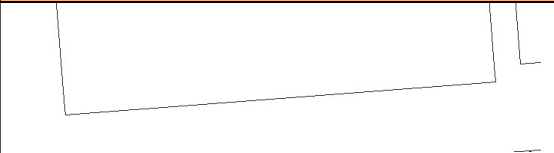
HEIGHT OF BUILDINGS MAP – 002FA	
EXISTING	PROPOSED
	
Correction proposed – amend building height to 8m	

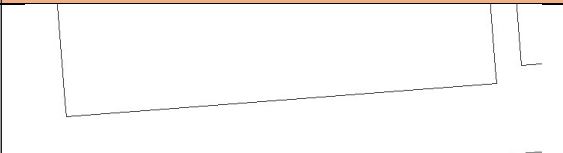

FLOOR SPACE RATIO MAP -002FA	
EXISTING	PROPOSED
	
Correction proposed – amend floor space ratio to 0.4:1	

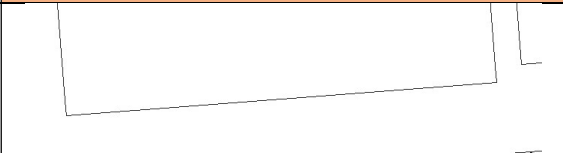
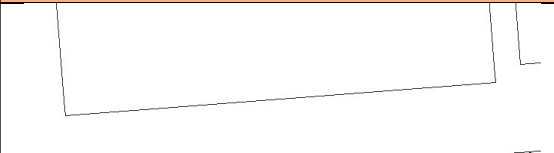
LAND RESERVATION AND ACQUISITION MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

SECTION 1 - Land Zoning Maps (LZN)

HERITAGE MAP – 002FA	
EXISTING	PROPOSED
	
Subject to separate review	

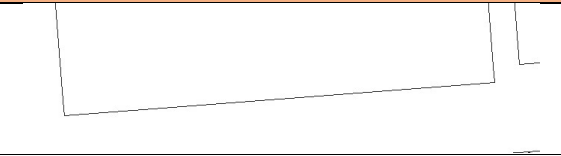
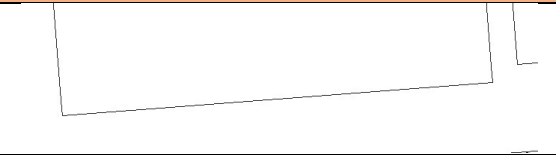
LOT AVERAGING MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	

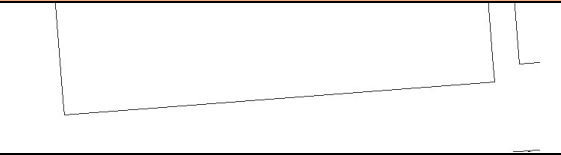
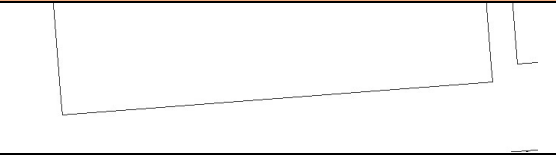
RIPARIAN LANDS & WATERCOURSES MAP -002FA	
EXISTING	PROPOSED
	
No change proposed	

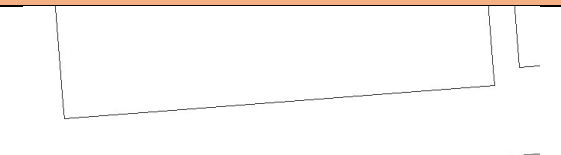
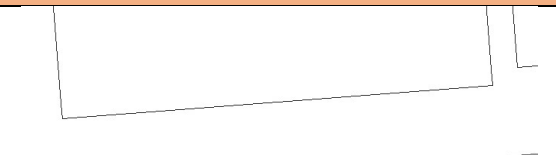
SCENIC & LANDSCAPE VALUES MAP -002FA	
EXISTING	PROPOSED
	
No change proposed	

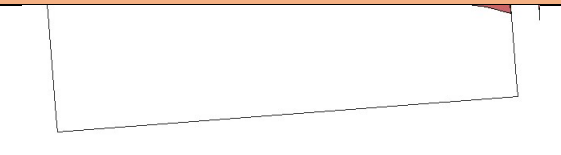
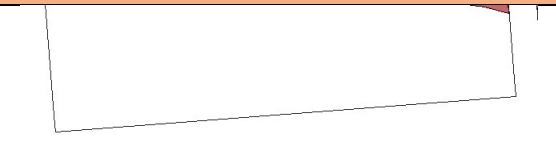
MINERAL RESOURCES AREA MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

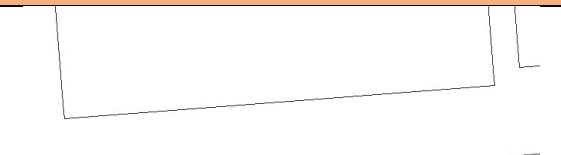
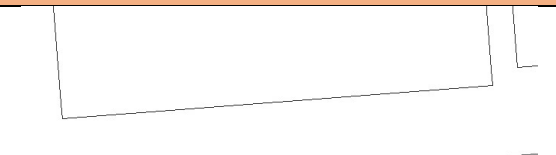
SECTION 1 - Land Zoning Maps (LZN)

BUILT CHARACTER MAP -002FA	
EXISTING	PROPOSED
	
No change proposed	

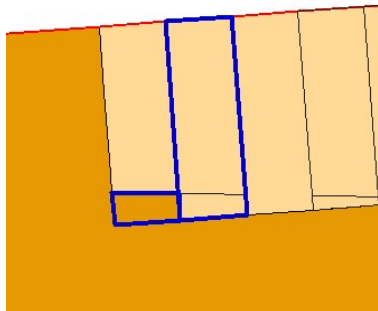
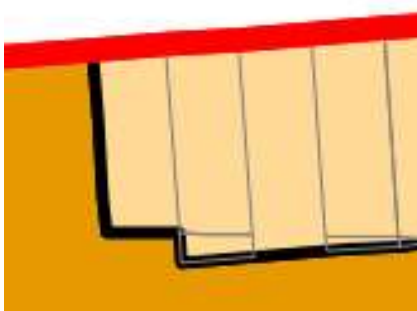
ACTIVE STREET FRONTAGES MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	

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


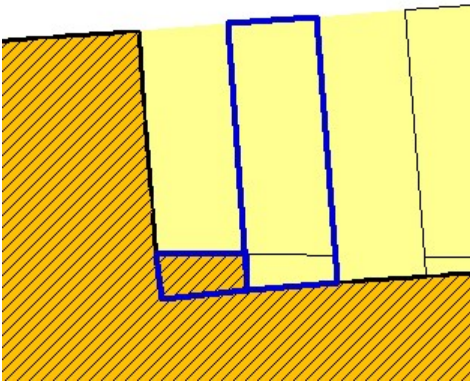

NATURAL RESOURCES - LAND MAP -002FA	
EXISTING	PROPOSED
	
No change proposed	

KEY SITES MAP -002FA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 1 - Land Zoning Maps (LZN)

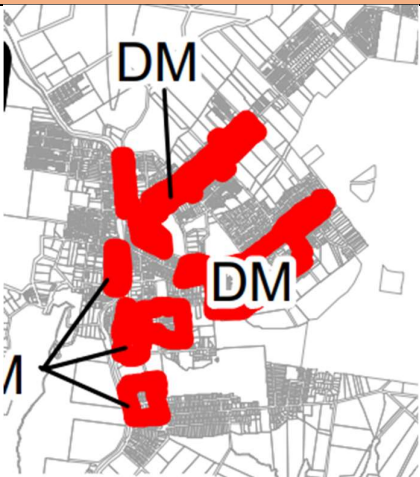
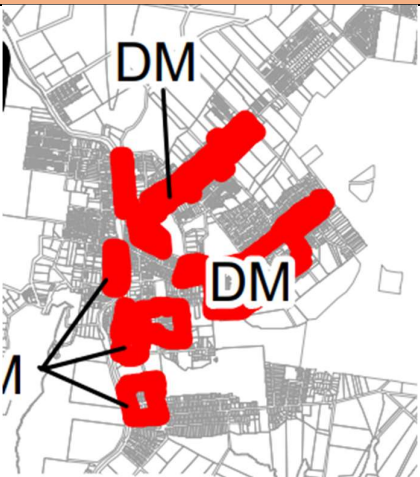
2	PROPERTY	NP adjacent to, and including part of No. 3 Evans Lookout Rd BLACKHEATH	
COMMENT			
There is an area of the National Park (either side of No. 3 Evans Lookout Rd) which is incorrectly zoned E4 – Environmental Living. Additionally, the southern allotment (Lot B DP 365589) which is part of No. 3 Evans Lookout Road is incorrectly zoned E1 – National parks and nature reserves. Lot B DP 365589 is privately owned and a mapping anomaly was inadvertently transferred to LEP 2015 maps.			
Owner: NSW NP&WS & private			
THEME		LZN	
MAP TILE		002FA	
GIS AT COUNCIL		LEGISLATION	
			
LZN		LZN	
X		X	
RECOMMENDATION			
Include in a mapping amendment by rezoning the land that is owned by the NSW National Parks & Wildlife Service to zone E1 – National Parks and Nature Reserves on the Land Zoning Map, deleting the minimum lot size provision on the Lot Size Map and deleting the Clause 4.1F provision on the Lot Averaging map.			
Additionally by rezoning lot B DP 365589 to zone E4 – Environmental Living, including a 1200m2 minimum lot size on the Lot Size Map and including the provision of 4.1G, area F on the Lot Averaging Map.			

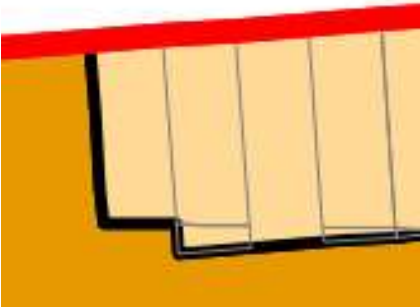
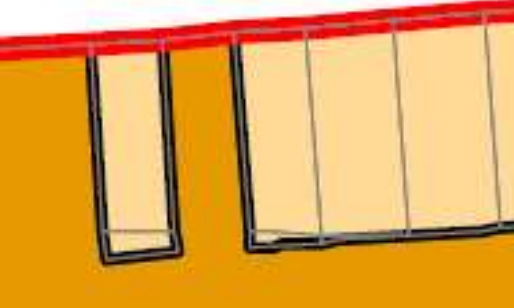
SECTION 1 - Land Zoning Maps (LZN)

		
<p>LEP 2005 Living – Bushland Conservation</p> <p>LEP 1991 Environment Protection (Water Catchment)</p>		
<p>DRAFT LEP 2013 2013 E1 – National Parks and Nature Reserves E4 – Environmental Living</p>		
<p>Submission</p>	<p>NSW NP&WS provided maps</p>	
<p>DA/property</p>	<p>A garage over Lot B DP 365589 (rear of No. 3 Evans Lookout Rd) was approved in 1997</p>	

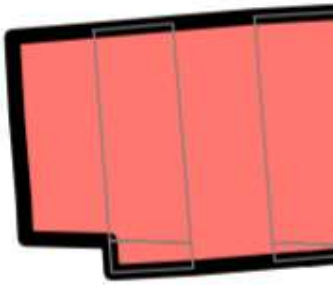
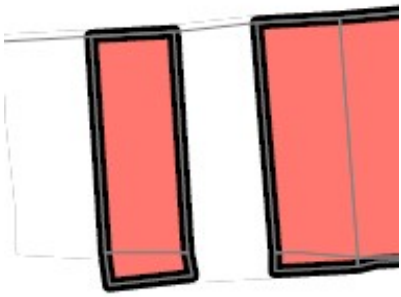
SECTION 1 - Land Zoning Maps (LZN)

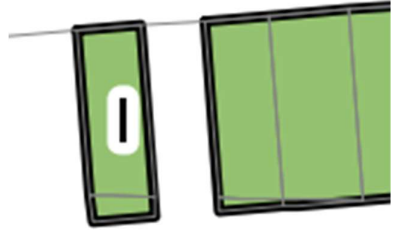
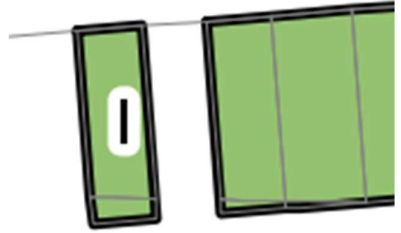
TABLE 1.2 Proposed Map Amendments

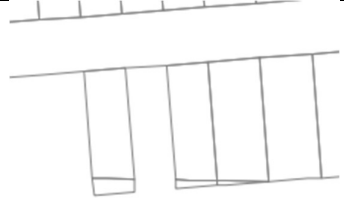
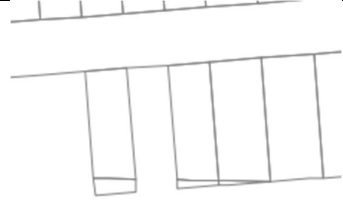
LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	

LAND ZONING MAP – 002FA	
EXISTING	PROPOSED
	
Correction proposed - rezoning the land that is owned by the NSW National Parks & Wildlife Service to zone E1 – National Parks and Nature Reserves and rezoning lot B DP 365589 to zone E4 – Environmental Living	

SECTION 1 - Land Zoning Maps (LZN)



LOT SIZE MAP - 002FA	
EXISTING	PROPOSED
	
Correction proposed – deleting the lot size provision from the land which is national park and including a minimum lot size of 1200m2 over Lot B DP365589	

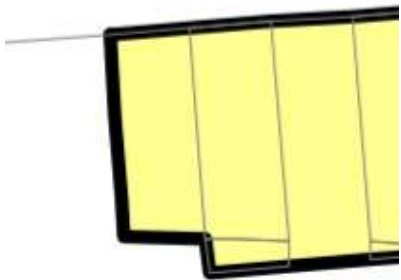
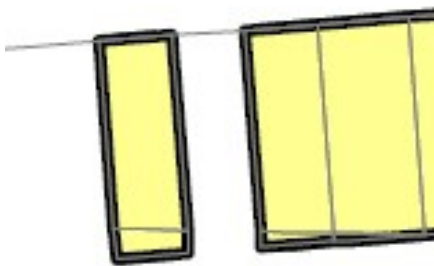
HEIGHT OF BUILDINGS MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	



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

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



SECTION 1 - Land Zoning Maps (LZN)

HERITAGE MAP – 002FA	
EXISTING	PROPOSED
	
Subject to separate review	



LOT AVERAGING MAP – 002FA	
EXISTING	PROPOSED
	
Correction proposed – deleting the provision 4.1F (Area G) from the land which is national park and including the provision 4.1F (Area G) on Lot B DP 365589	



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

SECTION 1 - Land Zoning Maps (LZN)



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



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

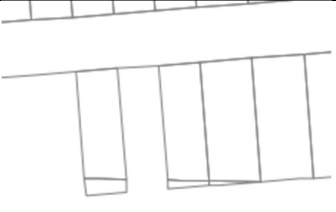
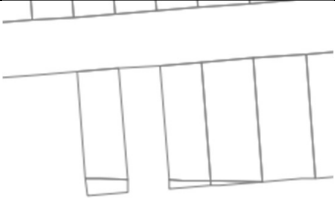
BUILT CHARACTER MAP -002FA	
EXISTING	PROPOSED
	
No change proposed	

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

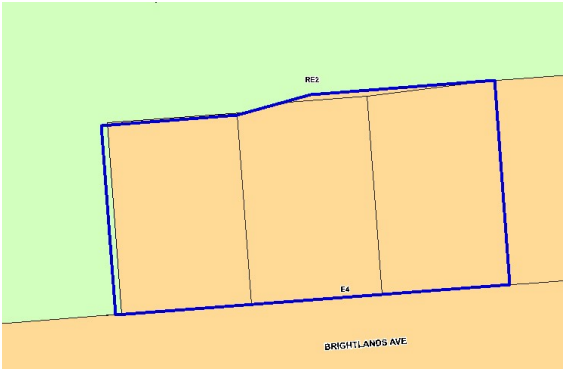
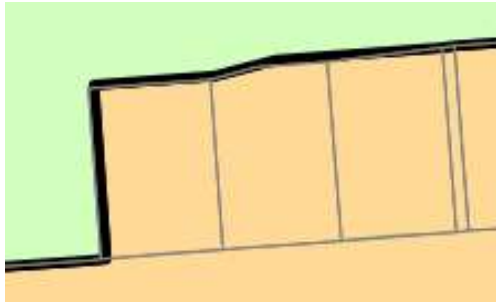
SECTION 1 - Land Zoning Maps (LZN)

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


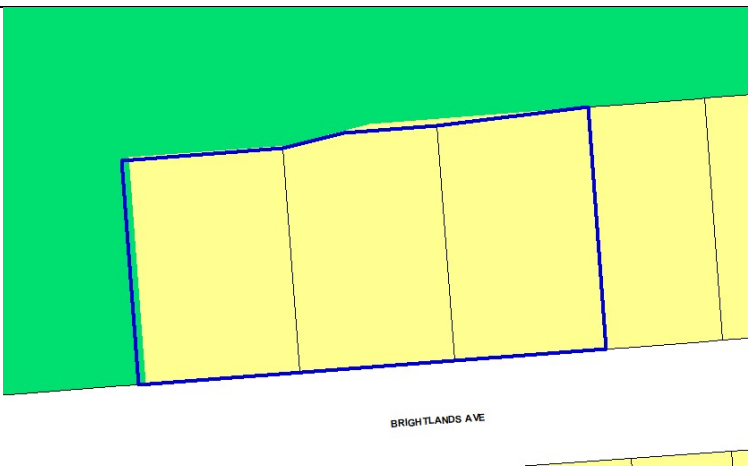
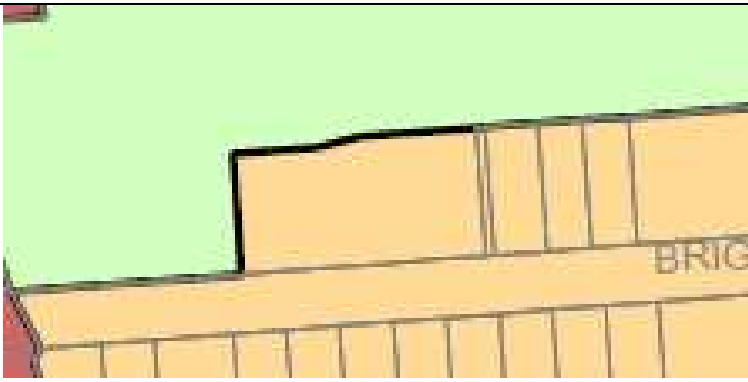
NATURAL RESOURCES - LAND MAP - 002FA	
EXISTING	PROPOSED
	
No change proposed	

KEY SITES MAP - 002FA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 1 - Land Zoning Maps (LZN)

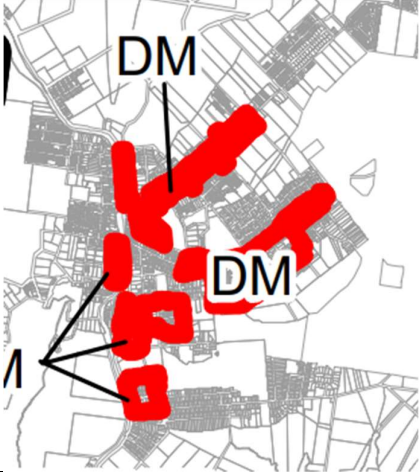
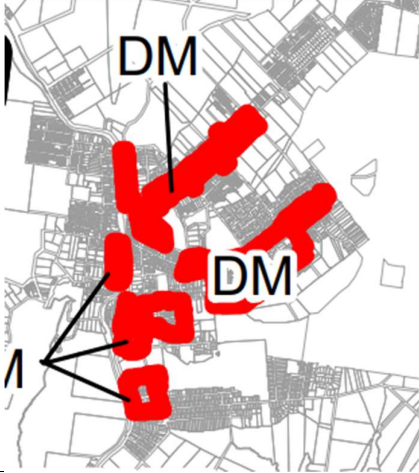
3	PROPERTY	24, 26 & 28 Brightlands Rd BLACKHEATH
<p>COMMENT</p> <p>These parcels were part of a rezoning (Amend. 21 to LEP 2005). It appears there is mismatch between the cadastre and provisions. The Blackheath Golf Club owns the most westerly lot and the 2 others are privately owned and dwellings have been approved and constructed.</p> <p>Owners: 24 Brightlands Rd: Blackheath Golf Club, 26 Brightlands Rd: private & 28 Brightlands Rd: private</p>		
THEME		LZN
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> <p>LZN</p> </div> <div style="text-align: center;"> <p>LEGISLATION</p>  <p>LZN</p> <p style="color: red; font-size: 2em;">X</p> </div> </div>		
<p>RECOMMENDATION</p> <p>Include in mapping amendment to correct this minor anomaly on the Land Zoning Map by aligning the zone provisions with the cadastre, extending the 1200m2 minimum lot size across residential zoned land on the Lot Size Map, deleting floor space ratio provisions from the residential zoned land on the Floor Space Ratio Map and including Area G – Clause 4.1F provision on the Lot Averaging Map.</p>		

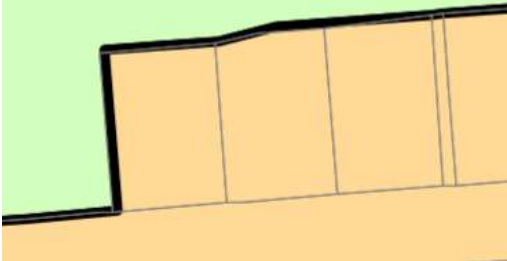

SECTION 1 - Land Zoning Maps (LZN)

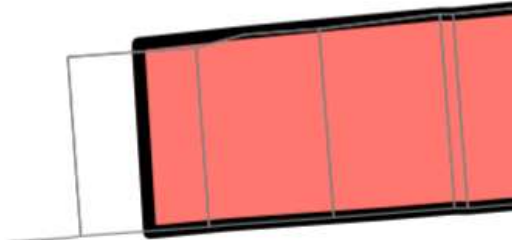
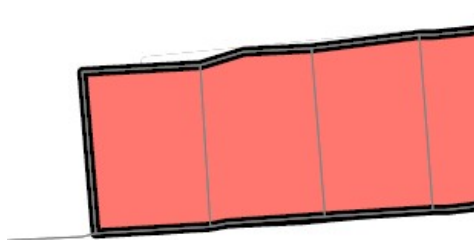
	
<p>LEP 2005 Living – Bushland Conservation Recreation Private</p>	
<p>DRAFT LEP 2013 E4 - Environmental RE2 – Private Recreation</p>	
<p>Submission</p>	<p>No</p>
<p>DA/property</p>	<p>Relevant documents are Amendment 21 to LEP 2005 and subdivision 31/2011</p>

SECTION 1 - Land Zoning Maps (LZN)



TABLE 3.1 Proposed Map Amendments

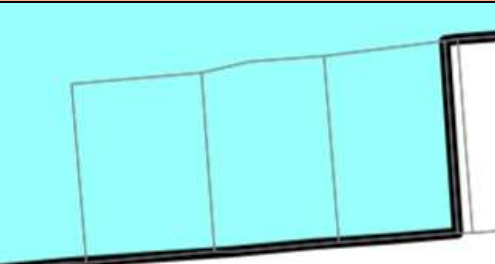

LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	

LAND ZONING MAP – 002FA	
EXISTING	PROPOSED
	
Correction proposed – correctly aligning the land zones of E4 – Environmental Living and RE2 – Private Recreation with the cadastre	



LOT SIZE MAP – 002FA	
EXISTING	PROPOSED
	
Correction proposed – correctly aligning the minimum lot size of 1200m2 with the cadastre for the land in zone E4 Environmental Living.	

SECTION 1 - Land Zoning Maps (LZN)

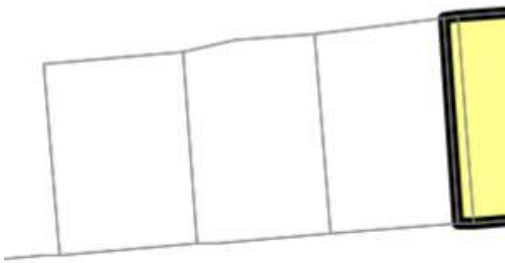
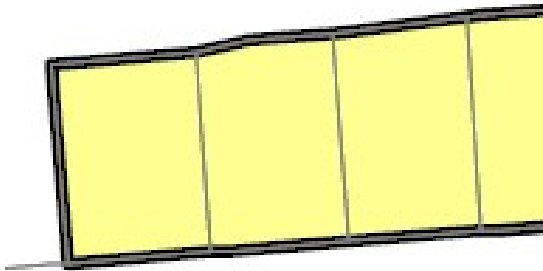
HEIGHT OF BUILDINGS MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	

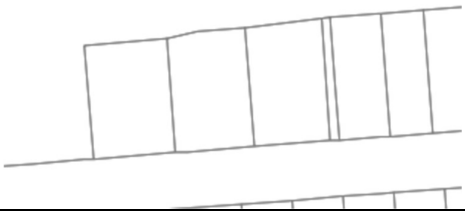
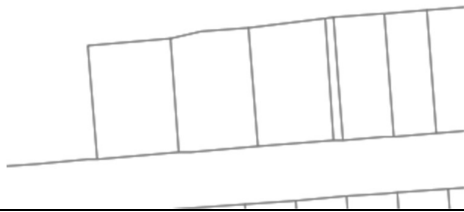
FLOOR SPACE RATIO MAP – 002FA	
EXISTING	PROPOSED
	
Correction proposed – removing the floor space ratio from land in zone E4 Environmental Living	

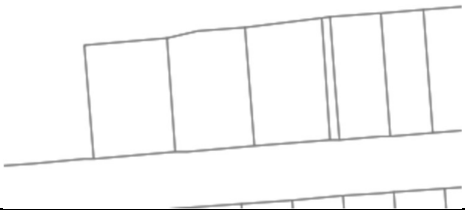

LAND RESERVATION AND ACQUISITION MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

HERITAGE MAP – 002FA	
EXISTING	PROPOSED
	
Subject to separate review	

SECTION 1 - Land Zoning Maps (LZN)

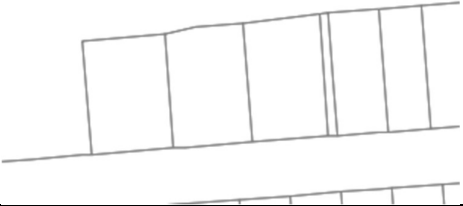
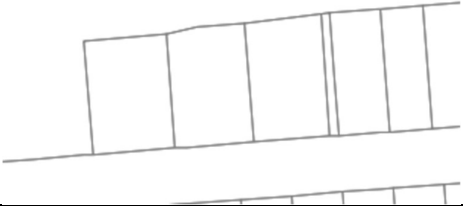
LOT AVERAGING MAP – 002FA	
EXISTING	PROPOSED
	
Correction proposed – correctly aligning the provision 4.1F Area G with the cadastre	

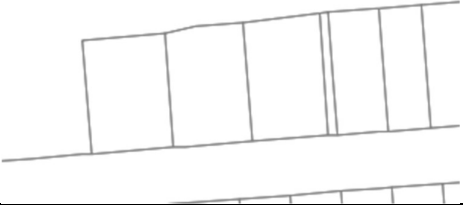

RIPARIAN LANDS & WATERCOURSES MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	

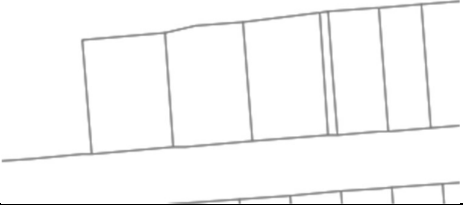

SCENIC & LANDSCAPE VALUES MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	

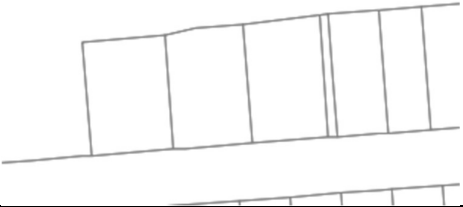
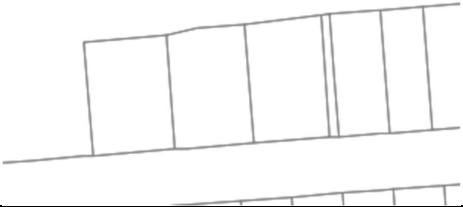
MINERAL RESOURCES AREA MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

SECTION 1 - Land Zoning Maps (LZN)

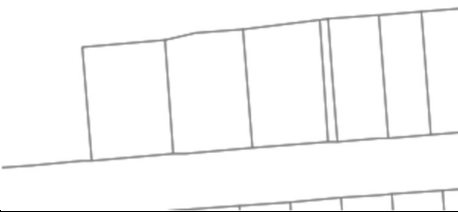
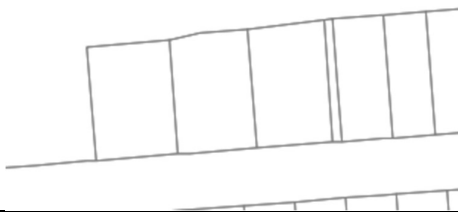
BUILT CHARACTER MAP -002FA	
EXISTING	PROPOSED
	
No change proposed	

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

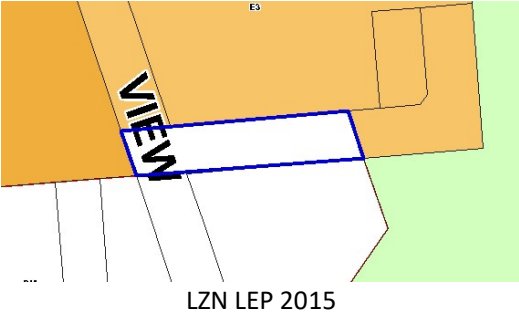
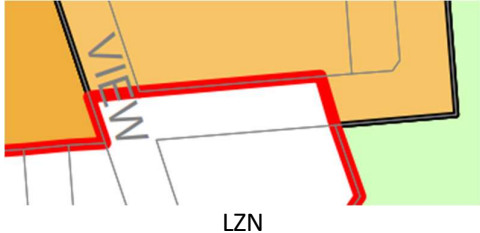
NATURAL RESOURCES - BIODIVERSITY MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	

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

SECTION 1 - Land Zoning Maps (LZN)

KEY SITES MAP - 002FA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 1 - Land Zoning Maps (LZN)

4	PROPERTY	UNAMED ROAD OFF VALLEY VIEW RD BLACKHEATH
<p>COMMENT This land remains zoned under LEP 1991 as it adjoins land in zone Living – Conservation in LEP 2005. While reviewing the maps in this locality, the most logical zone for this section of unnamed road is E3 – Environmental Management.</p> <p>Owner: BMCC</p>		
THEME		LZN
MAP TILE		002FA
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>GIS AT COUNCIL</p>  <p>LZN LEP 2015</p> </div> <div style="text-align: center;"> <p>LEGISLATION</p>  <p>LZN</p> </div> </div>		
<p>RECOMMENDATION Include in mapping amendment to correct this minor anomaly by deleting the deferred status of this land from the Land Application Map and zoning the land E3 – Environmental Management on the Land Zoning Map.</p>		



SECTION 1 - Land Zoning Maps (LZN)

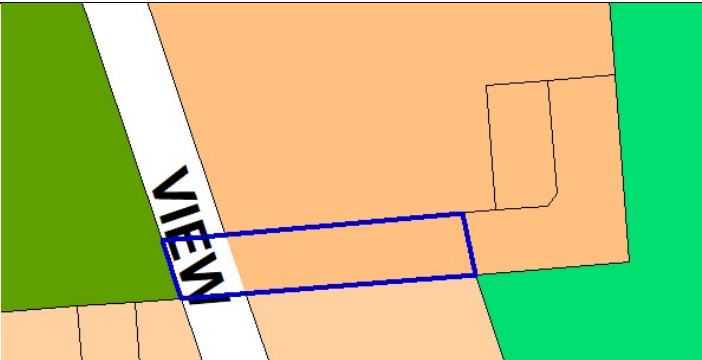

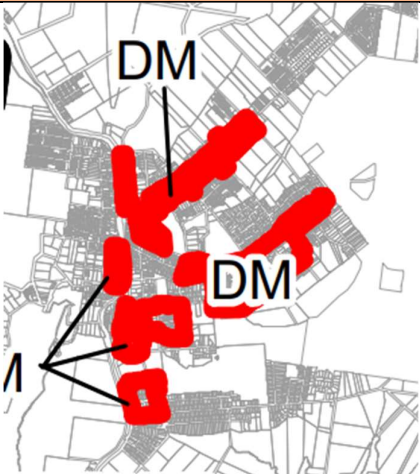
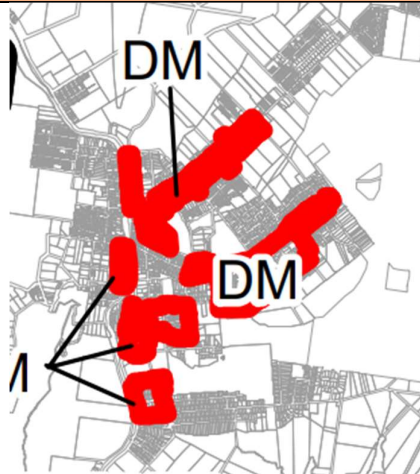
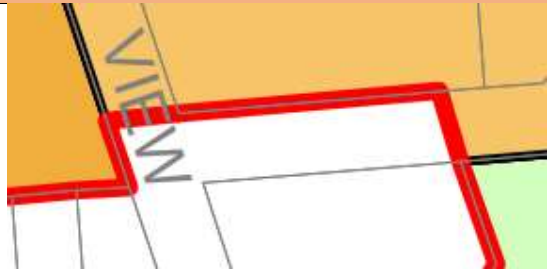
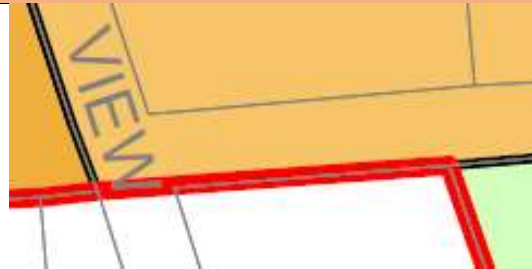
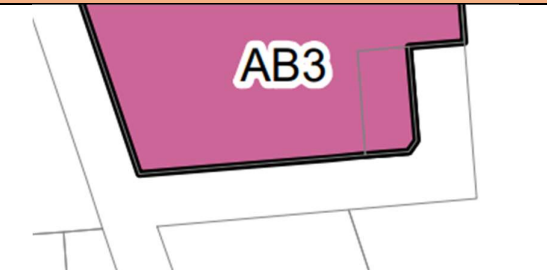
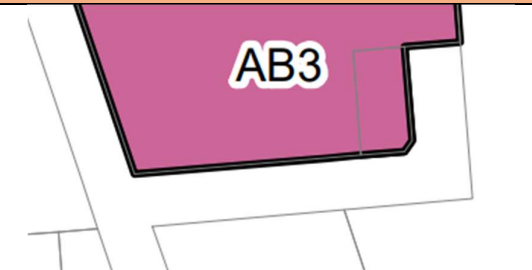
LEP 1991 Bushland - Conservation	
Draft LEP 2013 R6 – Residential Character Conservation	
Submission	No
DA/property	

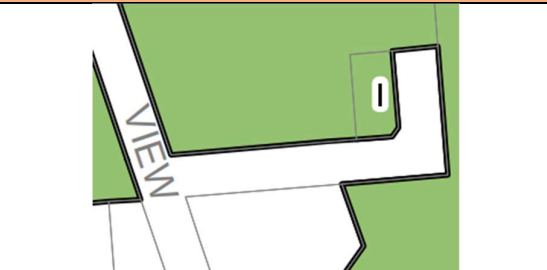
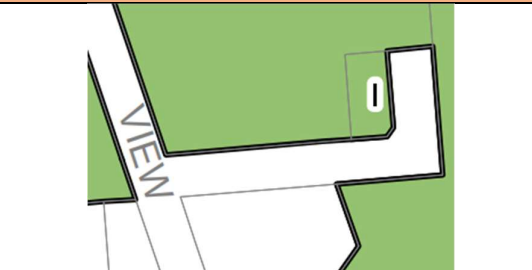
TABLE 4.1 Proposed Map Amendments

LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
Correction proposed – deleting the deferred status for this piece of land.	

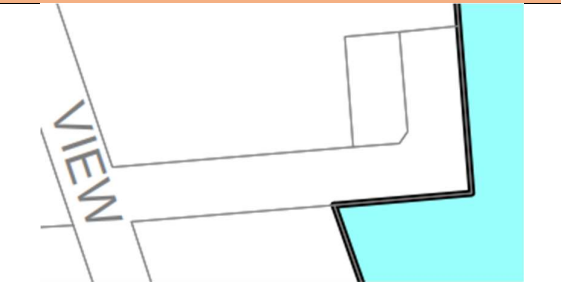
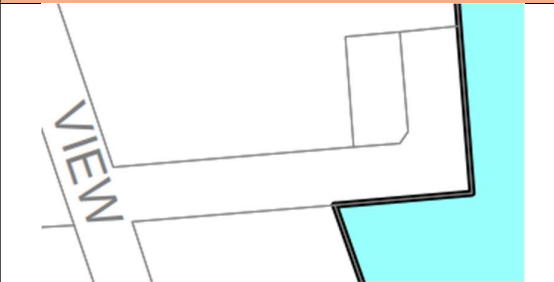
SECTION 1 - Land Zoning Maps (LZN)

LAND ZONING MAP – 002FA	
EXISTING	PROPOSED
	
Correction proposed – zone the land E3 – Environmental Management	


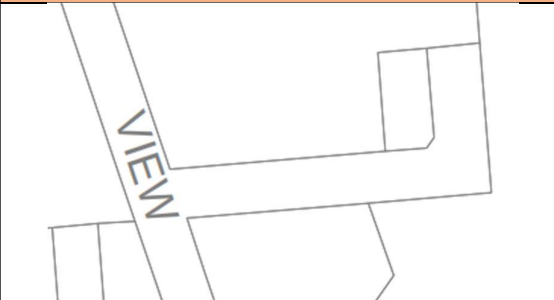
LOT SIZE MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	

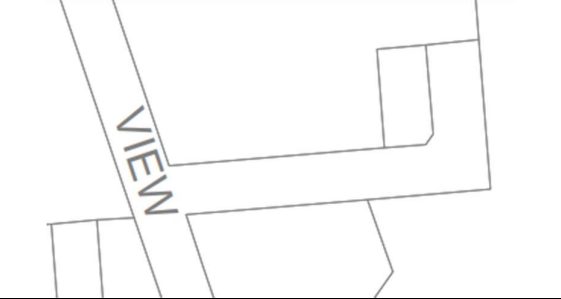
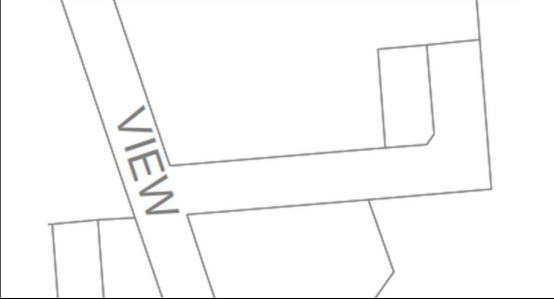
HEIGHT OF BUILDINGS MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 1 - Land Zoning Maps (LZN)

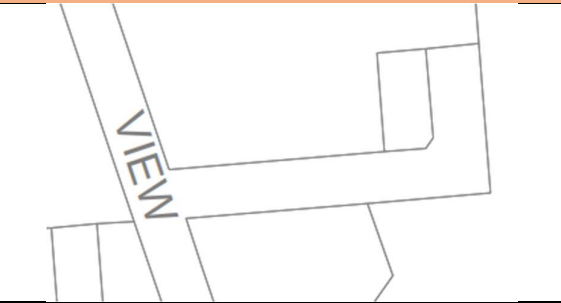
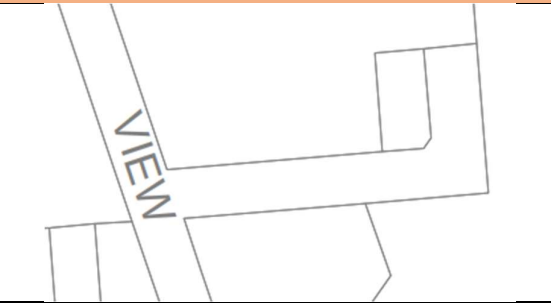
FLOOR SPACE RATIO MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	

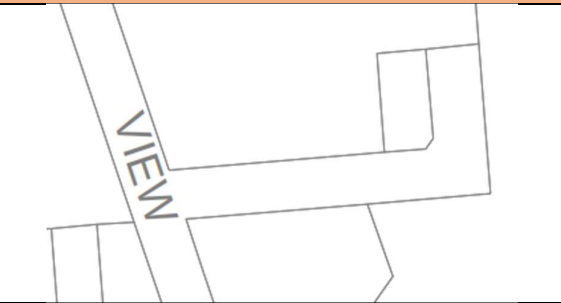
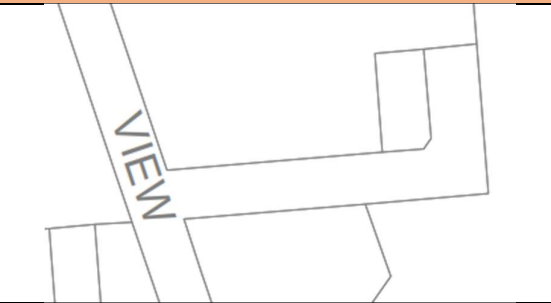
LAND RESERVATION AND ACQUISITION MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

HERITAGE MAP – 002FA	
EXISTING	PROPOSED
	
Subject to separate review	

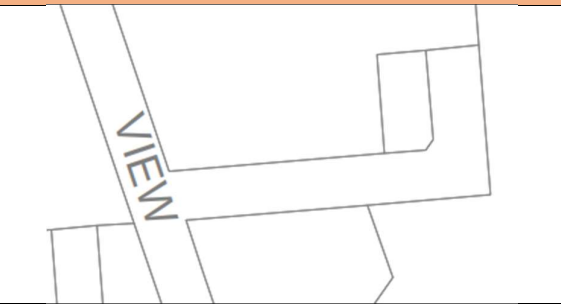
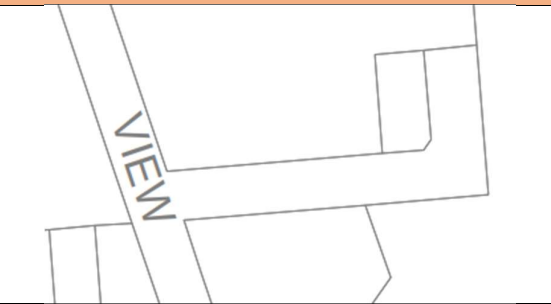
LOT AVERAGING MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 1 - Land Zoning Maps (LZN)

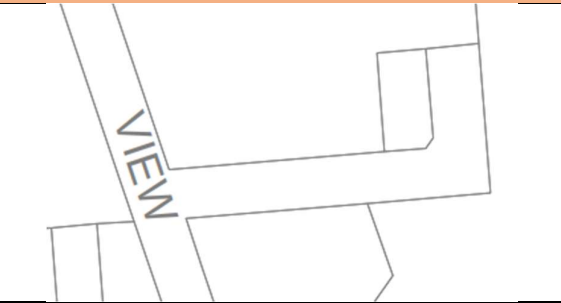
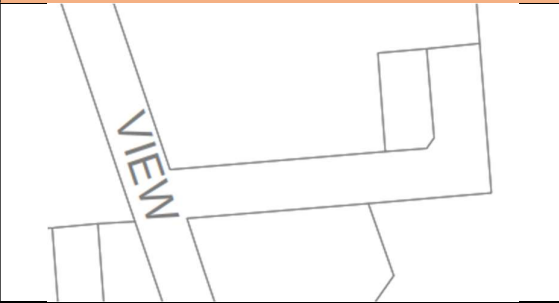
RIPARIAN LANDS & WATERCOURSES MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	



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

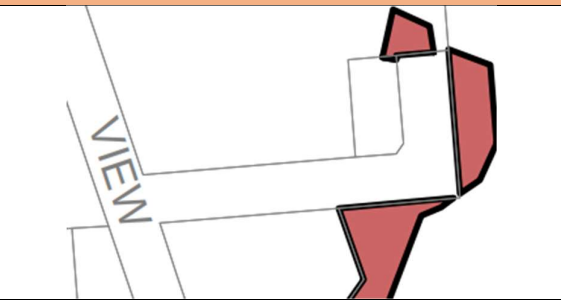
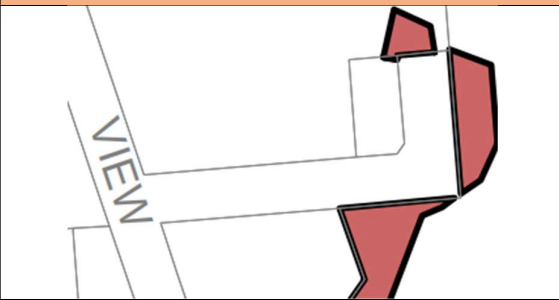
MINERAL RESOURCES AREA MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

BUILT CHARACTER MAP -002FA	
EXISTING	PROPOSED
	
No change proposed	



SECTION 1 - Land Zoning Maps (LZN)

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

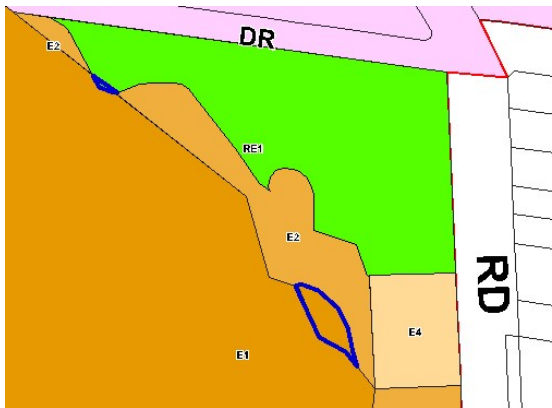
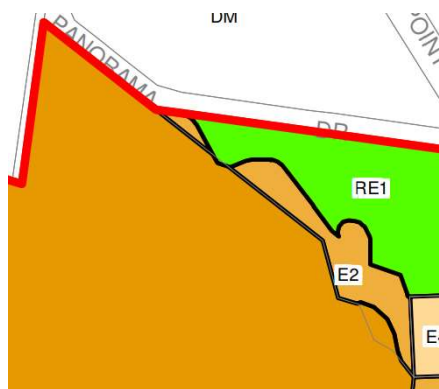
NATURAL RESOURCES - BIODIVERSITY MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	

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

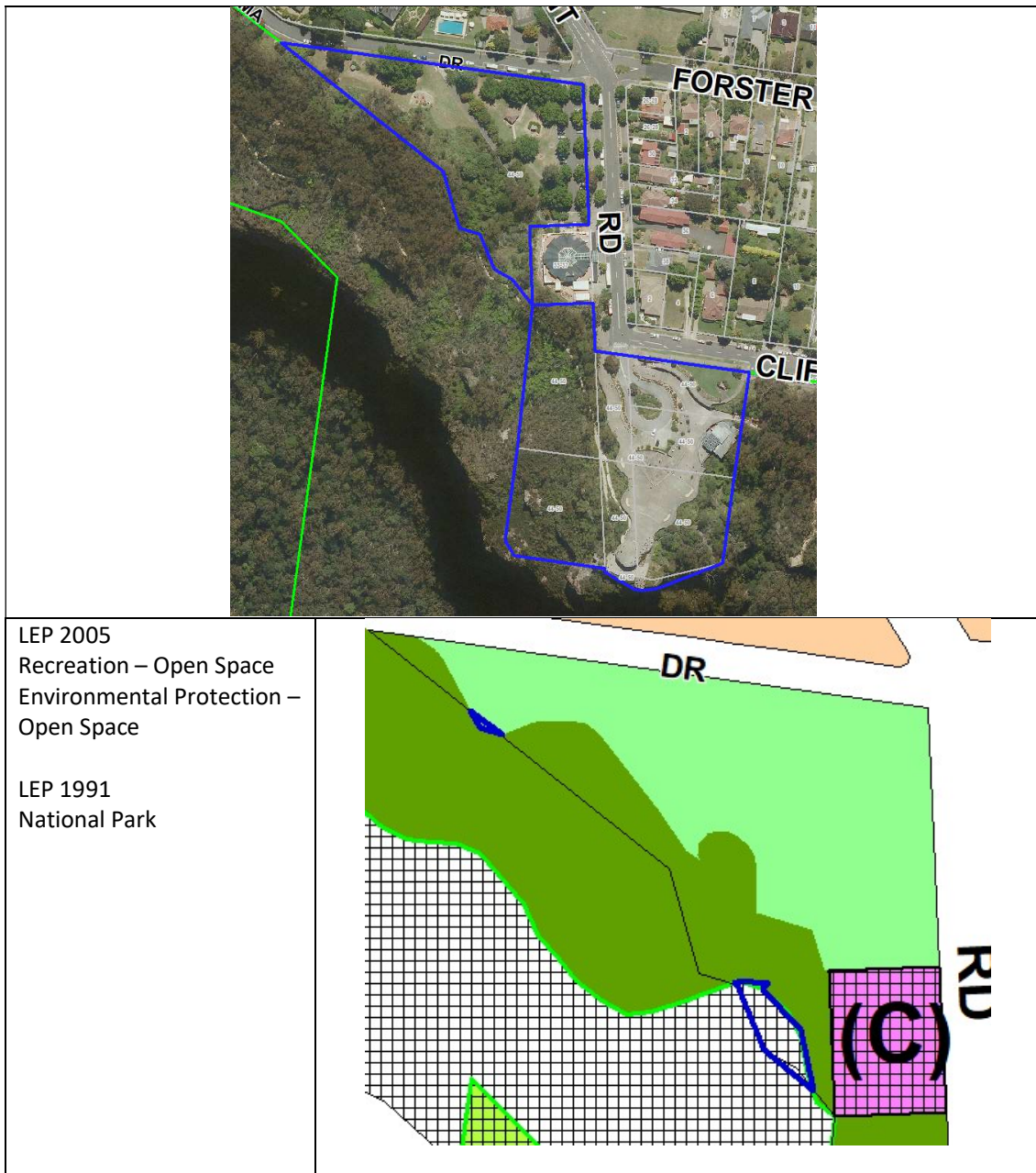
SECTION 1 - Land Zoning Maps (LZN)

KEY SITES MAP – 002FA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 1 - Land Zoning Maps (LZN)

5	PROPERTY	44-50 Echo Point Road KATOOMBA
<p>COMMENT</p> <p>There is a minor boundary anomaly where there is a very small section of the Blue Mountains National Park is incorrectly zoned RE1 – Public Recreation and a small section of land owned by the Crown is incorrectly zoned E1 – National Parks and Nature Reserves.</p> <p>The Echo Point reserve and lookout which is owned by the Crown is incorrectly shown blank on the Lot Size Map. In accordance with the Council resolution there should be a 200ha MLS for land in public ownership.</p> <p>Owner: Crown & NSW NP&WS</p>		
THEME		LZN
MAP TILE		003BA
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>GIS AT COUNCIL</p>  <p>LZN</p> <p style="color: red; font-size: 2em;">X</p> </div> <div style="text-align: center;"> <p>LEGISLATION</p>  <p>LZN</p> <p style="color: red; font-size: 2em;">X</p> </div> </div>		
<p>RECOMMENDATION</p> <p>Include in a mapping amendment to correct this minor zone anomaly by correcting the zone and including an MLS of 200ha on land in public ownership including the land at Echo Point lookout and reserve.</p>		

SECTION 1 - Land Zoning Maps (LZN)



SECTION 1 - Land Zoning Maps (LZN)


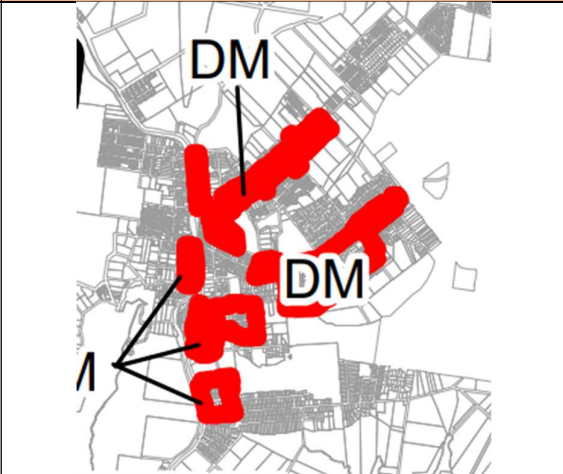
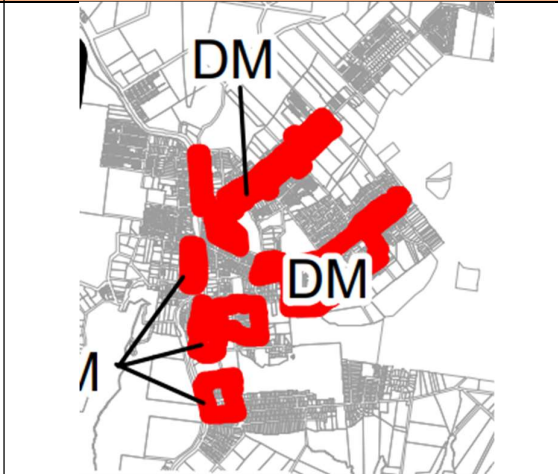
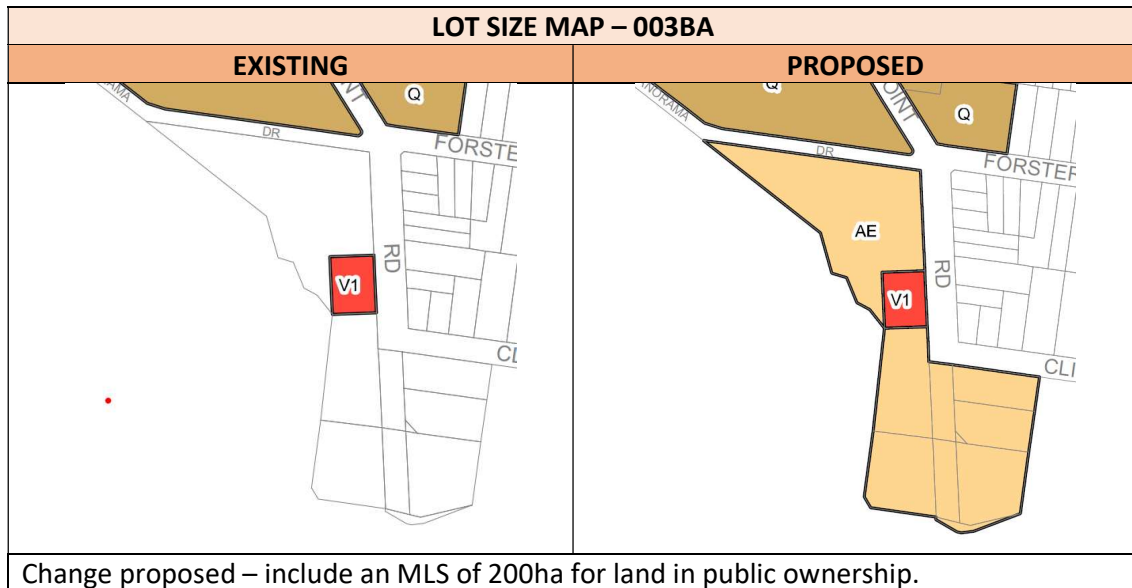
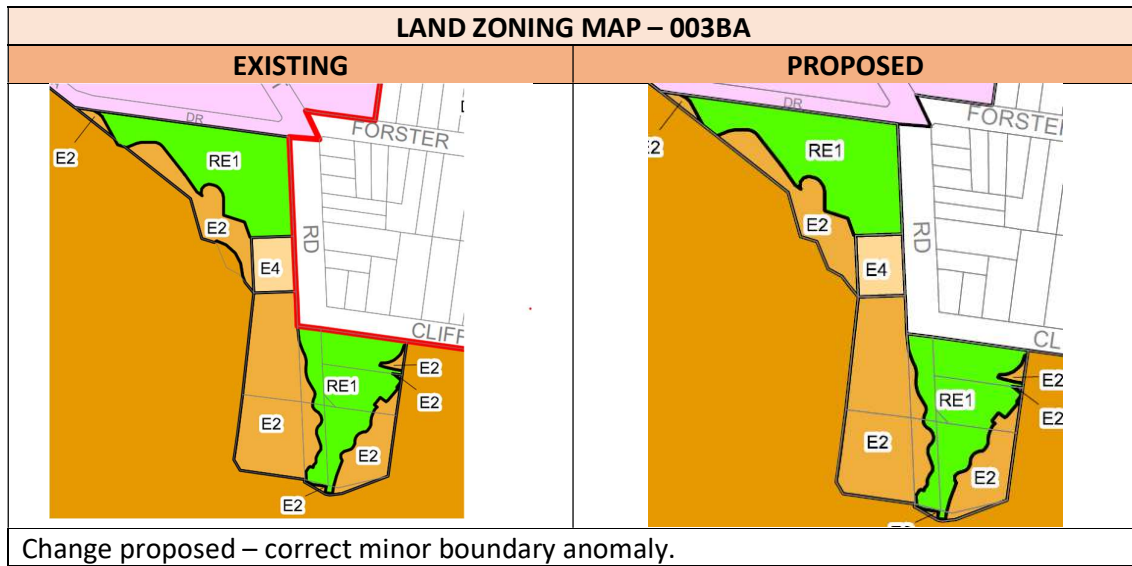
<p>Draft LEP 2013 RE1 – Public Recreation E2 – Environmental Conservation E1 – National Parks and Nature Reserves</p>	
Submission	NSW NP&WS provided maps
DA/property	



TABLE Proposed Map Amendments

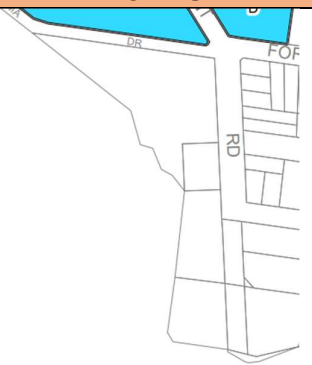
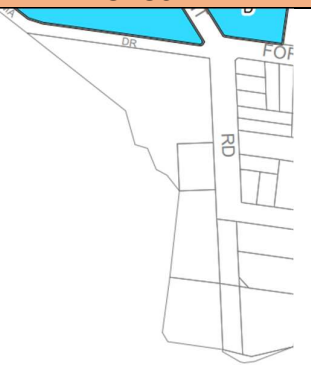
LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	

SECTION 1 - Land Zoning Maps (LZN)





SECTION 1 - Land Zoning Maps (LZN)



HEIGHT OF BUILDINGS MAP – 003BA	
EXISTING	PROPOSED
	
No change proposed	



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

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



SECTION 1 - Land Zoning Maps (LZN)

HERITAGE MAP – 003BA	
EXISTING	PROPOSED
	
Subject to separate review	



LOT AVERAGING MAP – 003BA	
EXISTING	PROPOSED
	
No change proposed	

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

SECTION 1 - Land Zoning Maps (LZN)



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



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

BUILT CHARACTER MAP - 003BA	
EXISTING	PROPOSED
	
No change proposed	

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

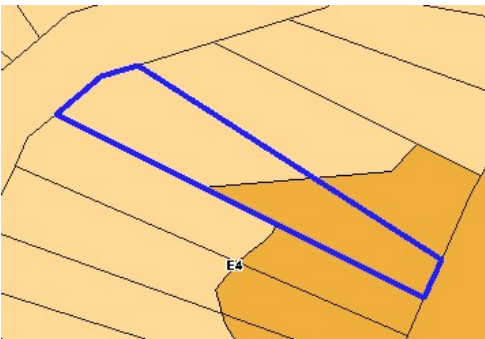

SECTION 1 - Land Zoning Maps (LZN)

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


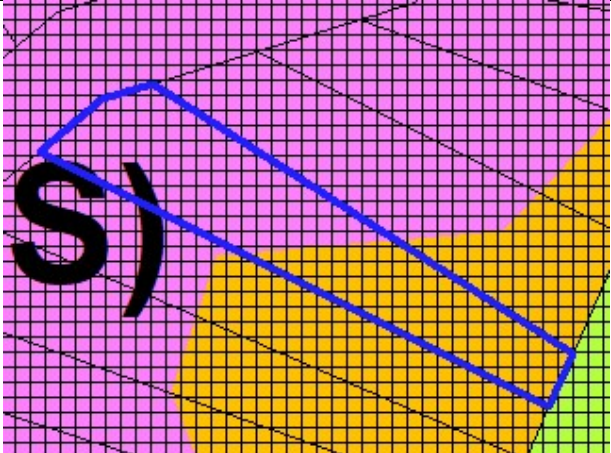
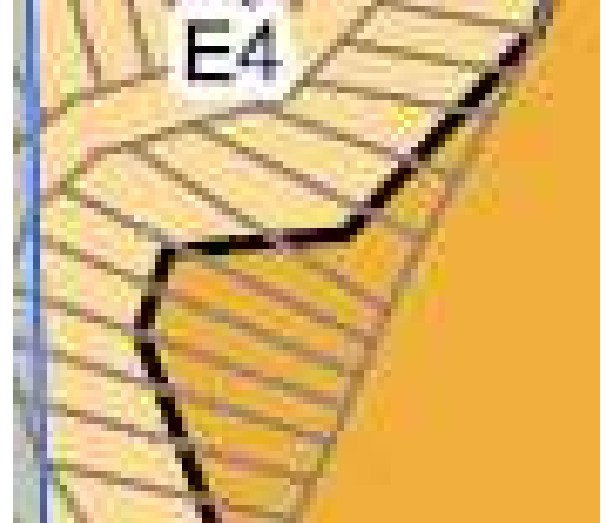
NATURAL RESOURCES - LAND MAP – 003BA	
EXISTING	PROPOSED
	
No change proposed	

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

SECTION 1 - Land Zoning Maps (LZN)

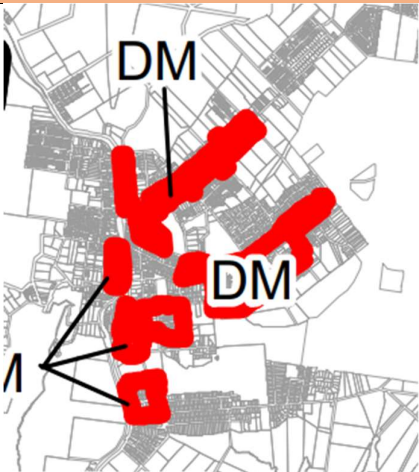
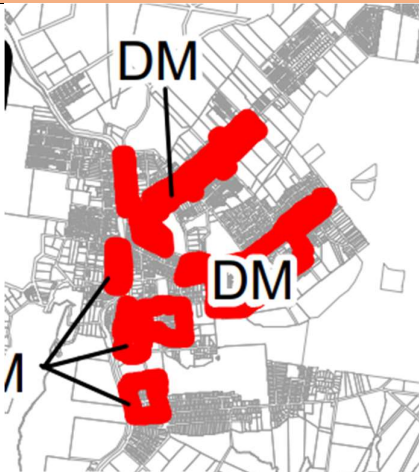
6	PROPERTY	116 Sublime Point Rd LEURA
<p>COMMENT</p> <p>This land was previously zoned under LEP 1991 and a dwelling house was approved in this land in 2012. During the consideration of mapping for LEP 2015 the E2 zone boundary was reviewed where this fell across approved dwellings and where appropriate, the boundary was adjusted.</p> <p>This mapping amendment provides an opportunity to review the application of the E2 – Environmental Conservation zone on this land in conjunction with the site assessment. Following a detailed review of the development application it is considered appropriate to reduce the area of E2 to beyond the dwelling. Consequential mapping including minimum lot size, vegetation, slope & scenic landscape maps will be adjusted.</p> <p>Owner: private</p>		
THEME		<u>LZN</u>
MAP TILE		003C
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>GIS AT COUNCIL</p>  <p>LZN</p> <p style="color: red; font-size: 2em;">X</p> </div> <div style="text-align: center;"> <p>LEGISLATION</p>  <p>LZN</p> <p style="color: red; font-size: 2em;">X</p> </div> </div>		
<p>RECOMMENDATION</p> <p>Include in the mapping amendment by amending the maps to move the land in zone E2 – Environmental Conservation from over the approved dwelling and adjust the Lot Size Map, Natural Resources – Biodiversity Map, Natural Resources – Land Map, Scenic and Landscape Values Map provisions accordingly.</p>		



SECTION 1 - Land Zoning Maps (LZN)

		
<p>LEP 1991 Residential – Bushland Conservation (No subdivision) Environmental Protection</p>		
<p>Draft LEP 2013 E4 Environmental Living E2 Environmental Conservation</p>		
<p>Submission</p>	<p>No</p>	
<p>DA/property</p>	<p>Development consent for a dwelling was approved in 2012.</p>	


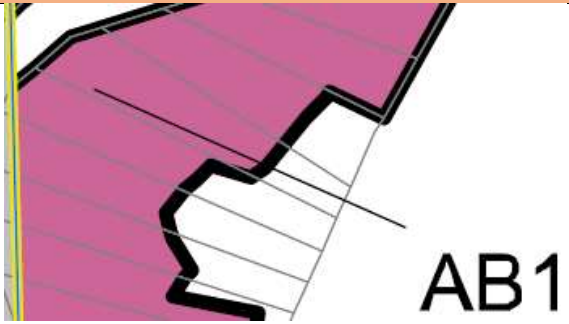
Proposed Map Amendments

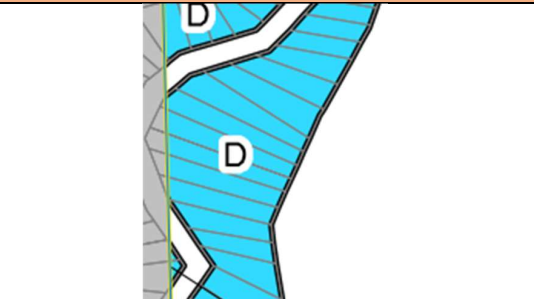
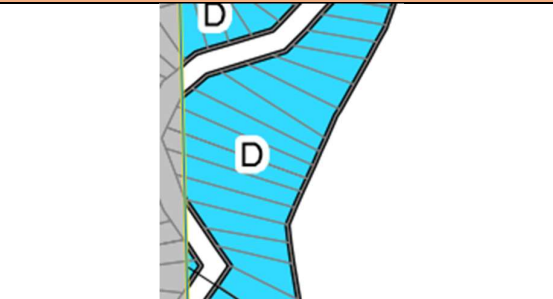
SECTION 1 - Land Zoning Maps (LZN)

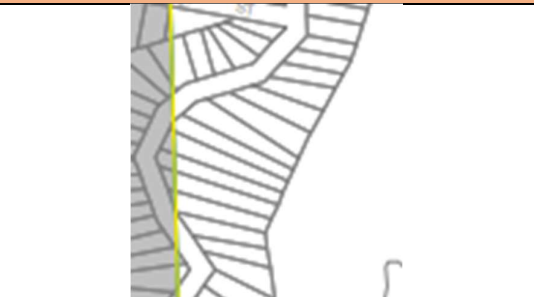
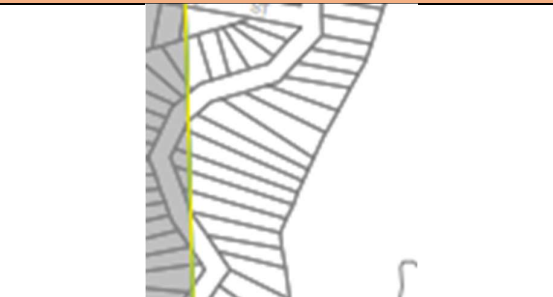
LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	

LAND ZONING MAP – 003C	
EXISTING	PROPOSED
	
Correction proposed - extend the land in zone E4 Environmental Living to include land developed with a dwelling and ancillary development.	

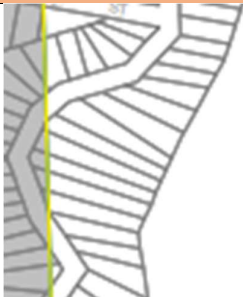
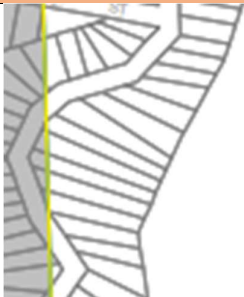
SECTION 1 - Land Zoning Maps (LZN)


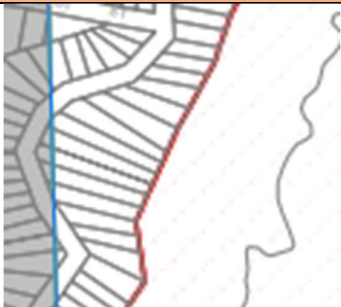
LOT SIZE MAP – 003C	
EXISTING	PROPOSED
	
Correction proposed – adjust the minimum lot size of 10ha to include all land in zone E4 Environmental Living	

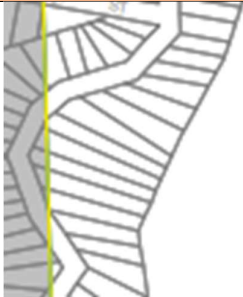

HEIGHT OF BUILDINGS MAP – 003C	
EXISTING	PROPOSED
	
No change proposed	

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


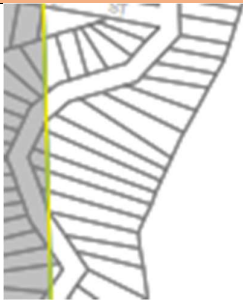
SECTION 1 - Land Zoning Maps (LZN)



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

HERITAGE MAP – 003C	
EXISTING	PROPOSED
	
Subject to separate review	

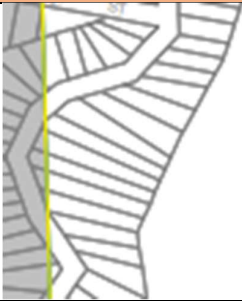

LOT AVERAGING MAP – 003C	
EXISTING	PROPOSED
	
No change proposed	

SECTION 1 - Land Zoning Maps (LZN)

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

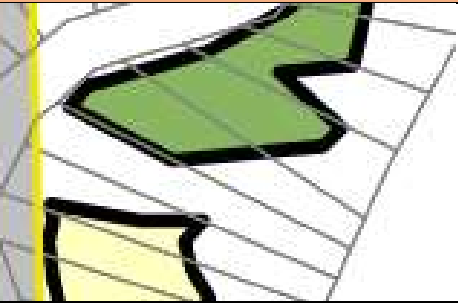

SCENIC & LANDSCAPE VALUES MAP – 003C	
EXISTING	PROPOSED
	
Correction proposed – adjust the Protected Area – Escarpment to include affected land in zone E4 Environmental Living	

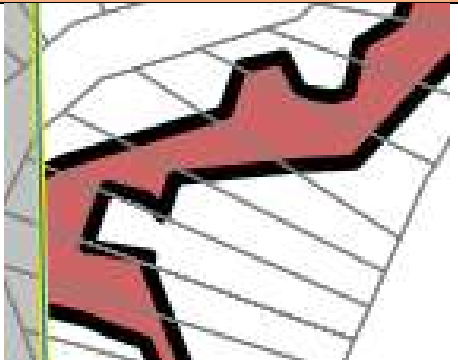

MINERAL RESOURCES AREA MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

BUILT CHARACTER MAP -002FA	
EXISTING	PROPOSED
	
No change	

SECTION 1 - Land Zoning Maps (LZN)


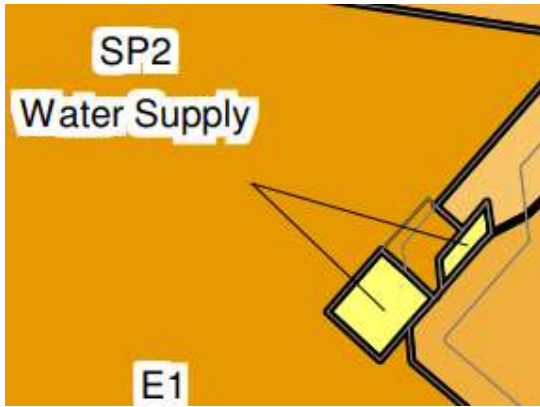
ACTIVE STREET FRONTAGES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

NATURAL RESOURCES - BIODIVERSITY MAP – 003C	
EXISTING	PROPOSED
	
Correction proposed – adjust the Protected Area – Vegetation Constraint Area to include affected land in zone E4 Environmental Living	

NATURAL RESOURCES - LAND MAP – 003C	
EXISTING	PROPOSED
	
Amendment proposed – adjust the Protected Area – Slope Constraint Area to include affected land in zone E4 Environmental Living	

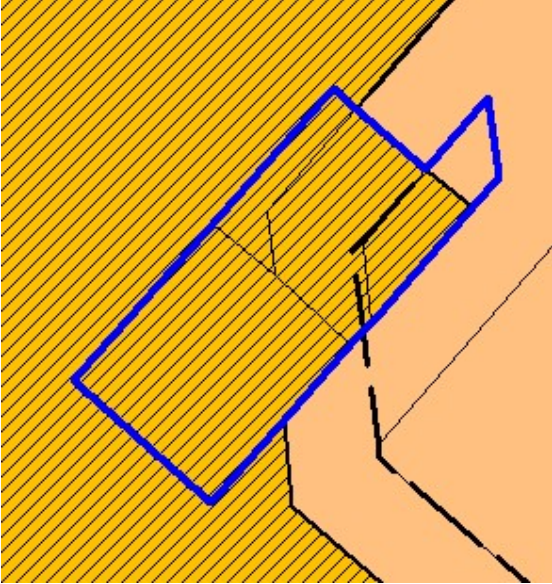

KEY SITES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

SECTION 1 - Land Zoning Maps (LZN)

7 PROPERTY	162-164 Glossop Rd LINDEN
<p>COMMENT</p> <p>The 4 lots which comprise this parcel of land are owned by Sydney Water Corporation and contain infrastructure such as storage tank and buildings. The E1 - National Parks and Nature Reserves zone on part of this land is incorrect. Sydney Water have confirmed they would like the whole of their land to be zoned SP2 Water Supply.</p> <p>Owner: Sydney Water Corporation</p>	
THEME	LZN
MAP TILE	005C
<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>
<p>RECOMMENDATION</p> <p>Council to rezone the whole of the parcel SP2 Water Supply. The Lot Size Map will require amending to apply 30ha minimum lot size to the whole of the land.</p>	

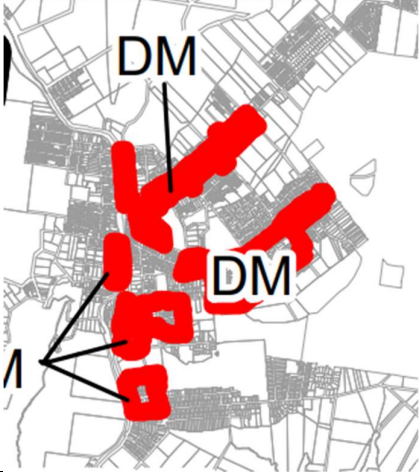
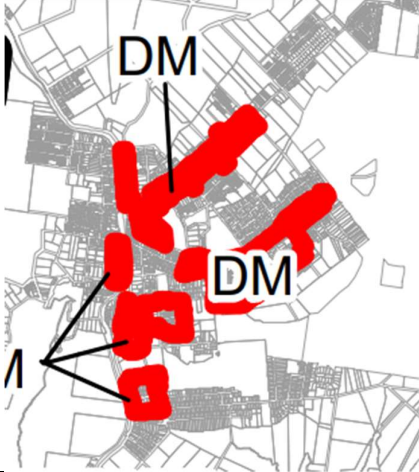


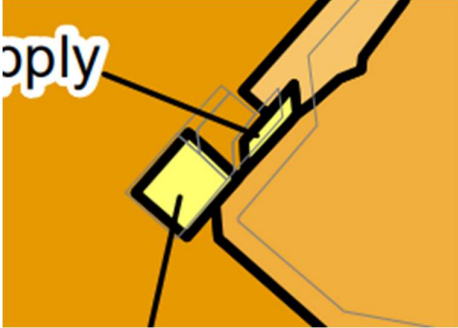
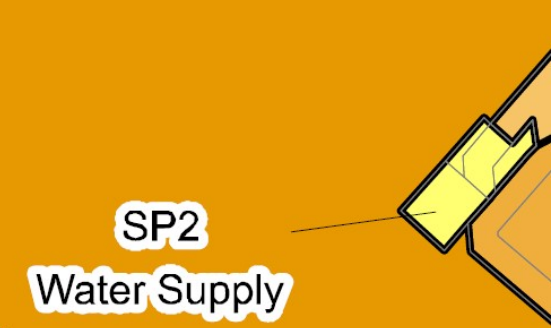
SECTION 1 - Land Zoning Maps (LZN)

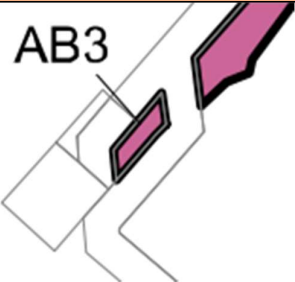
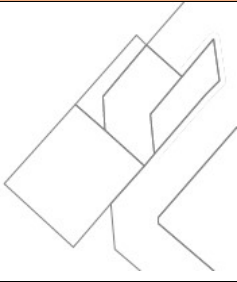
<p>LEP 1991 Environmental Protection – Water Catchment</p>	
<p>Draft LEP 2013 SP2 Water Supply E1 National Park and Nature Reserves</p>	
<p>Submission</p>	<p>Sydney Water provided a list of properties and requested zones</p>
<p>DA/property</p>	

SECTION 1 - Land Zoning Maps (LZN)



TABLE 7.1 Proposed Map Amendments

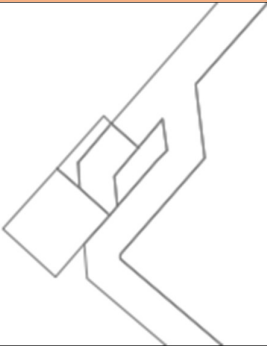
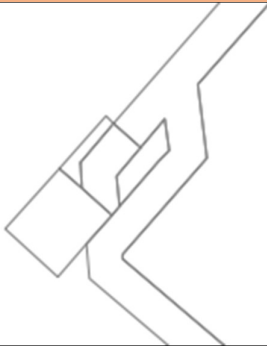
LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	

LAND ZONING MAP – 005C	
EXISTING	PROPOSED
	
Correction proposed – land owned by Sydney Water to be rezoned SP2 Water Supply	

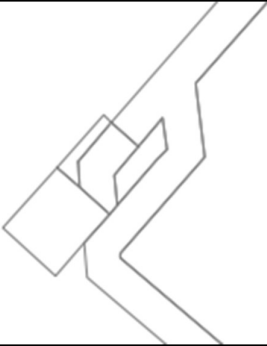
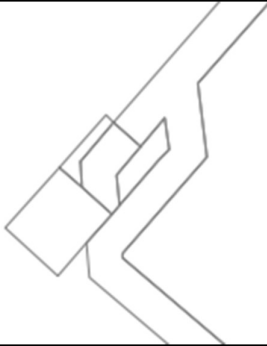
LOT SIZE MAP – 005C	
EXISTING	PROPOSED
	
Correction proposed – delete minimum lot size from land in zone SP2 Water Supply	

SECTION 1 - Land Zoning Maps (LZN)

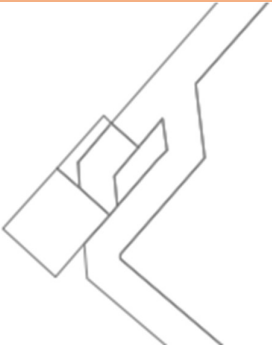
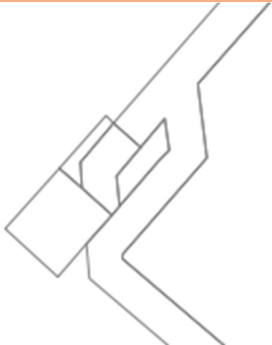
HEIGHT OF BUILDINGS MAP – 005C	
EXISTING	PROPOSED
	
No change proposed	

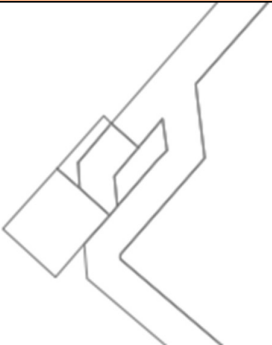
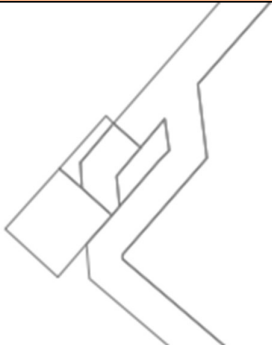
FLOOR SPACE RATIO MAP – 005C	
EXISTING	PROPOSED
	
No change proposed	

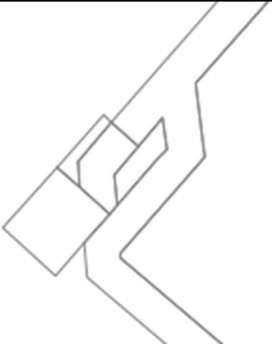
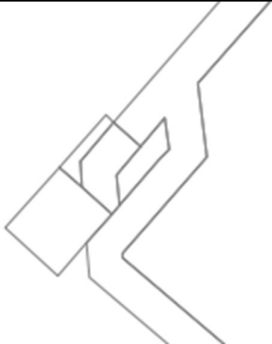
LAND RESERVATION AND ACQUISITION MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

HERITAGE MAP – 005C	
EXISTING	PROPOSED
	
Subject to separate review	

SECTION 1 - Land Zoning Maps (LZN)

LOT AVERAGING MAP – 005C	
EXISTING	PROPOSED
	
No change proposed	

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

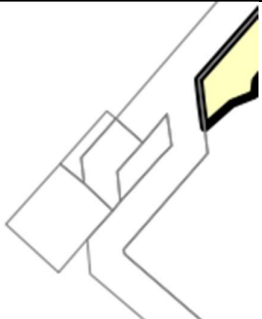
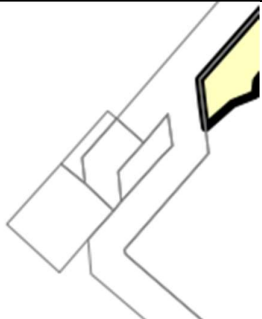
SCENIC & LANDSCAPE VALUES MAP – 005C	
EXISTING	PROPOSED
	
No change proposed	

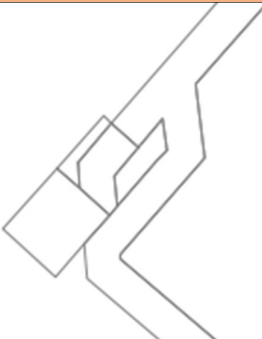
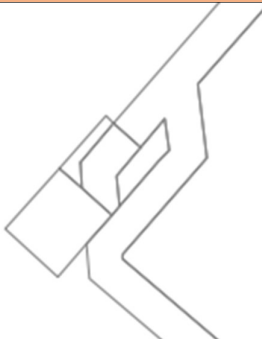
MINERAL RESOURCES AREA MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

SECTION 1 - Land Zoning Maps (LZN)

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

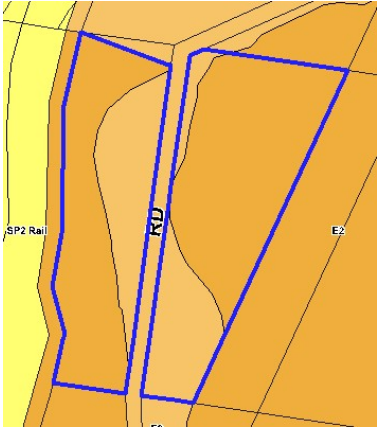

ACTIVE STREET FRONTAGES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

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

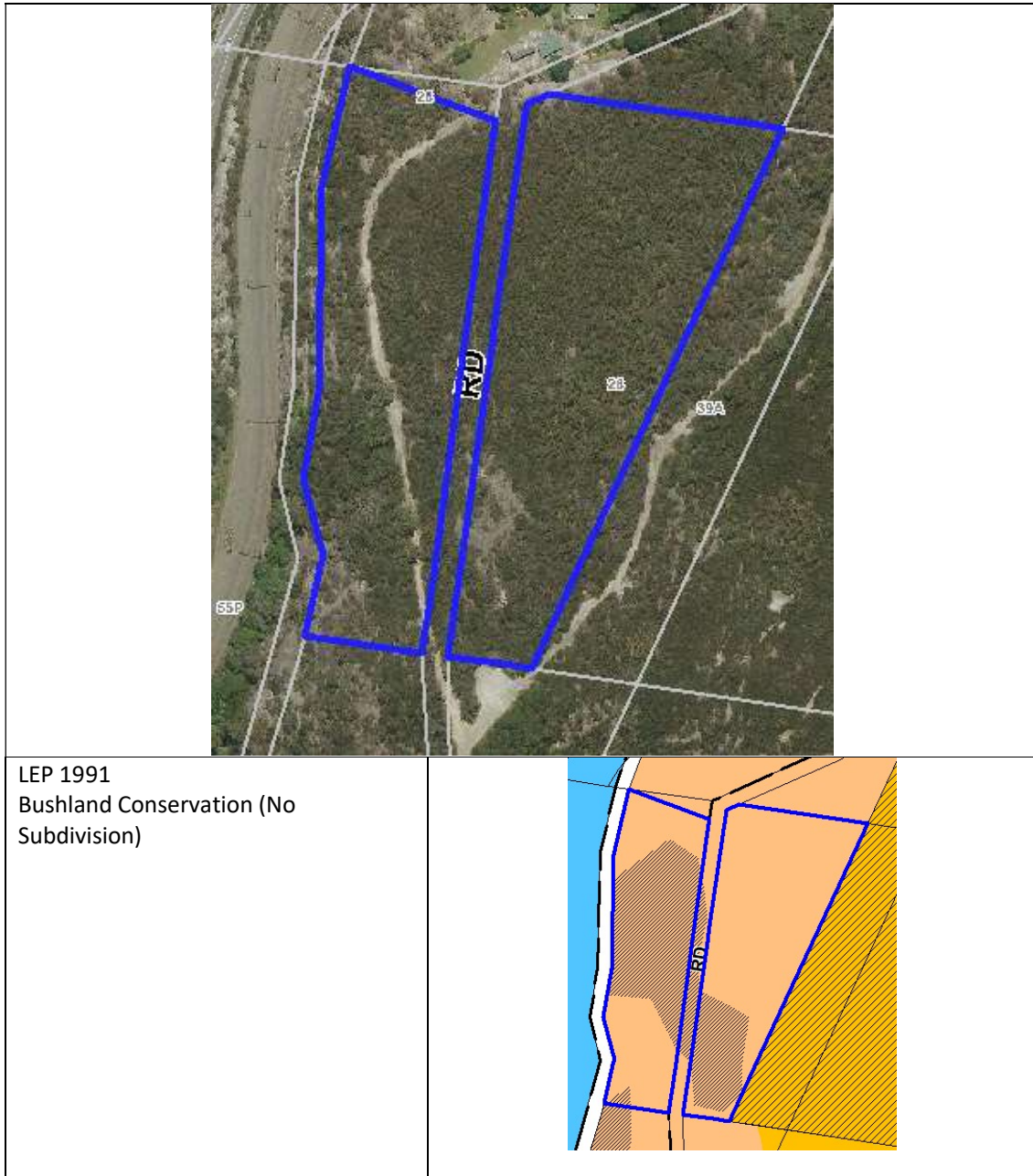
NATURAL RESOURCES - LAND MAP – 005C	
EXISTING	PROPOSED
	
No change proposed	

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

SECTION 1 - Land Zoning Maps (LZN)

8	PROPERTY	26 Old Bathurst Road WOODFORD
<p>COMMENT</p> <p>The area identified as significant and scheduled vegetation was found to be incorrect during a site inspection for a development assessment. Council's Environmental Landscape officers undertook a detailed onsite review and have provided a vegetation maps which accurately represent the vegetation on this site and adjoining land.</p> <p>The amendment to the vegetation will require a change to the zone and minimum lot size.</p> <p>Due to the high level detail review of the vegetation at this site, there could be very minor amendments to the extent of vegetation with similarly minor consequential changes made to zone and lot size maps prior to the amendment being forwarded to the Department of Planning seeking Gateway.</p> <p>Owner: private</p>		
THEME		LZN
MAPSET		006B
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>GIS AT COUNCIL</p>  <p>LZN</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>		
<p>RECOMMENDATION</p> <p>The vegetation on the Natural Resources - Biodiversity Map be amended as recommended and subsequently the Land Zoning Map and the Lot Size Map be accordingly amended.</p>		

SECTION 1 - Land Zoning Maps (LZN)



SECTION 1 - Land Zoning Maps (LZN)


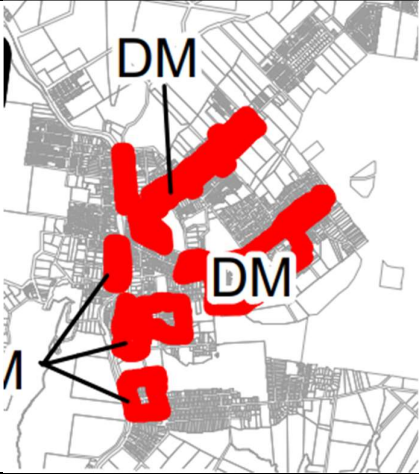
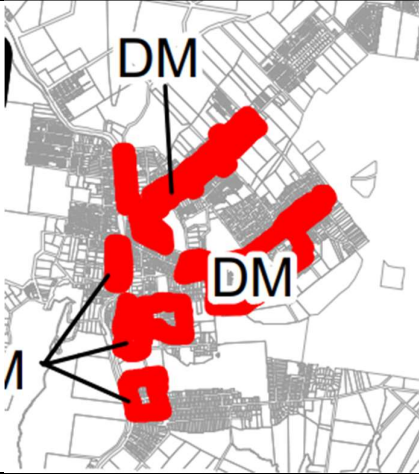
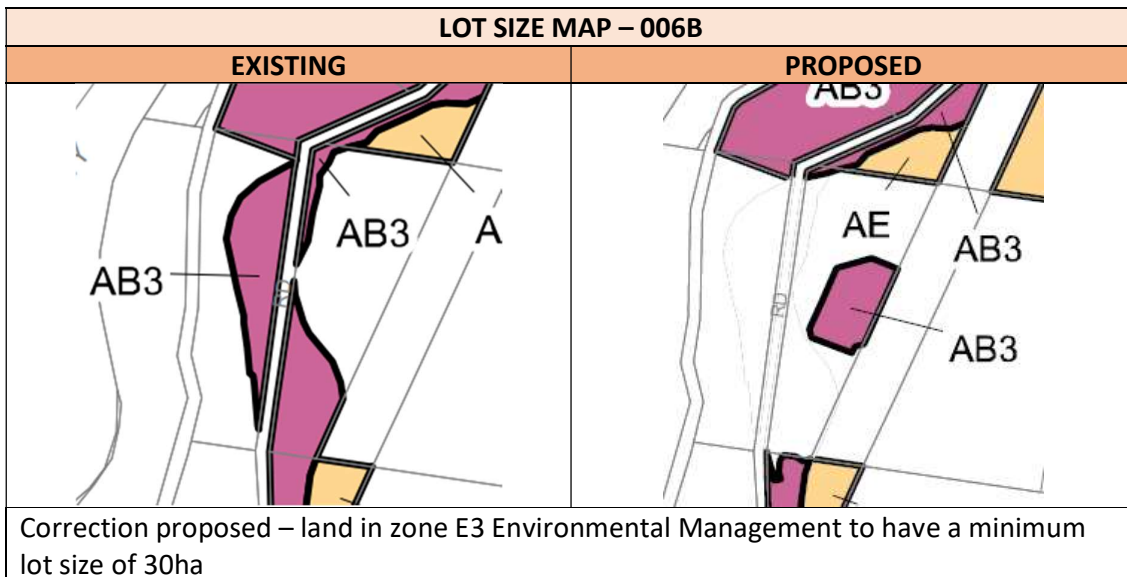
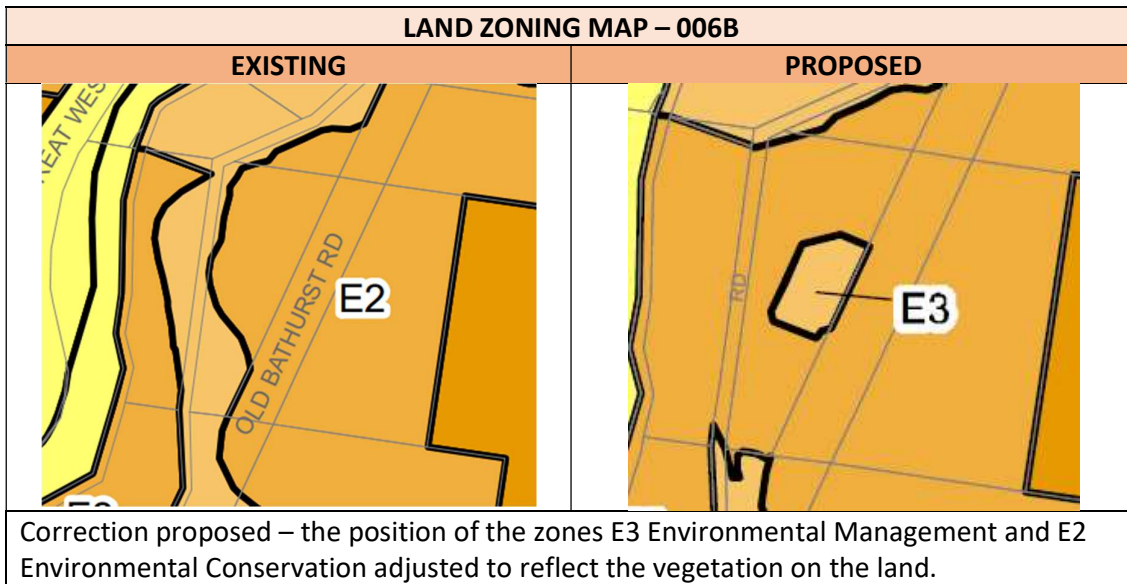
<p>Draft LEP 2013 E3 Environmental Management E2 Environmental Conservation</p>	
Submission	No
DA/property	Development application for a dwelling in 2014

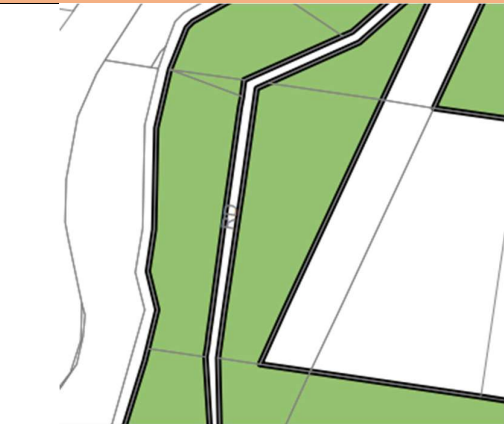
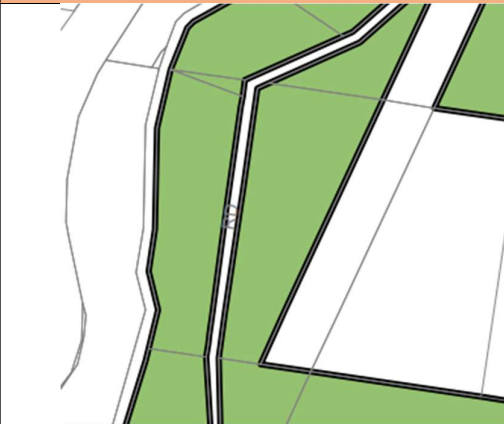
TABLE Proposed Map Amendments



LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	



SECTION 1 - Land Zoning Maps (LZN)



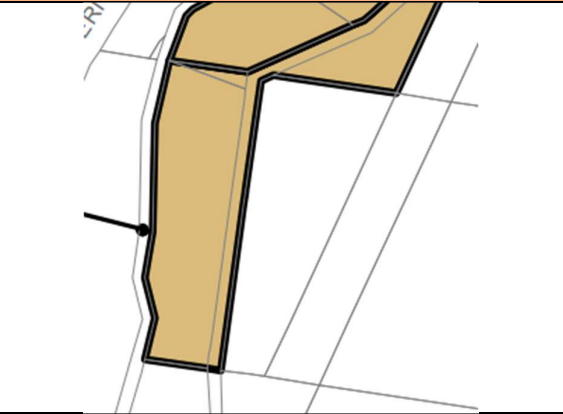
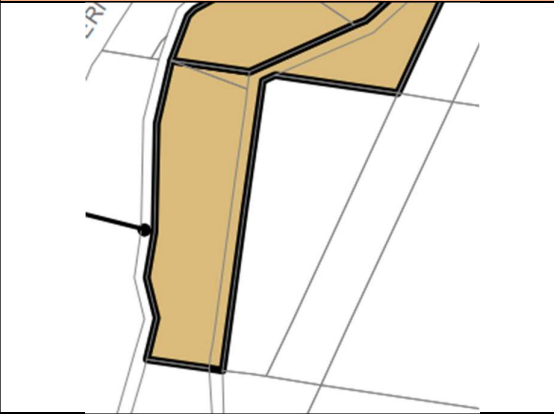
SECTION 1 - Land Zoning Maps (LZN)



HEIGHT OF BUILDINGS MAP – 006B	
EXISTING	PROPOSED
	
No change proposed	



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

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



SECTION 1 - Land Zoning Maps (LZN)

HERITAGE MAP – 006B	
EXISTING	PROPOSED
	
Subject to separate review	

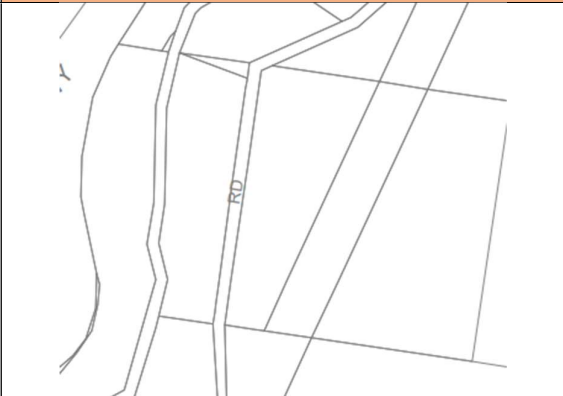

LOT AVERAGING MAP – 006B	
EXISTING	PROPOSED
	
No change proposed	

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

SECTION 1 - Land Zoning Maps (LZN)



SCENIC & LANDSCAPE VALUES MAP – 006B	
EXISTING	PROPOSED
 A map showing a road network with a central road labeled 'RD'. The map is divided into several rectangular blocks by intersecting roads.	 A map showing a road network with a central road labeled 'RD'. The map is divided into several rectangular blocks by intersecting roads.
No change proposed	


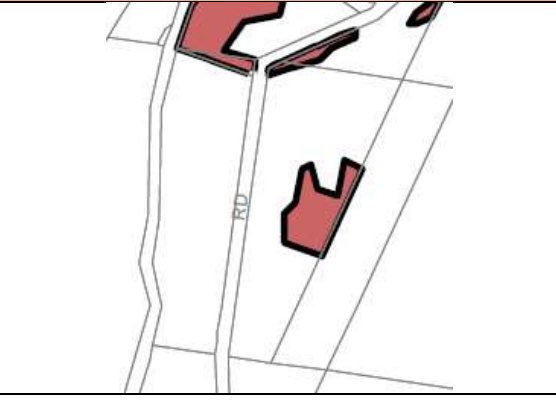
MINERAL RESOURCES AREA MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

BUILT CHARACTER MAP - 006B	
EXISTING	PROPOSED
 A map showing a road network with a central road labeled 'RD'. The map is divided into several rectangular blocks by intersecting roads.	 A map showing a road network with a central road labeled 'RD'. The map is divided into several rectangular blocks by intersecting roads.
No change proposed	

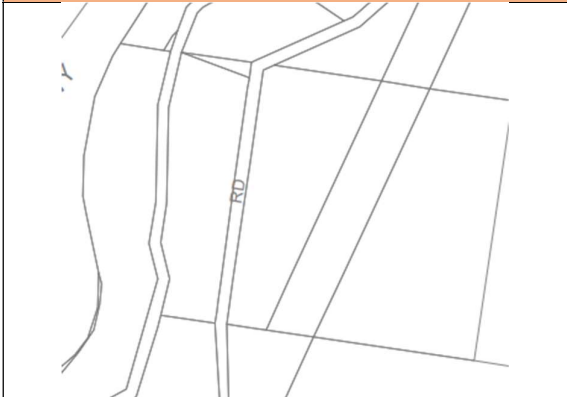
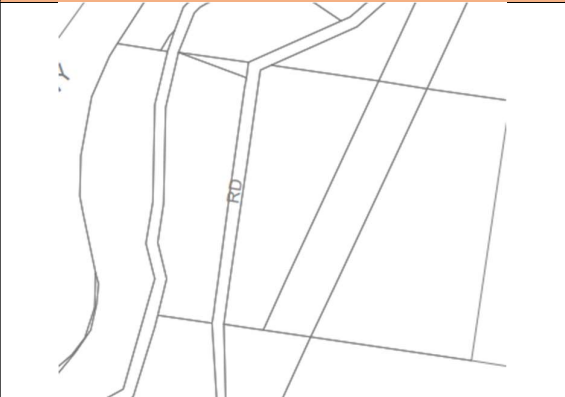
ACTIVE STREET FRONTAGES MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

SECTION 1 - Land Zoning Maps (LZN)

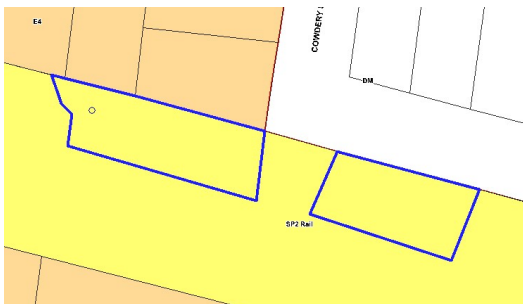
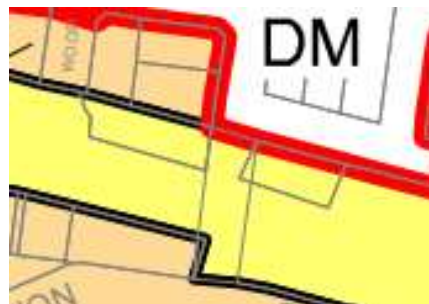
NATURAL RESOURCES - BIODIVERSITY MAP – 006B	
EXISTING	PROPOSED
	
Correction proposed – Protected Area – Vegetation Constraint Area and Protected Area – Ecological Area amended to accurately depict the vegetation on the site.	

NATURAL RESOURCES - LAND MAP – 006B	
EXISTING	PROPOSED
	
Correction proposed – Protected area – slope constraint to be deleted from land in zone E2 Environmental Conservation and included where relevant to land in zone E3 Environmental Management	


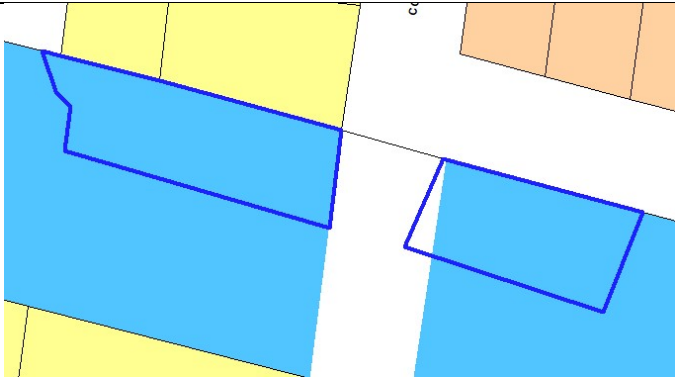
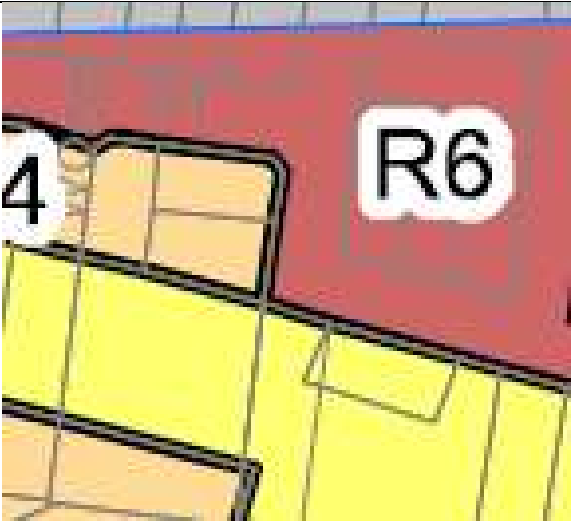
SECTION 1 - Land Zoning Maps (LZN)

KEY SITES MAP – 006B	
EXISTING	PROPOSED
	
No change proposed	

SECTION 1 - Land Zoning Maps (LZN)

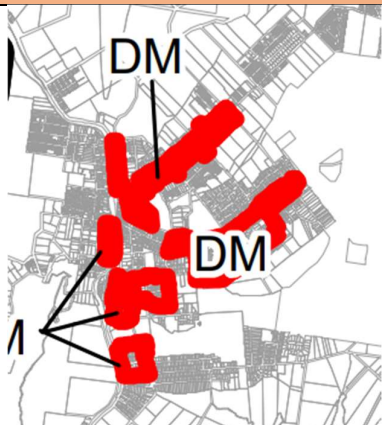
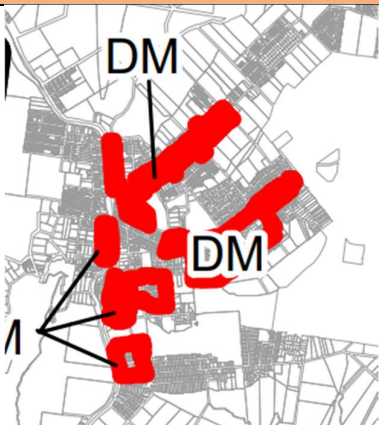
9	PROPERTY	25A Cowdery St and 26 Burfitt Pde GLENBROOK
COMMENT		
<p>The zoning on these parcels is SP2 (Rail). The properties were originally owned by the railway however both properties have been privately owned for many years. The property 25A Cowdery Street contains a single storey dwelling on an allotment with an area of 982m2. The appropriate and suitable zone for 25A Cowdery St is E4 Environmental Living.</p> <p>The property 26 Burfitt Pde has an area of 759m2 and is developed with a 2 storey dwelling. This allotment adjoins land deferred from LEP 2015 and currently zoned Living-Conservation. The appropriate and suitable zone for this land is E4 Environmental Living.</p> <p>Minimum lot size of 1200m2 and building height provisions of 8m are also required. And proposed Owner: 25A Cowdery St: private & 26 Burfitt Pde: private</p>		
THEME		LZN
MAP TILE		006E
<div><div><div>GIS AT COUNCIL</div><div></div><div>X</div></div><div><div>LEGISLATION</div><div></div><div>X</div></div></div>		
RECOMMENDATION		
<p>Include in Mapping amendment to correct this anomaly for the land at 25A Cowdery St. Rezone this land E4 Environmental Living, Lot Size Map to have minimum lot size of 1200m2 and building height of 8m.</p> <p>Rezone the land at 26 Burfitt Pde Glenbrook to E4 Environmental Living, Lot size map to have minimum lot size of 1200m2 and a building height of 8m.</p>		

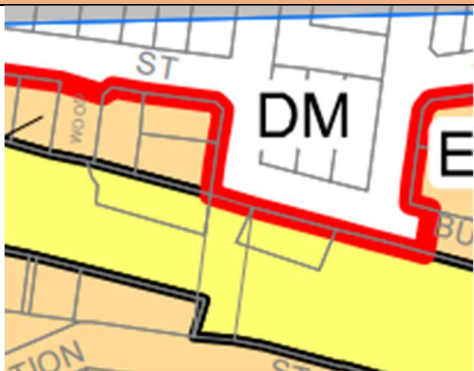
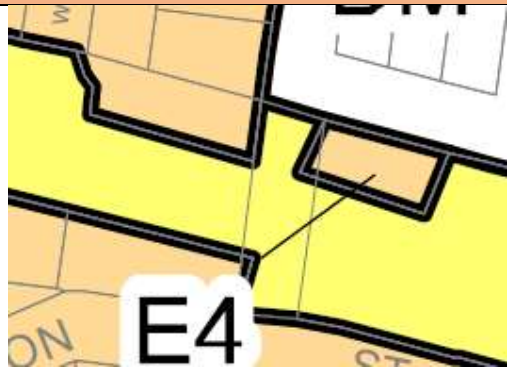
SECTION 1 - Land Zoning Maps (LZN)



	
<p>LEP 2005 Regional Transport Corridor (Rail)</p>	
<p>Draft LEP 2013 SP2 Rail</p>	
<p>Submission</p>	<p>No</p>
<p>DA/property</p>	

SECTION 1 - Land Zoning Maps (LZN)


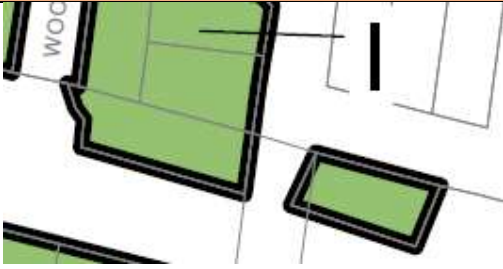
TABLE 9.1 Proposed Map Amendments



LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	

LAND ZONING MAP – 006E	
EXISTING	PROPOSED
	
Correction proposed – rezone the subject land E4 Environmental Living	



LOT SIZE MAP – 006E	
EXISTING	PROPOSED
	
Correction proposed – provide a minimum lot size of 1200m2 to subject properties	

SECTION 1 - Land Zoning Maps (LZN)



HEIGHT OF BUILDINGS MAP – 006E	
EXISTING	PROPOSED
	
Correction proposed – a height of building of 8m for subject properties	



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



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

HERITAGE MAP	
EXISTING	PROPOSED
	
Subject to separate review	

SECTION 1 - Land Zoning Maps (LZN)



LOT AVERAGING MAP – 006E	
EXISTING	PROPOSED
 A street map showing a residential area with streets labeled 'WOOD ST' and 'BL'. Two lots are highlighted in yellow, indicating they are subject to lot averaging.	 The same street map as the existing map, showing the same residential area and highlighted lots. No changes are proposed.
No change proposed	



RIPARIAN LANDS & WATERCOURSES MAP – 006E	
EXISTING	PROPOSED
 A street map showing a residential area with streets labeled 'WOOD ST' and 'BL'. No riparian lands or watercourses are highlighted.	 The same street map as the existing map, showing the same residential area. No changes are proposed.
No change proposed	



SCENIC & LANDSCAPE VALUES MAP – 006E	
EXISTING	PROPOSED
 A street map showing a residential area with streets labeled 'WOOD ST' and 'BL'. No scenic or landscape values are highlighted.	 The same street map as the existing map, showing the same residential area. No changes are proposed.
No change proposed	

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



SECTION 1 - Land Zoning Maps (LZN)



BUILT CHARACTER MAP -006E	
EXISTING	PROPOSED
	
No change proposed	

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

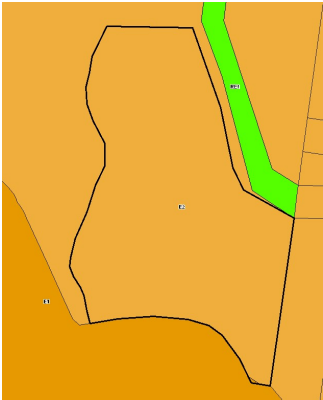
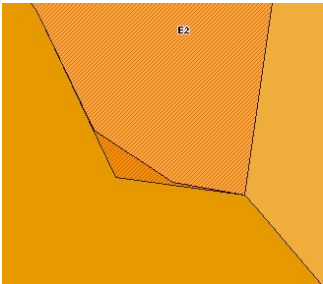
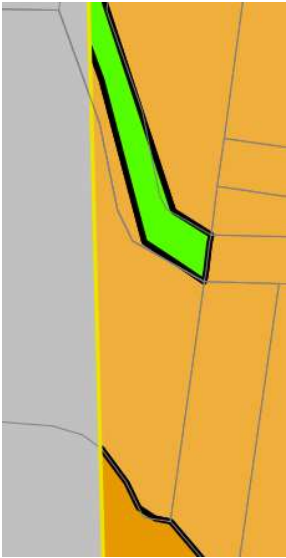
NATURAL RESOURCES - BIODIVERSITY MAP – 006E	
EXISTING	PROPOSED
	
No change proposed	

SECTION 1 - Land Zoning Maps (LZN)

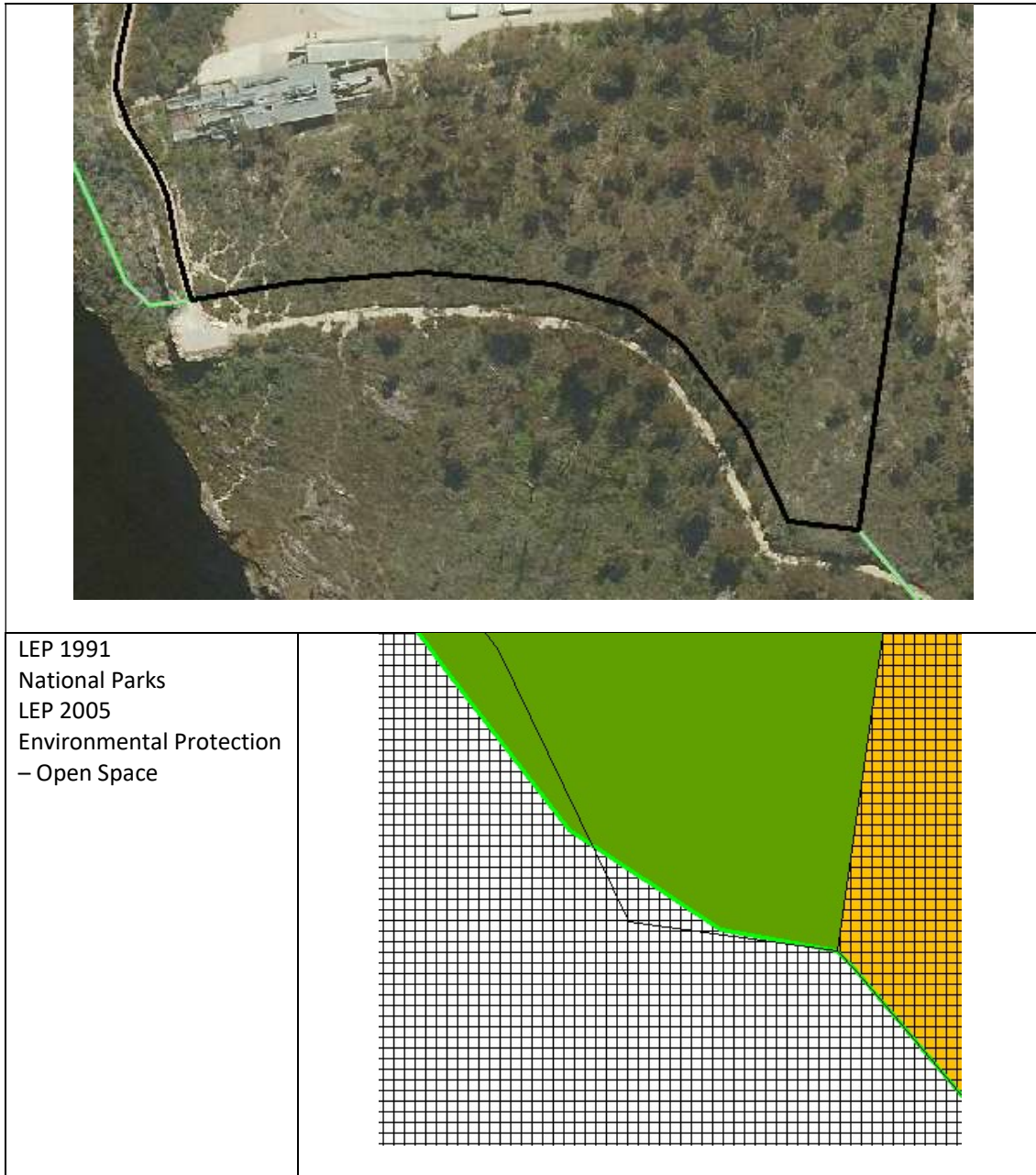
NATURAL RESOURCES - LAND MAP – 006E	
EXISTING	PROPOSED
	
No change proposed	

KEY SITES MAP – 006E	
EXISTING	PROPOSED
	
No change proposed	

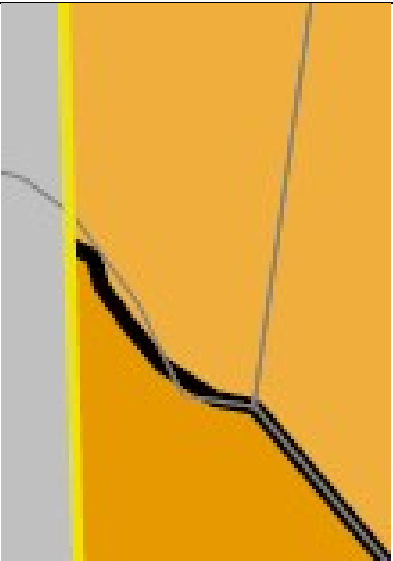
SECTION 1 - Land Zoning Maps (LZN)

10	PROPERTY	102 Cliff Drive KATOOMBA
COMMENT There is very small area on the southern boundary of the lot incorrectly zoned E1 National Parks and Nature Reserves. Owner: The Crown		
THEME		LZN
MAP TILE		003BA
<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 in mapping amendment to correct minor boundary and zoning anomaly.		

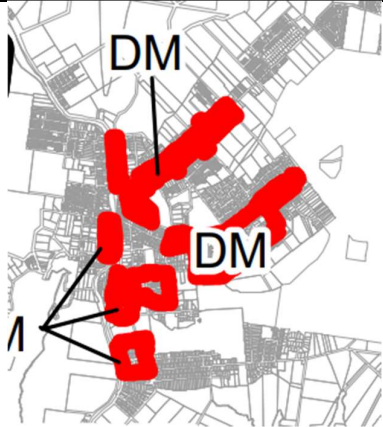
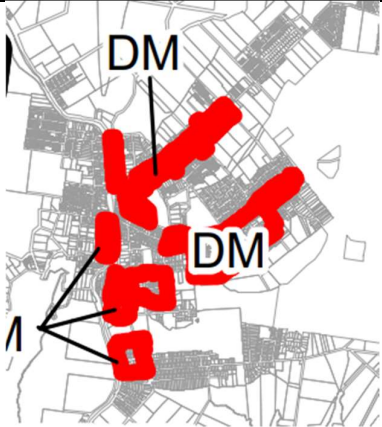
SECTION 1 - Land Zoning Maps (LZN)



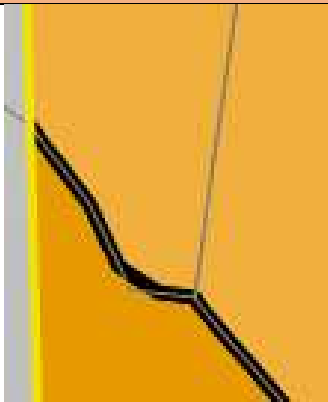
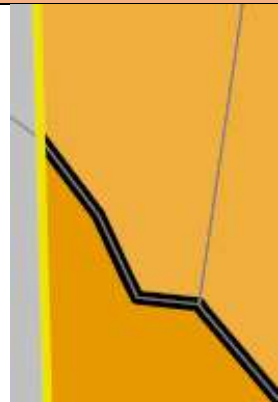
SECTION 1 - Land Zoning Maps (LZN)

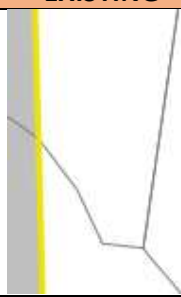
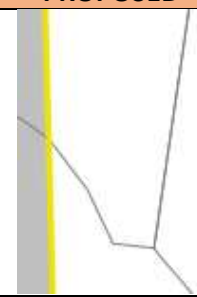
Draft LEP 2013		
Submission	No	
DA/property		

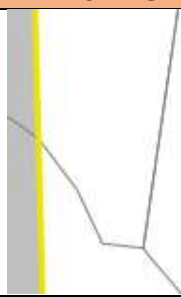
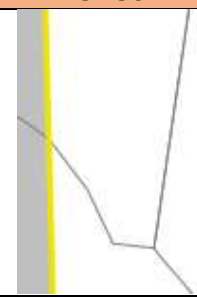
Proposed Map Amendments

LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	

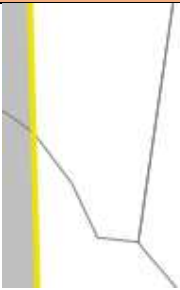
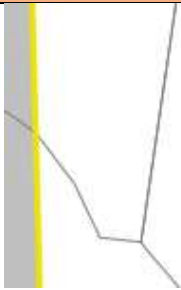
SECTION 1 - Land Zoning Maps (LZN)

LAND ZONING MAP – 003BA	
EXISTING	PROPOSED
	
Change proposed - correct minor boundary and zoning anomaly.	



LOT SIZE MAP – 003BA	
EXISTING	PROPOSED
	
No change proposed	

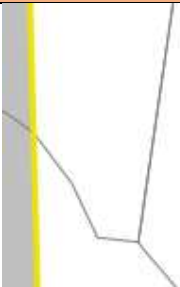
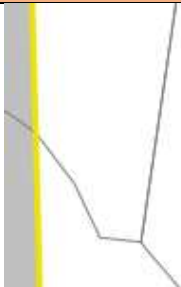
HEIGHT OF BUILDINGS MAP – 003BA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 1 - Land Zoning Maps (LZN)

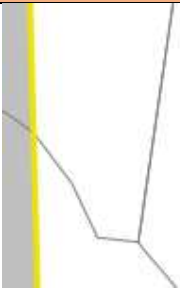
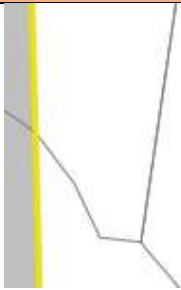
FLOOR SPACE RATIO MAP – 003BA	
EXISTING	PROPOSED
	
No change proposed	

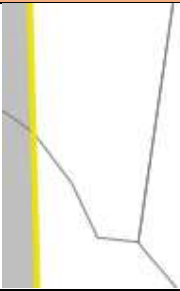
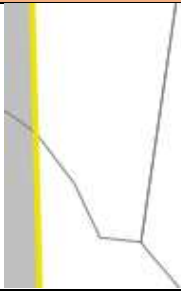
LAND RESERVATION AND ACQUISITION MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

HERITAGE MAP – 003BA	
EXISTING	PROPOSED
	
Subject to separate review	

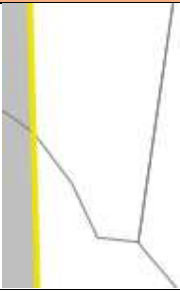
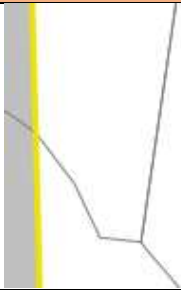
LOT AVERAGING MAP – 003BA	
EXISTING	PROPOSED
	
No change proposed	

SECTION 1 - Land Zoning Maps (LZN)

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

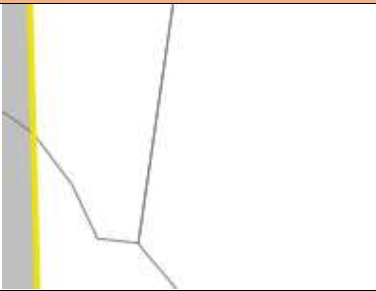
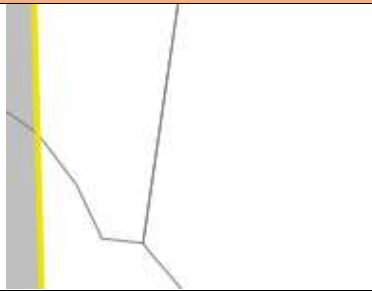
SCENIC & LANDSCAPE VALUES MAP – 003BA	
EXISTING	PROPOSED
	
No change proposed	

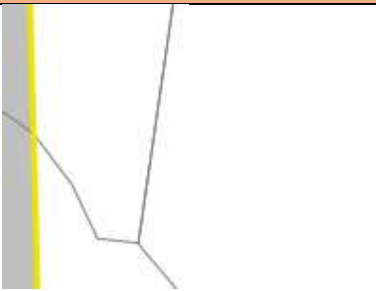
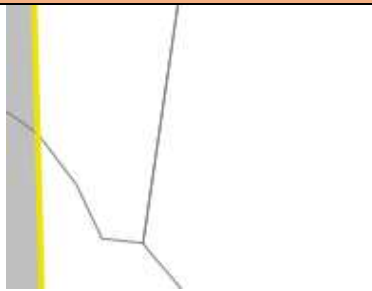
MINERAL RESOURCES AREA MAP	
EXISTING	PROPOSED
No map	No map
No change proposed	

BUILT CHARACTER MAP -006E	
EXISTING	PROPOSED
	
No change proposed	

SECTION 1 - Land Zoning Maps (LZN)

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

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

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

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