

SECTION 2 – Lot Size Maps (LSZ)

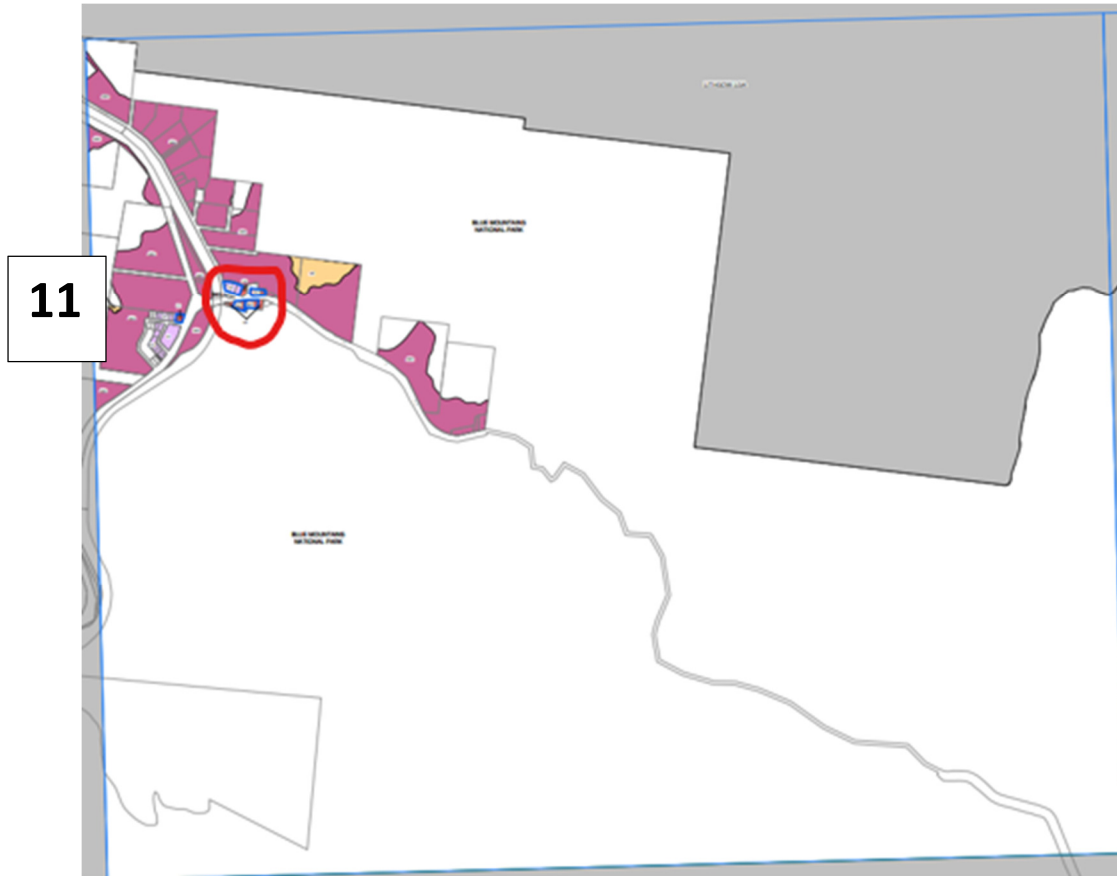
SECTION CONTENTS – LOT SIZE MAP ASSESSMENTS

No.	STREET ADDRESS	LOCALITY	PAGE
	Maps included in this set		2
11	5-7 Bells Line of Road and adjacent land	BELL	13
13	174-184, 191, 199-201; 193-197 & 183-189 Shipley Road	BLACKHEATH	16
14	Woodside Avenue and St Elmo Street	BLACKHEATH	18
15	Land north of Mini-Haha Rd	KATOOMBA	21
16	140 Station St and 6 Bradley St	BLACKHEATH	24
17	44 Forest Park Road West	BLACKHEATH	26
18	38-48 Carlton Street and 51-61 Peckmans Road	KATOOMBA	29
19	1-5, 9-15 & 45-51 Foy St and 132, 136, 154, 156 & 160-168 GWH	MEDLOW BATH	32
20	111 & 113 Mort St and adjacent road reserve	KATOOMBA	38
22	Part Mt Hay Road	LEURA	42
23	37 Henderson Rd	WENTWORTH FALLS	47
24	Part 15 and part 13 Bellevue Rd	WENTWORTH FALLS	51
25	Land adjacent to 3 Sandbox Rd	WENTWORTH FALLS	54
26	Land adjacent to 158-170 GWH	WENTWORTH FALLS	58
27	95 GWH & 120 Great Western Highway & 40 Railway Pde	WENTWORTH FALLS	62
28	2-58 Bowens Creek Road	MOUNT IRVINE	66
29	National Park (north Farrer Street)	MOUNT WILSON	69
30	Multiple lots along the highway & Badgerys Crescent	LAWSON	72
31	Land adjacent to 1 Queens Rd and 241 GWH	LAWSON	80
32	Area north Mt View	HAZELBROOK	83
35	26-44 Somers Street	LAWSON	86
36	112, 110W, 109W, 108W, 107W Great Western Highway + 78-79 Railway Parade	WOODFORD	88
37	338W- 341W GWH + part railway corridor	BULLABURRA	92
38	52-58 & 60 Kent St	BULLABURRA	95
39	20 Benson Road	MOUNT VICTORIA	97

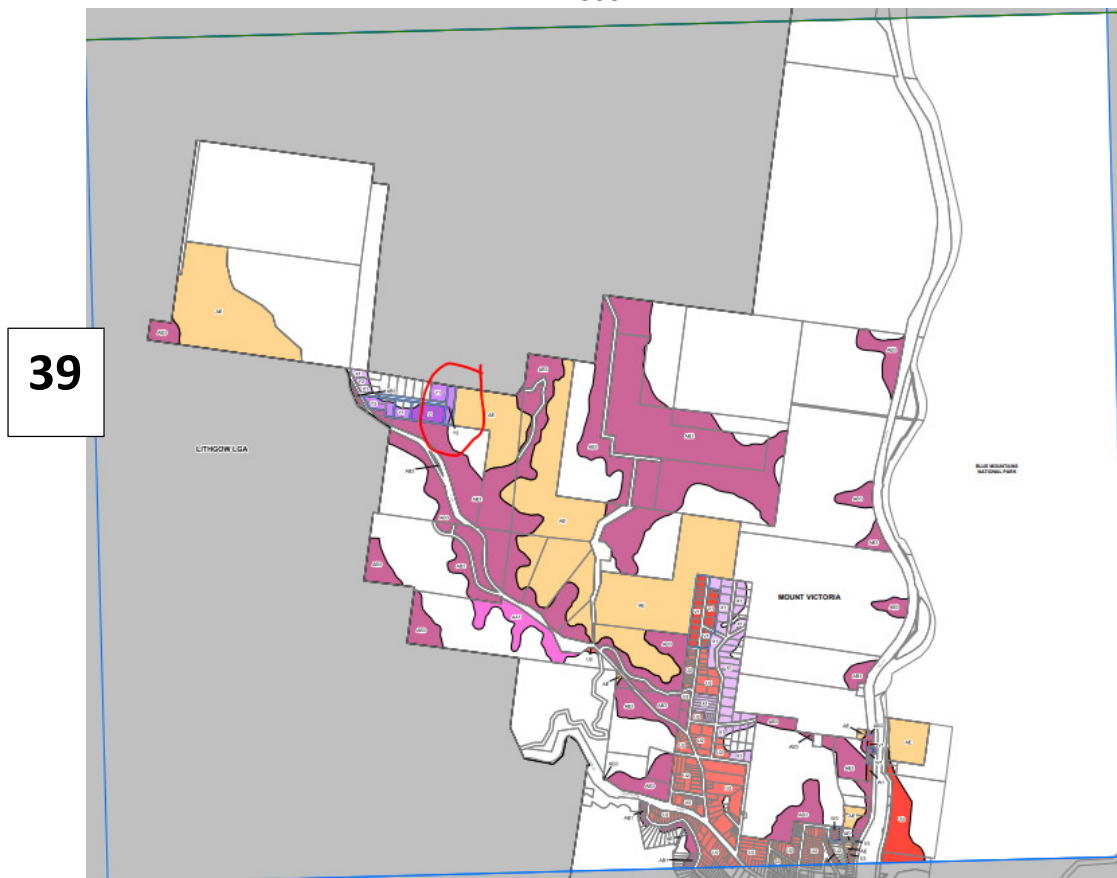
ABBREVIATIONS

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 2 – Lot Size Maps (LSZ)

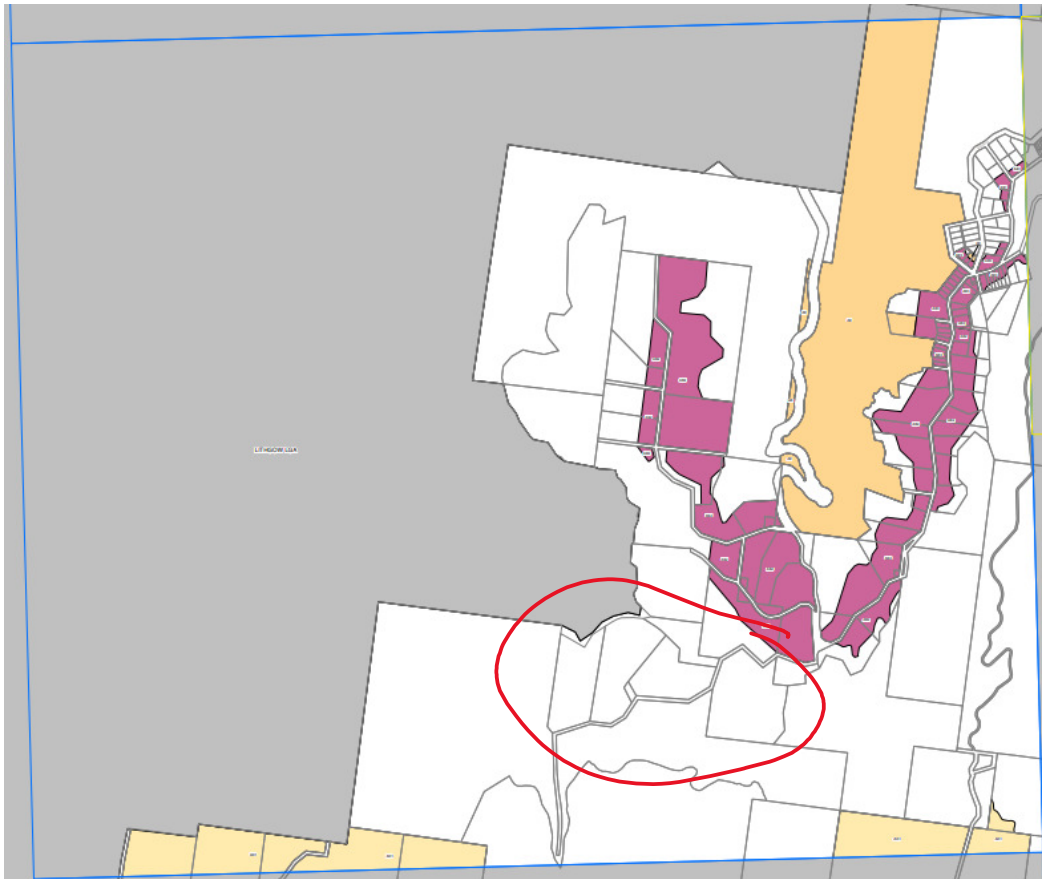


LS001B



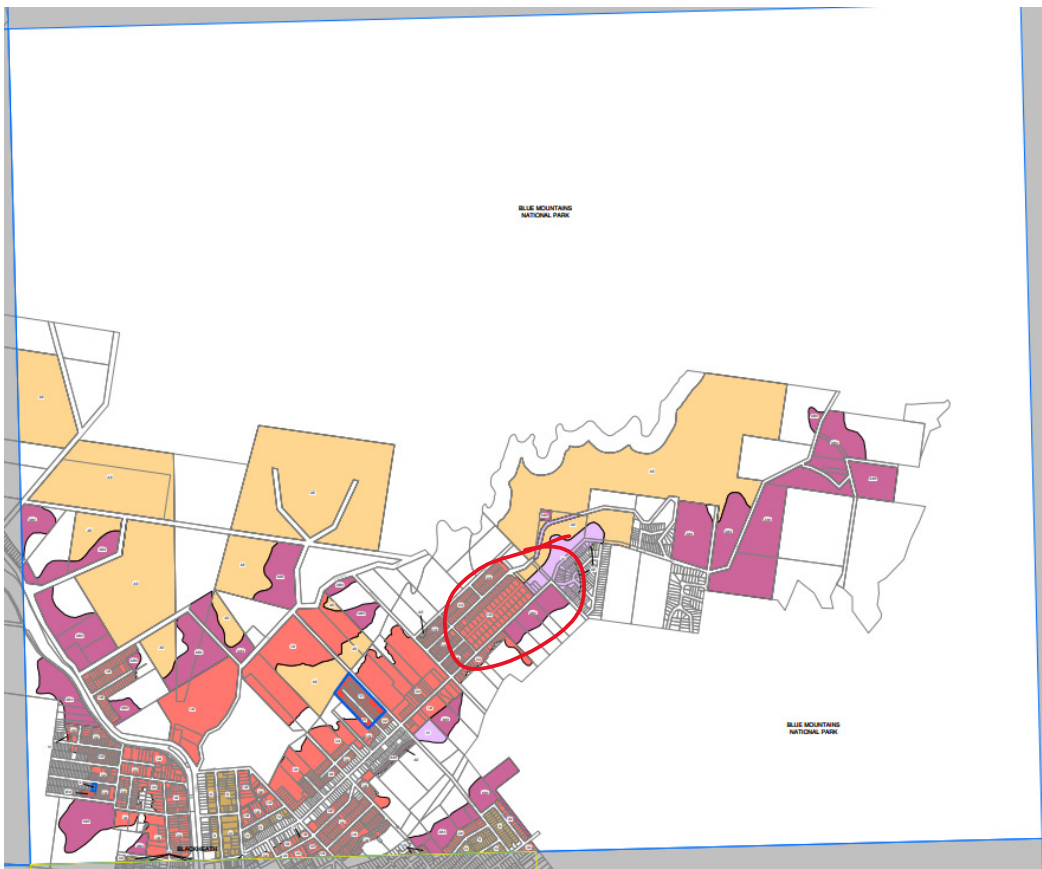
LSZ_002A

SECTION 2 – Lot Size Maps (LSZ)



LSZ 002C

13



LSZ 002E

14

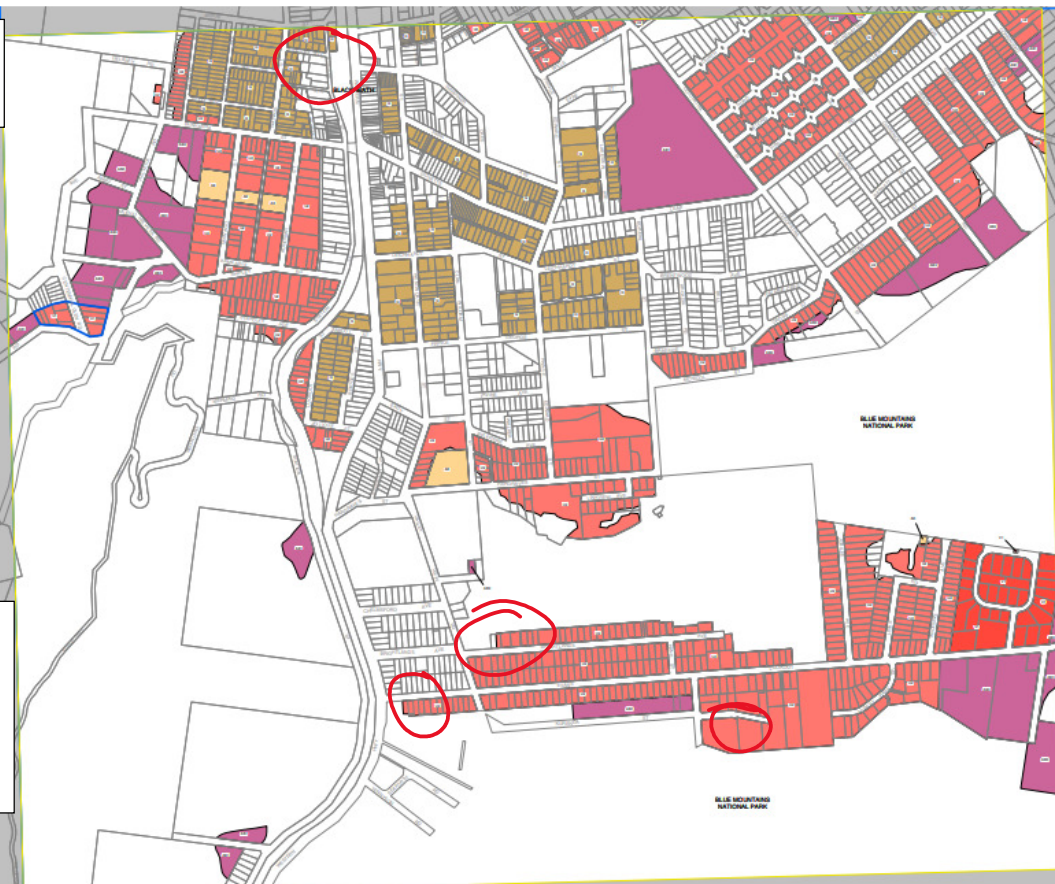
SECTION 2 – Lot Size Maps (LSZ)

15



LSZ 002F

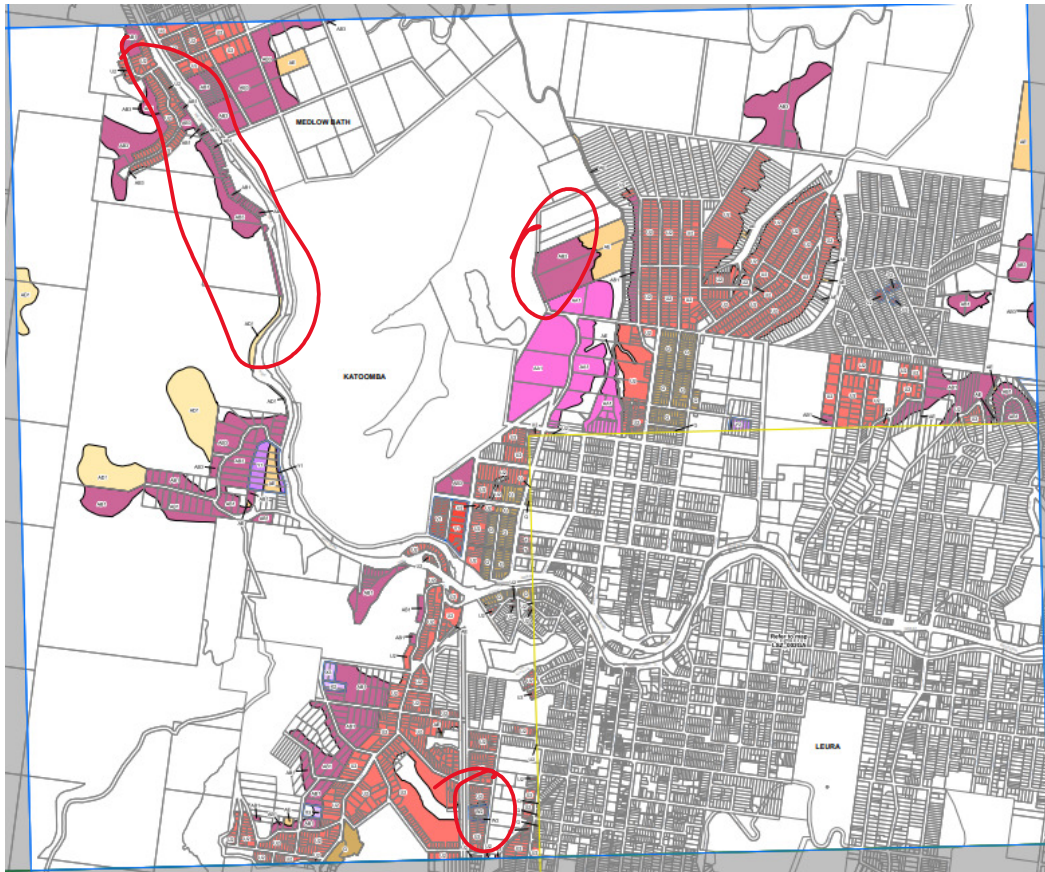
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LSZ 002FA

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4
17

SECTION 2 – Lot Size Maps (LSZ)

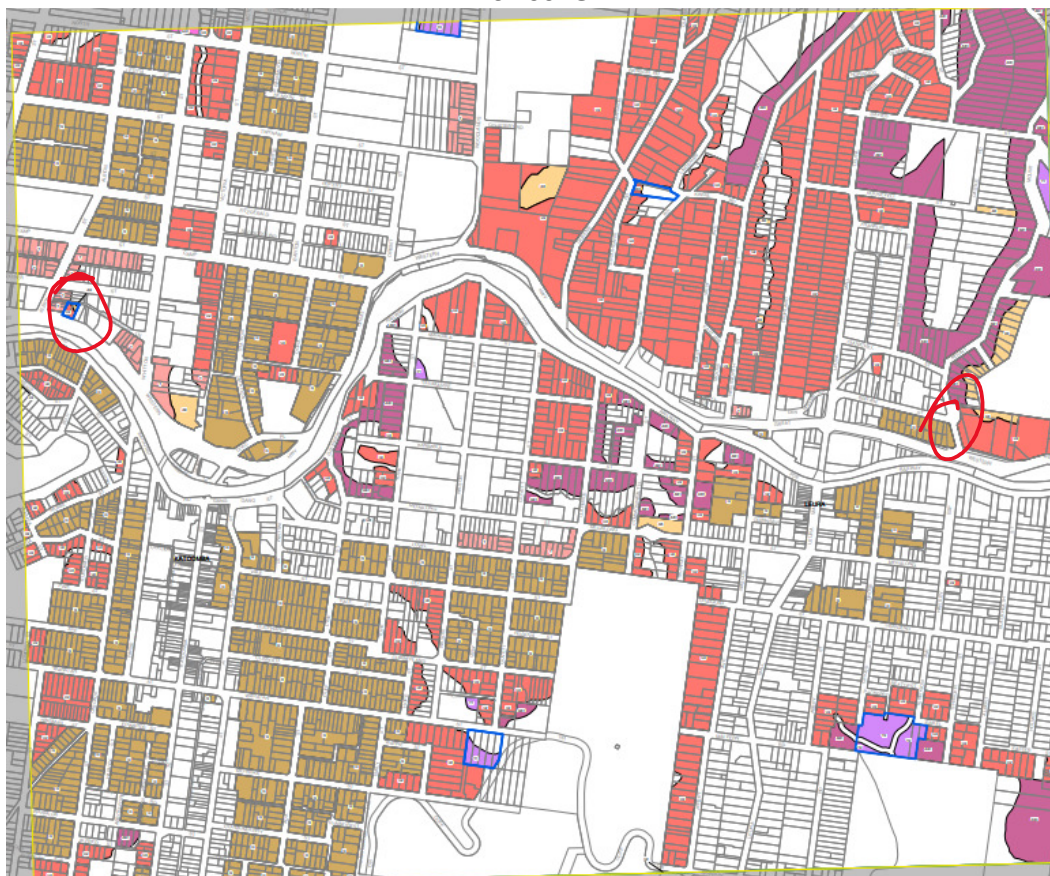


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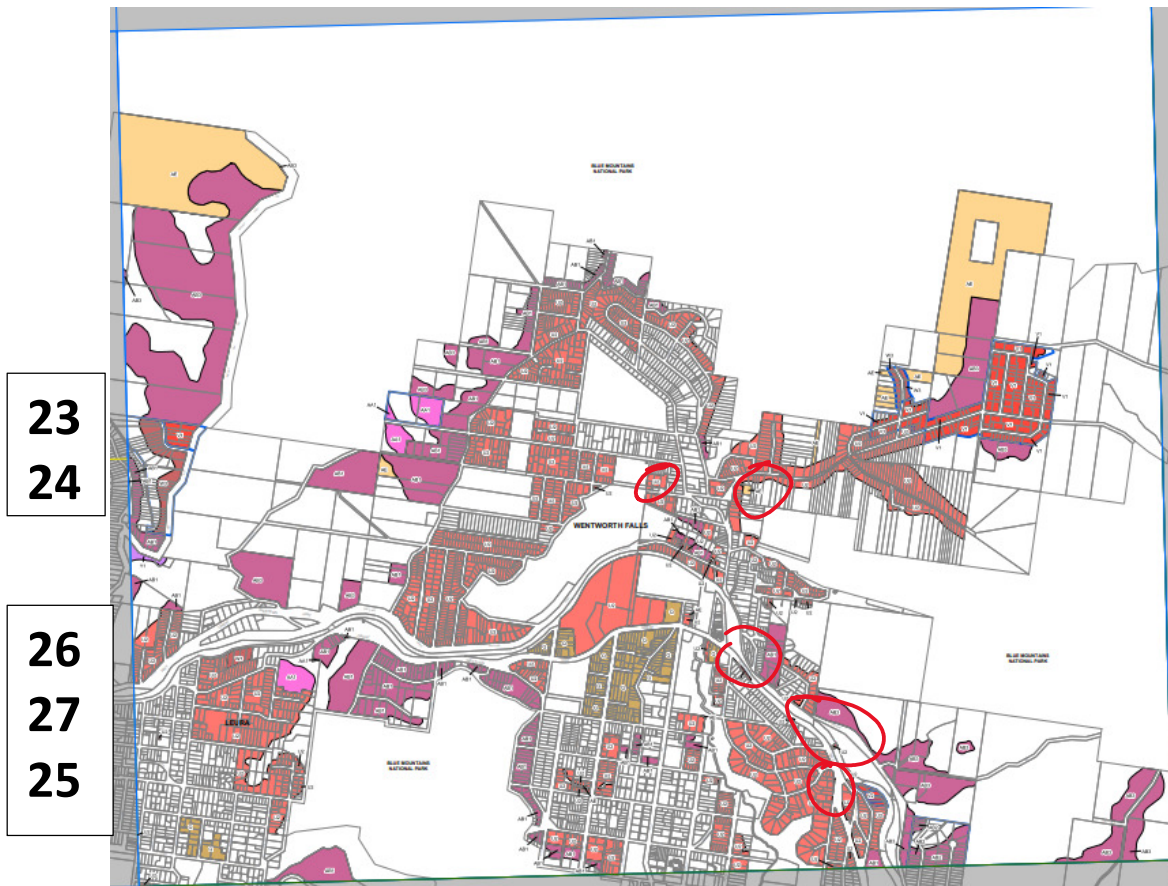
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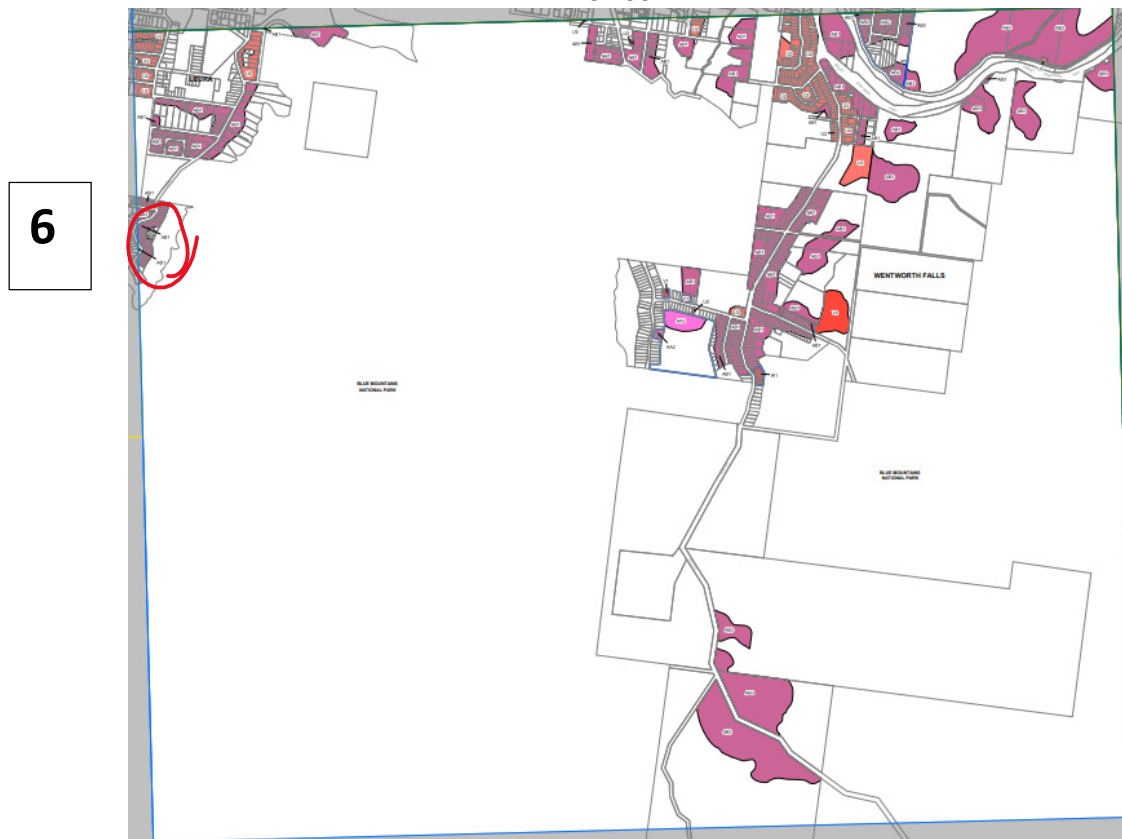
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LSZ 002GA

SECTION 2 – Lot Size Maps (LSZ)



LSZ 002H

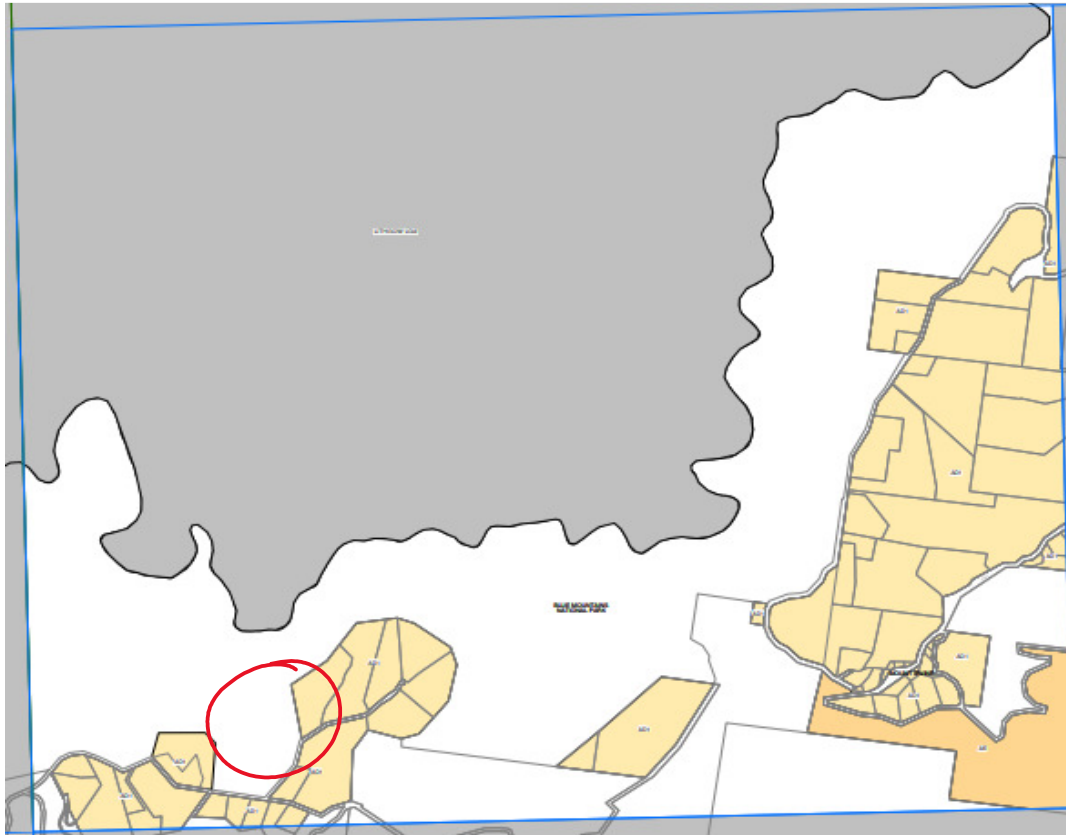


LSZ 003C

SECTION 2 – Lot Size Maps (LSZ)

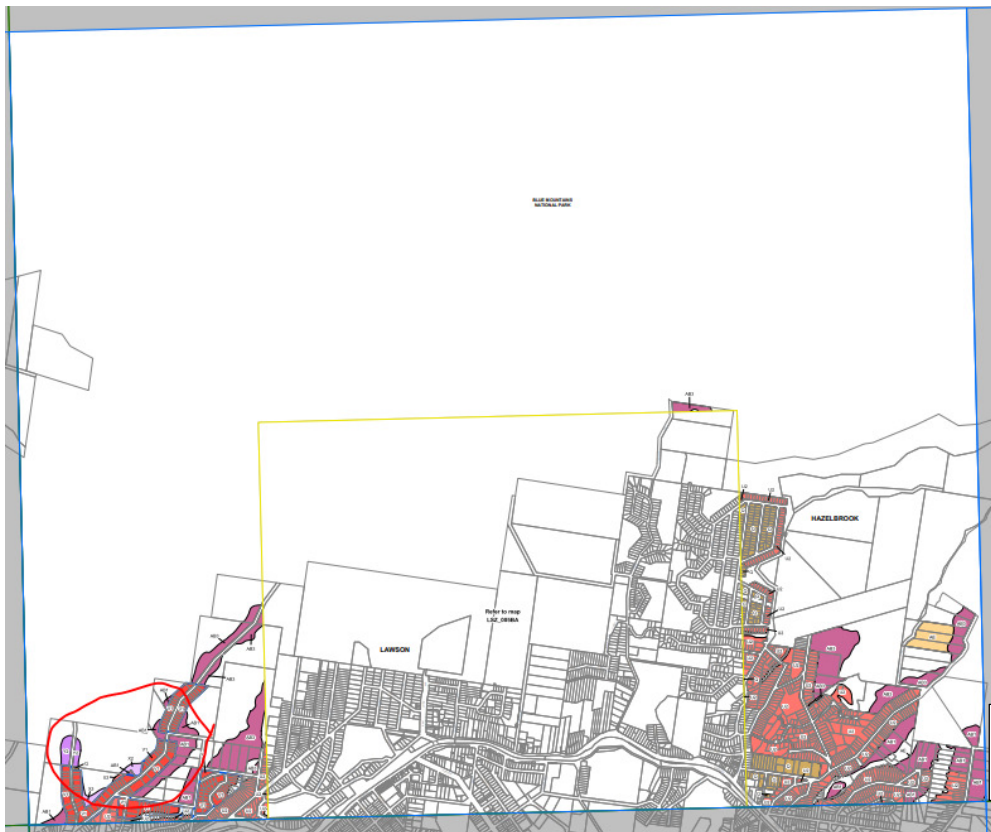
LSZ 004 MISSING

28



LSZ 004B

29

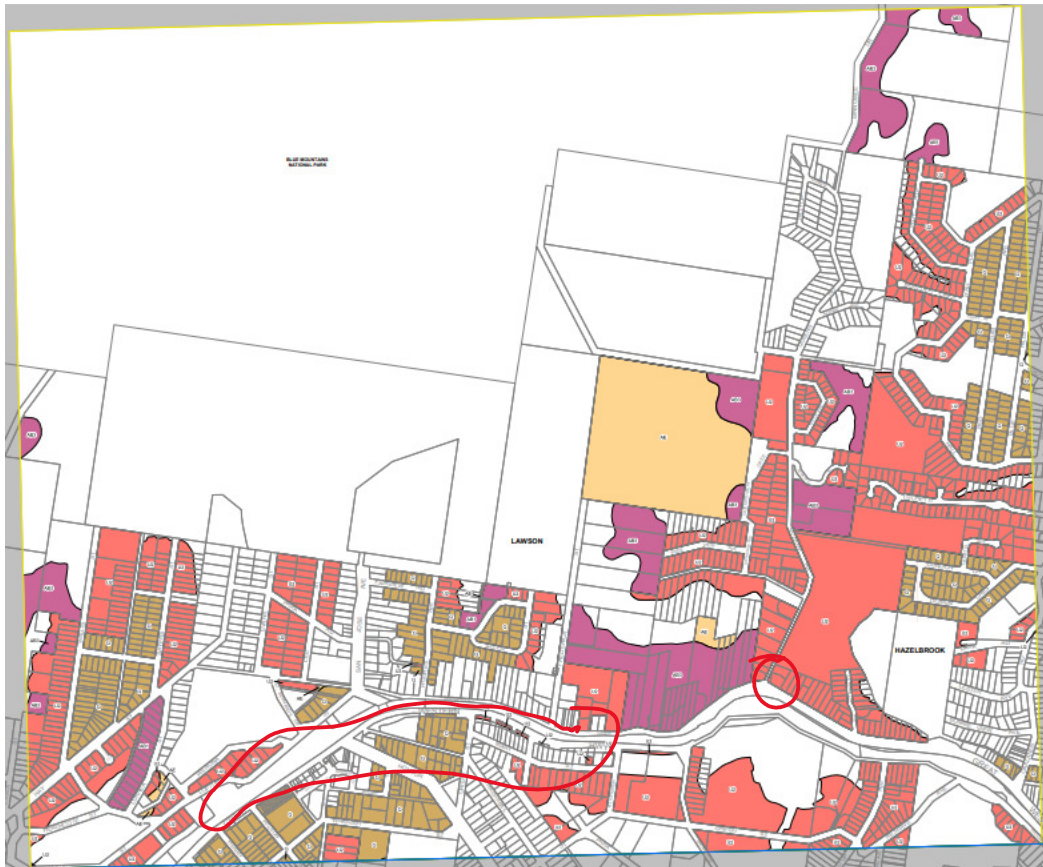


LSZ 005B

38

SECTION 2 – Lot Size Maps (LSZ)

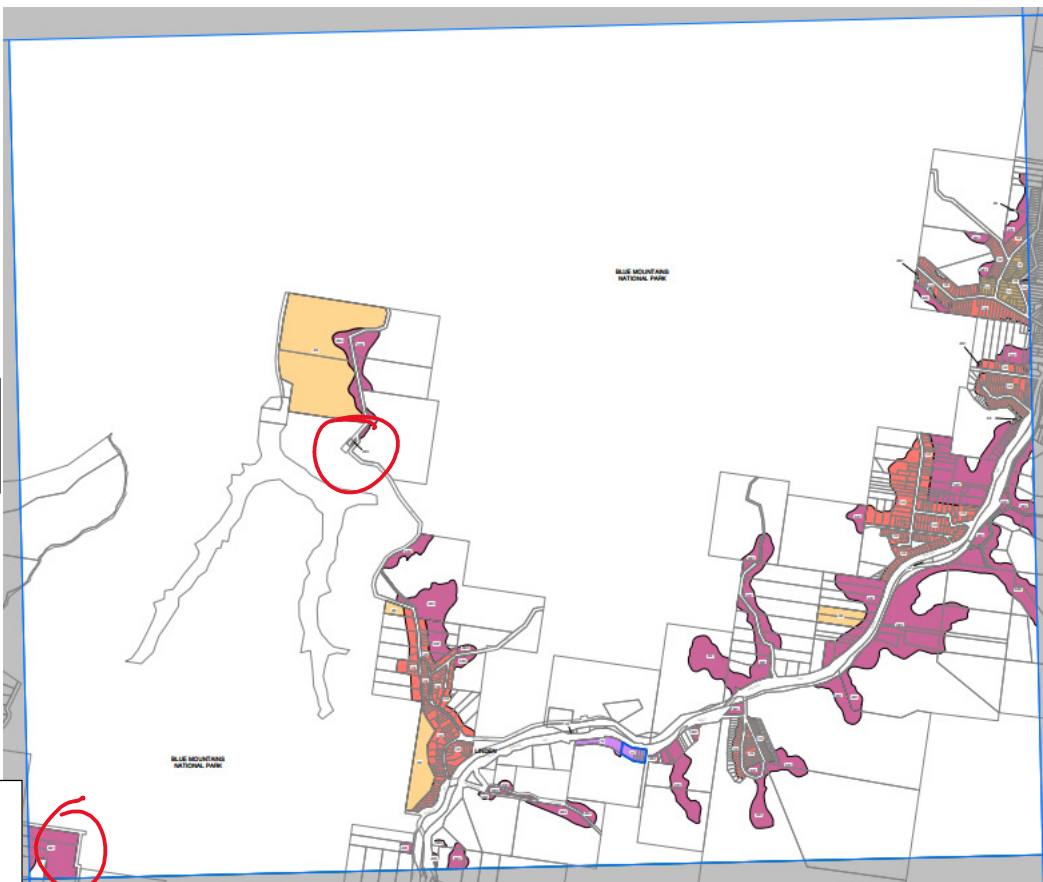
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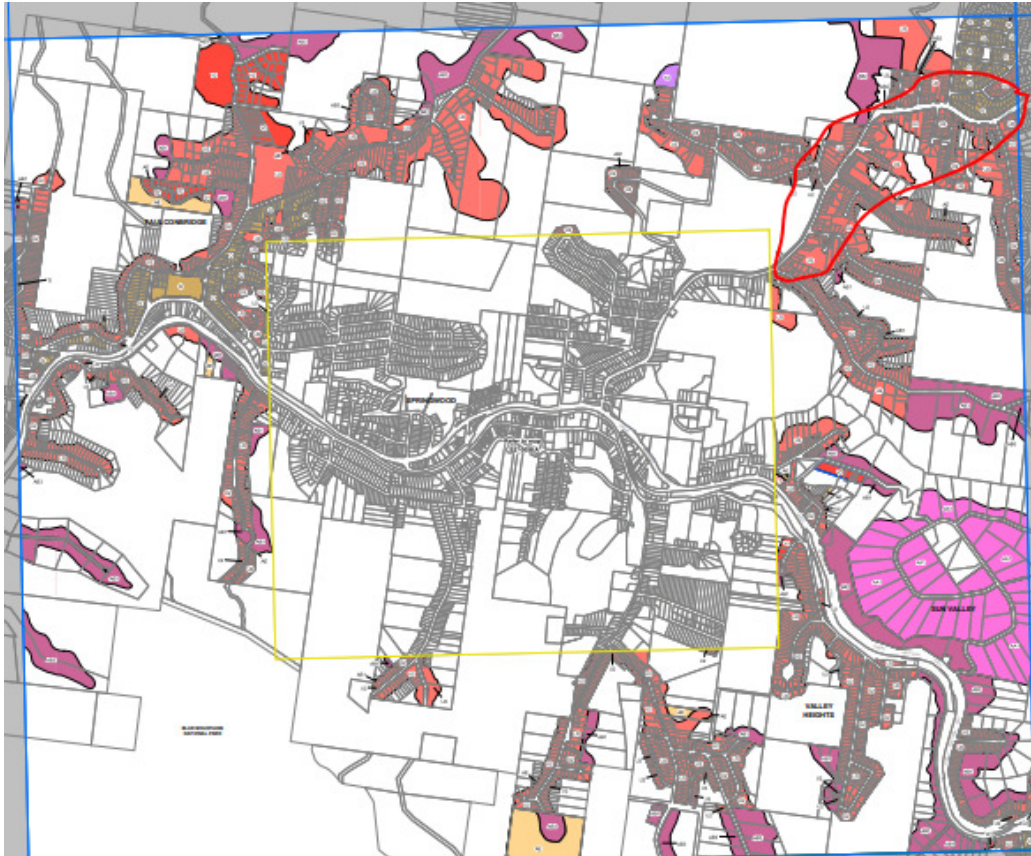
7

32



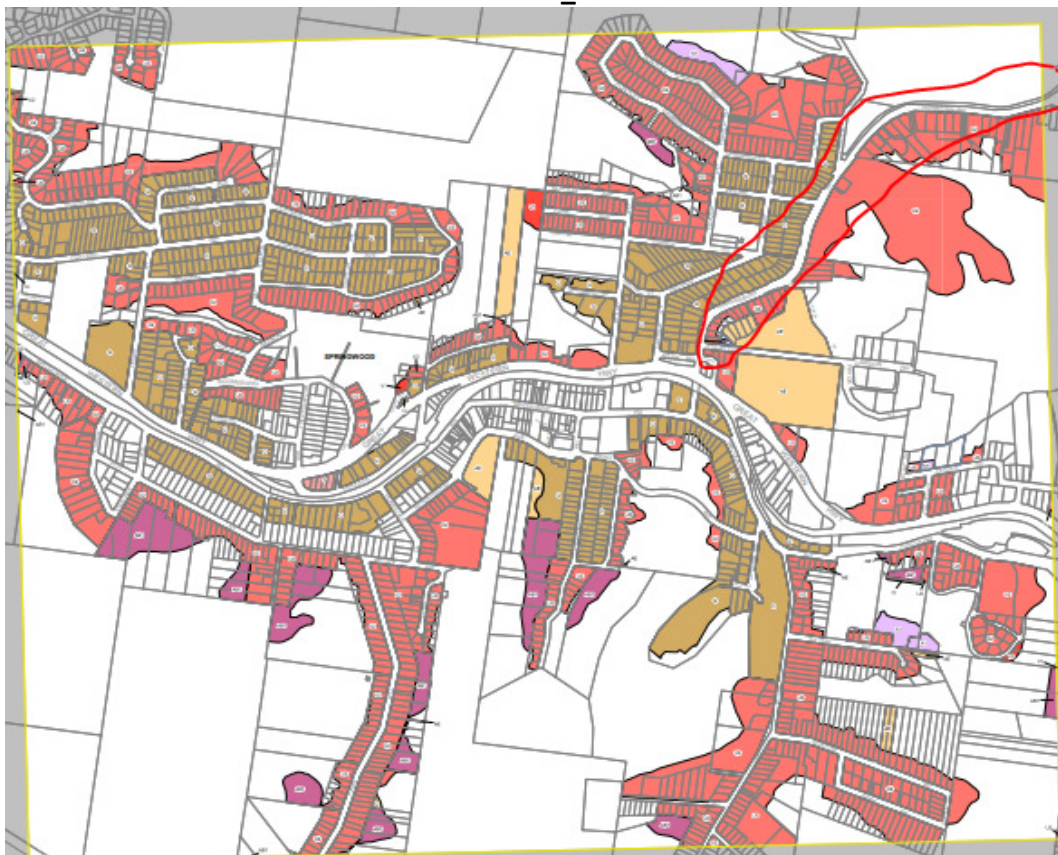
LSZ 005C

SECTION 2 – Lot Size Maps (LSZ)



56

LSZ_005E

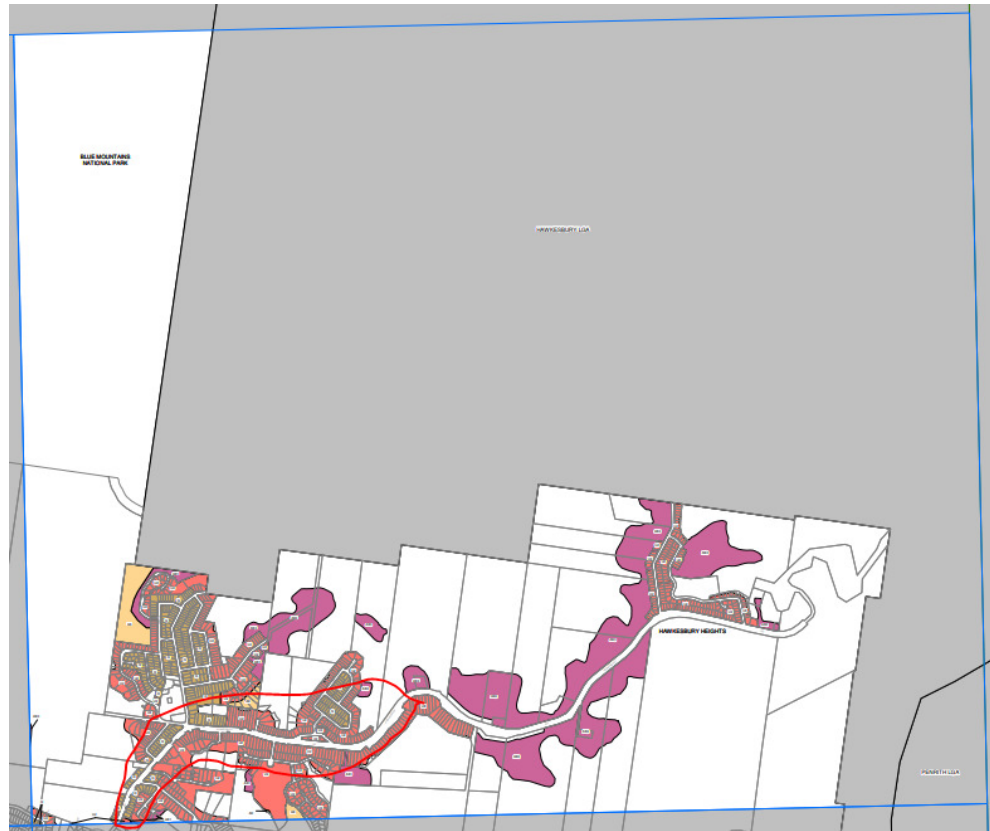


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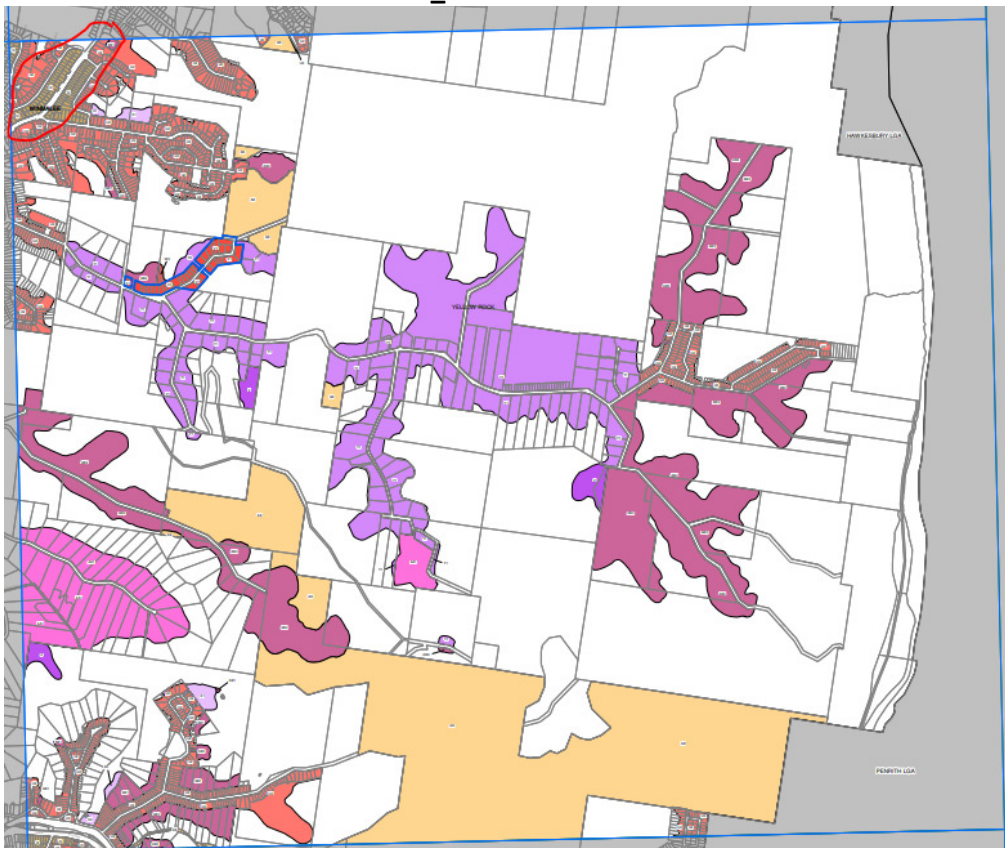
SECTION 2 – Lot Size Maps (LSZ)

56



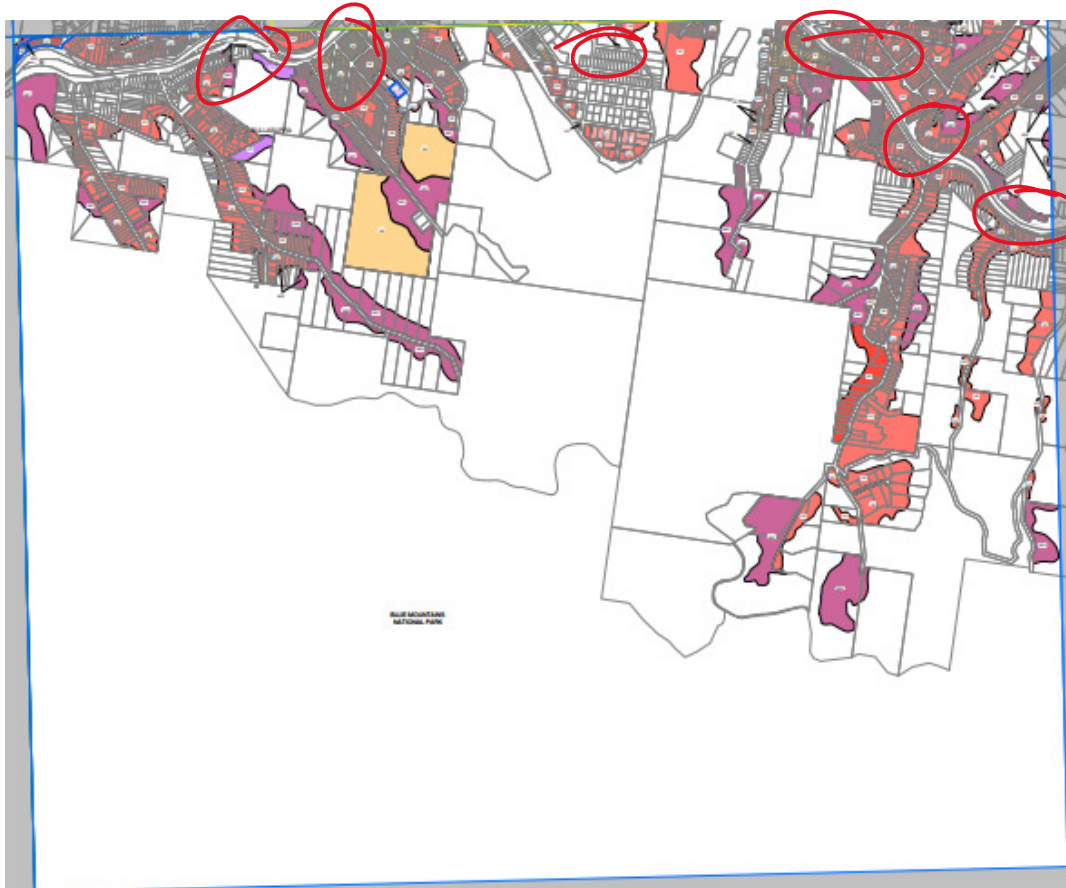
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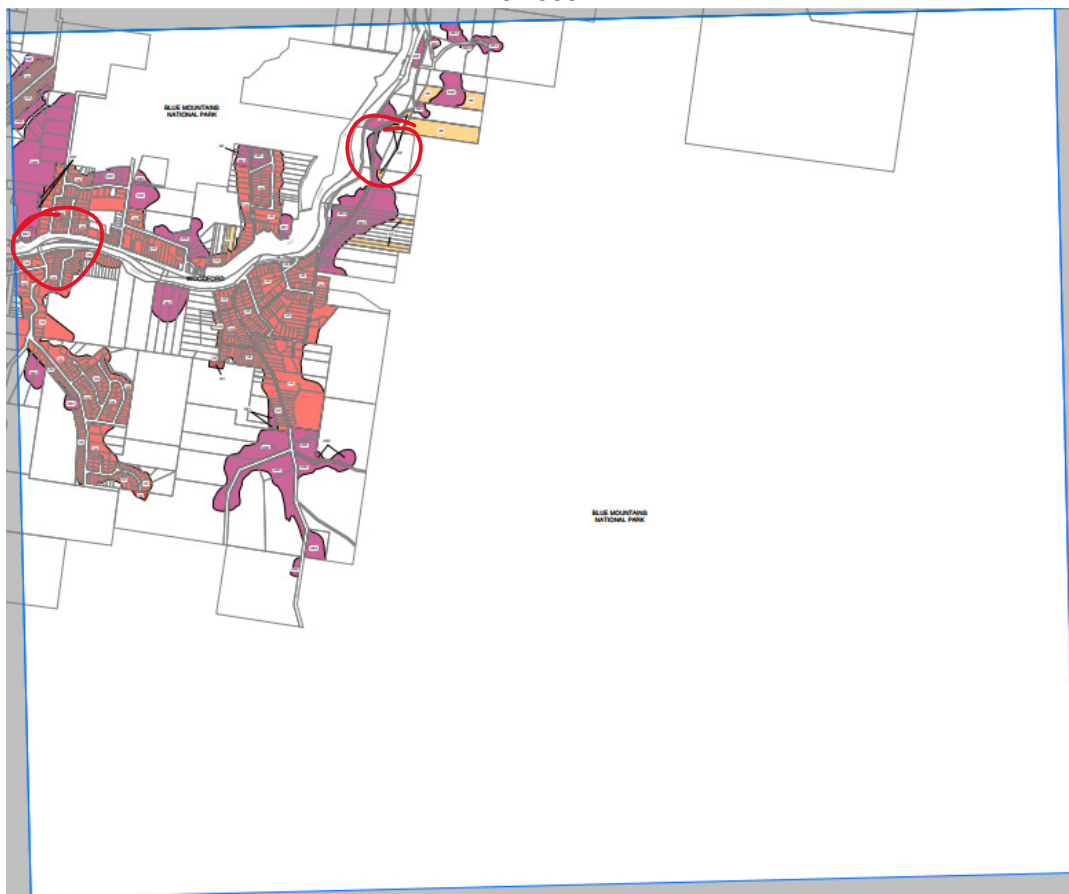
LSZ_005G

SECTION 2 – Lot Size Maps (LSZ)



303
7
60
59
35
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LSZ 006A

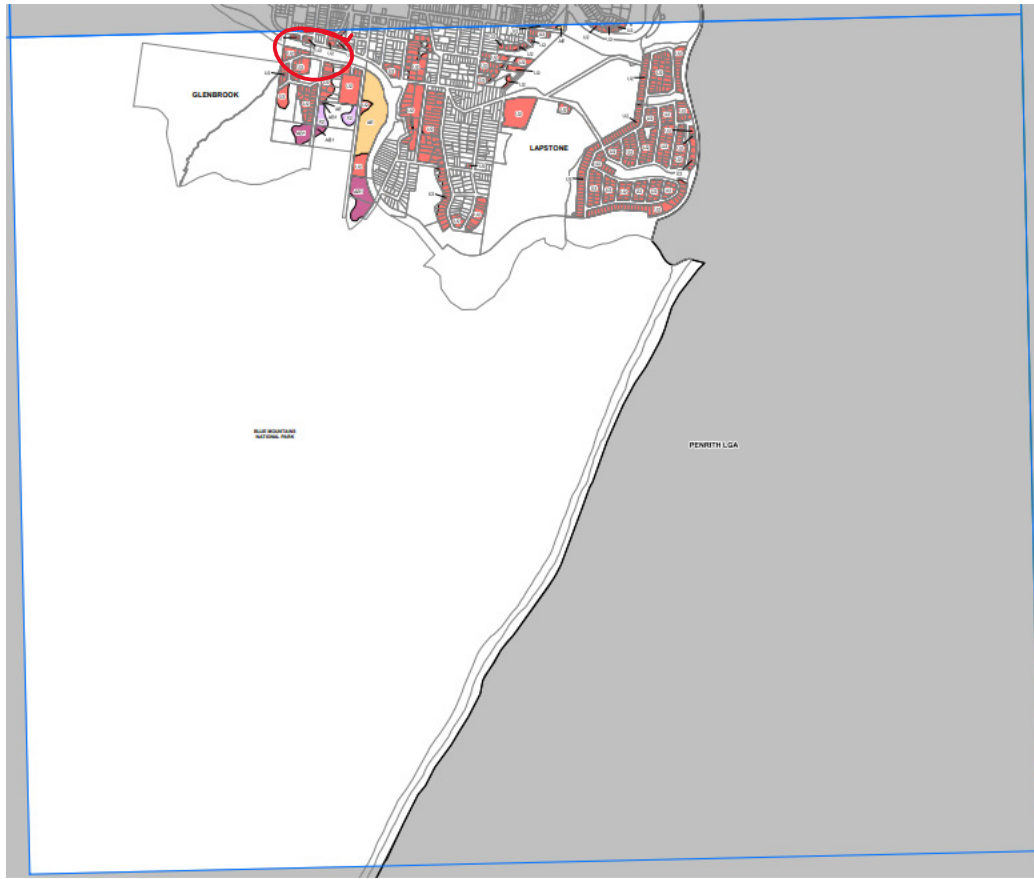


8
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LSZ 006B

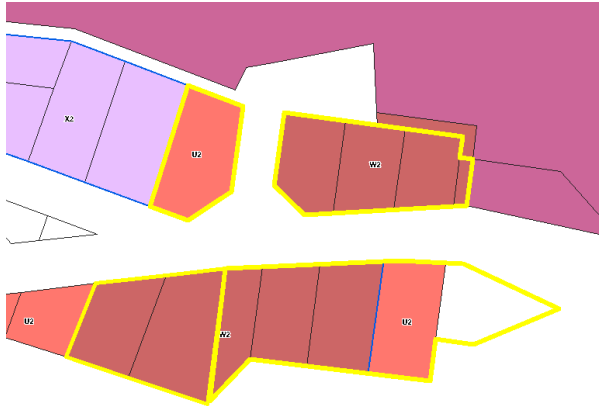
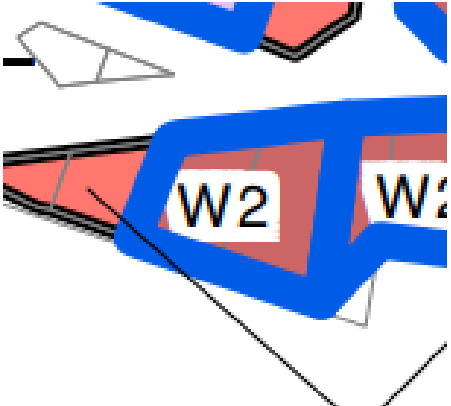
SECTION 2 – Lot Size Maps (LSZ)

9


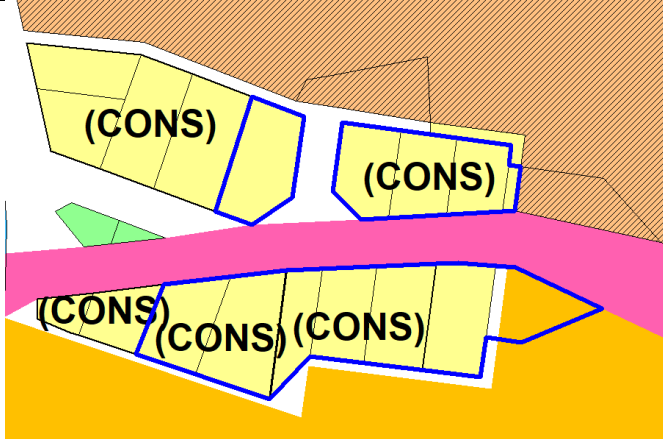
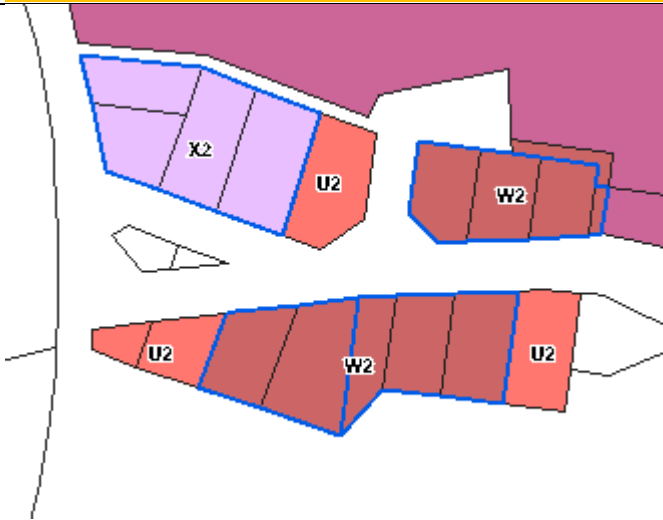


LSZ 006E

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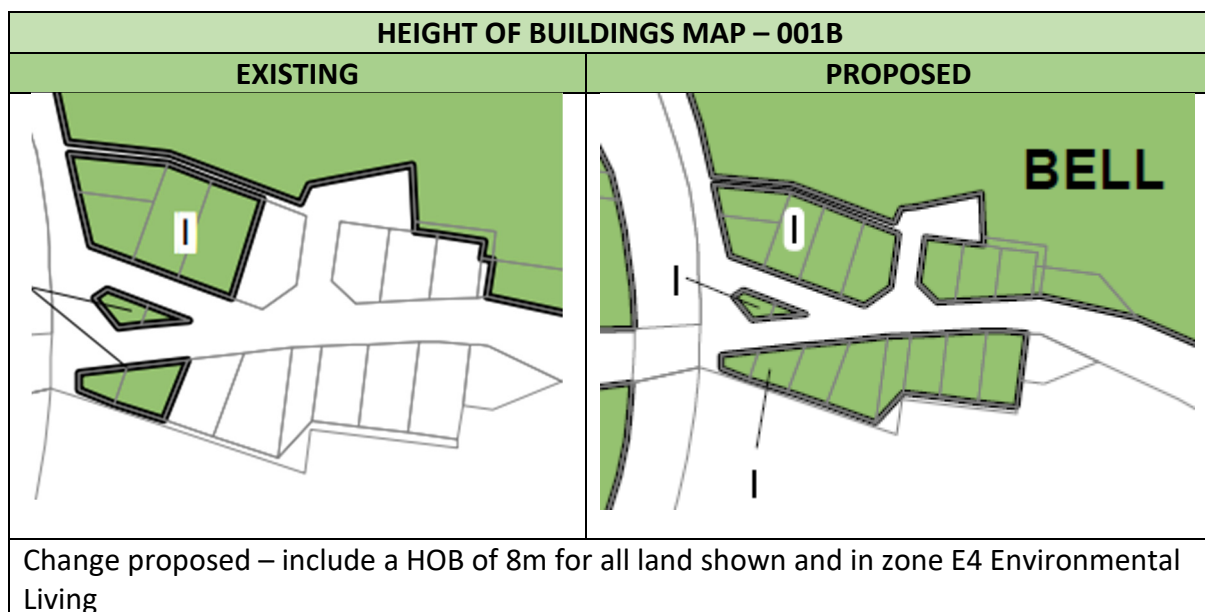
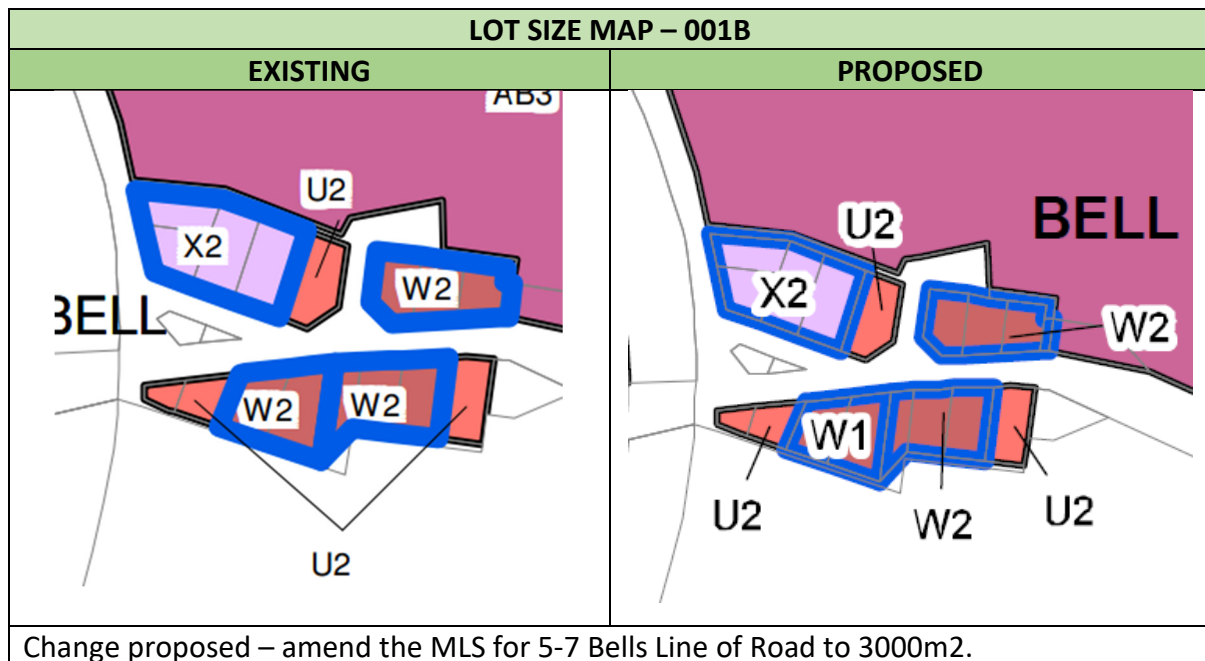
11 PROPERTY	5-7 Bells Line of Road and adjacent land BELL
<p>COMMENT</p> <p>5-7 Bells Line of Road Bell.</p> <p>The site (total of the 2 allotments) is zoned E4 Environmental Living and has total area of 3434m² however the MLS is 3700m². The combined 2 lots had development potential after consolidation under LEP 2005 however under LEP 2015 this has been removed due to the MLS being inadvertently increased to greater than the lot size.</p> <p>2-4, 9-19 and part 6-16 Bells Line of Road</p> <p>This land is zoned E4 Environmental Living providing development potential to these sites. In accordance with Council policy the land should have a HOB applied and 8m is consistent with adjoining land and the sites characteristics. All additional provisions are transferred from the previous LEP 1991.</p> <p>Owner: RMS</p>	
THEME	
MAP TILE	
LSZ	
001B	
<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>Amend the MLS for the land at 5-7 Bells Line of Road to W1 – 3000m² – reinstating the development potential that existing prior to LEP 2015. The consolidation provision under clause 4.1G is to remain as existing.</p> <p>Amend the HOB map to include a building height of 8m for all developable land.</p>	

SECTION 2 – Lot Size Maps (LSZ)

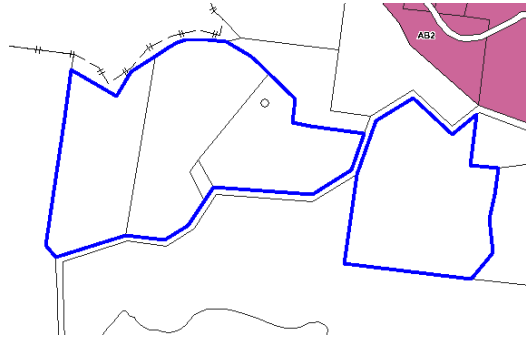

	 <p>Aerial photo</p>
<p>LEP 2005 Living Bushland Conservation (Consolidation)</p>	
<p>DRAFT LEP 2013</p>	
<p>Submission</p>	<p>Maps were provided</p>
<p>DA/property</p>	

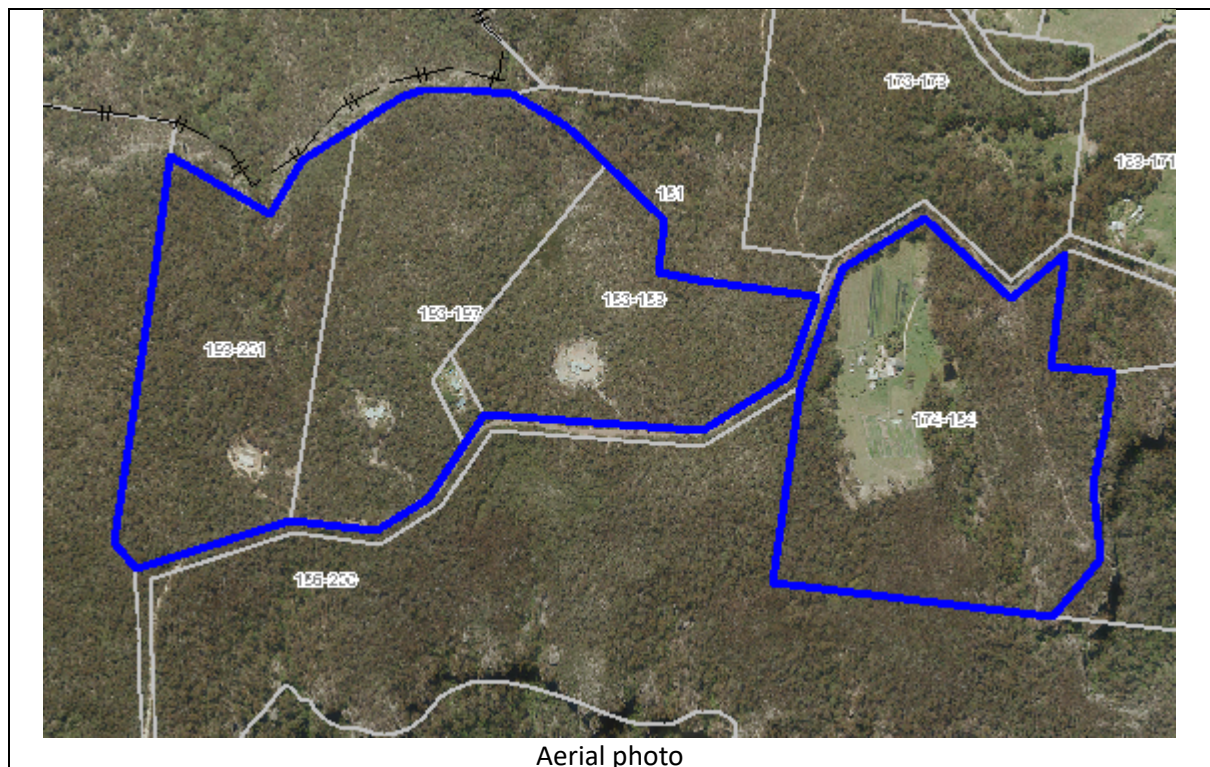
SECTION 2 – Lot Size Maps (LSZ)

Proposed Map Amendments

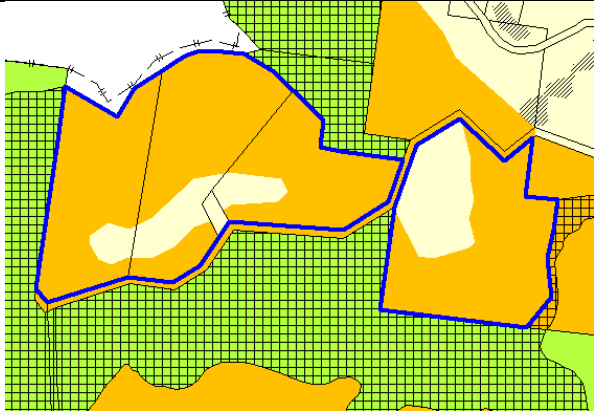
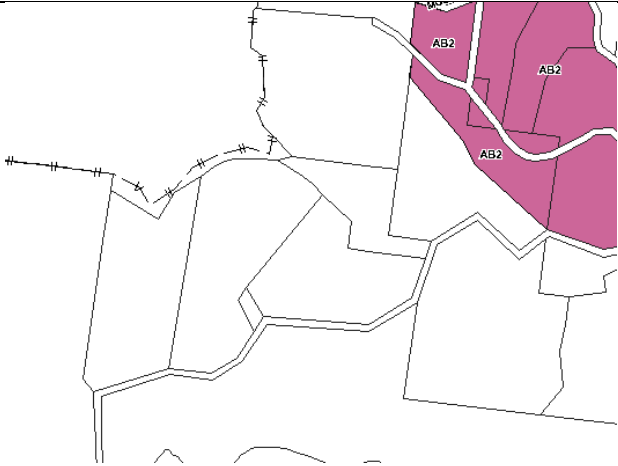


SECTION 2 – Lot Size Maps (LSZ)

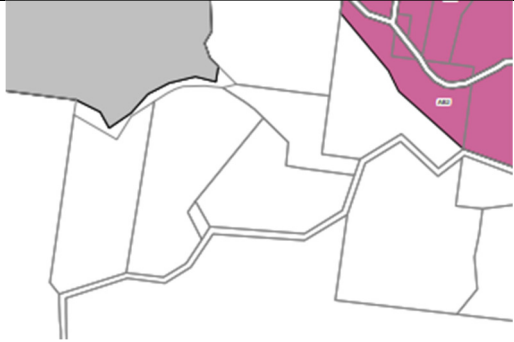
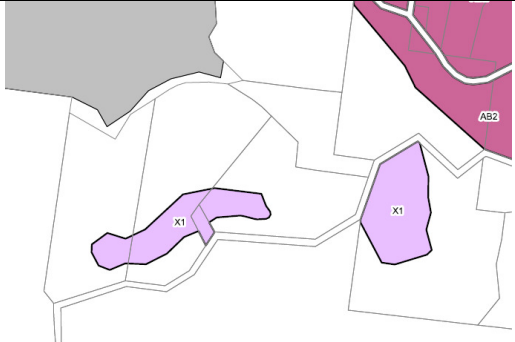
13	PROPERTY	174-184, 191, 199-201; 193-197 & 183-189 Shipley Road, BLACKHEATH
COMMENT The MLS was inadvertently omitted from land in zone RU2 on the properties noted. Each of the allotments had a MLS of 5000m2 under the previous LEP and it is recommended this provision be reinstated. Owner: each property separately privately owned		
THEME		LSZ
MAP TILE		002C
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>GIS AT COUNCIL</p>  <p>LSZ</p> <p style="color: red; font-size: 2em;">X</p> </div> <div style="text-align: center;"> <p>LEGISLATION</p>  <p>LSZ</p> <p style="color: red; font-size: 2em;">X</p> </div> </div>		
RECOMMENDATION Include MLS for each lot of X1 - 5000m2 by inclusion in the mapping amendment		



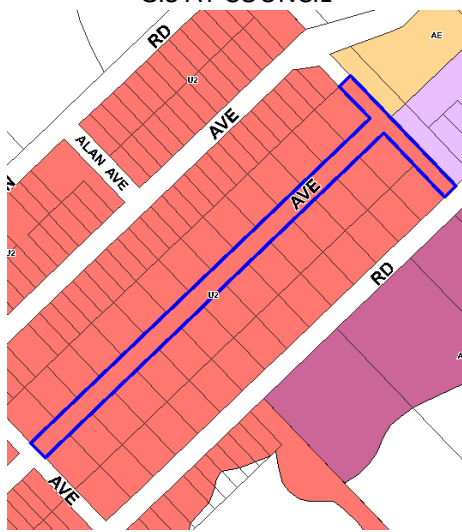
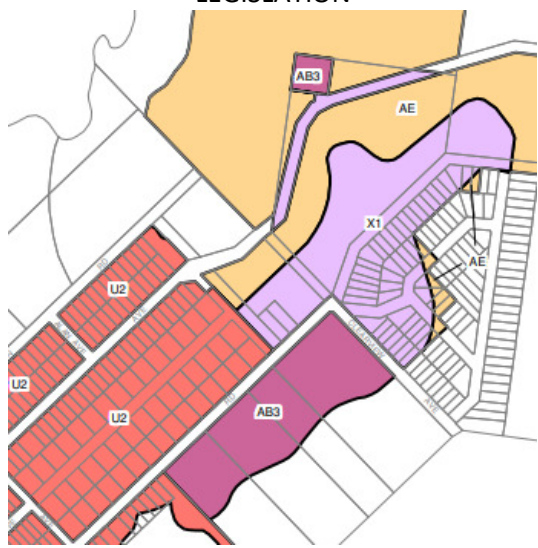
SECTION 2 – Lot Size Maps (LSZ)

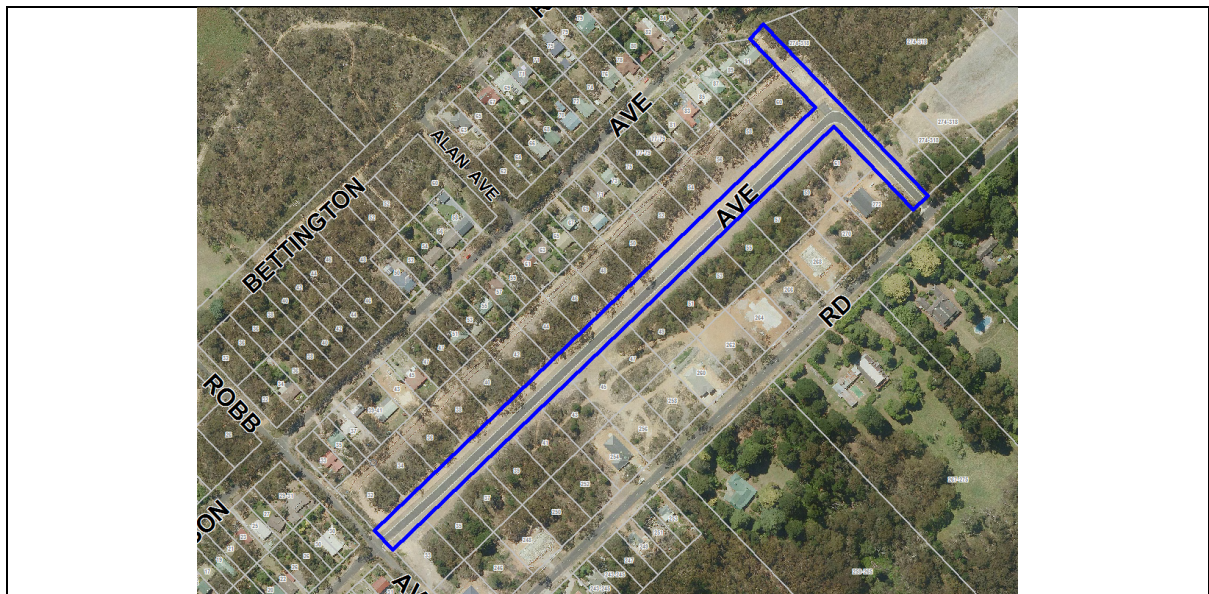
LEP 1991 Rural Conservation Environmental Protection	
Draft LEP 2013	
Submission	No
DA/property	

Proposed Map Amendments

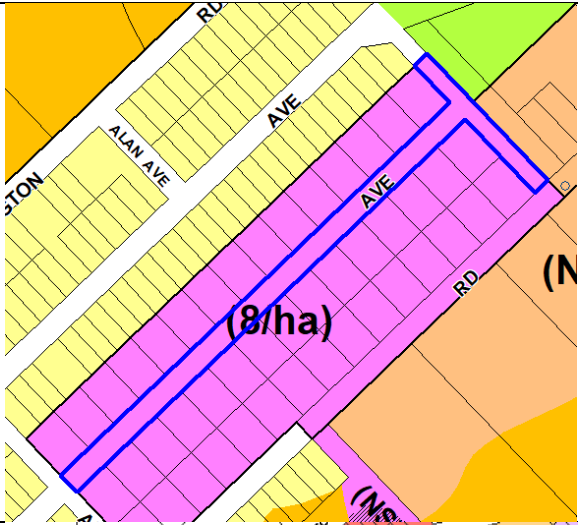
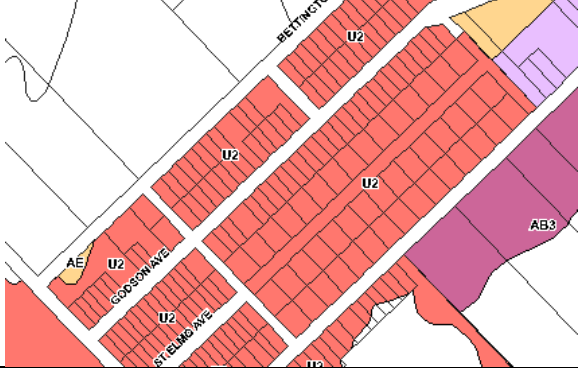
LOT SIZE MAP – 002C	
EXISTING	PROPOSED
	
Change proposed – include MLS of 5000m2 for land in zone RU2 – Rural Landscape	

SECTION 2 – Lot Size Maps (LSZ)

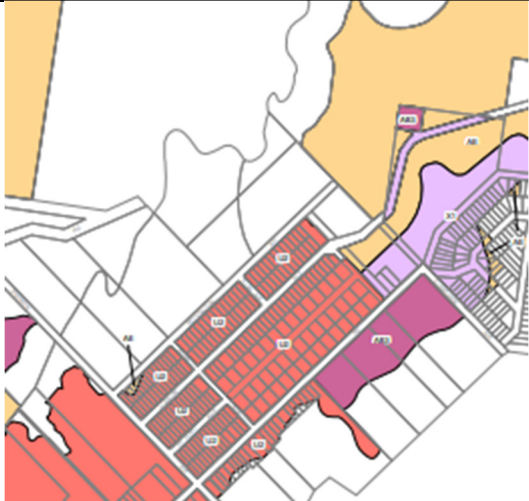
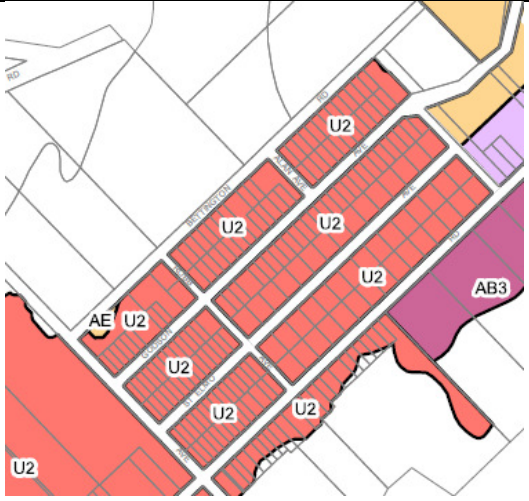
14	PROPERTY	Woodside Avenue and St Elmo Street BLACKHEATH
COMMENT St Elmo and Woodside Avenues are public roads by registration and minimum lot size should not be applied to a public road. Owner: BMCC		
THEME		LSZ
MAP TILE		002E
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RECOMMENDATION Recommend the minimum lot size, building height, protected area – vegetation constraint area and protected area – slope constraint area provisions be removed from the road reserves.		





SECTION 2 – Lot Size Maps (LSZ)



LEP 1991 Residential Bushland Conservation (8 lot/ha)	
DRAFT LEP 2013	
Submission	No
DA/property	



Proposed Map Amendments

LOT SIZE MAP – 002E	
EXISTING	PROPOSED
	
Change proposed – delete minimum lot size from road reserves	

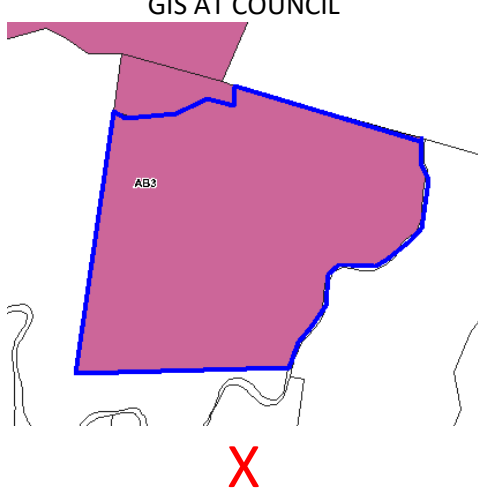
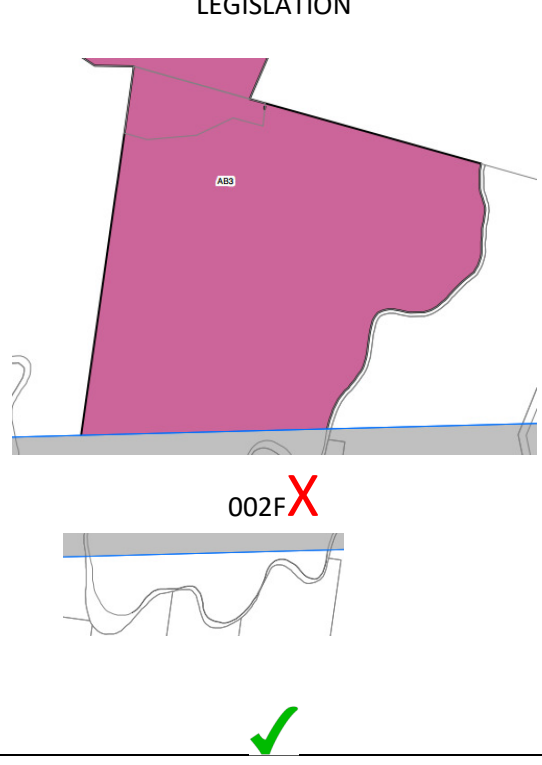
SECTION 2 – Lot Size Maps (LSZ)

HEIGHT OF BUILDINGS MAP – 002E	
EXISTING	PROPOSED
	
Change proposed – delete building height from the road reserves	

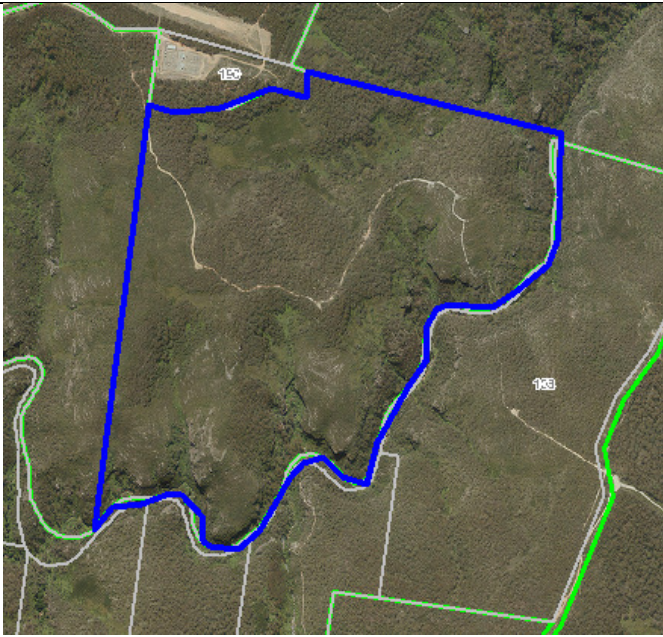
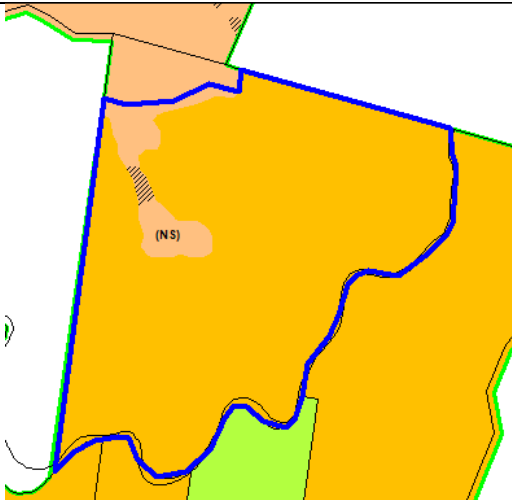
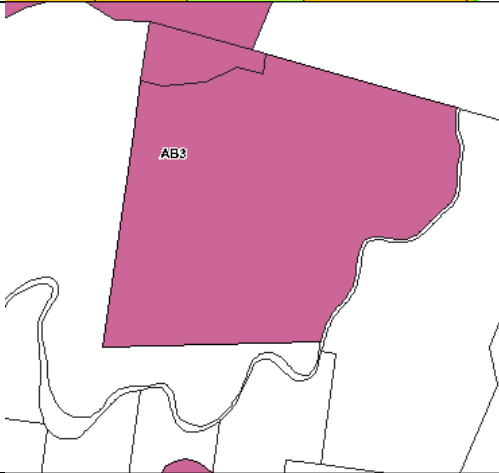
NATURAL RESOURCES - BIODIVERSITY MAP – 002E	
EXISTING	PROPOSED
	
Change proposed – delete PA – schedule vegetation from road reserve	

NATURAL RESOURCES - LAND MAP – 002E	
EXISTING	PROPOSED
	
Change proposed – delete PA – slope from the road reserve	

SECTION 2 – Lot Size Maps (LSZ)

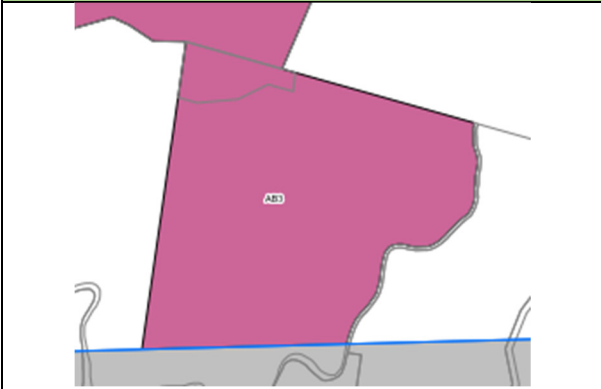
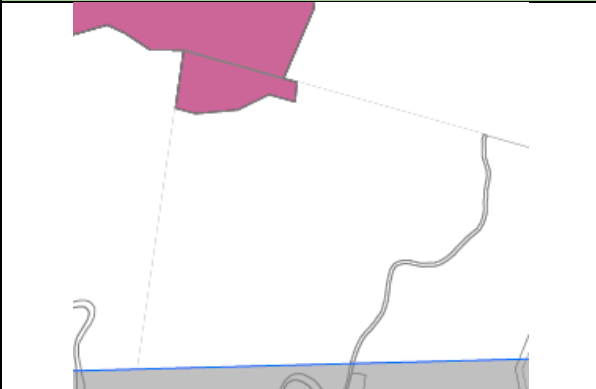
15	PROPERTY	Land north of Mini haha Rd KATOOMBA
COMMENT The minimum lot size is incorrectly applied to land which is part of the National Park and zoned E1 – National Parks and Nature Reserves. Owner: NSW NP&WS		
THEME		LSZ
MAP TILE		002F
<div style="display: flex; justify-content: space-around;"> <div 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> <p style="color: green; font-size: 2em;">✓</p> </div> </div>		
RECOMMENDATION That Council correct the error by removing the lot size for this land in the mapping amendment		

SECTION 2 – Lot Size Maps (LSZ)

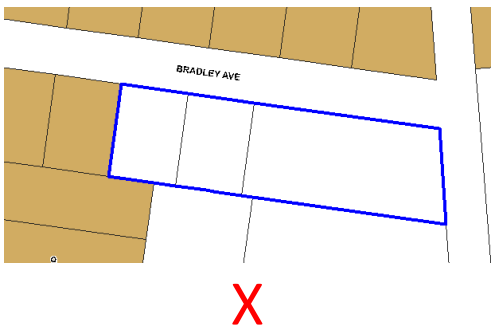
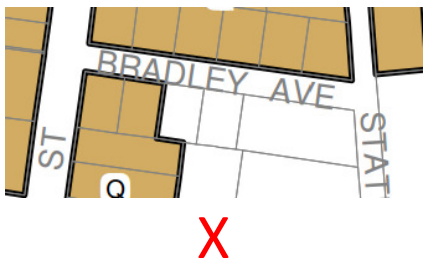
	 <p>Aerial photo</p>
<p>LEP 1991 Environmental Protection Bushland Conservation (No subdivision)</p>	
<p>DRAFT LEP 2013</p>	
<p>Submission</p>	<p>NSW NP&WS provided maps</p>
<p>DA/property</p>	

SECTION 2 – Lot Size Maps (LSZ)

Proposed Map Amendments

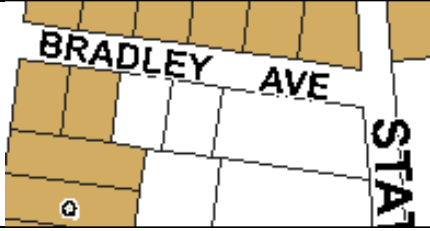
LOT SIZE MAP – 002F	
EXISTING	PROPOSED
	
Change proposed – delete minimum lot size provision from land owned by NSW NP&WS and in zone E1 National Parks and Nature Reserves	

SECTION 2 – Lot Size Maps (LSZ)

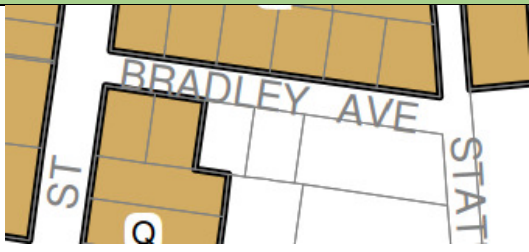
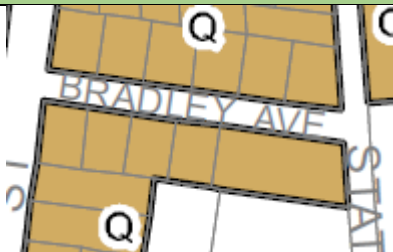
16	PROPERTY	140 Station St and 6 Bradley St BLACKHEATH
<p>COMMENT At the Extraordinary Council Meeting on 14 August 2014 the Council resolved to rezone the land at 6-8 Bradley St and 140 Station St Blackheath to R2 – Low Density Residential. The final maps for LEP 2015 did not correctly transfer the minimum lot size of 720m2 in accordance with the resolution. The zone and floor space ratio was correctly transferred.</p> <p style="text-align: center;"><i>That the zoning and provisions at 6-8 Bradley Ave and 140 Station St Blackheath be amended from General Industrial [IN1] to the Low Density Residential [R2] zone.</i></p> <p style="text-align: right;">Minute No. 428</p> <p>Owner: separate and private owners</p>		
THEME		LSZ
MAP TILE		002FA
<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>  </div> </div>		
<p>RECOMMENDATION Correct LSZ map by including an MLS of 720m2 in a mapping amendment</p>		

 <p style="text-align: center;">Aerial photo</p>	
<p>LEP 2005 Employment General</p>	

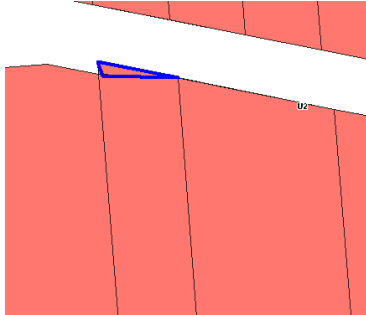
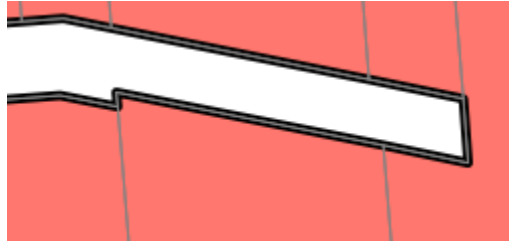
SECTION 2 – Lot Size Maps (LSZ)

DRAFT LEP 2013 Zone and provisions amended by Council resolution	
Submission	Yes and LZN, LSZ, HOB & FSR changed by Council resolution
DA/property	x/103/2017

Proposed Map Amendments

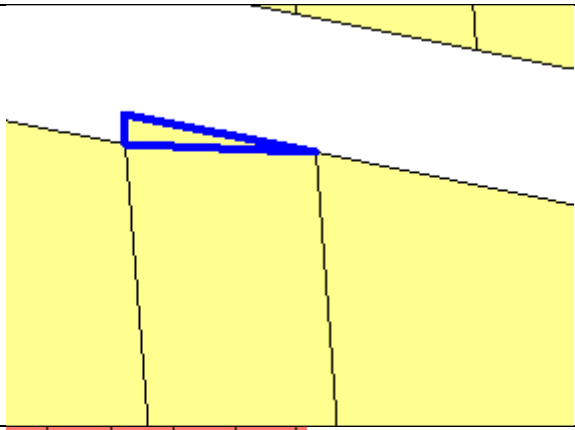

LOT SIZE MAP – 002FA	
EXISTING	PROPOSED
	
Change proposed – include MLS of 720m2 for the subject land	

SECTION 2 – Lot Size Maps (LSZ)

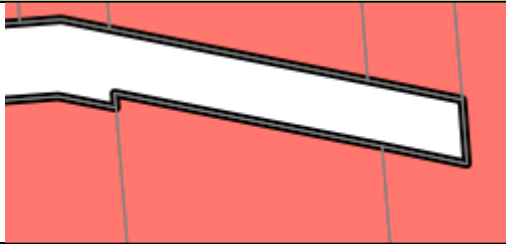
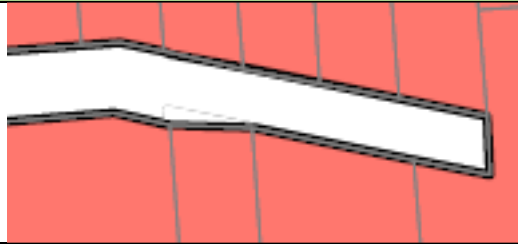
17	PROPERTY	44 Forest Park Road West BLACKHEATH
COMMENT There is a small triangular piece of land in the road reserve adjacent to the northern border of 44 Forest Park Road West Blackheath. This section of land incorrectly has building height, lot averaging, lot size, and scenic and landscape provisions applied. This mapping anomaly has been transferred from the previous LEP maps.		
Owner: BMCC		
THEME		LSZ
MAP TILE		002FA
<div style="display: flex; justify-content: space-around;"> <div style="width: 45%; text-align: center;"> GIS AT COUNCIL  LSZ X </div> <div style="width: 45%; text-align: center;"> LEGISLATION  LSZ X </div> </div>		
RECOMMENDATION Correct this minor anomaly by deleting the lot size, building height, lot averaging and escarpment area from land in the road reserve on the respective maps.		

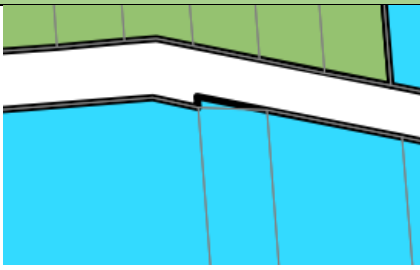
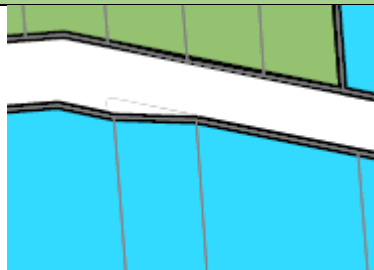


SECTION 2 – Lot Size Maps (LSZ)

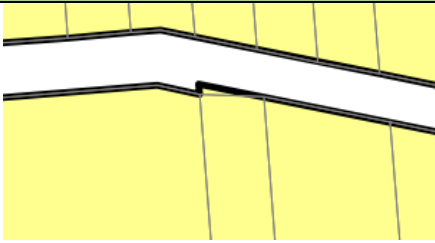
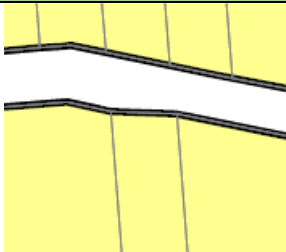
LEP 2005 Living – Bushland Conservation	
DRAFT LEP 2013 R6 – Residential Character Conservation	
Submission	No
DA/property	

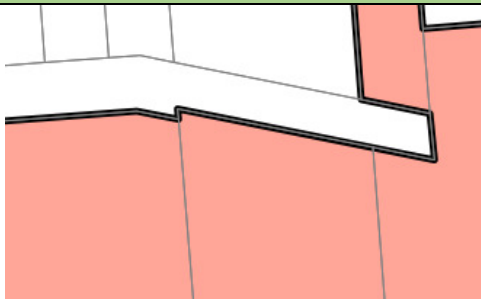
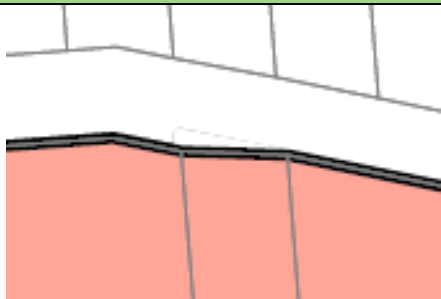
Proposed Map Amendments

LOT SIZE MAP – 002FA	
EXISTING	PROPOSED
	
Change proposed – delete minimum lot size provision from the road reserve	

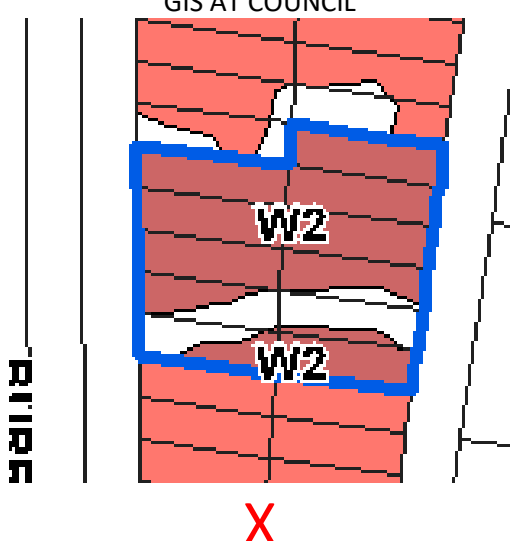
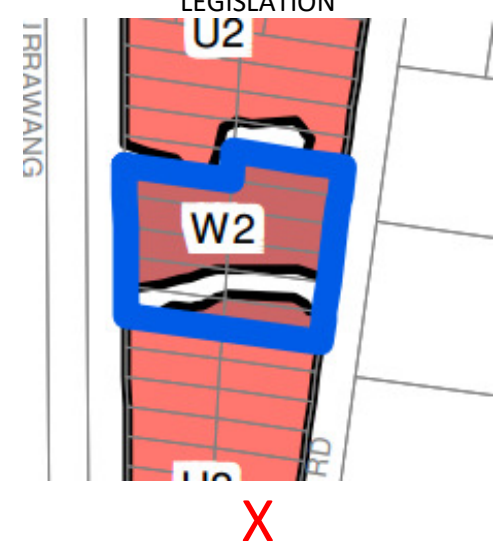
HEIGHT OF BUILDINGS MAP – 002FA	
EXISTING	PROPOSED
	
Change proposed – deleted height of building from the road reserve	

SECTION 2 – Lot Size Maps (LSZ)

LOT AVERAGING MAP – 002FA	
EXISTING	PROPOSED
	
Change proposed – deleted lot averaging provision from the road reserve	

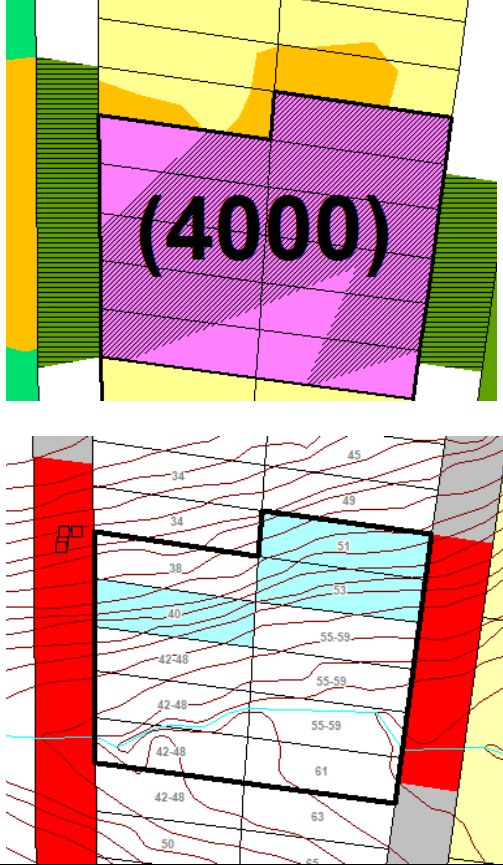
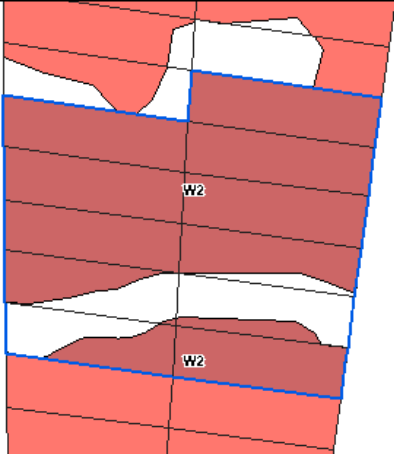
SCENIC & LANDSCAPE VALUES MAP – 002FA	
EXISTING	PROPOSED
	
Change proposed – delete escarpment provision from the road reserve	

SECTION 2 – Lot Size Maps (LSZ)

18	PROPERTY	38-48 Carlton Street and 51-61 Peckmans Road KATOOMBA
COMMENT The incorrect minimum lot size label, W2, was inadvertently shown on the maps. The correct minimum lot size label should be W3, 4000m2, transferring provisions from the previous LEP. Owner: BMCC (3 lots) & private ownerships		
THEME		LSZ
MAP TILE		002G
<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 To amend the MLS to W3 4000m2 is correctly transferring the previous position by inclusion in a mapping amendment.		

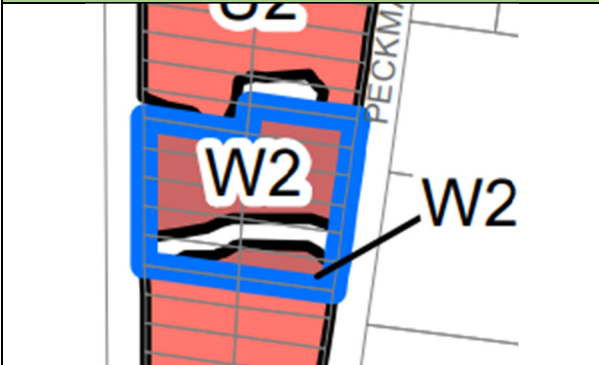
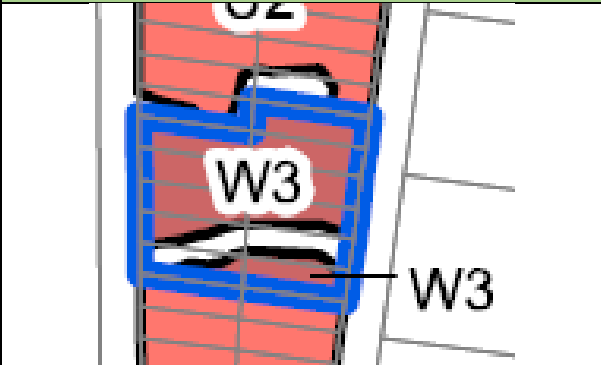


SECTION 2 – Lot Size Maps (LSZ)

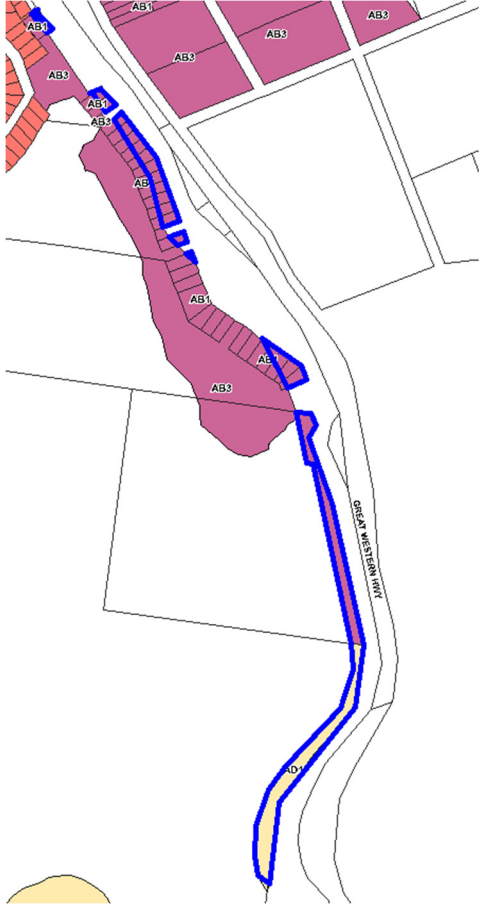
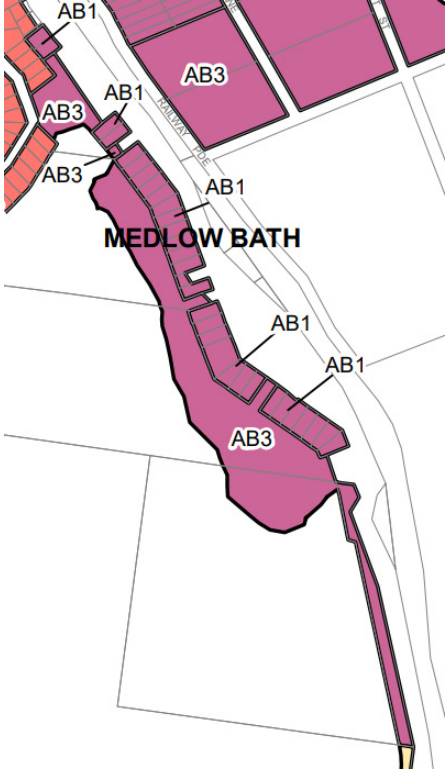
<p>LEP 1991 Residential – Bushland Conservation (4000sqm min. area)</p>	
<p>DRAFT LEP 2013</p>	
<p>Submission</p>	<p>Yes</p>
<p>DA/property</p>	

SECTION 2 – Lot Size Maps (LSZ)

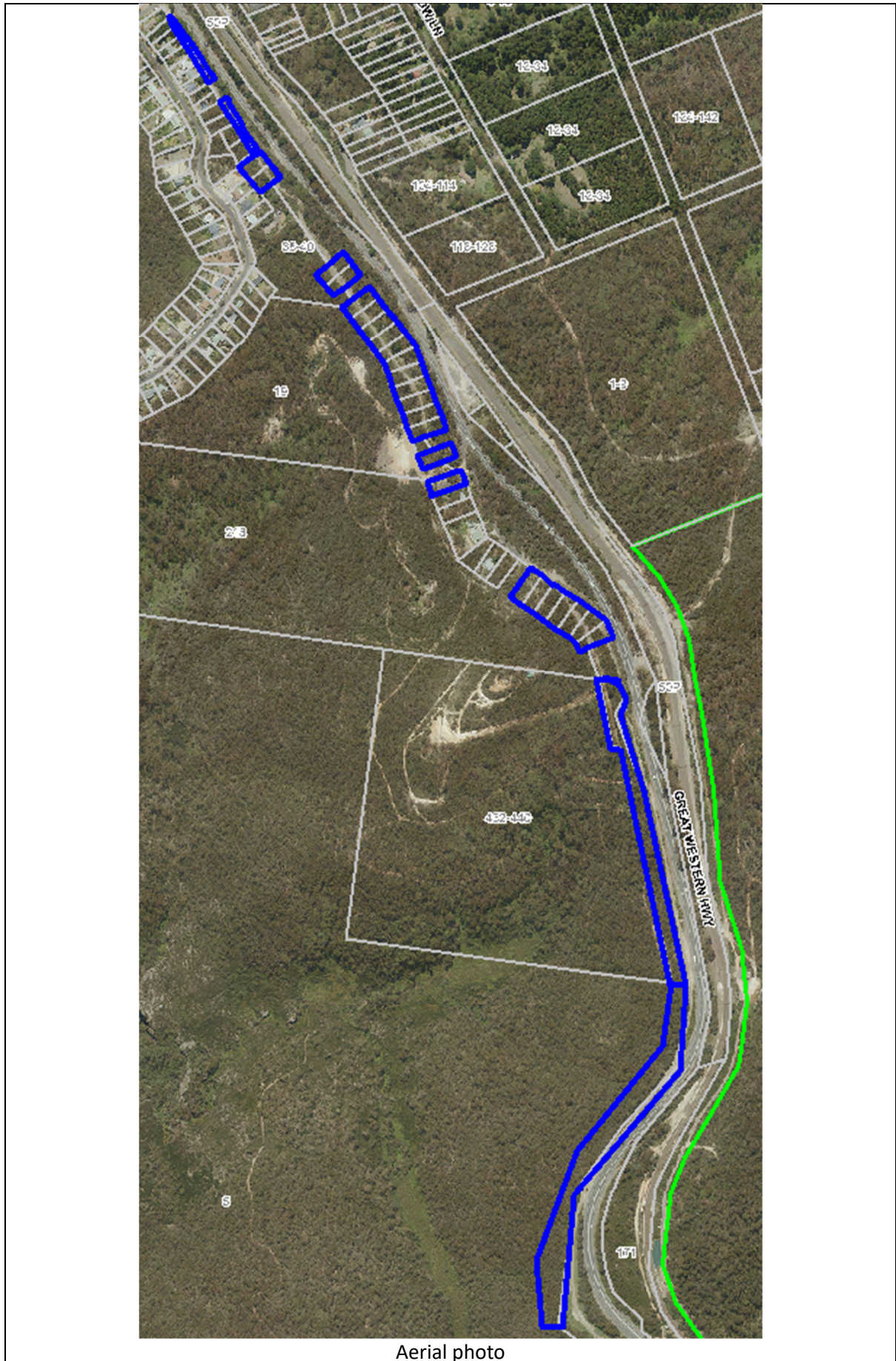
Proposed Map Amendments

LOT SIZE MAP – 002G	
EXISTING	PROPOSED
	
Change proposed – amend the minimum lot size to 4000m2 (W3)	

SECTION 2 – Lot Size Maps (LSZ)

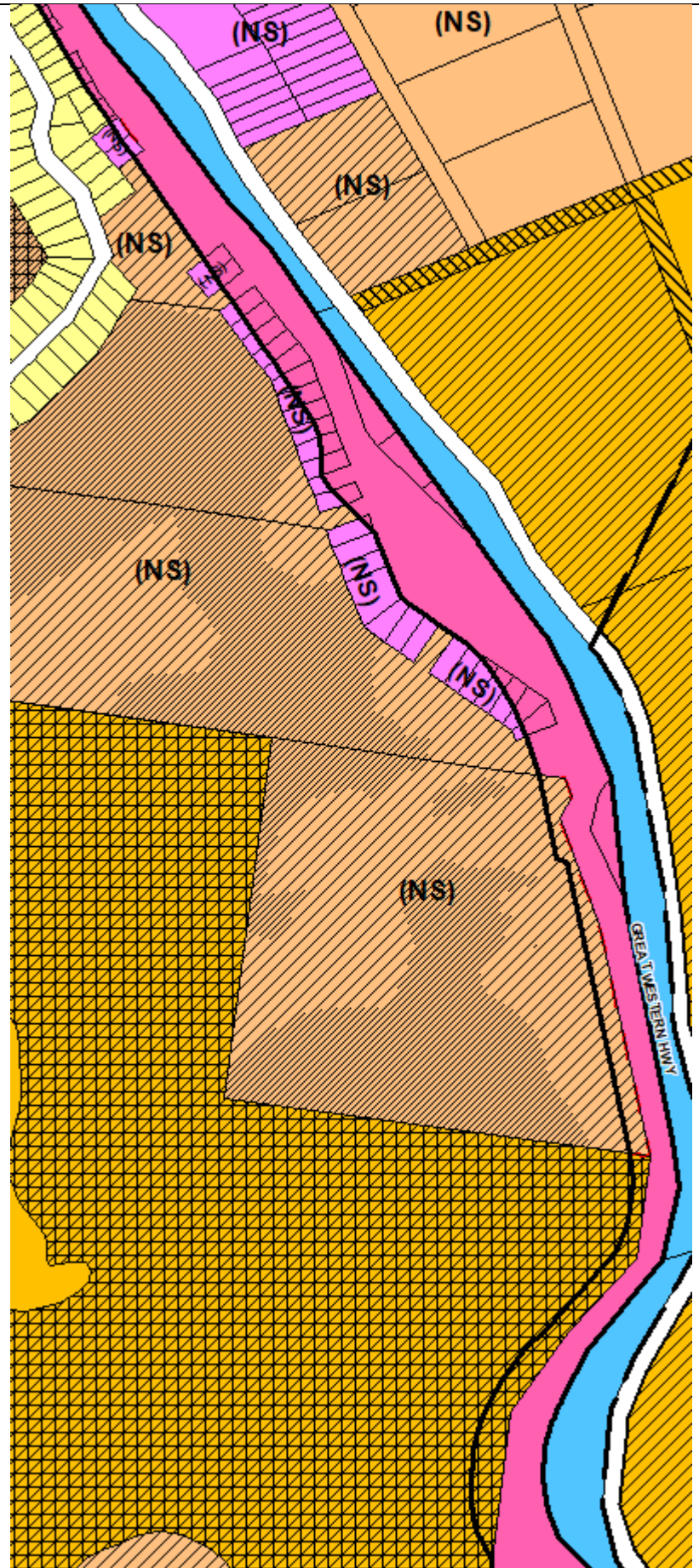
19 PROPERTY	1-5, 9-15 & 45-51 Foy St and 132, 136, 154, 156 & 160-168 GWH MEDLOW BATH
<p>COMMENT</p> <p>It is understood that HOB was not applied to this land as it was acquired by the RMS associated with roads works. However there are inconsistencies with the application of provisions.</p> <p>Owners: RMS (most) + private</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;">LEGISLATION</p>  <p style="text-align: center;">X</p>
<p>RECOMMENDATION</p> <p>Include in a mapping amendment to correct site provision inconsistencies by removing MLS & HOB (& SLV) over land in zone SP2 Road and including provisions on lots in zones E3 or E4.</p>	

SECTION 2 – Lot Size Maps (LSZ)

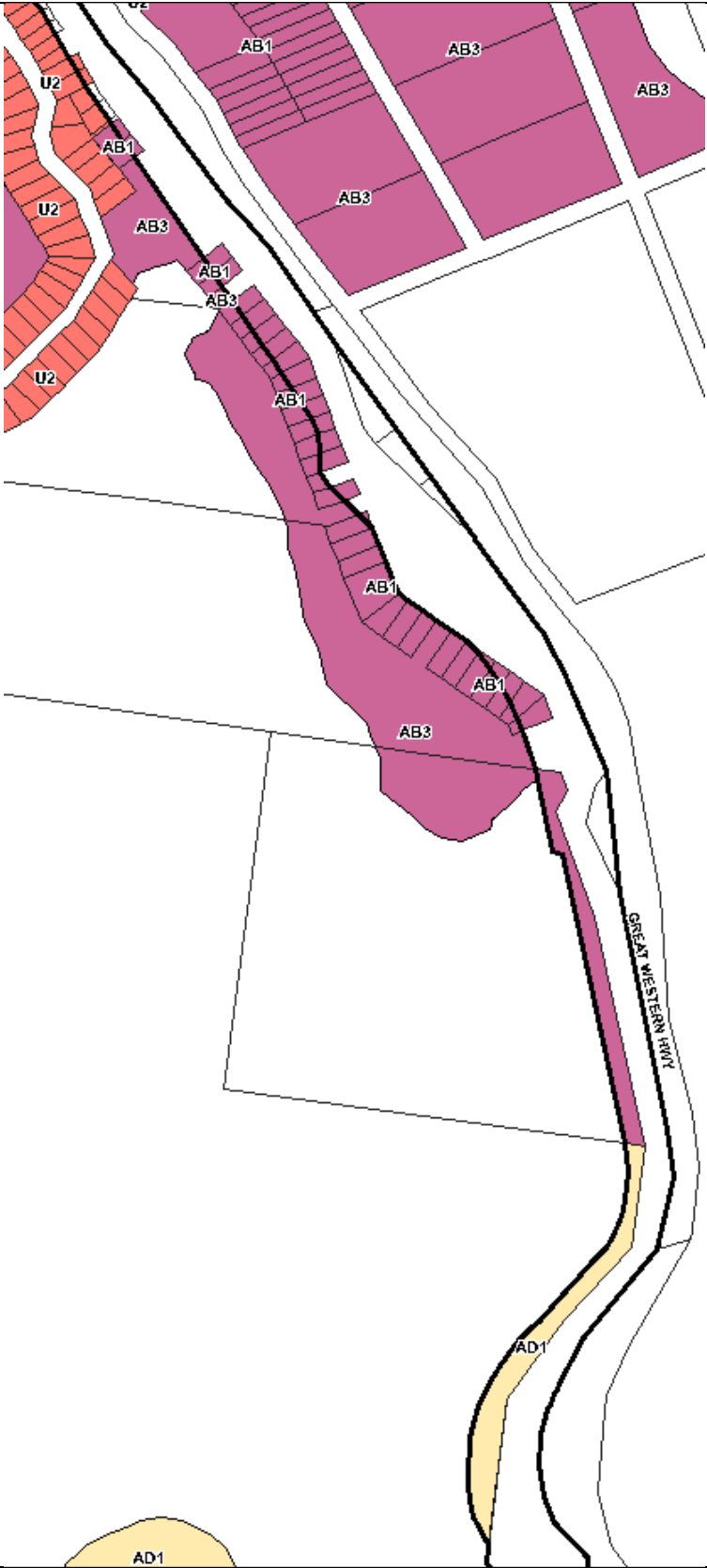


SECTION 2 – Lot Size Maps (LSZ)

LEP 1991
 Regional transport Corridor
 (Road)
 Residential Bushland
 Conservation (No
 subdivision)
 Bushland Conservation (No
 subdivision)
 Environmental Protection

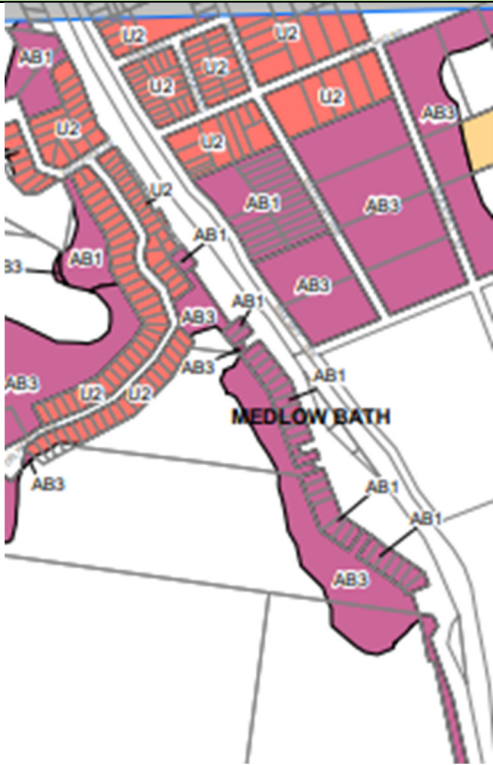
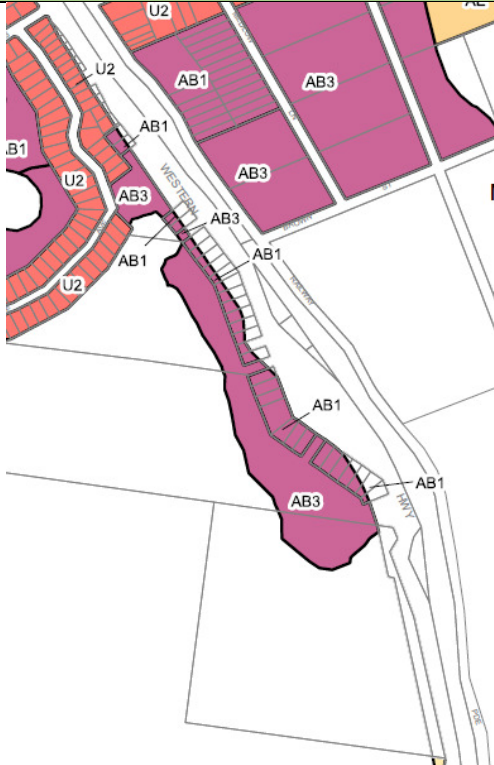


SECTION 2 – Lot Size Maps (LSZ)



<p>DRAFT LEP 2013</p>	
<p>Submission</p>	<p>RMS provided maps</p>
<p>DA/property</p>	

SECTION 2 – Lot Size Maps (LSZ)

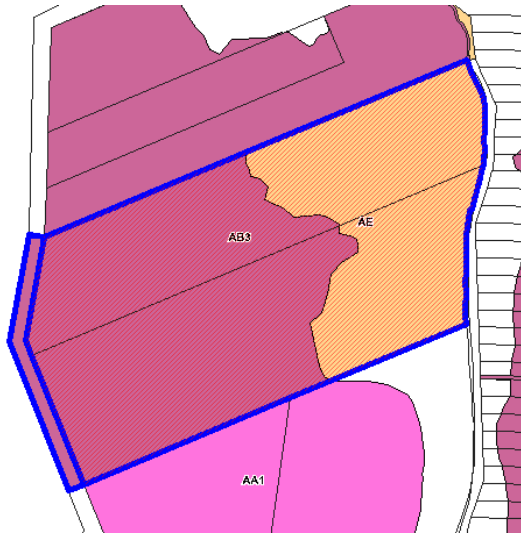
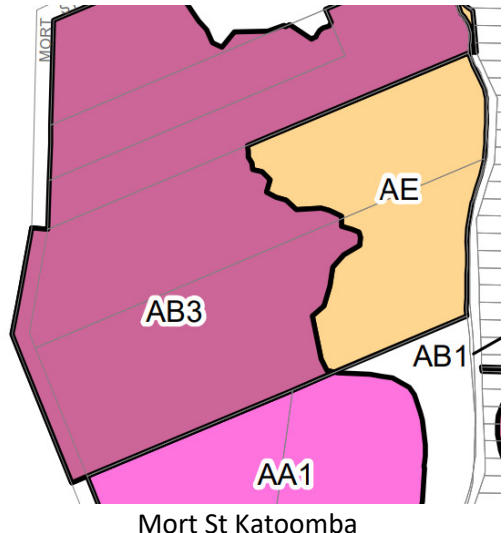
Proposed Map Amendments

LOT SIZE MAP – 002G	
EXISTING	PROPOSED
	
Change proposed – Include in a mapping amendment to correct site provision inconsistencies by removing MLS over land in zone SP2 Road and including provisions on lots in zones E3 or E4.	

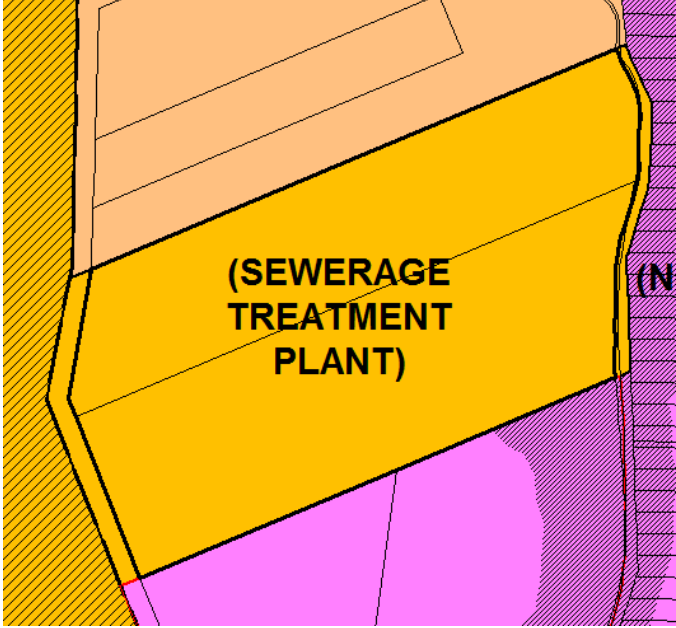
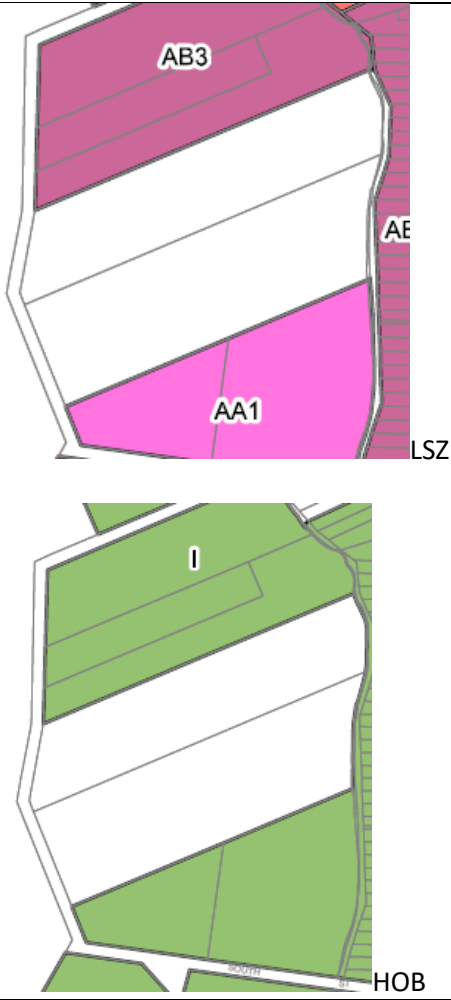
SECTION 2 – Lot Size Maps (LSZ)

HEIGHT OF BUILDINGS MAP – 002G	
EXISTING	PROPOSED
	
Change proposed - Include in a mapping amendment to correct site provision inconsistencies by removing HOB over land in zone SP2 Road and including provisions on lots in zones E3 or E4.	

SECTION 2 – Lot Size Maps (LSZ)

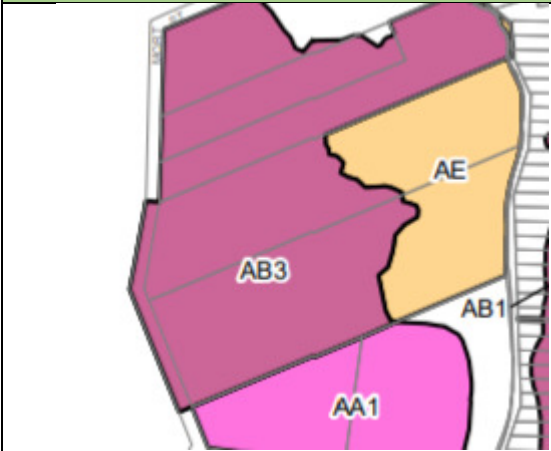
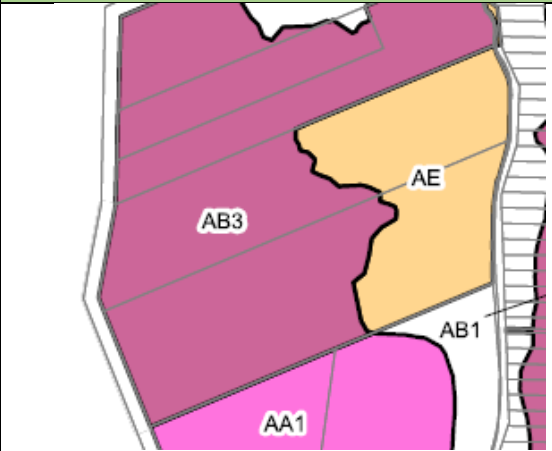
20	PROPERTY	111 & 113 Mort St and adjacent road reserve KATOOMBA
<p>COMMENT</p> <p>The MLS is incorrectly applied to a section of the road reserve. Additionally, the height of building provisions are inadvertently missing from 111 & 113 Mort St.</p> <p>Owner: BMCC (road), and property is privately owned</p>		
THEME		LSZ
MAP TILE		002G
<p>GIS AT COUNCIL</p>  <p>Mort St</p> <p>X</p>	<p>LEGISLATION</p>  <p>Mort St Katoomba</p> <p>X</p>	
<p>RECOMMENDATION</p> <p>Include in the mapping amendment to correct this anomaly by deleting minimum lot size from the road reserve. Correct the HOB Map by including a building height of 8m over 111 & 113 Mort St Katoomba.</p>		

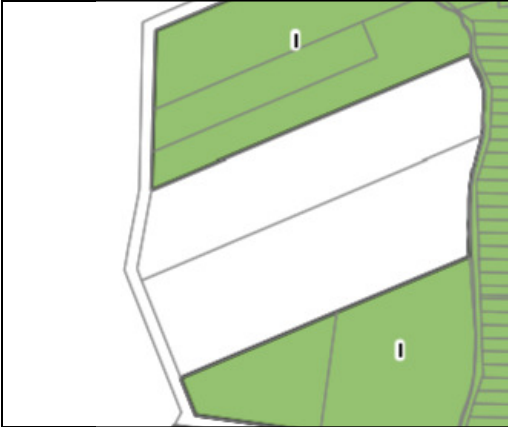
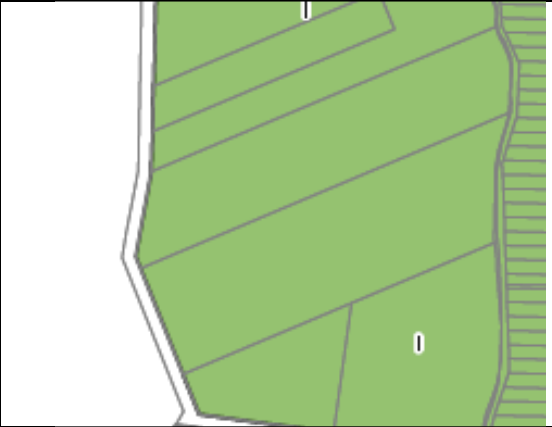
SECTION 2 – Lot Size Maps (LSZ)

<p>LEP 1991 Environmental Protection (Sewerage Treatment Plant)</p>	
<p>DRAFT LEP 2013</p>	
<p>Submission</p>	<p>Yes owner at the time requested the land be rezoned to a residential zone</p>
<p>DA/property</p>	

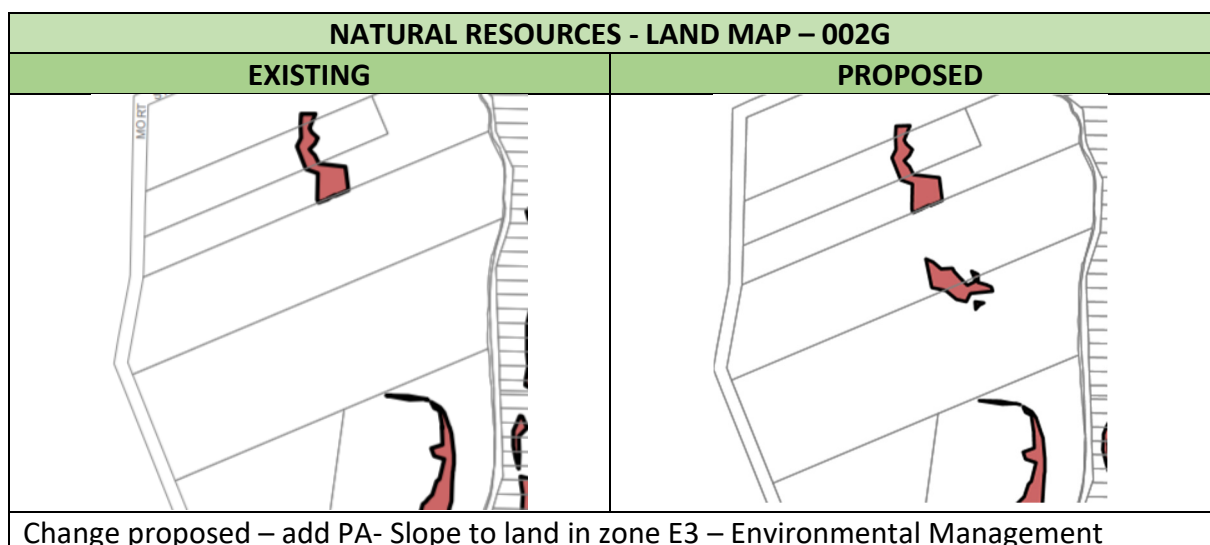
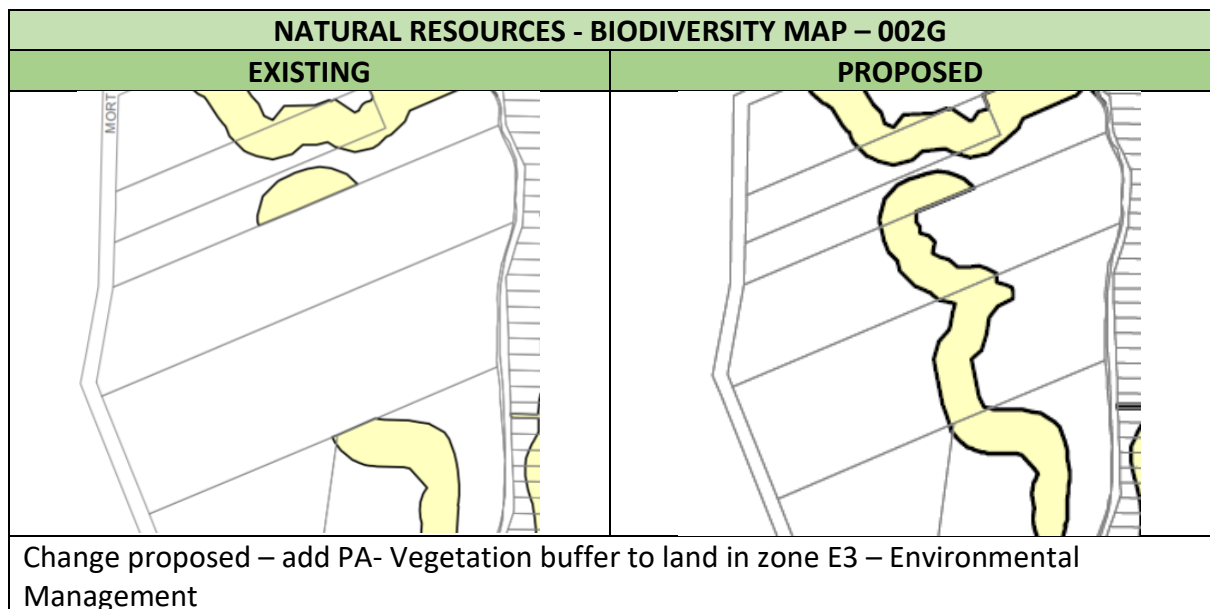
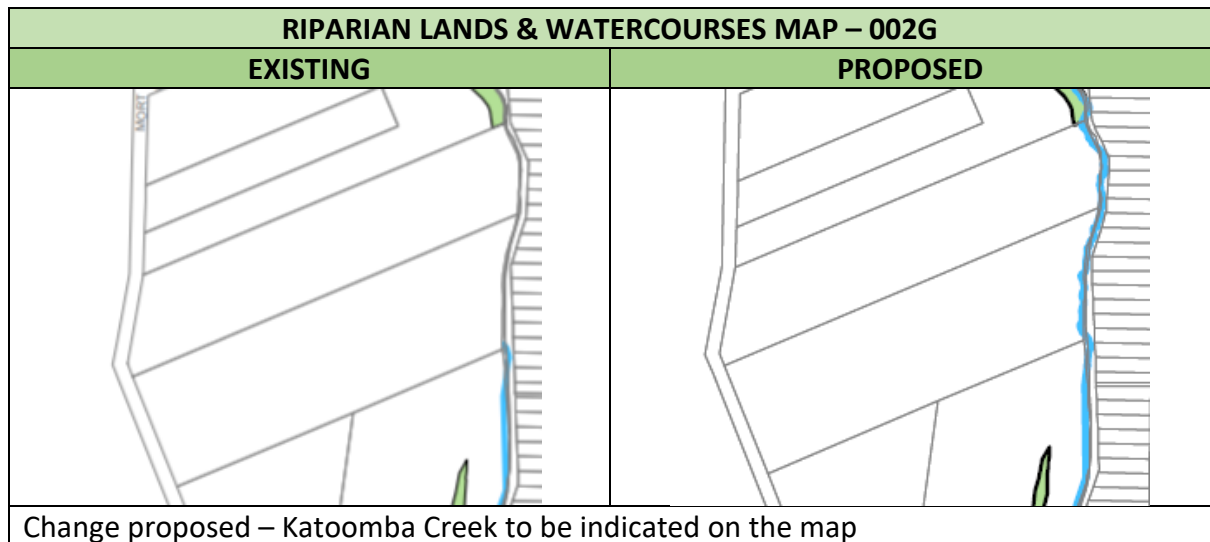
SECTION 2 – Lot Size Maps (LSZ)

Proposed Map Amendments

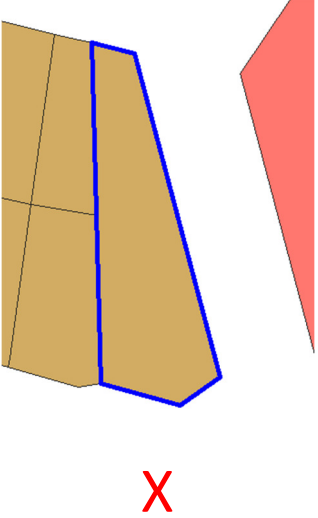
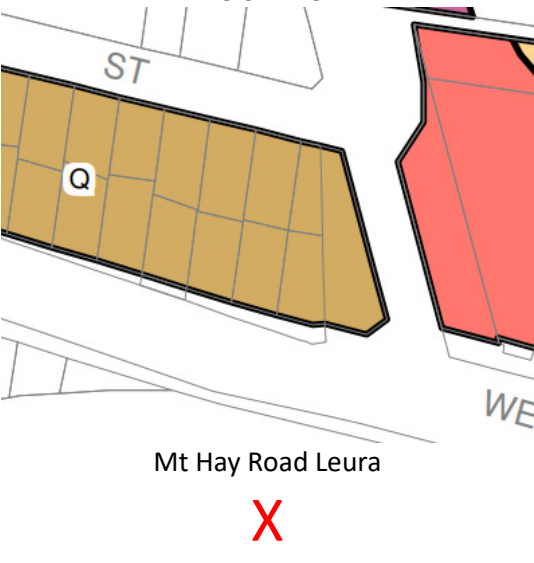
LOT SIZE MAP – 002G	
EXISTING	PROPOSED
	
Change proposed – delete minimum lot size provision from the road reserve	

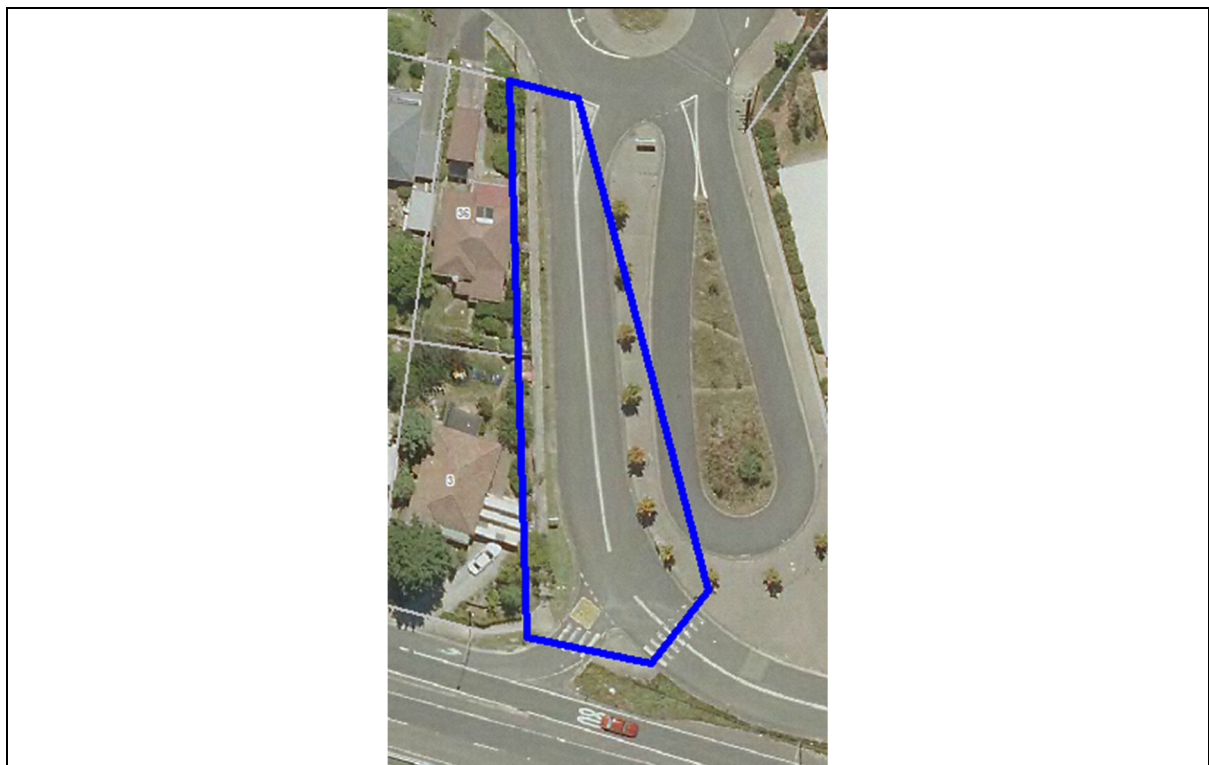
HEIGHT OF BUILDINGS MAP – 002G	
EXISTING	PROPOSED
	
Change proposed – add an 8m building height provision to No. 111 & 113 Mort Street	

SECTION 2 – Lot Size Maps (LSZ)

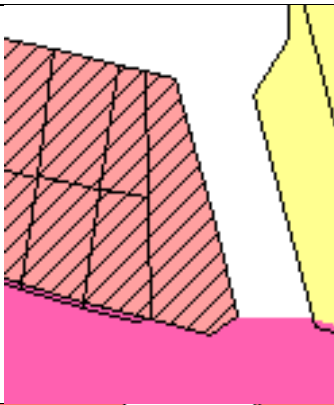
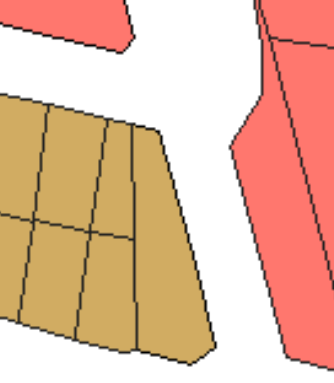


SECTION 2 – Lot Size Maps (LSZ)

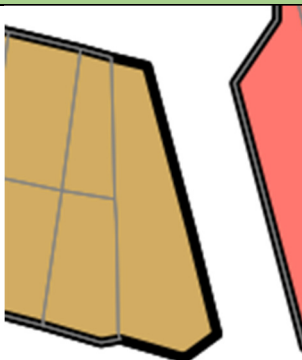
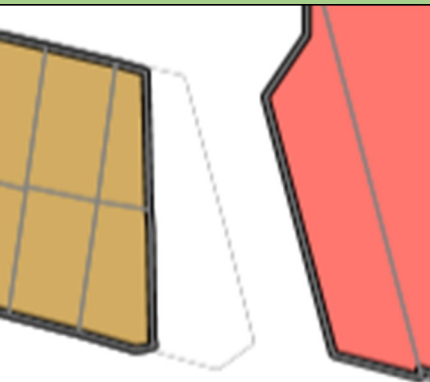
22 PROPERTY	Part Mt Hay Road LEURA
<p>COMMENT</p> <p>The minimum lot size provision was applied to public road which is contrary to Council's approach of not applying provisions to public roads.</p> <p>Owner: BMCC</p>	
THEME	LSZ
MAP TILE	002GA
<p>GIS AT COUNCIL</p> 	<p>LEGISLATION</p> 
<p>RECOMMENDATION</p> <p>Recommend correct this anomaly in the mapping amendment by deleting the minimum lot size from the road reserve also correcting cadastre anomalies.</p>	




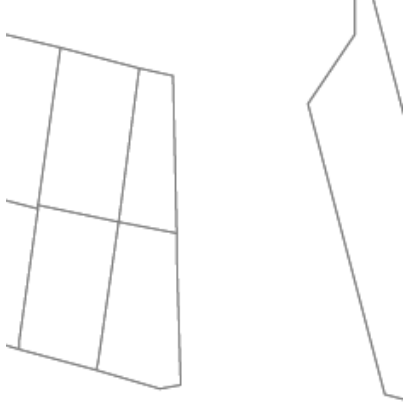
SECTION 2 – Lot Size Maps (LSZ)

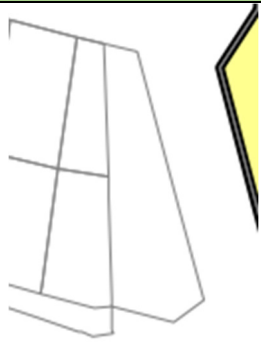

LEP 2005 Living General	
DRAFT LEP 2013	
Submission	No
DA/property	


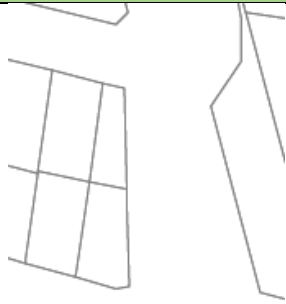
Proposed Map Amendments

LOT SIZE MAP – 002GA	
EXISTING	PROPOSED
	
Change proposed – deleting the minimum lot size from the road reserve	

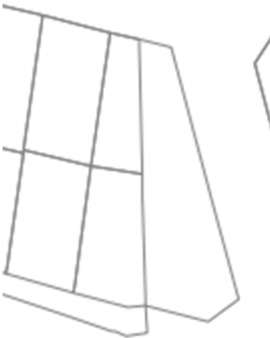

SECTION 2 – Lot Size Maps (LSZ)



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

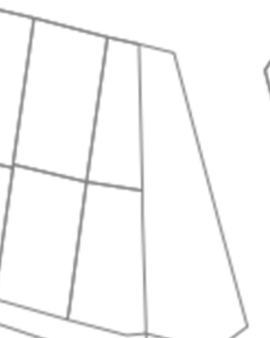

LOT AVERAGING MAP – 002GA	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	

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

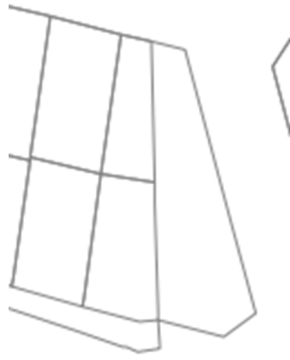

SECTION 2 – Lot Size Maps (LSZ)

BUILT CHARACTER MAP -002GA	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	

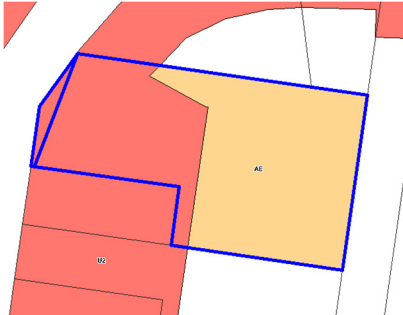

ACTIVE STREET FRONTAGES MAP – 002GA	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	

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

SECTION 2 – Lot Size Maps (LSZ)

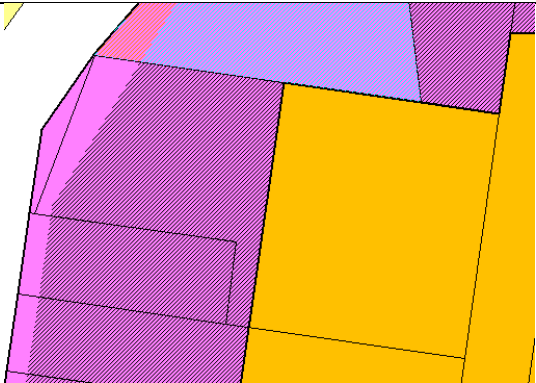
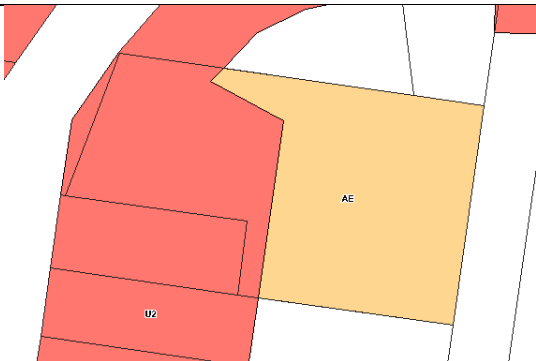
KEY SITES MAP – 002GA	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	

SECTION 2 – Lot Size Maps (LSZ)


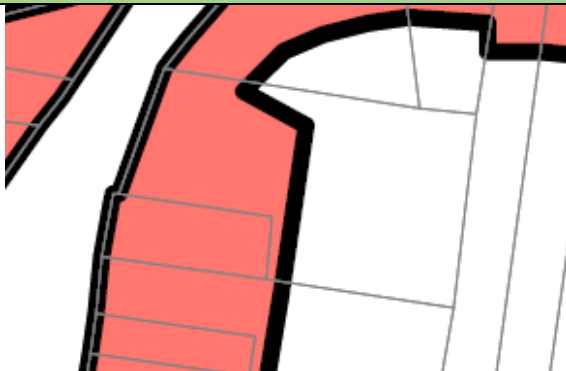
23	PROPERTY	37 Henderson Rd WENTWORTH FALLS
<p>COMMENT</p> <p>The application of 200Ha minimum lot size over privately owned land zoned E2- Environmental Conservation is inconsistent with the resolution of the Council Minute No. 1216 Meeting on 23/10/14</p> <p><i>That the Lot Size map be amended to show privately-owned land within Zone E2 Environmental Conservation as blank.</i></p> <p>Note: There is a cadastre anomaly on western boundary of this land and MLS, HOB, NRB, NRL & LAV are incorrectly placed over Council-owned road reserve. Owner: private</p>		
THEME		LSZ
MAP TILE		002H
<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>		
<p>RECOMMENDATION</p> <p>Remove the MLS from section of the property in zone E2 and deleting provisions inadvertently included on the adjacent road reserve.</p>		



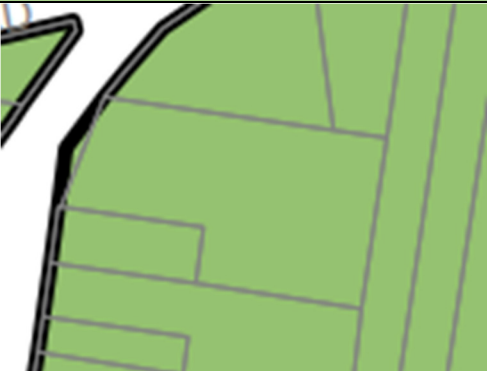

SECTION 2 – Lot Size Maps (LSZ)



LEP 1991 Residential Bushland Conservation Environmental Protection	
DRAFT LEP 2013	
Submission	No
DA/property	


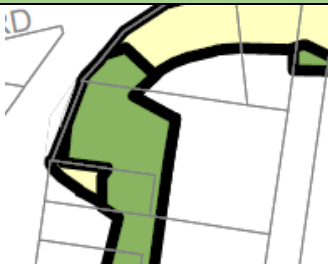
Proposed Map Amendments

LOT SIZE MAP – 002H	
EXISTING	PROPOSED
	
Change proposed – delete minimum lot size from land in private ownership and in zone E2 Environmental Conservation	


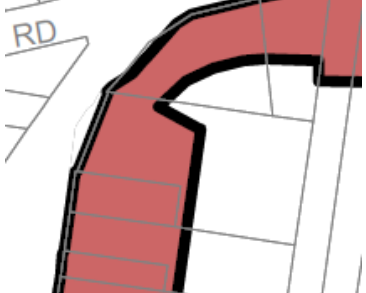
SECTION 2 – Lot Size Maps (LSZ)

HEIGHT OF BUILDINGS MAP – 002H	
EXISTING	PROPOSED
	
Change proposed – correct cadastre and delete MLS provision from road reserve	

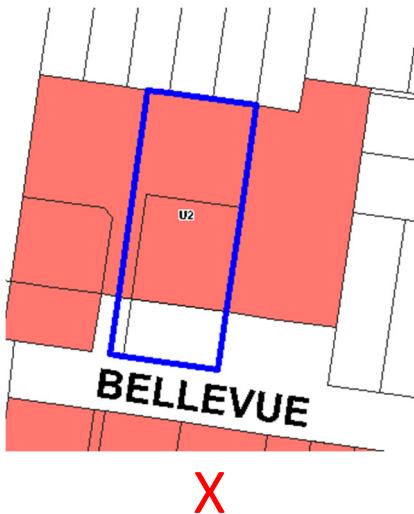
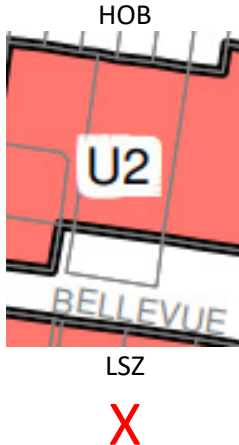
LOT AVERAGING MAP – 002H	
EXISTING	PROPOSED
	
Change proposed – correct cadastre and correct LAV boundary	

NATURAL RESOURCES - BIODIVERSITY MAP – 002H	
EXISTING	PROPOSED
	
Change proposed – correct cadastre and delete provision from road reserve	

SECTION 2 – Lot Size Maps (LSZ)

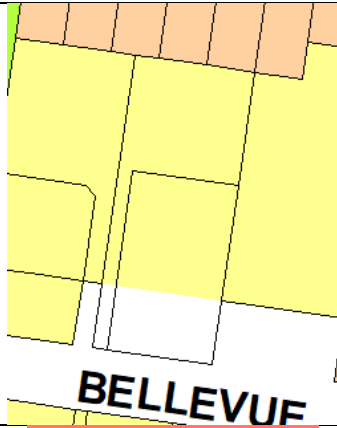
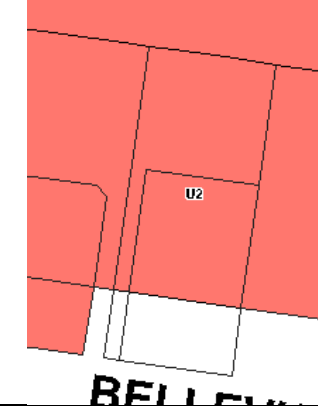
NATURAL RESOURCES - LAND MAP – 002H	
EXISTING	PROPOSED
	
Change proposed – correct cadastre and delete provision from road reserve	

SECTION 2 – Lot Size Maps (LSZ)



24	PROPERTY	Part 15 and part 13 Bellevue Rd WENTWORTH FALLS	
COMMENT			
The lot size, building height and lot averaging provisions were inadvertently omitted from the southern portions of this land.			
Owner: private			
THEME		LSZ	
MAP TILE		002H	
GIS AT COUNCIL		LEGISLATION	
			
RECOMMENDATION			
Correct the anomaly by extending LSZ, HOB and LAV provision over the lots that are in private ownership by inclusion in the mapping amendment			




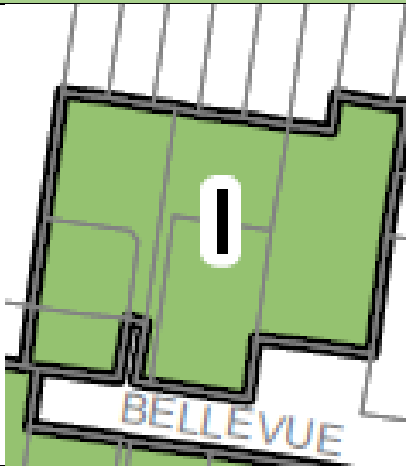
SECTION 2 – Lot Size Maps (LSZ)



LEP 2005 Living – Bushland Conservation	
DRAFT LEP 2013	
Submission	No
DA/property	Most recent: subdivision approved In 2017 and development applications approved in 2017 & 2018

Proposed Map Amendments

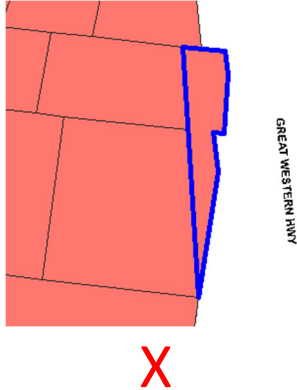
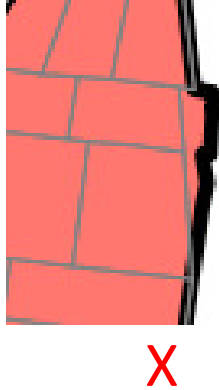
LOT SIZE MAP – 002H	
EXISTING	PROPOSED
	
Change proposed – include MLS of 1200m2 to the whole land at 13 Bellevue Road	

SECTION 2 – Lot Size Maps (LSZ)

HEIGHT OF BUILDINGS MAP – 002H	
EXISTING	PROPOSED
	
Change proposed – include HOB of 8m to the whole of land at 13 Bellevue Road	

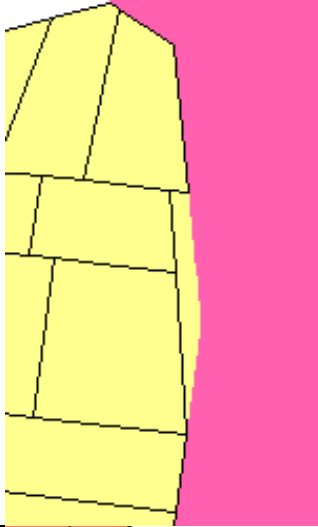
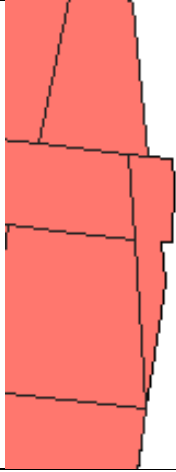
LOT AVERAGING MAP – 002H	
EXISTING	PROPOSED
	
Change proposed – LAV G 4.1F to the whole of the land at 13 Bellevue Rd	

SECTION 2 – Lot Size Maps (LSZ)

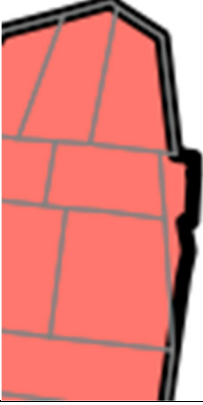
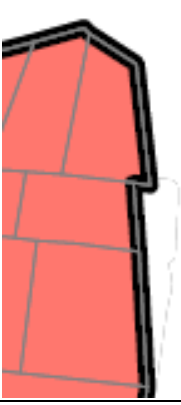
25	PROPERTY	Land adjacent to 3 Sandbox Rd WENTWORTH FALLS
COMMENT This land is in zone SP2 Classified road and is now incorporated into the highway. The land is not developable and therefore underlying provisions should not be applied. Owner: RMS		
THEME		LSZ
MAP TILE		002H
<div style="display: flex; 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 Delete minimum lot size and lot averaging provisions from land in zone SP2 Classified Road. Correct cadastre where required.		




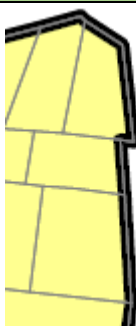
SECTION 2 – Lot Size Maps (LSZ)


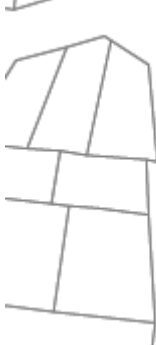
LEP 2005 Living – Bushland Conservation	
DRAFT LEP 2013	
Submission	RMS provided maps
DA/property	



Proposed Map Amendments

LOT SIZE MAP – 002H	
EXISTING	PROPOSED
	
Change proposed – delete MLS from land in zone SP2	


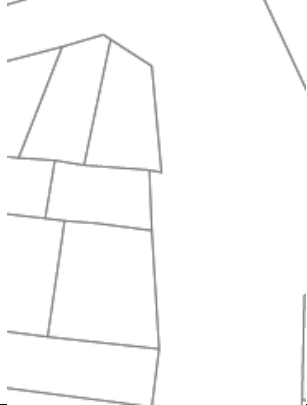
SECTION 2 – Lot Size Maps (LSZ)


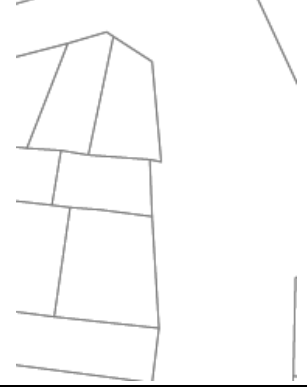
LOT AVERAGING MAP – 002H	
EXISTING	PROPOSED
	
Change proposed – delete LAV provision from road reserve	

RIPARIAN LANDS & WATERCOURSES MAP – 002H	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	


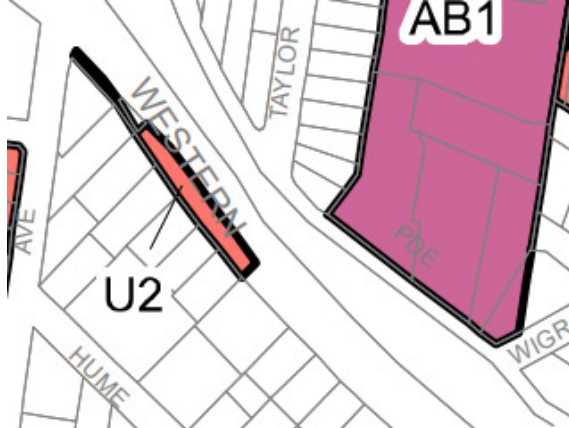
ACTIVE STREET FRONTAGES MAP – 002H	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	

SECTION 2 – Lot Size Maps (LSZ)

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

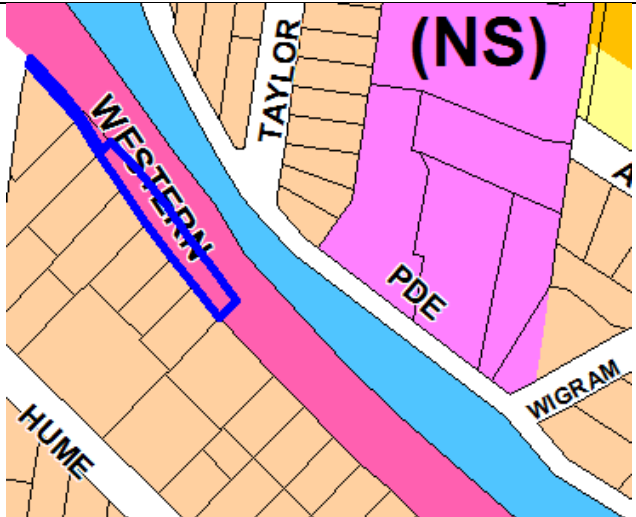
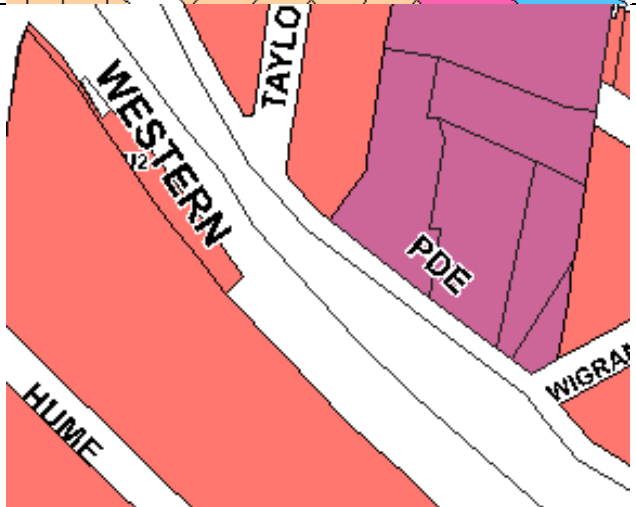
KEY SITES MAP – 002H	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	

SECTION 2 – Lot Size Maps (LSZ)

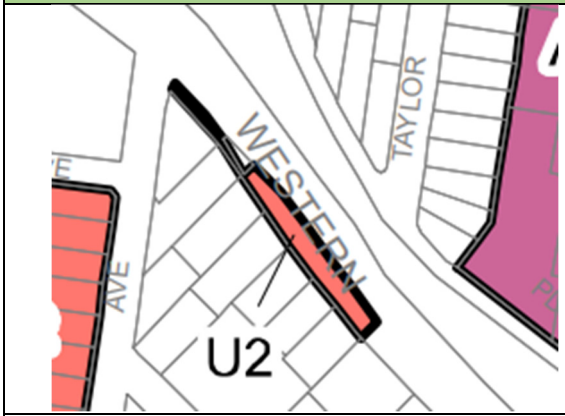

26	PROPERTY	Land adjacent to 158-170 GWH, WENTWORTH FALLS
COMMENT		
This land is in zone SP2 Classified road and is now incorporated into the highway. The land is not developable and underlying provisions should not be applied.		
Owner: RMS		
THEME		LSZ
MAP TILE		002H
<div style="display: flex; justify-content: 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		
Delete minimum lot size provision from land in zone SP2 Classified Road and correct cadastre as required.		





SECTION 2 – Lot Size Maps (LSZ)



LEP 2005 Road Transport Corridor (Road)	
DRAFT LEP 2013	
Submission	RMS provided maps
DA/property	

Proposed Map Amendments



LOT SIZE MAP – 002H	
EXISTING	PROPOSED
	
Change proposed – delete MLS provision from land in zone SP2	



SECTION 2 – Lot Size Maps (LSZ)

RIPARIAN LANDS & WATERCOURSES MAP – 002H	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	

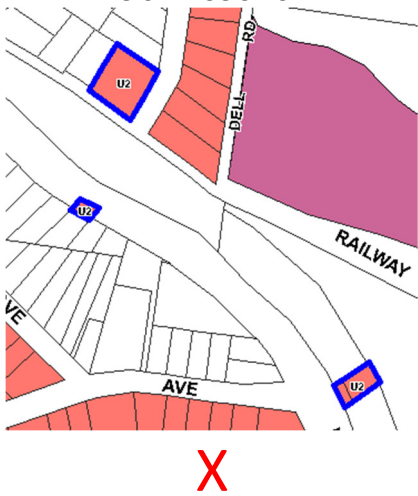
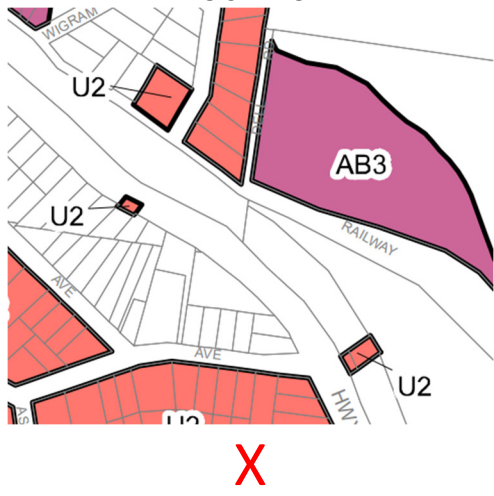
ACTIVE STREET FRONTAGES MAP – 002H	
EXISTING	PROPOSED
	
Change proposed –correct cadastre	

SECTION 2 – Lot Size Maps (LSZ)


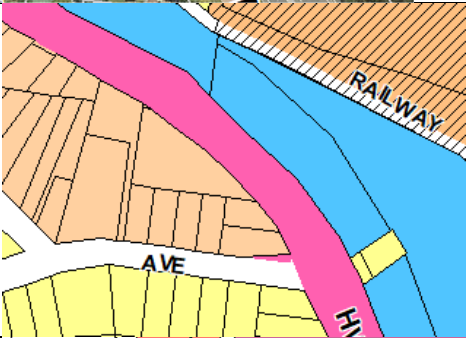
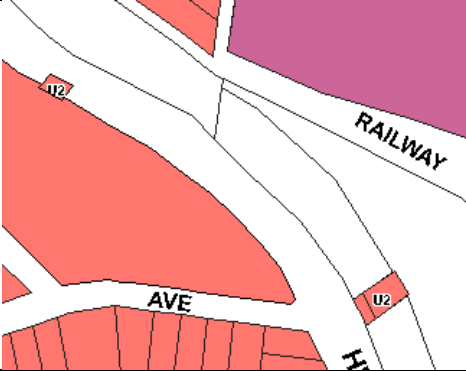
NATURAL RESOURCES - BIODIVERSITY MAP – 002H	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	

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

SECTION 2 – Lot Size Maps (LSZ)

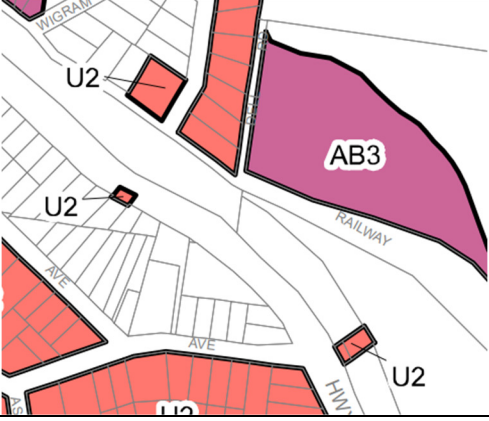
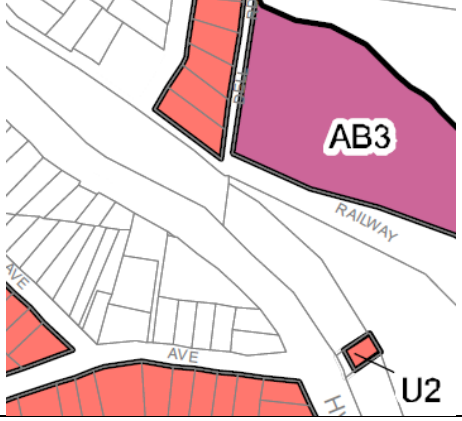
27 PROPERTY	95 GWH & 120 Great Western Highway & 40 Railway Pde WENTWORTH FALLS
<p>COMMENT</p> <p>This land is in zone SP2 Classified road and the land is not developable for a purpose other than road, therefore the underlying provisions should not be applied.</p> <p>Owners: RMS</p>	
THEME	
MAP TILE	
<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>Include in the mapping amendment following further detailed GIS review of this location, delete MLS from land in zone SP2 (Road) and include HOB of 8m over land in zone E4. Correct cadastre on maps otherwise included in this amendment.</p>	



SECTION 2 – Lot Size Maps (LSZ)



	
<p>LEP 2005 Living – Bushland Conservation Regional Transport Corridor (Road)</p>	
<p>DRAFT LEP 2013</p>	
<p>Submission</p>	<p>RMS provided maps</p>
<p>DA/property</p>	

SECTION 2 – Lot Size Maps (LSZ)



Proposed Map Amendments



LOT SIZE MAP – 002H	
EXISTING	PROPOSED
	
Change proposed – delete MLS from land in zone SP2	



HEIGHT OF BUILDINGS MAP – 002H	
EXISTING	PROPOSED
	
Change proposed – include HOB of 8m for land in zone E4 Environmental Living	

RIPARIAN LANDS & WATERCOURSES MAP – 002H	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	

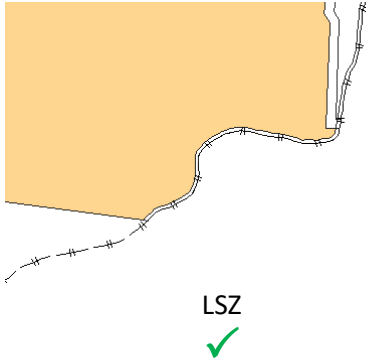
SECTION 2 – Lot Size Maps (LSZ)

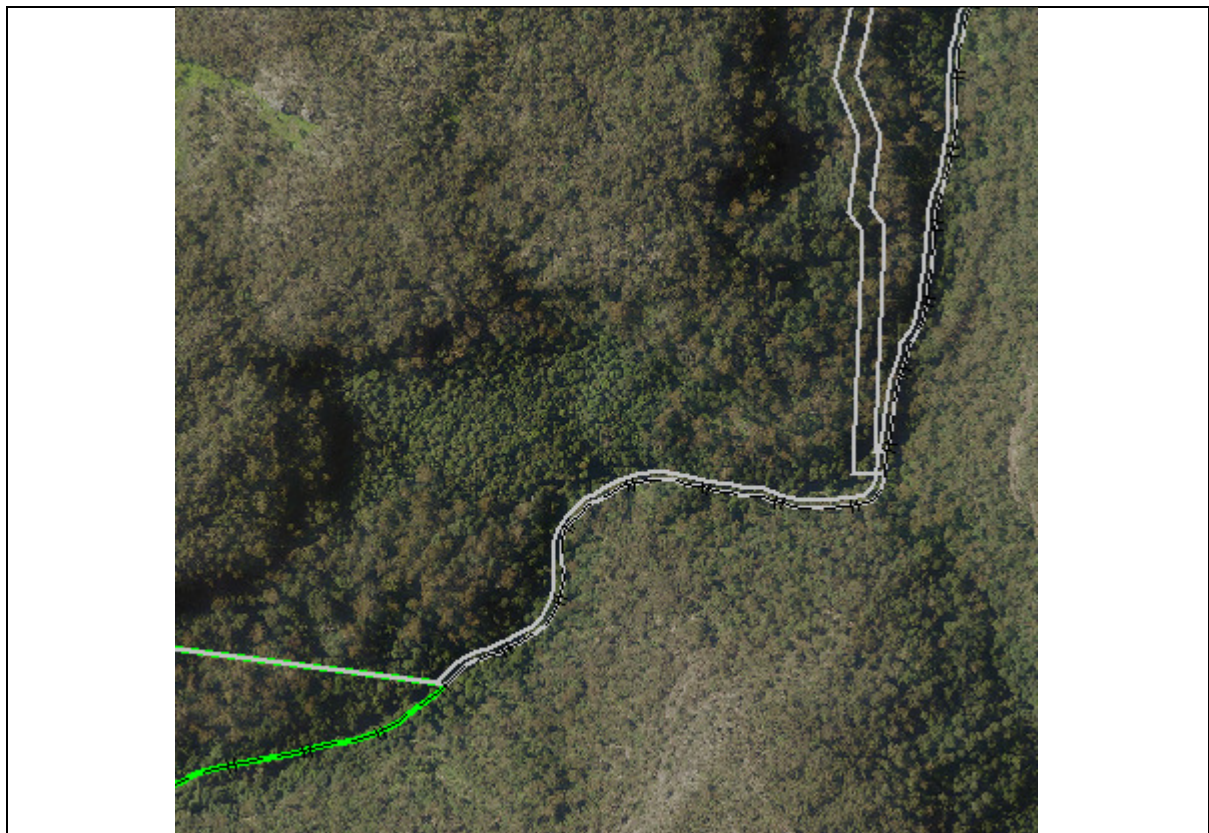
ACTIVE STREET FRONTAGES MAP – 002H	
EXISTING	PROPOSED
	
Change proposed – correct cadastre	

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


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

SECTION 2 – Lot Size Maps (LSZ)

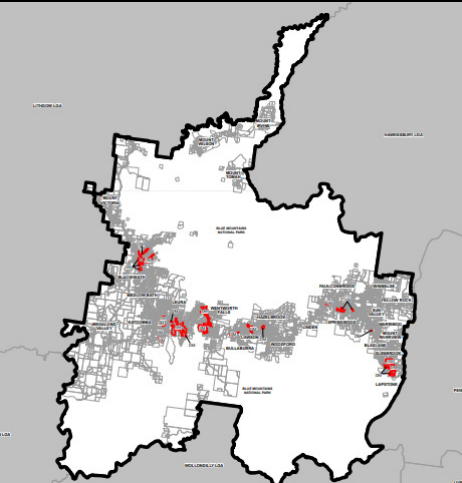
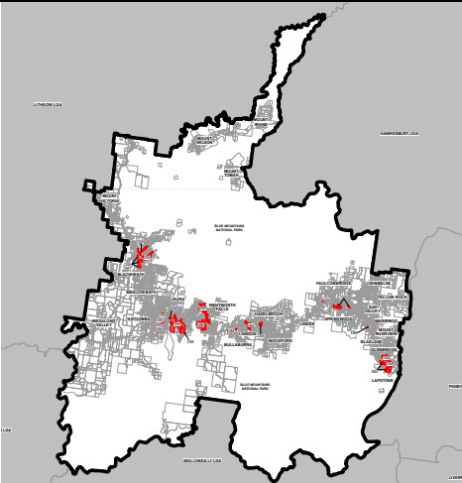
28 PROPERTY	2-58 Bowens Creek Road MOUNT IRVINE
<p>COMMENT</p> <p>This land includes land in zone E2 Environmental Conservation and is owned by the Crown, in accordance with the Council resolution there is a MLS of 200ha, however PDF map tiles for various provisions which include this land were not made.</p> <p>Owner: Crown Reserve</p>	
THEME	
MAP TILE	
<p style="text-align: center;">GIS AT COUNCIL</p>  <p style="text-align: center;">LSZ ✓</p>	<p style="text-align: center;">LEGISLATION</p> <p style="text-align: center;">No LSZ Map</p> <p style="text-align: center; color: red; font-size: 2em;">X</p>
<p>RECOMMENDATION</p> <p>Include in the mapping amendment to generate LSZ, HOB, WCL & NRL maps.</p>	

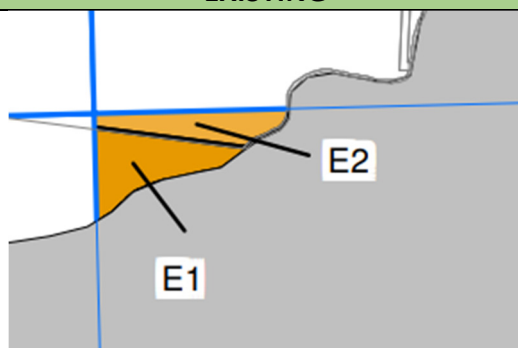
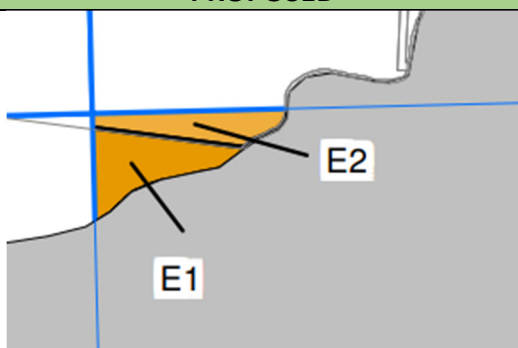


SECTION 2 – Lot Size Maps (LSZ)

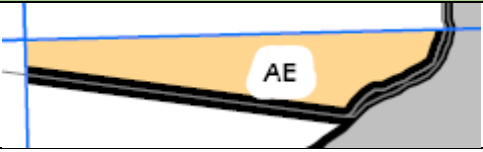
LEP 1991 Recreation – Environmental Protection	
DRAFT LEP 2013	No map
Submission	No
DA/property	

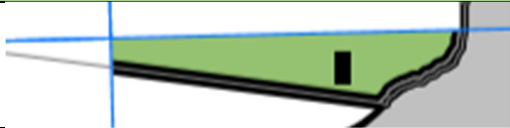
Proposed Map Amendments

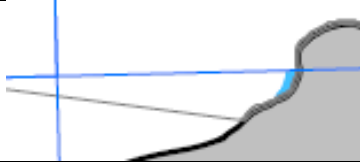
LAND APPLICATION MAP -001	
EXISTING	PROPOSED
	
No change proposed	


LAND ZONING MAP – 004	
EXISTING	PROPOSED
	
No change proposed	

SECTION 2 – Lot Size Maps (LSZ)

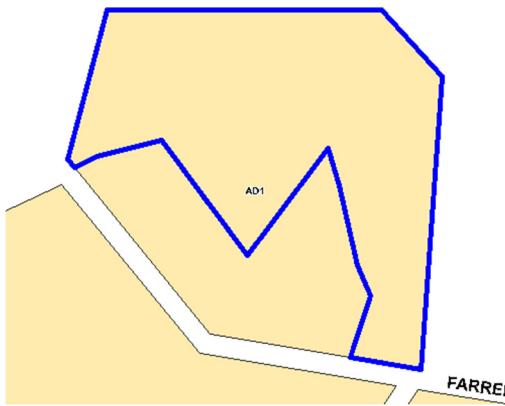
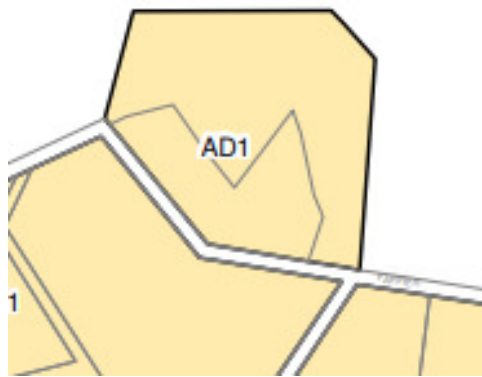
LOT SIZE MAP - 004	
EXISTING	PROPOSED
No map	
Change proposed – generate map showing MLS of 200ha	

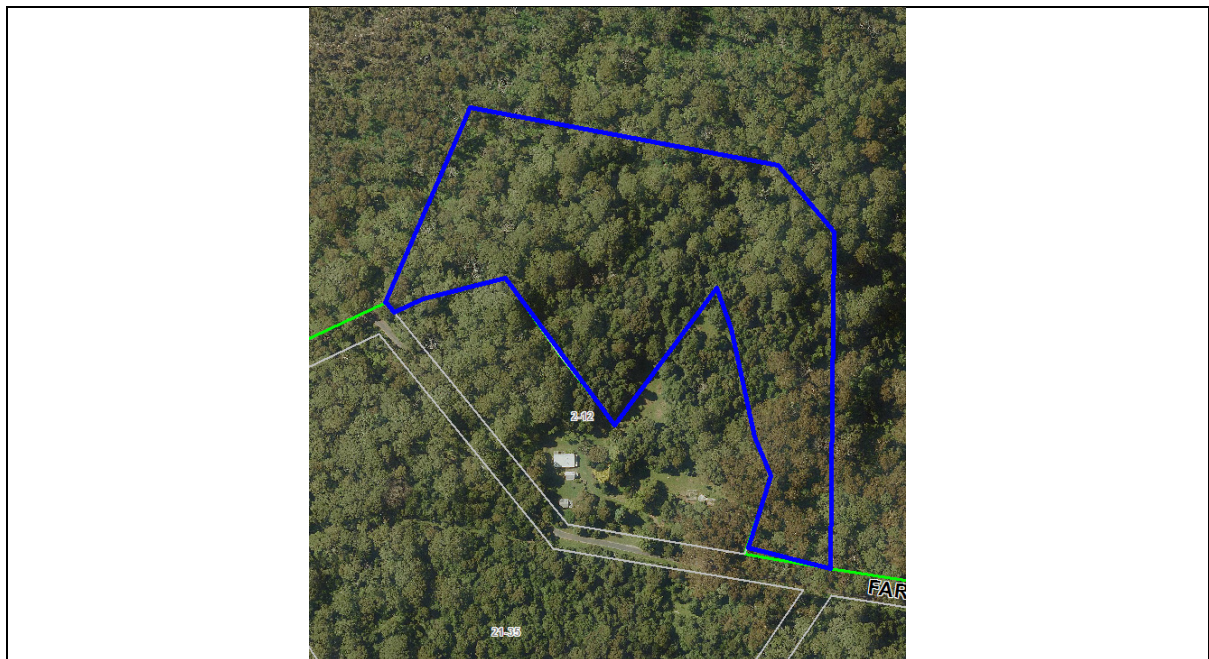
HEIGHT OF BUILDINGS MAP – 004	
EXISTING	PROPOSED
No map	
Change proposed – generate map showing HOB of 8m	

RIPARIAN LANDS & WATERCOURSES MAP - 004	
EXISTING	PROPOSED
No map	
Change proposed – generate map showing watercourses	

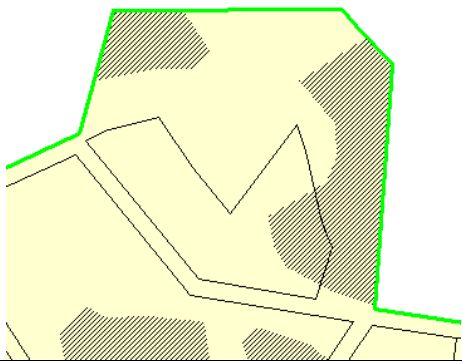
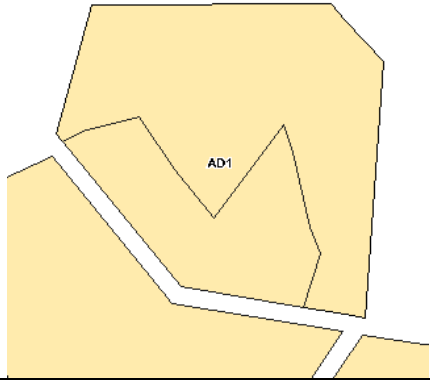
NATURAL RESOURCES - LAND MAP - 004	
EXISTING	PROPOSED
No map	
Change proposed – generate map showing Protected Area – landslide risk	

SECTION 2 – Lot Size Maps (LSZ)



29 PROPERTY		National Park (north Farrer Street) MOUNT WILSON
<div>COMMENT</div> <div>Minimum lot size provision is incorrectly applied to land which is part of the National Park and zoned E1 – National Parks and Nature Reserves.</div> <div>Owner: NSW NP&WS</div>		
THEME		LSZ
MAP TILE		004A
<div>GIS AT COUNCIL</div> <div></div> <div>X</div>	<div>LEGISLATION</div> <div></div> <div>X</div>	
<div>RECOMMENDATION</div> <div>Correct the anomalies at this location by deleting minimum lot size, lot averaging & natural resources - land provisions over land owned by NSW NP&WS.</div>		



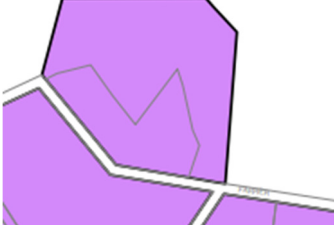

SECTION 2 – Lot Size Maps (LSZ)

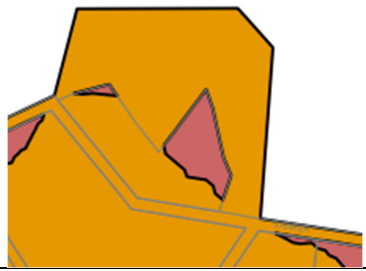
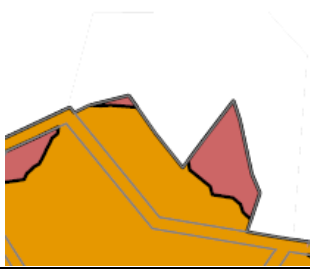
LEP 1991 Rural Conservation	
DRAFT LEP 2013	
Submission	NSW NP&WS provided maps
DA/property	

Proposed Map Amendments


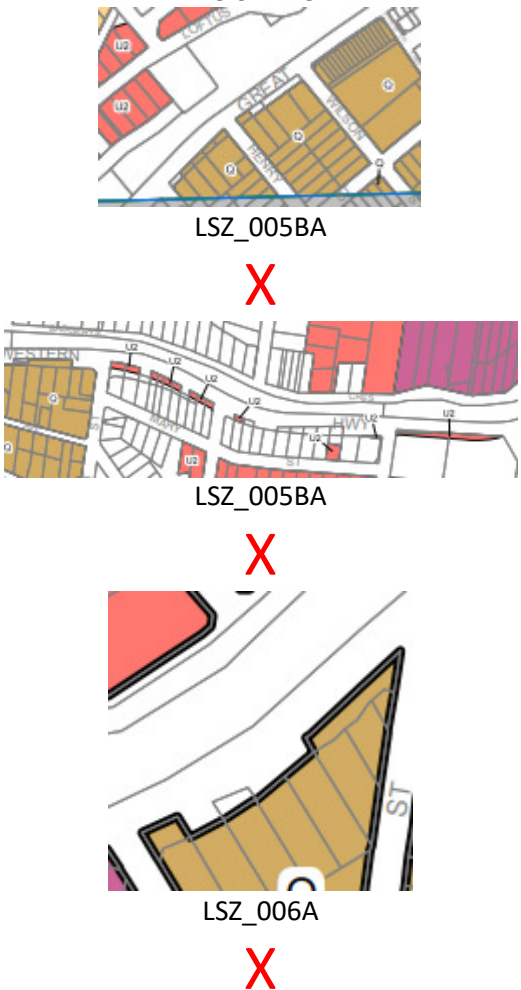
LOT SIZE MAP – 004A	
EXISTING	PROPOSED
	
Change proposed – delete MLS from land owned by NSW NP&WS and in zone E1 National Parks and Nature Reserves	

SECTION 2 – Lot Size Maps (LSZ)

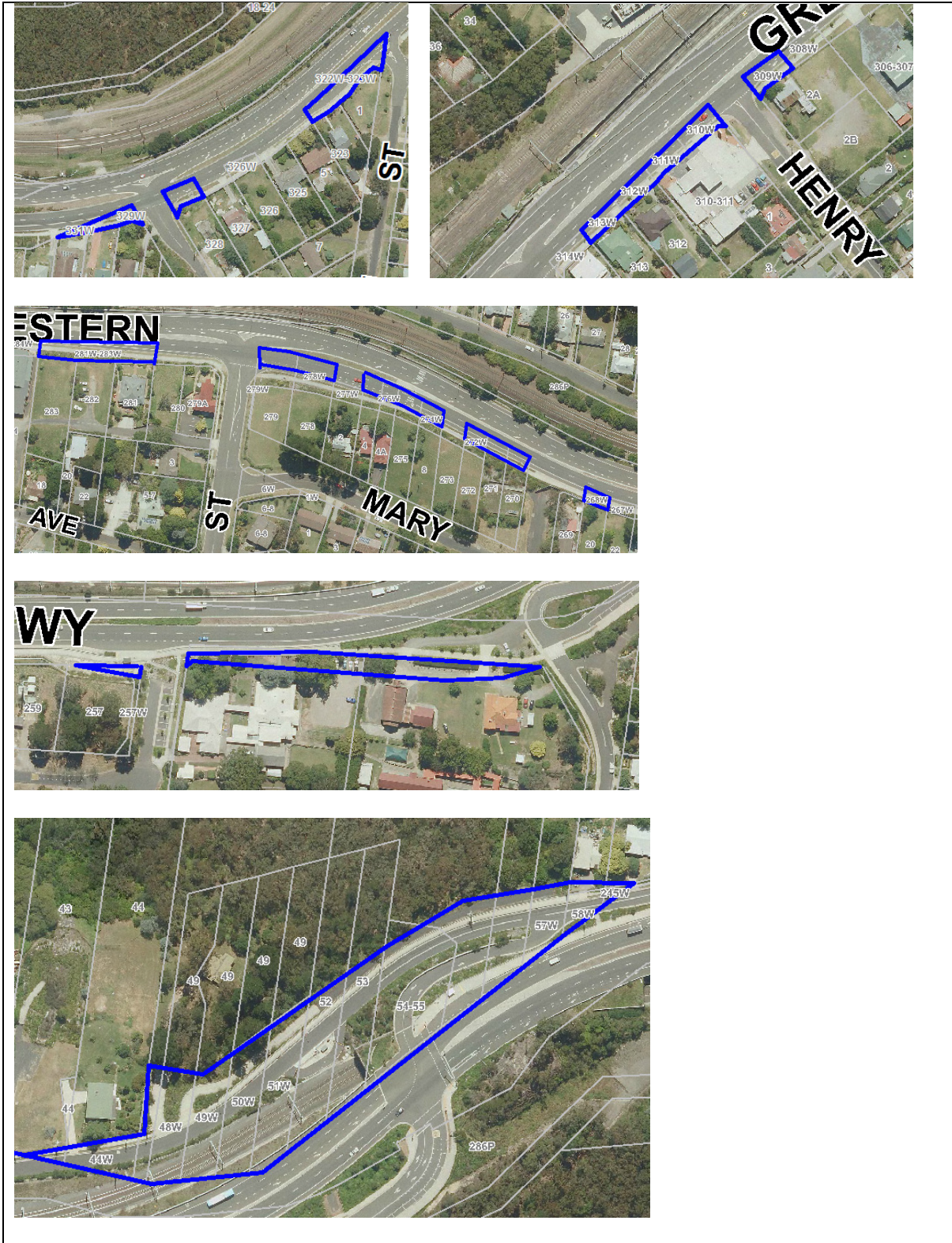
LOT AVERAGING MAP – 004A	
EXISTING	PROPOSED
	
Change proposed – delete LAV provision from land owned by NSW NP&WS and in zone E1 National Parks and Nature Reserves	

NATURAL RESOURCES - LAND MAP – 004A	
EXISTING	PROPOSED
	
Change proposed – delete provisions from land owned by NSW NP&WS and in zone E1 National Parks and Nature Reserves.	

SECTION 2 – Lot Size Maps (LSZ)

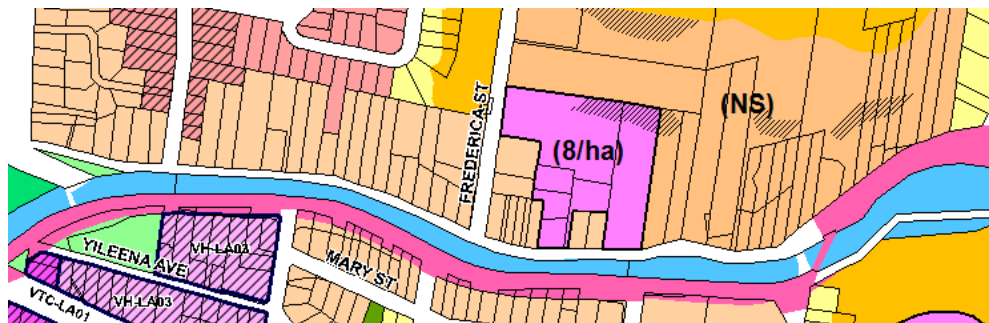
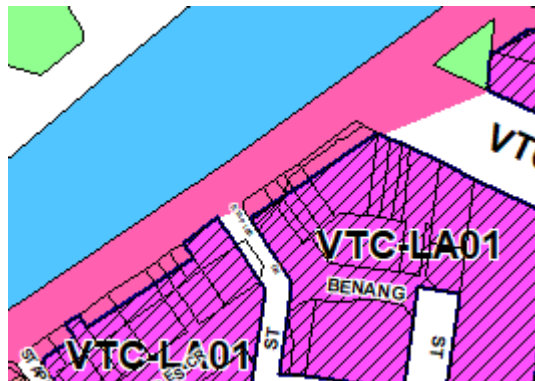
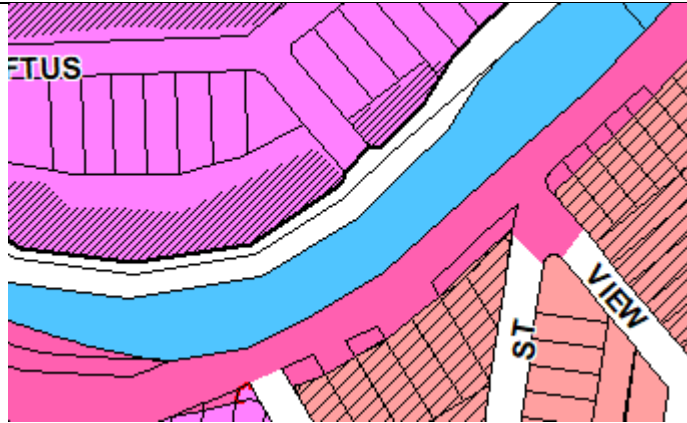
30 PROPERTY	Multiple lots along the highway & Badgerys Crescent LAWSON
<p>COMMENT</p> <p>There are multiple lots along the highway at Lawson where minimum lot size provision is incorrectly applied over land in zone SP2 Classified Road.</p> <p>Owners:</p>	
THEME	
MAP TILE	
<p>GIS AT COUNCIL</p>  <p>LEGISLATION</p> 	<p>LSZ_005BA</p> <p>LSZ_005BA</p> <p>LSZ_006A</p>
<p>RECOMMENDATION</p> <p>Delete minimum lot size and floor space ratio provisions from land in zone SP2 and include a building height of 8m of on land in a developable zone</p>	

SECTION 2 – Lot Size Maps (LSZ)

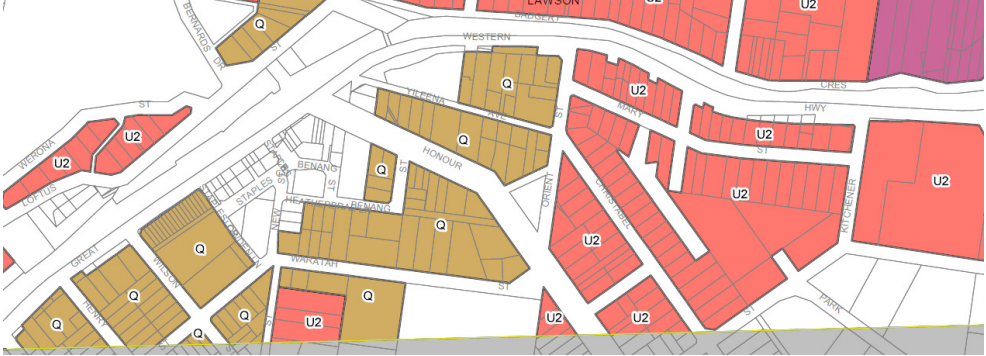
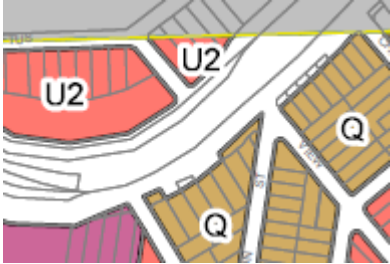


SECTION 2 – Lot Size Maps (LSZ)

LEP 2005
Regional
Transport
Corridor
(Road)
LEP 1991
Bushland
Conservation
(No
subdivision)



SECTION 2 – Lot Size Maps (LSZ)

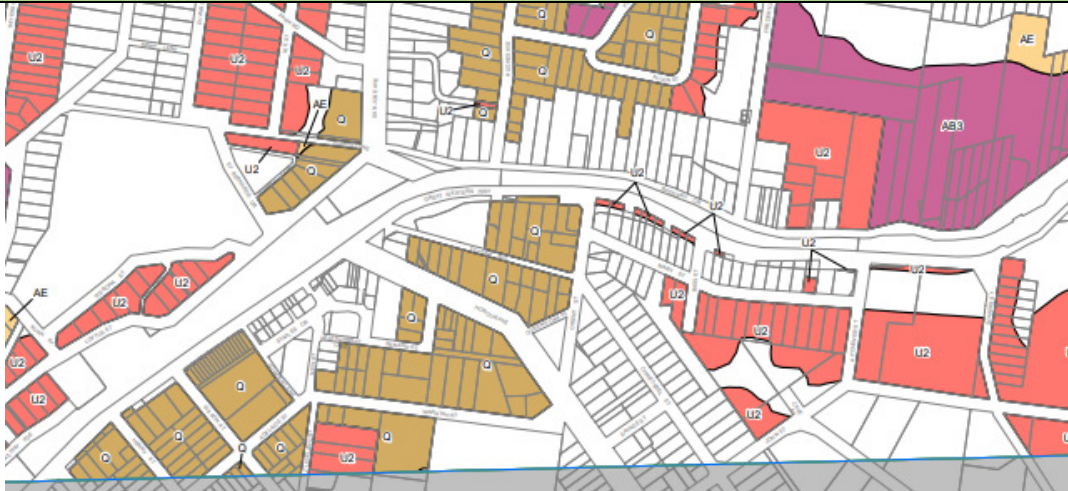
DRAFT LEP 2013	 
Submission	RMS provided maps
DA/property	

Proposed Map Amendments

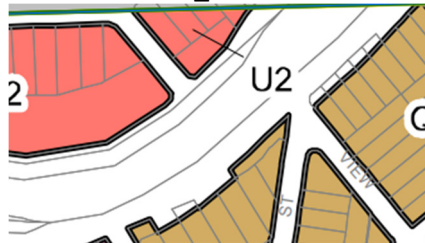
SECTION 2 – Lot Size Maps (LSZ)

LOT SIZE MAP – 005BA + 006A

EXISTING



LSZ_005BA

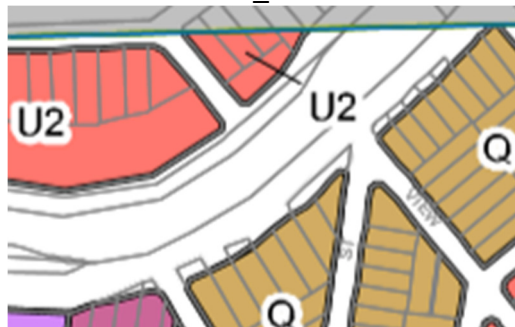


LSZ_006A

PROPOSED



LSZ_5BA



LSZ_6A

Change proposed – delete MLS from land in zone SP2

SECTION 2 – Lot Size Maps (LSZ)

HEIGHT OF BUILDINGS MAP – 005BA + 006A

EXISTING



HOB_005BA



HOB_006A

PROPOSED



HOB_5BA



HOB_6A

Change proposed – include HOB on land in a developable zone (R3 – Low Density Residential)

SECTION 2 – Lot Size Maps (LSZ)

FLOOR SPACE RATIO MAP – 005BA + 006A

EXISTING

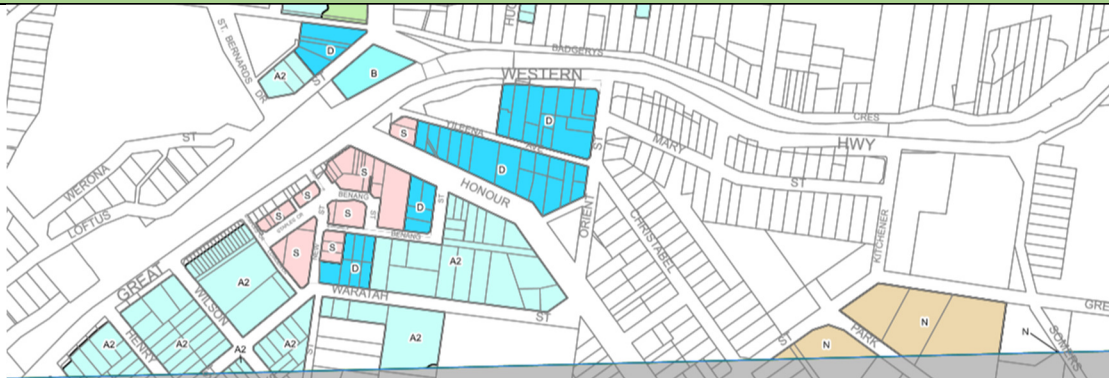


FSR_005BA



FSR_006A

PROPOSED



FSR_005BA



FSR_006A

Change proposed – delete FSR from land in zone SP2

SECTION 2 – Lot Size Maps (LSZ)

BUILT CHARACTER MAP – 005BA + 006A

EXISTING



BCH_005BA - refer to Assessment no. 91



BCH_006A

PROPOSED

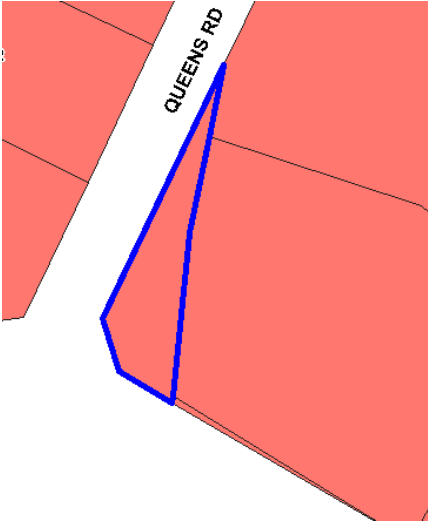
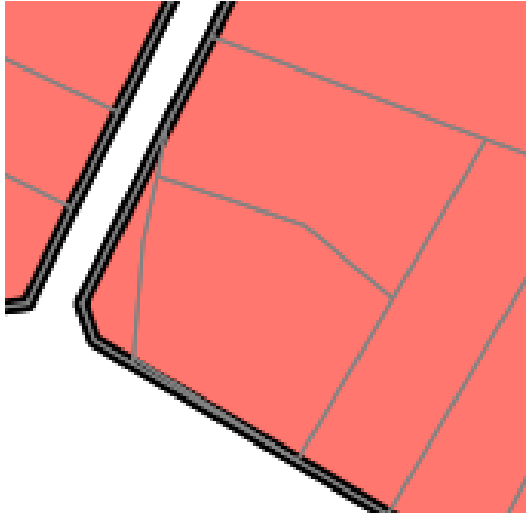
BCH_005BA —



BCH_006A

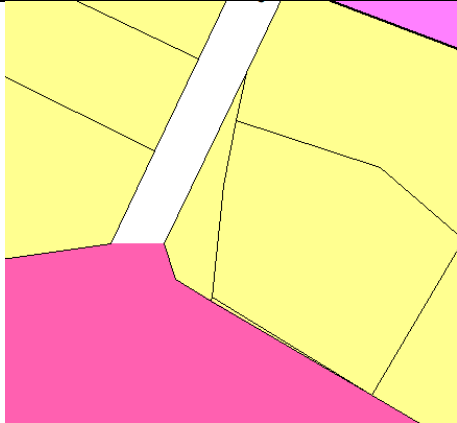
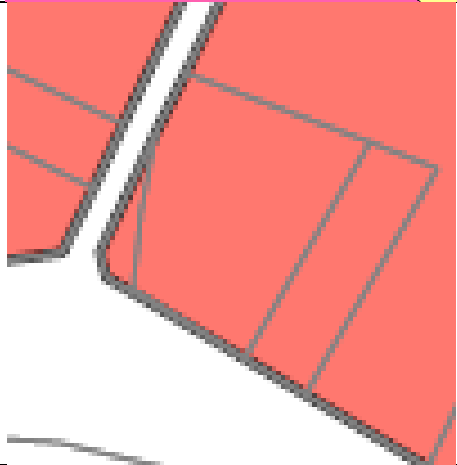
Change proposed – refer to Assessment No. 91

SECTION 2 – Lot Size Maps (LSZ)

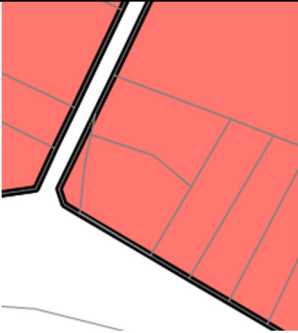
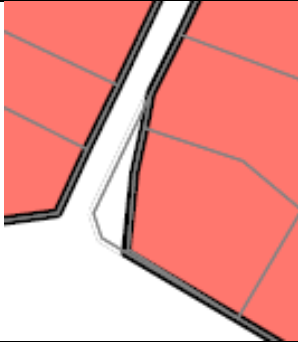
31	PROPERTY	Land adjacent to 1 Queens Rd and 241 GWH LAWSON
COMMENT This land is in zone SP2 Classified road and is now incorporated into the highway. The land is not developable and underlying provisions should not be applied. Owner: RMS & private		
THEME		LSZ
MAP TILE		005BA
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RECOMMENDATION Delete the minimum lot size provision from land in zone SP2 Classified Road and include a building height of 8m on land in zone E4 – Environmental Living.		



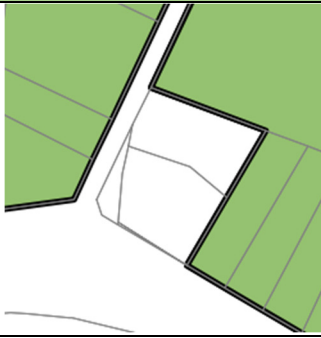
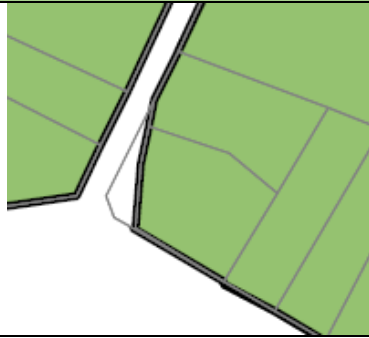
SECTION 2 – Lot Size Maps (LSZ)

LEP 2005 Living Bushland Conservation	
DRAFT LEP 2013	
Submission	RMS provided maps – noted as road undedicated
DA/property	

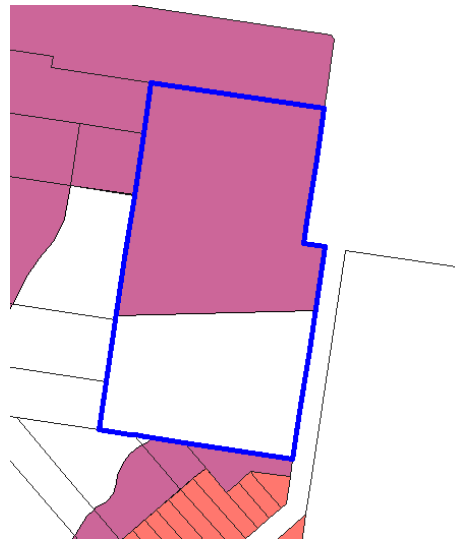
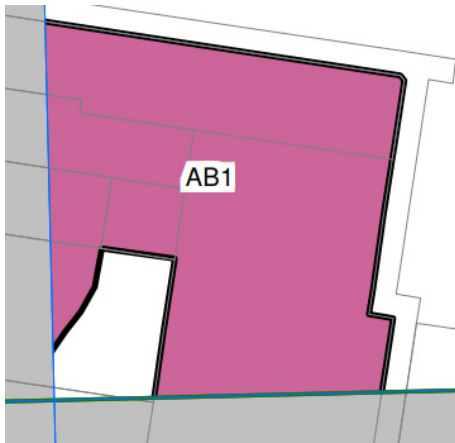
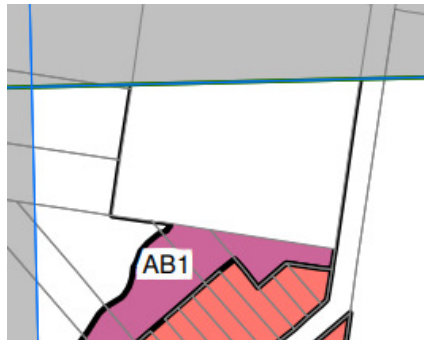
Proposed Map Amendments

LOT SIZE MAP – 005BA	
EXISTING	PROPOSED
	
Change proposed – delete MLS from land in zone SP2 (Classified road)	

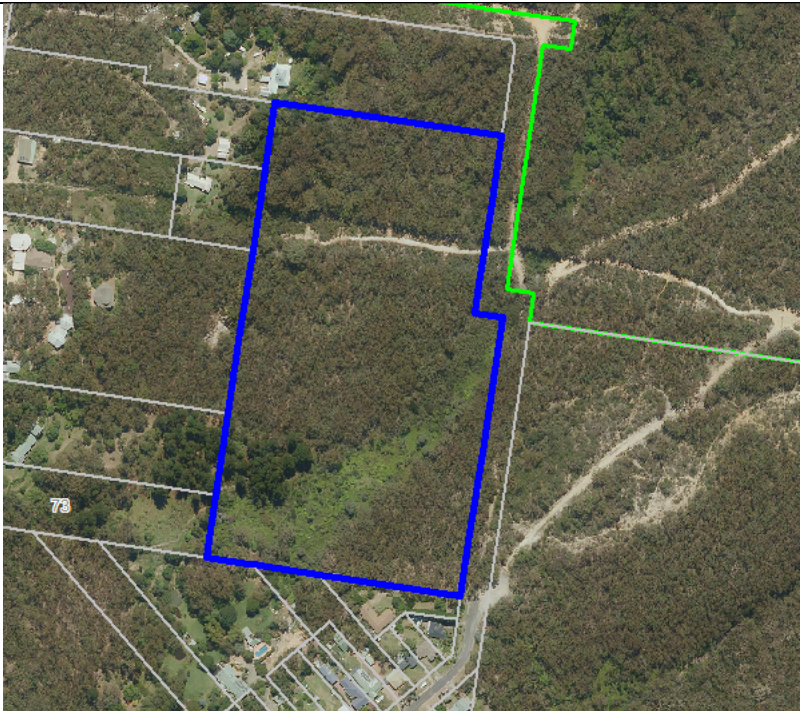
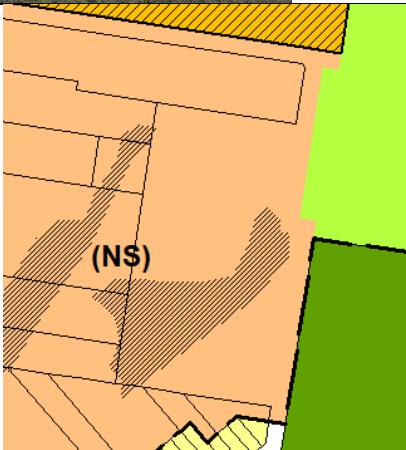
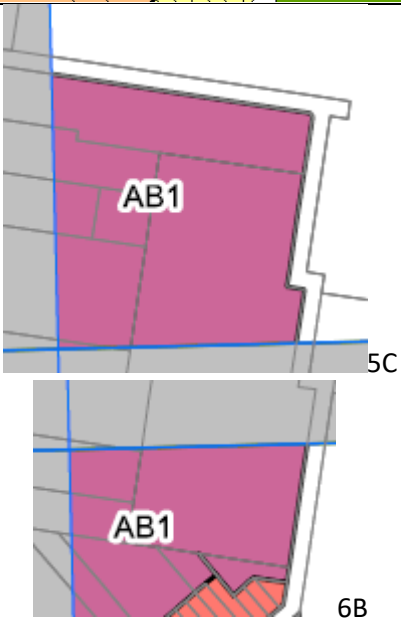
SECTION 2 – Lot Size Maps (LSZ)

HEIGHT OF BUILDINGS MAP – 005BA	
EXISTING	PROPOSED
	
Change proposed – include HOB of 8m to the land in zone E4 Environmental Living	

SECTION 2 – Lot Size Maps (LSZ)

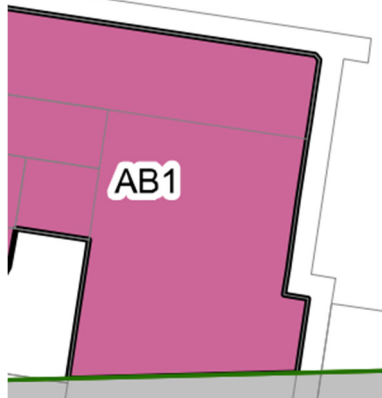
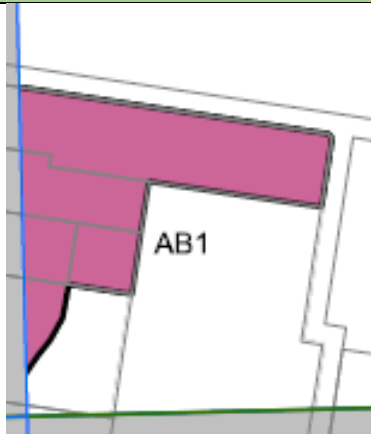
32	PROPERTY	Area north Mt View HAZELBROOK	
COMMENT			
The LSZ_005C map incorrectly shows minimum lot size over land in zone E1 National parks and nature reserves which is part of the Blue Mountains National Park			
Owner: NSW NP&WS			
THEME		LSZ	
MAP TILE		005C	
GIS AT COUNCIL		LEGISLATION	
			
			
RECOMMENDATION			
Correct this anomaly by deleting the minimum lot size provision from land in zone E1 National Parks and Nature Reserves.			

SECTION 2 – Lot Size Maps (LSZ)

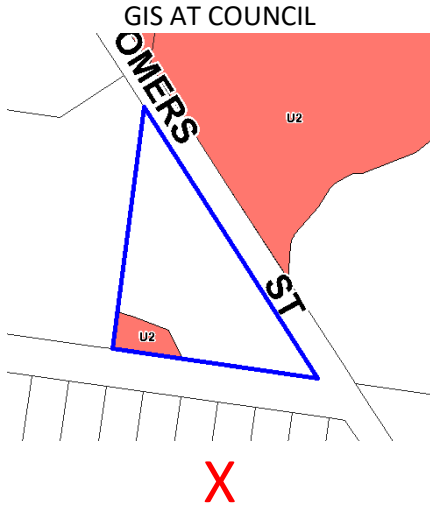
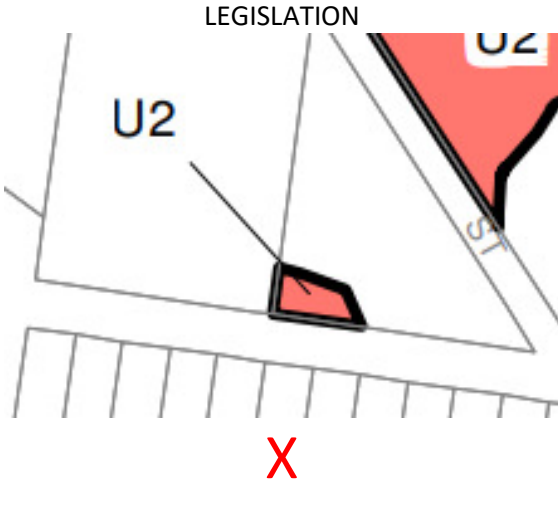
	
<p>LEP 1991 Bushland Conservation (No subdivision)</p>	
<p>DRAFT LEP 2013</p>	
<p>Submission</p>	<p>NSW NP&WS provided maps</p>
<p>DA/property</p>	

SECTION 2 – Lot Size Maps (LSZ)

Proposed Map Amendments

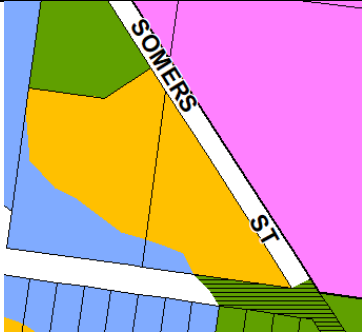
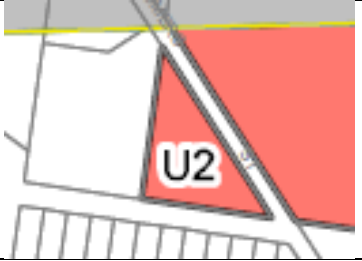
LOT SIZE MAP – 005C	
EXISTING	PROPOSED
	
Change proposed – delete MLS from land in zone E1 National Parks and Nature Reserves	

SECTION 2 – Lot Size Maps (LSZ)

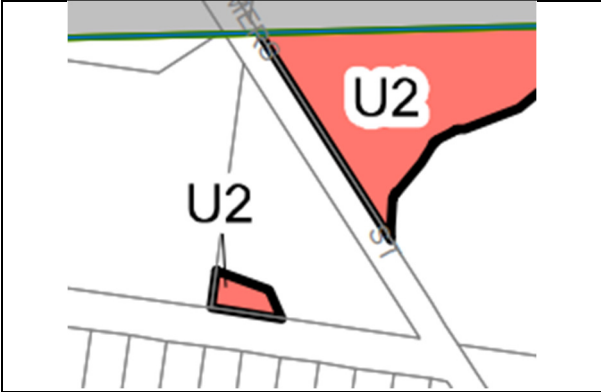
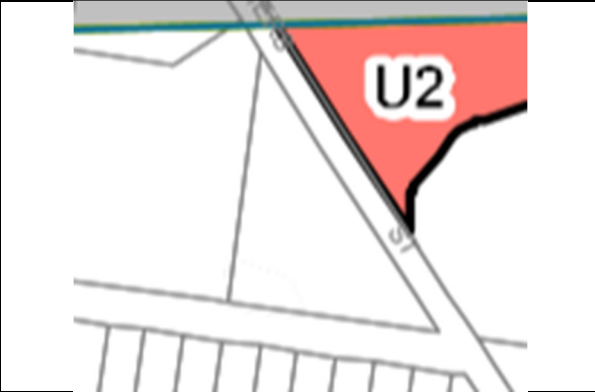
35 PROPERTY	26-44 Somers Street LAWSON
COMMENT There is a small area of land with an minimum lot size of 1200m ² (U2) however this piece of land is in zone B7 Business Park and no MLS is attributed to land in this zone. Owner: private	
THEME	LSZ
MAP TILE	006A
GIS AT COUNCIL 	LEGISLATION 
RECOMMENDATION Delete the minimum lot size and include a floor space ratio of 1.0 (N).	

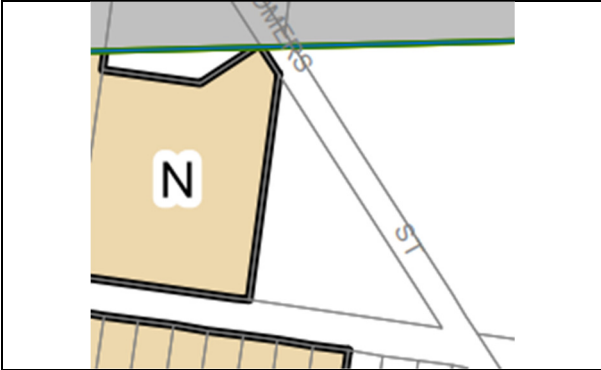
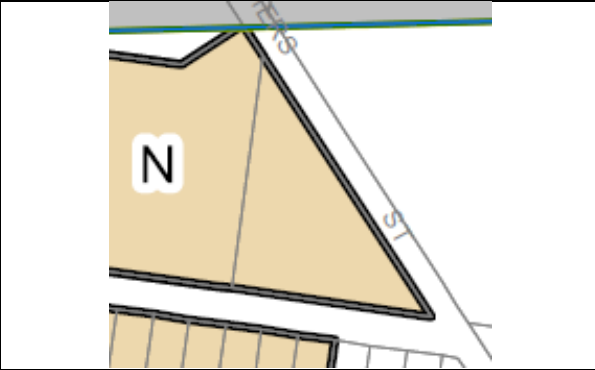


SECTION 2 – Lot Size Maps (LSZ)

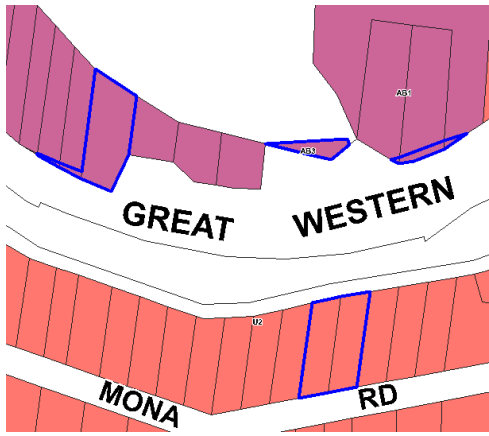
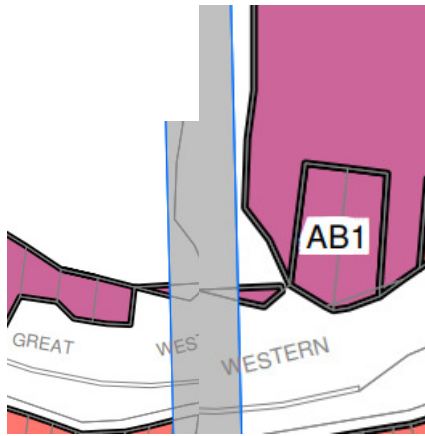
LEP 2005 Employment General Environmental Protection - Private		E-G + EP-P
DRAFT LEP 2013		
Submission	Zone reviewed during review process	
DA/property		

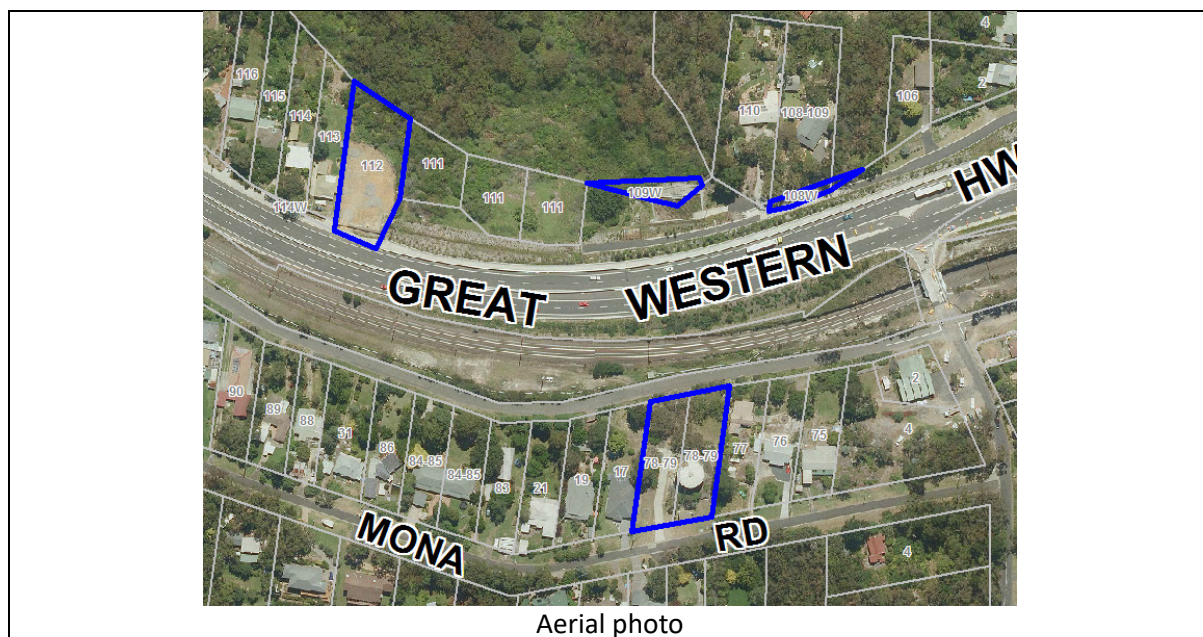
Proposed Map Amendments

LOT SIZE MAP – 006A	
EXISTING	PROPOSED
	
Change proposed – delete MLS	

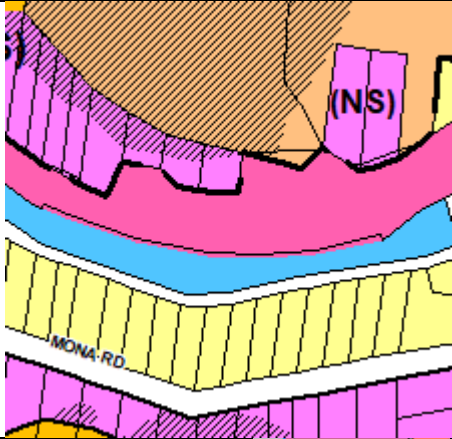
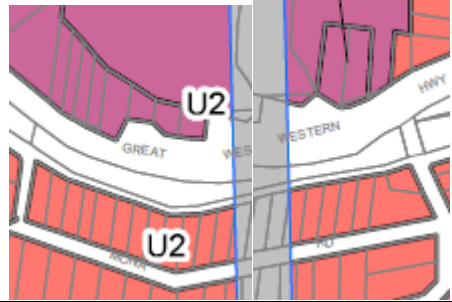
FLOOR SPACE RATIO MAP – 006A	
EXISTING	PROPOSED
	
Change proposed – include FSR of 1.0 (N)	

SECTION 2 – Lot Size Maps (LSZ)

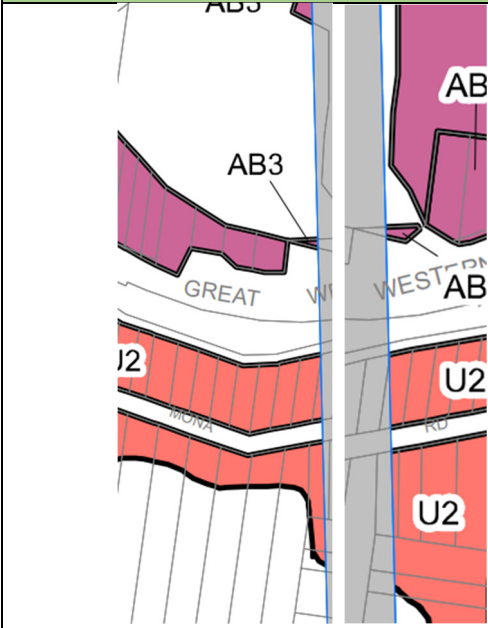
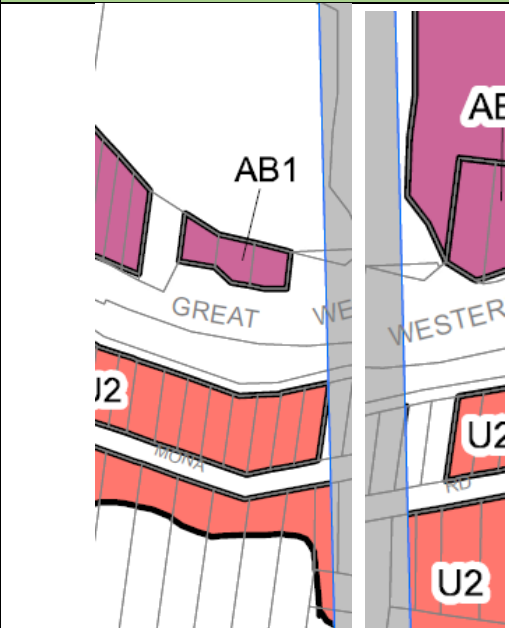
36	PROPERTY	112, 110W, 109W, 108W, 107W Great Western Highway + 78-79 Railway Parade WOODFORD
COMMENT This land is zoned SP2 (Classified road), owned by RMS, has a retention pit constructed on part of the land and has MLS and HOB controls over it. Land at Railway Pde is zoned SP2 (water Supply) and is developed with a water reservoir. Additional site provisions are to be deleted from this land. Owners: RMS + Sydney Water Corporation		
THEME		LSZ
MAP TILE		006A + 006B
<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 Delete provisions from land in zone SP2.		





SECTION 2 – Lot Size Maps (LSZ)

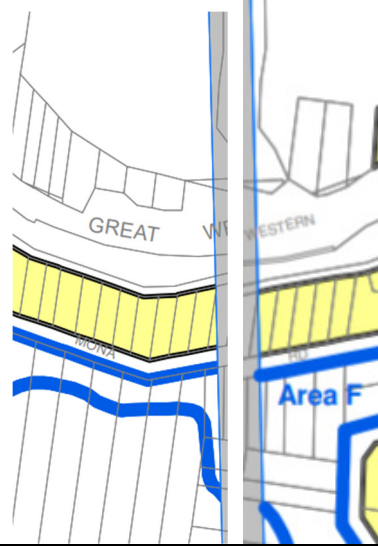
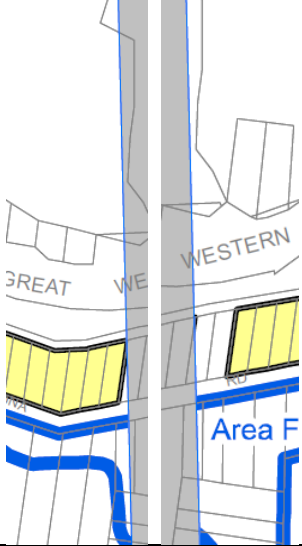
<p>LEP 1991 Bushland Conservation (No subdivision) Residential Bushland Conservation LEP 2005 Living Bushland Conservation</p>	
<p>DRAFT LEP 2013</p>	
<p>Submission</p>	<p>RMS provided maps, Sydney Water provided site information</p>
<p>DA/property</p>	

Proposed Map Amendments

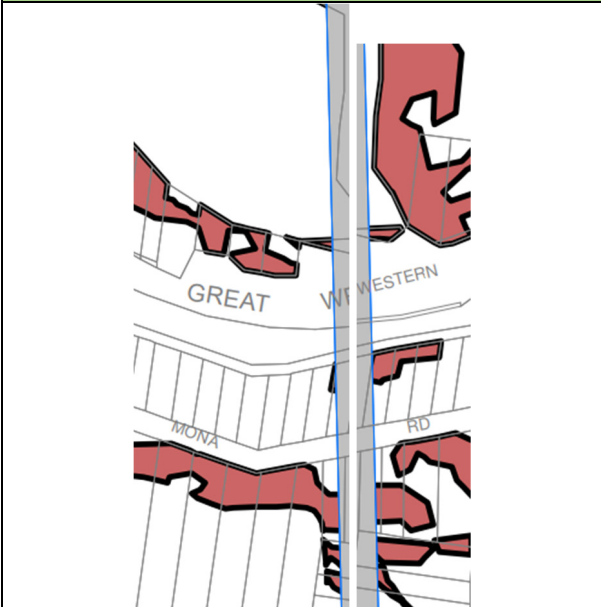
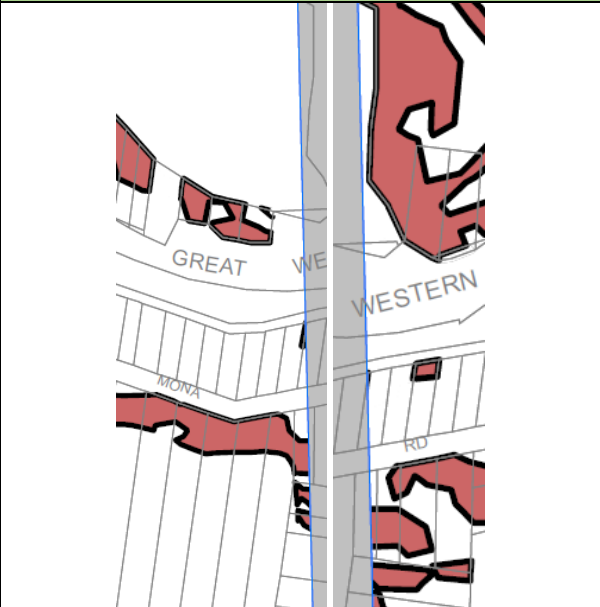
LOT SIZE MAP – 006A + 006B	
EXISTING	PROPOSED
	
<p>Change proposed – delete MLS over land in zone SP2</p>	

SECTION 2 – Lot Size Maps (LSZ)

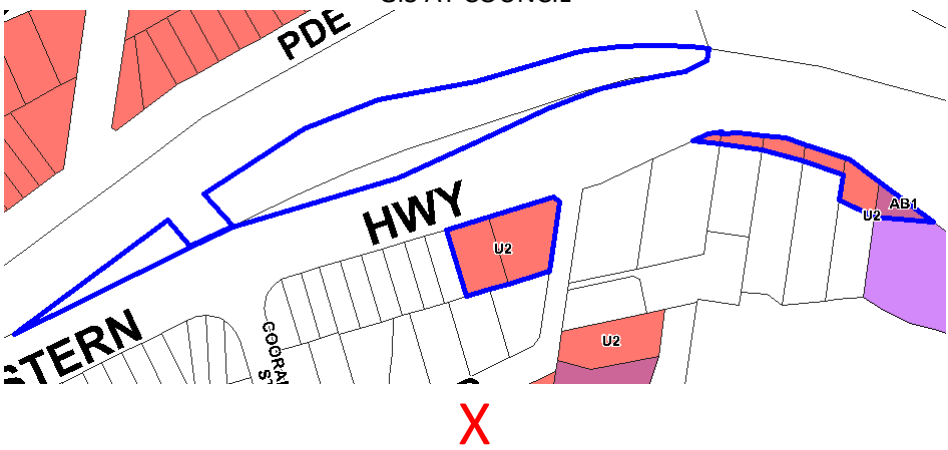
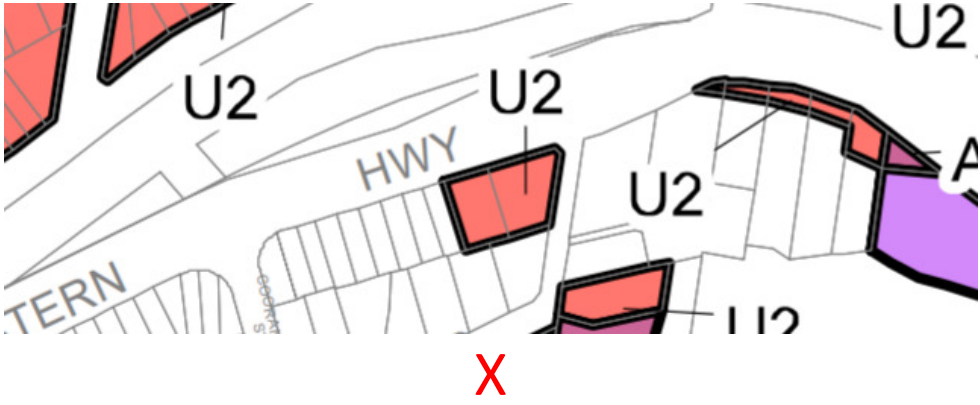
HEIGHT OF BUILDINGS MAP – 006A + 006B	
EXISTING	PROPOSED
	
Change proposed – delete HOB on land in zone SP2	

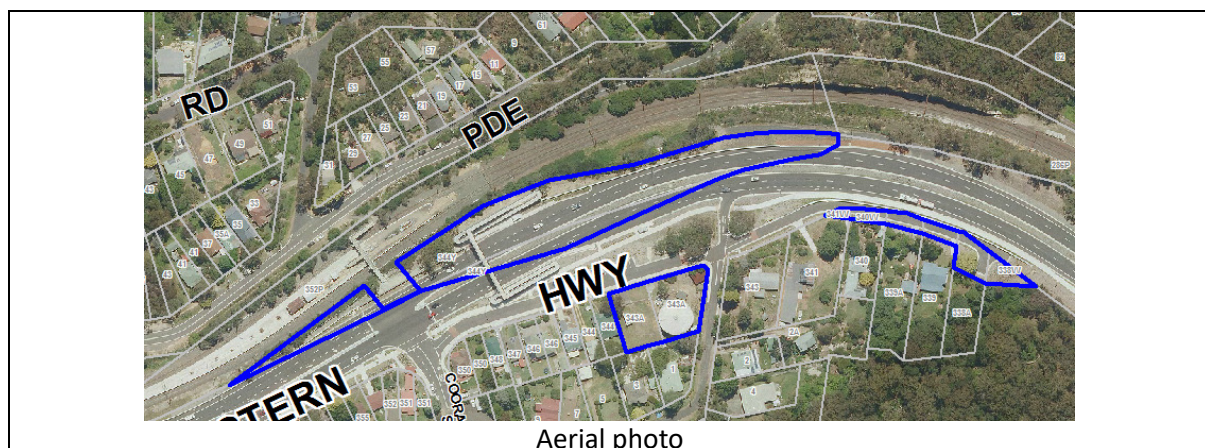
LOT AVERAGING MAP – 006A + 006B	
EXISTING	PROPOSED
	
Change proposed – delete LAV provision from land in zone SP2	

SECTION 2 – Lot Size Maps (LSZ)

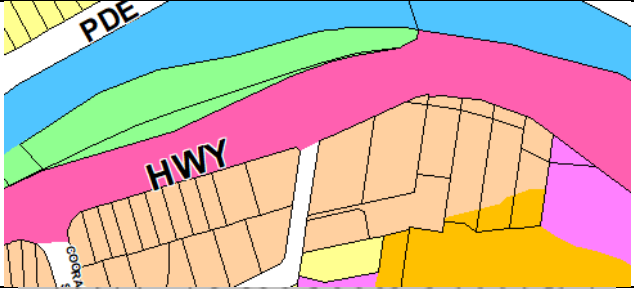
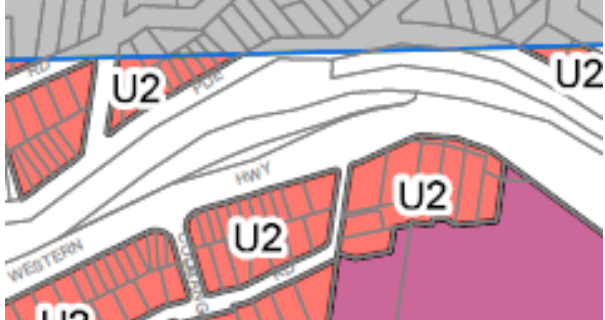
NATURAL RESOURCES - LAND MAP – 006A + 006B	
EXISTING	PROPOSED
	
Change proposed – delete PA – slope from land in zone SP2	

SECTION 2 – Lot Size Maps (LSZ)

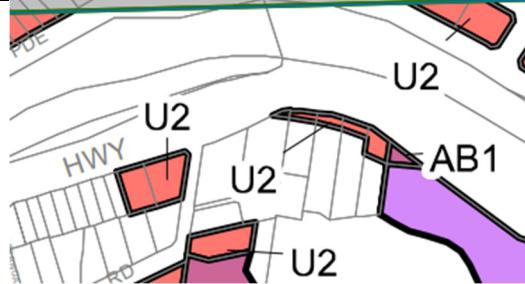

37 PROPERTY	338W- 341W GWH + part railway corridor BULLABURRA
COMMENT The land is in zone SP2 Classified Road, SP2 Rail or SP2 Water Supply and additional provisions were inadvertently applied. Owner: RMS, Rail Corporation of NSW and Sydney Water.	
THEME	LSZ
MAP TILE	006A
<p>GIS AT COUNCIL</p>  <p>LEGISLATION</p>  <p>RECOMMENDATION</p> Delete minimum lot size, building height and protected area slope constraint from land in zone SP2.	

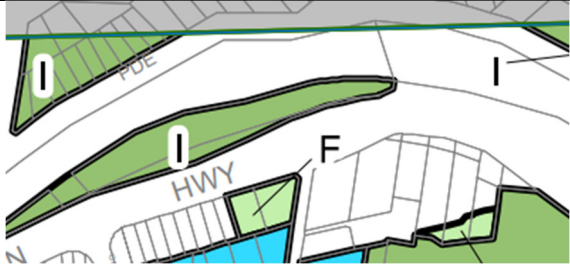
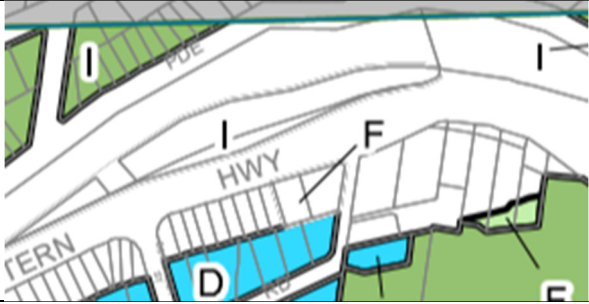


SECTION 2 – Lot Size Maps (LSZ)


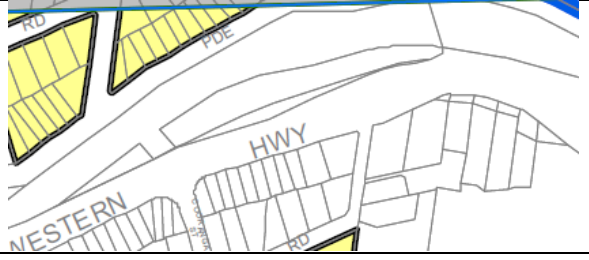
LEP 2005 Living – Conservation Recreation – Open Space LEP 1991 Residential Bushland Conservation (No subdivision)	
DRAFT LEP 2013	
Submission	RMS provided maps
DA/property	

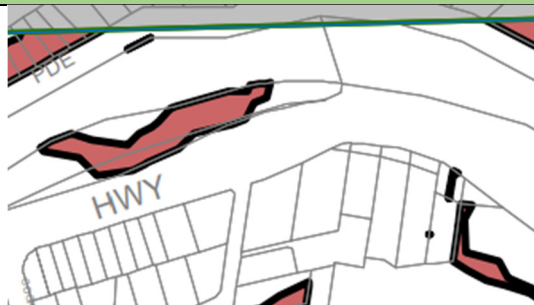

Proposed Map Amendments

LOT SIZE MAP – 006A	
EXISTING	PROPOSED
	
Change proposed – delete MLS from land in zone SP2	

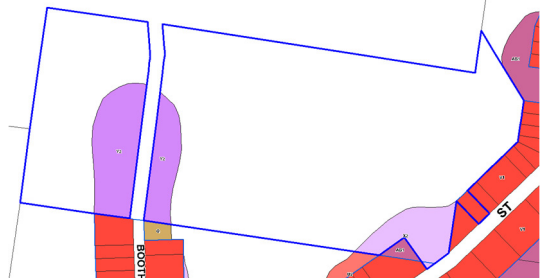
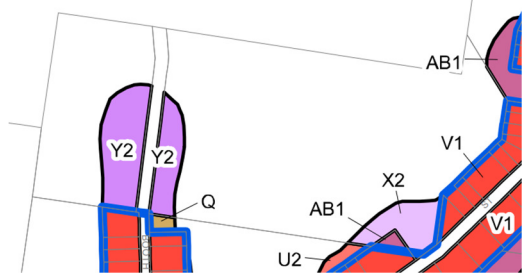
HEIGHT OF BUILDINGS MAP – 006A	
EXISTING	PROPOSED
	
Change proposed – delete HOB from land in zone SP2	

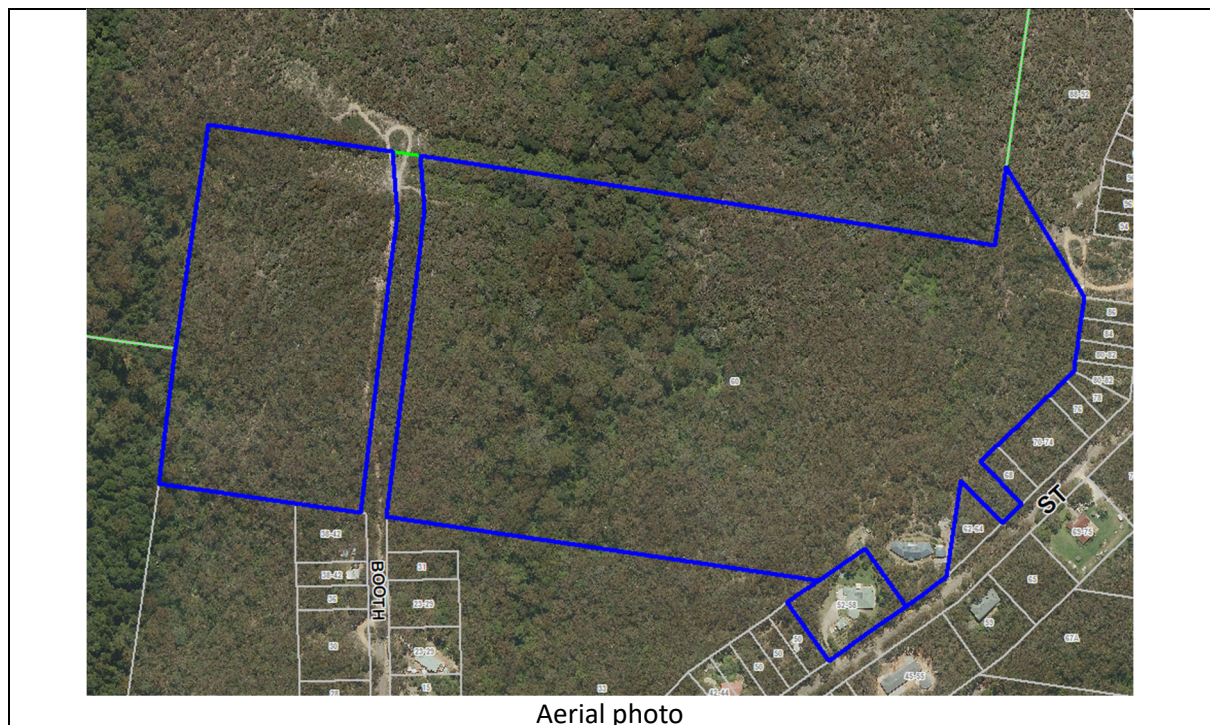
SECTION 2 – Lot Size Maps (LSZ)

LAND RESERVATION AND ACQUISITION MAP – 006A	
EXISTING	PROPOSED
	
Change proposed – delete LRA identified land in zone SP2 as road is now completed	

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

SECTION 2 – Lot Size Maps (LSZ)

38	PROPERTY	52-58 & 60 Kent St BULLABURRA
COMMENT <p>The boundary of the two properties have been adjusted in the late 1990's however the consolidation provision (Cl. 4.1G) has been retained on the former lot boundaries and as a consequence the two properties are now in separate private ownership and the consolidation provision cannot be complied with.</p> <p>Owners: private - each owned separately</p>		
THEME		LSZ
MAP TILE		005B
GIS AT COUNCIL 		LEGISLATION 
RECOMMENDATION <p>Include in mapping amendment to align consolidation provision with current cadastre and change the minimum lot size of 52-58 Kent Street to 3700m2.</p>		



SECTION 2 – Lot Size Maps (LSZ)

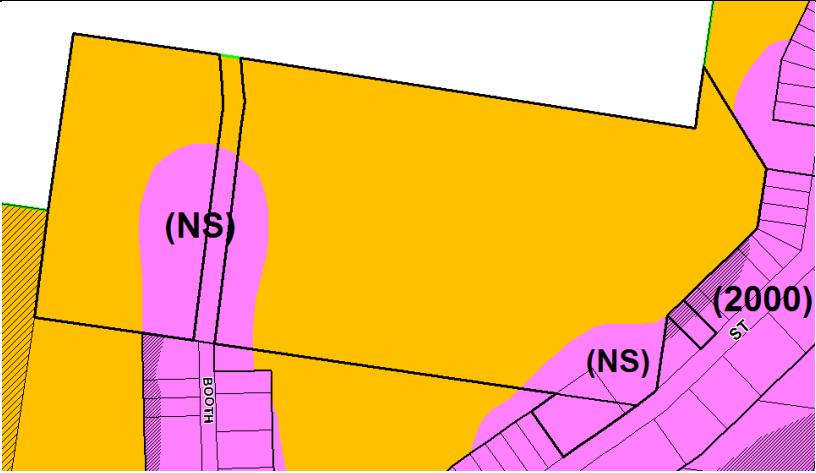
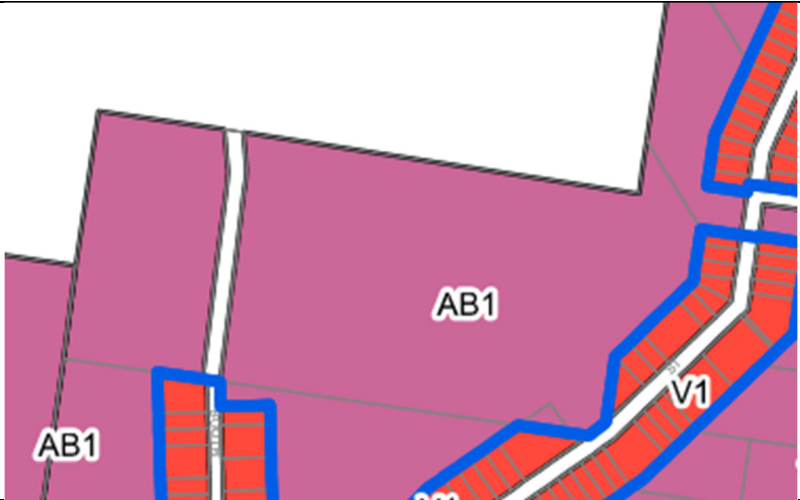

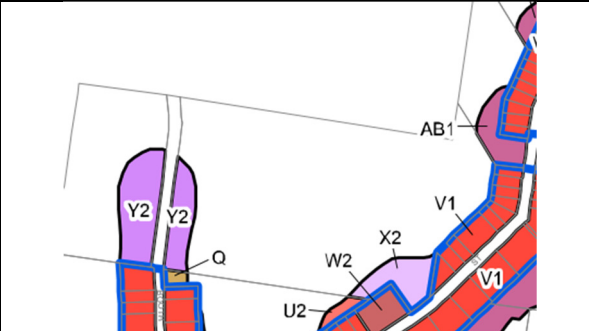
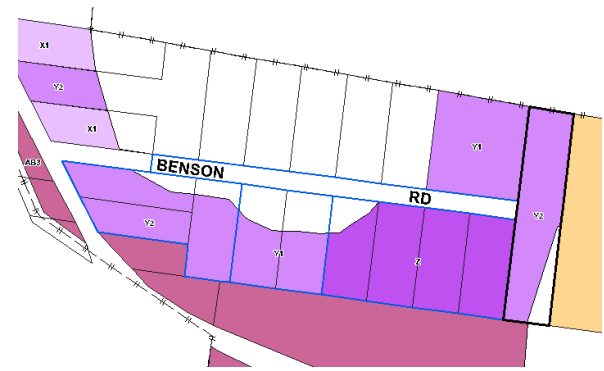
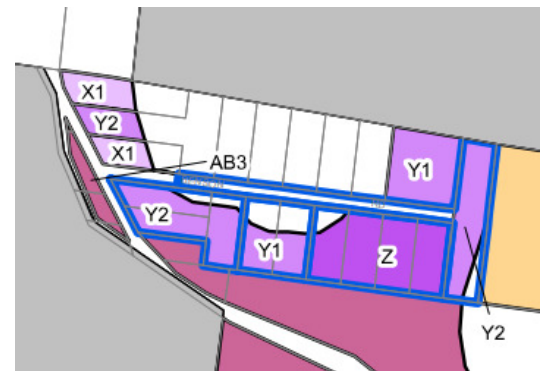
<p>LEP 1991 RES-BC 2000m2 (purple) RES-BC (No subdivision) Environmental Protection</p>	
<p>DRAFT LEP 2013</p>	
<p>Submission</p>	
<p>DA/property</p>	


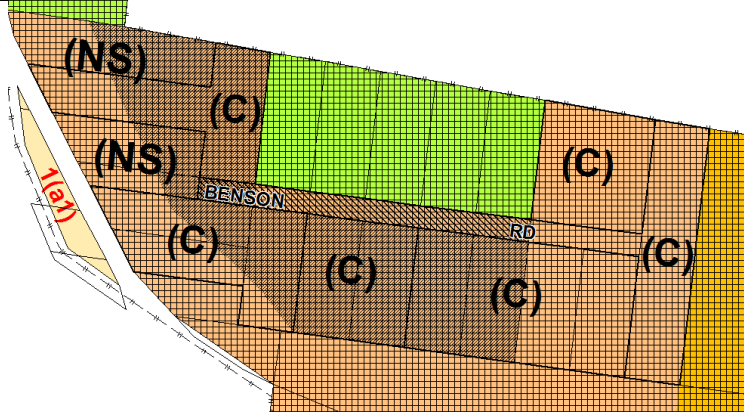
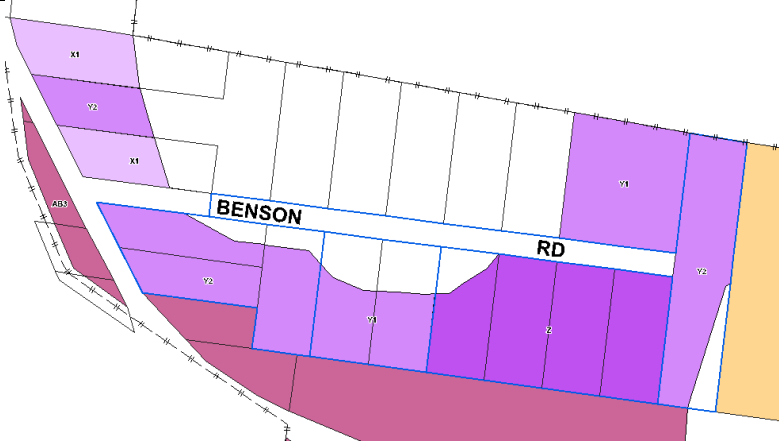
TABLE Proposed Map Amendments

LOT SIZE MAP – 005B	
EXISTING	PROPOSED
	
<p>Change proposed - align consolidation provision with current cadastre and change the minimum lot size for 52-58 Kent Street to 3700m2.</p>	

SECTION 2 – Lot Size Maps (LSZ)

39	PROPERTY	20 Benson Road & Benson Road MOUNT VICTORIA
<p>COMMENT</p> <p>The consolidation provision includes 20 Benson Road and 400m of the Benson Road Reserve is incorrect. Benson Road was dedicated as a public road in 1991. Three allotments which originally comprised the land now known as 20 Benson Road were consolidated in 2003. The consolidation included a short section of Benson Road as well as former Lots 21 & 22 DP 2941. The consolidation including the transfer of the ownership of the 50m section of road was undertaken as part of an approved development application and coincided with the preparation of LEP 1991. It appears that an inadvertent error occurred at the time LEP 1991 was being made and this was transferred into LEP 2015. Council's notes and conditions from the 1990 development application note the Benson Road reserve has a slope in the vicinity of 20%.</p> <p>Access to 20 Benson Road is by a registered ROW noted on an 88B over the adjoining land to the south, Lot 348 DP 751644 (now Lot 1 DP 841901).</p> <p>It is not possible for the owner of 20 Benson Rd to develop this land without consolidating the identified section of Benson Road with No. 20 Benson Road. As Benson Road is a dedicated Council road, consolidation is not possible. Furthermore, the current minimum lot size of 1.2ha is based on the Benson Road reserve being incorporated into the one allotment.</p> <p>The land at 20 Benson Road has a total area of 1.15ha with a minimum lot size of 1.2ha and combined with the consolidation provision results in a loss of development potential unless the Benson Road reserve is consolidated. The best method to achieve the intended outcome is to delete the consolidation provision (blue border). The existing minimum lot size is slightly larger than the allotment size and no subdivision is possible which will transfer the current provision.</p> <p>Owners: private & BMCC</p>		
THEME		LSZ
MAP TILE		002A
<div style="display: flex; justify-content: space-around;"> <div style="width: 45%;"> <p style="text-align: center;">GIS AT COUNCIL</p>  </div> <div style="width: 45%;"> <p style="text-align: center;">LEGISLATION</p>  </div> </div>		
<p>RECOMMENDATION</p> <p>The at the consolidation provision for 20 Benson Road and the road reserve be deleted.</p>		

SECTION 2 – Lot Size Maps (LSZ)

	 <p>Aerial photo</p>
LEP 1991	
DRAFT LEP 2013	
Submission	
DA/property	DA in 1990 (approved with conditions) & Building Application in 1993.

SECTION 2 – Lot Size Maps (LSZ)

Proposed Map Amendments

