

SECTION 5 – Lot Averaging Maps

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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

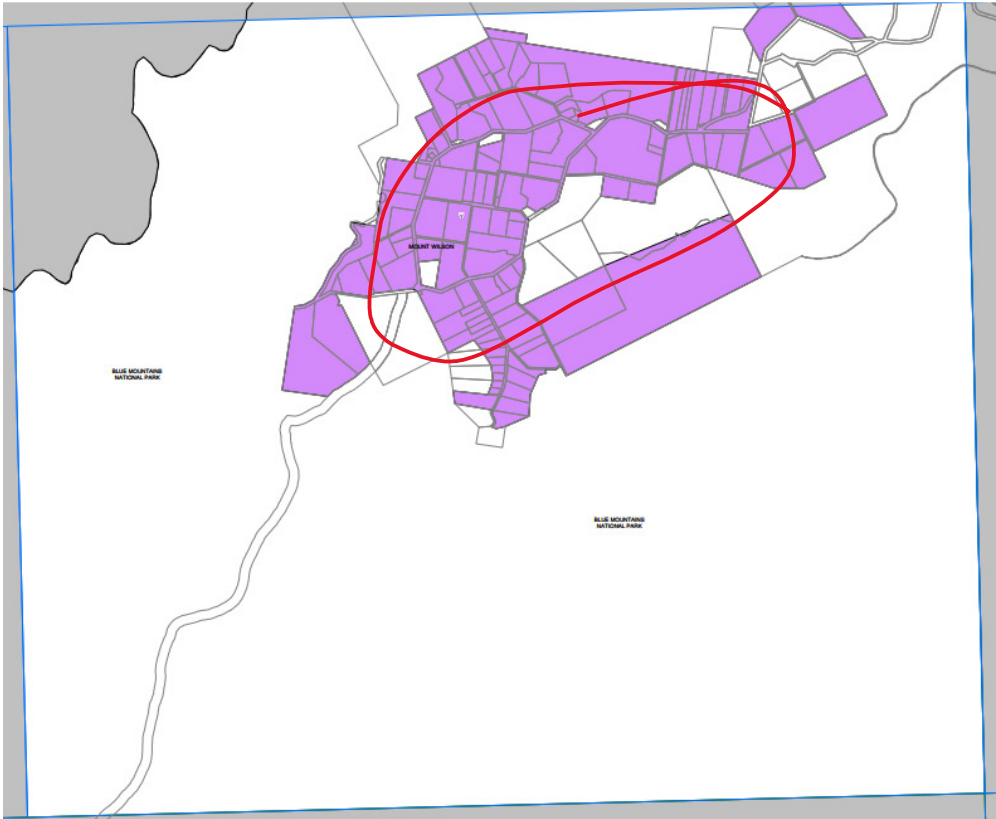
SECTION 5 – Lot Averaging Maps

KYS Key Sites Map

87

LAV_001 – Not made

81

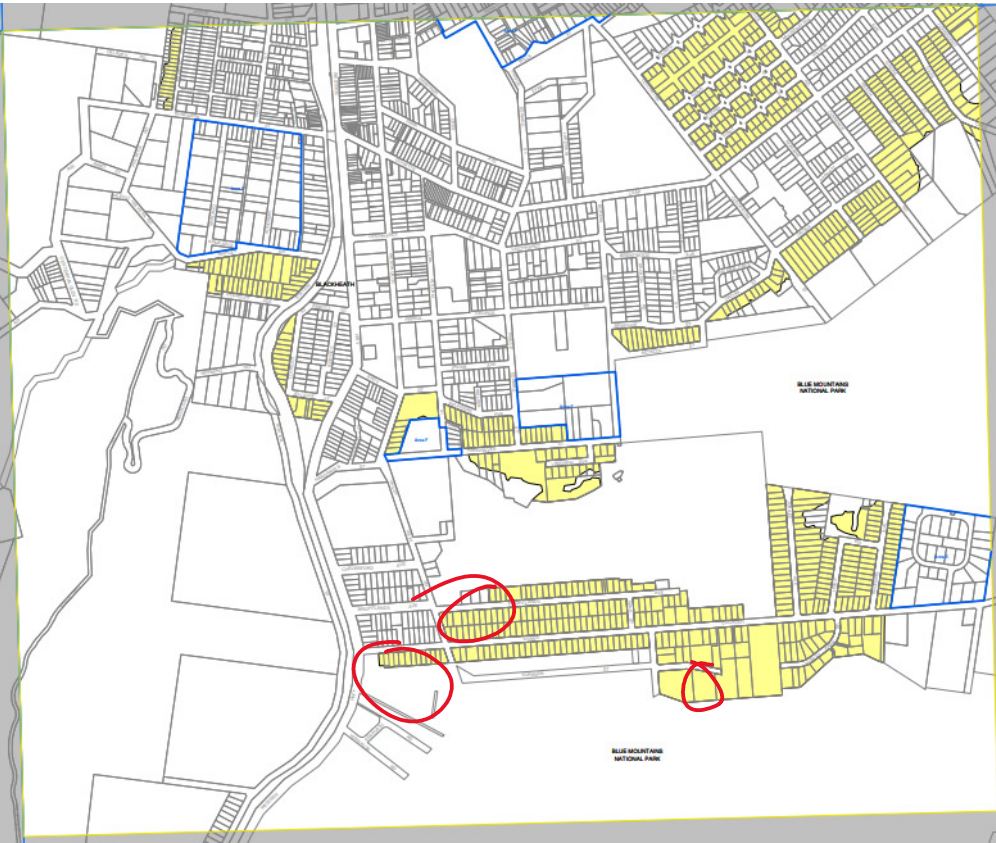


LAV 001C

3

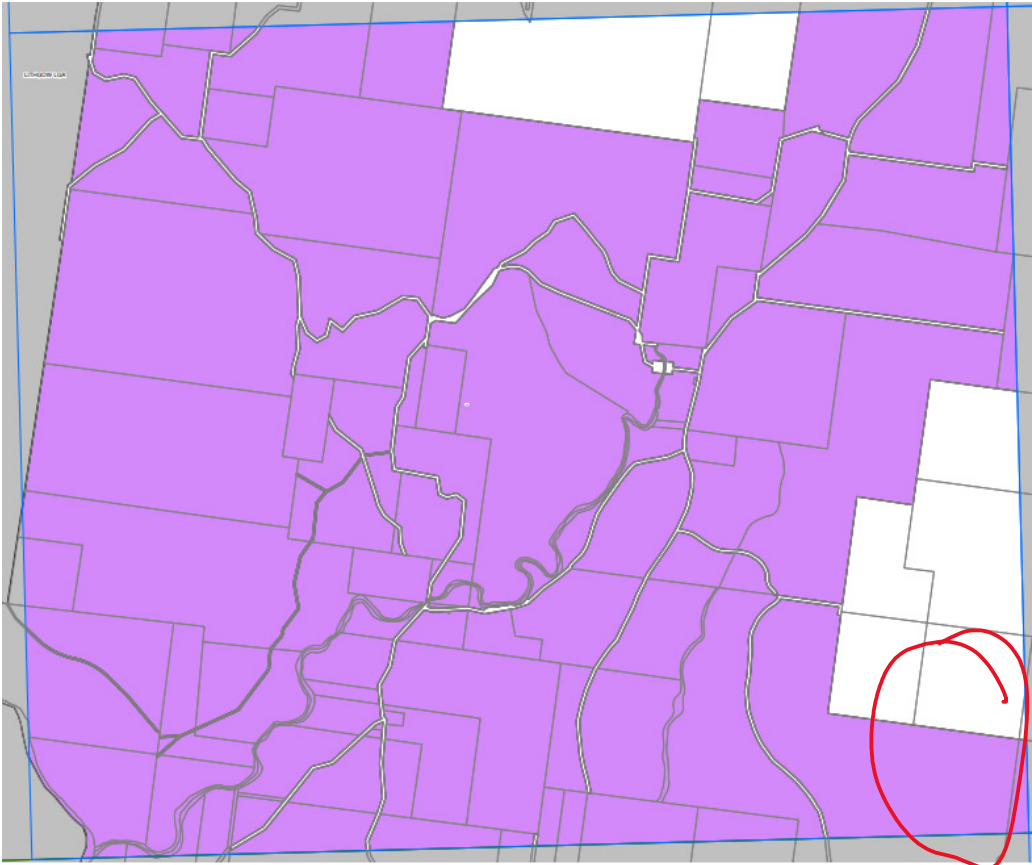
2

17



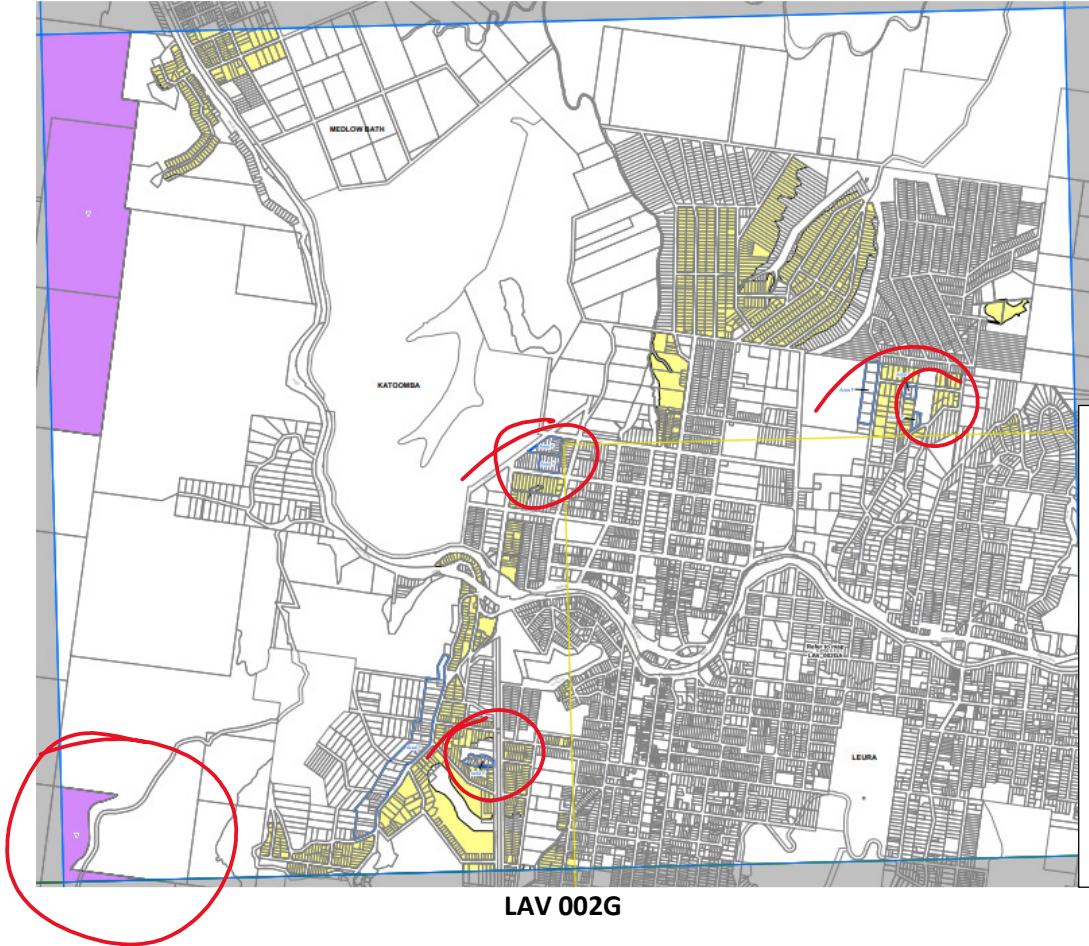
LAV 002FA

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83

LAV 002D

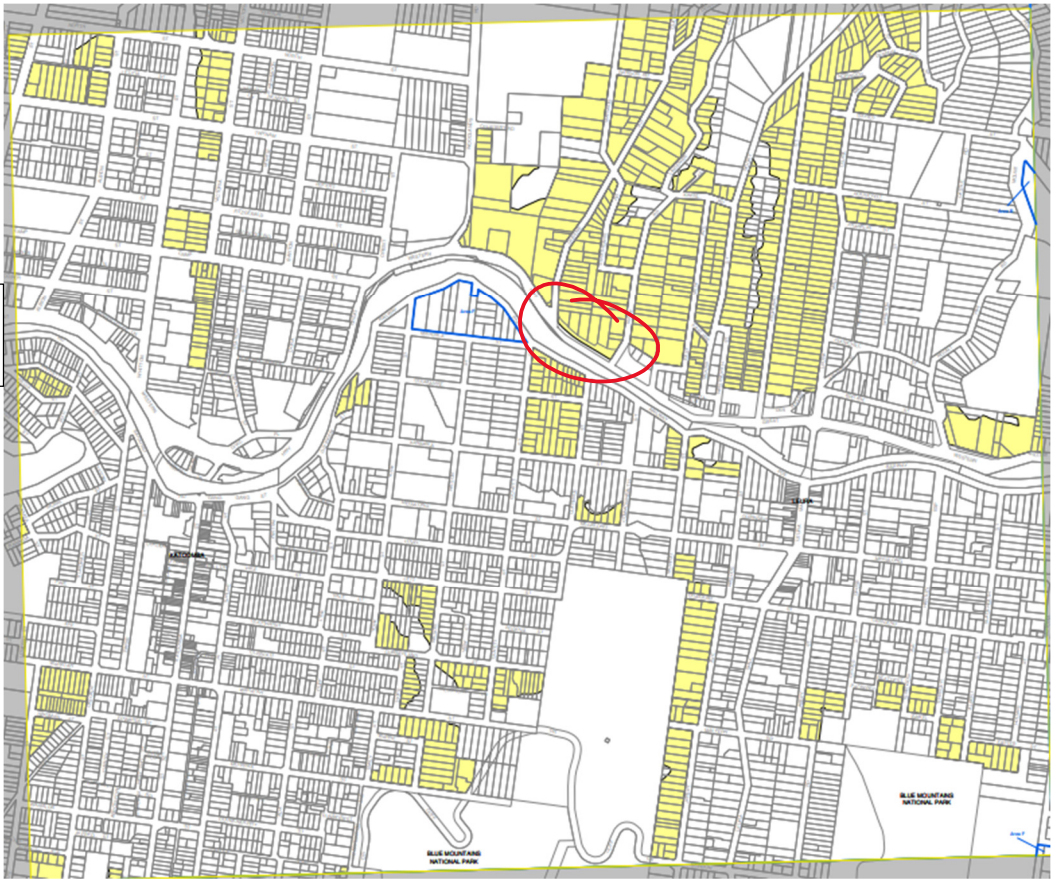


86
84
85
83

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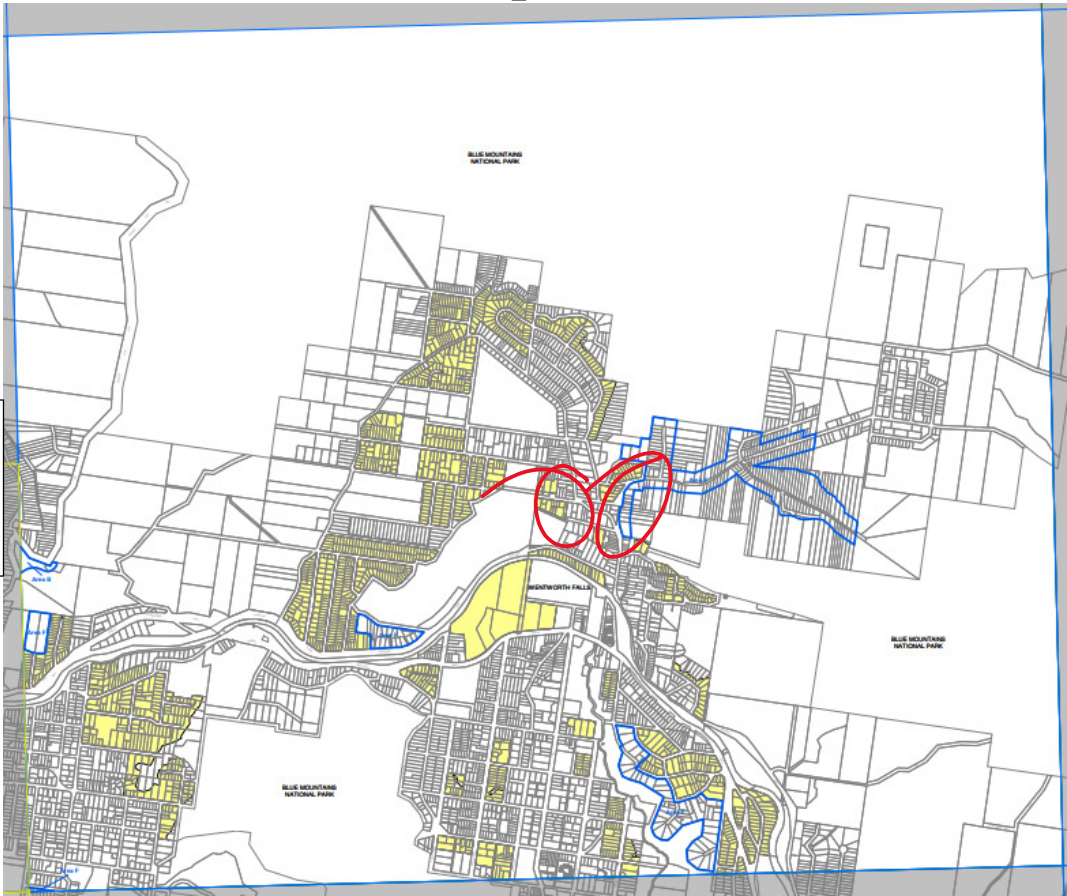
SECTION 5 – Lot Averaging Maps

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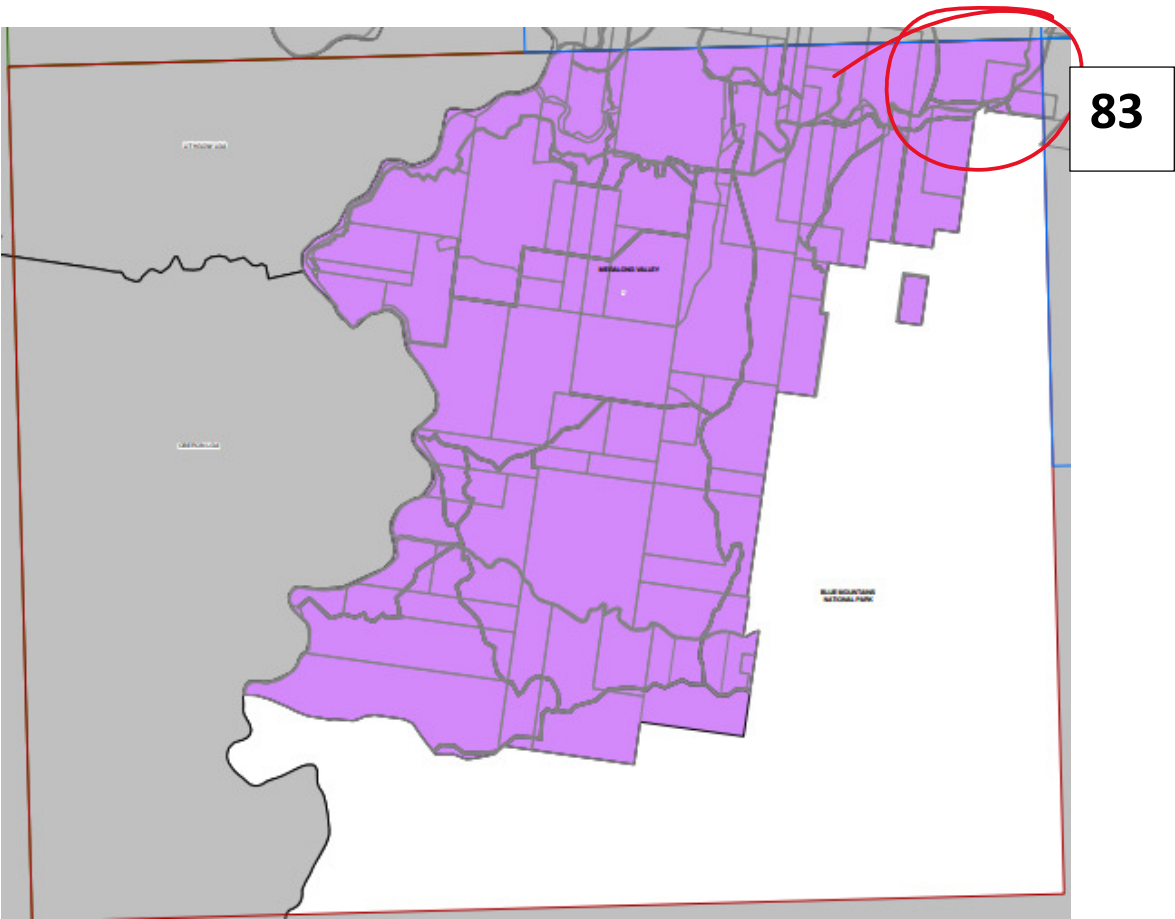
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25

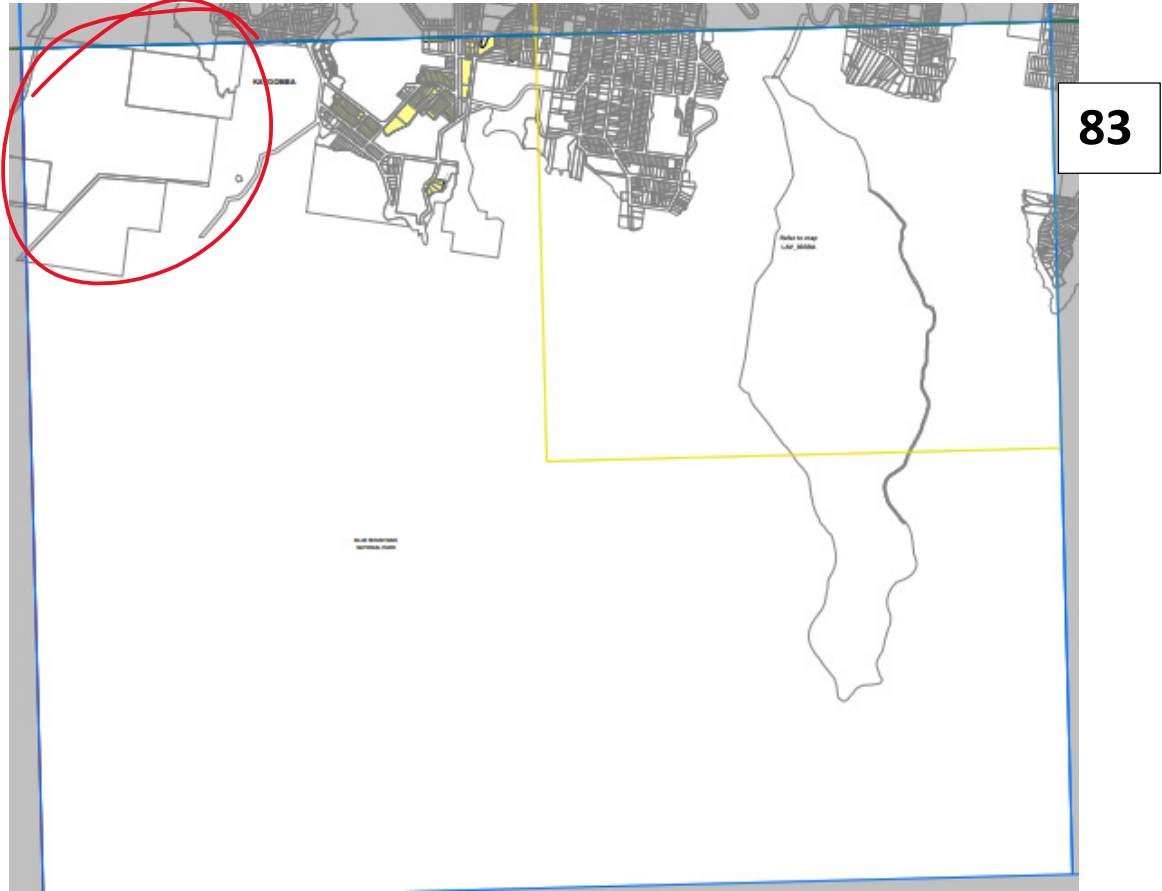


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SECTION 5 – Lot Averaging Maps

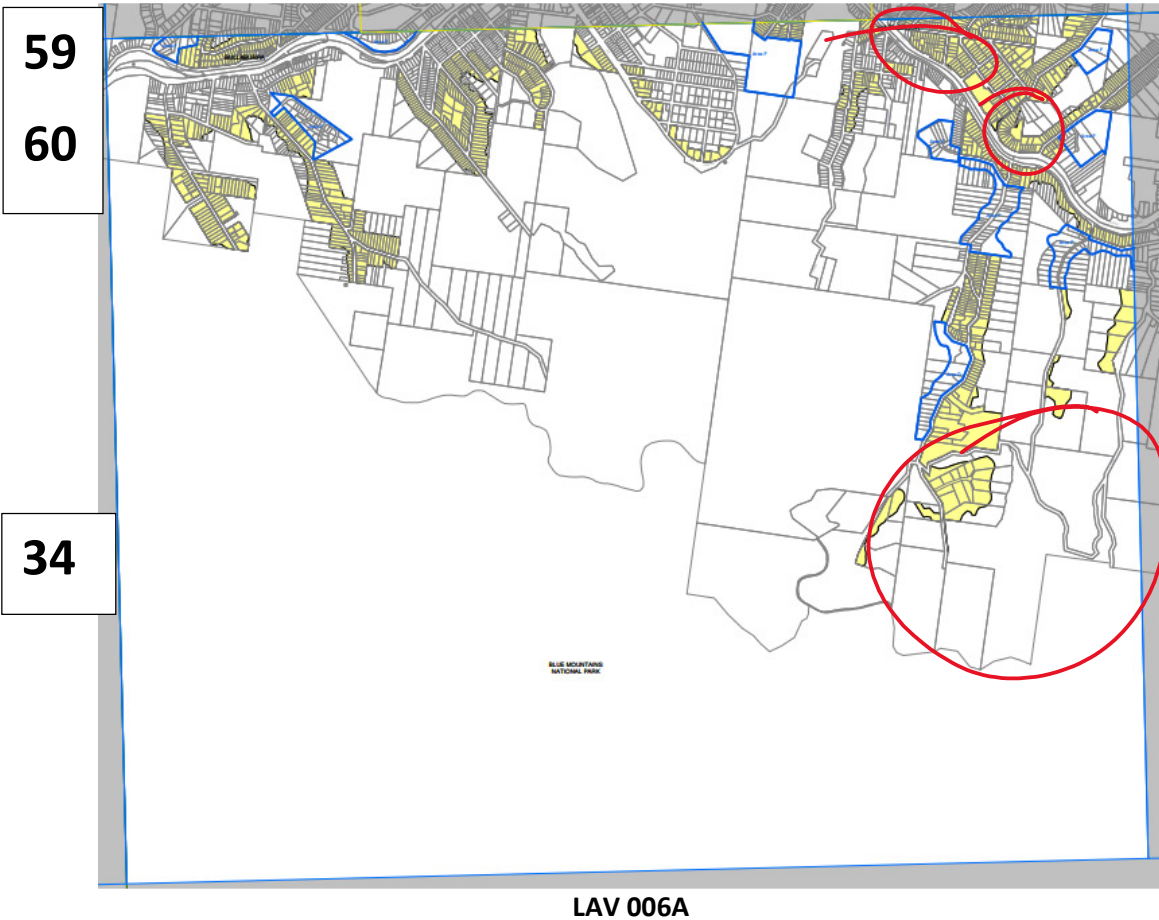
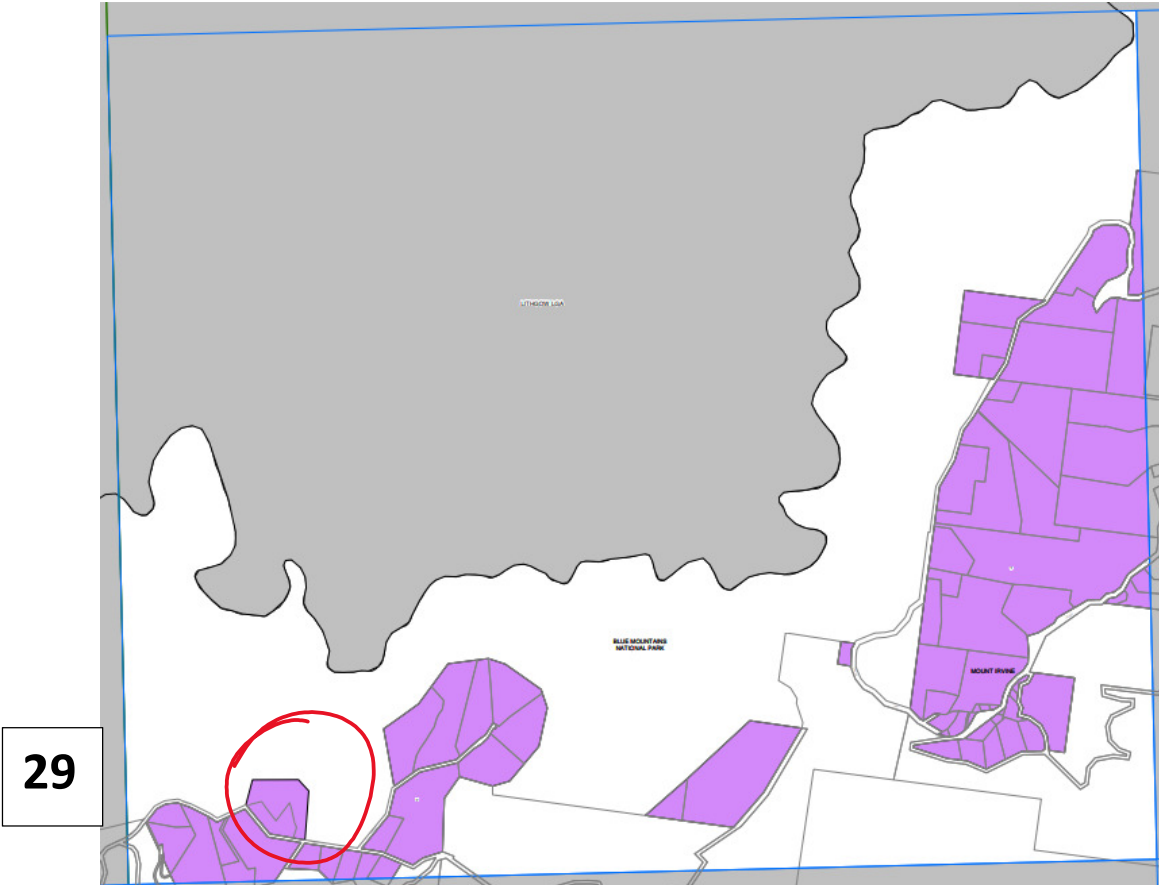


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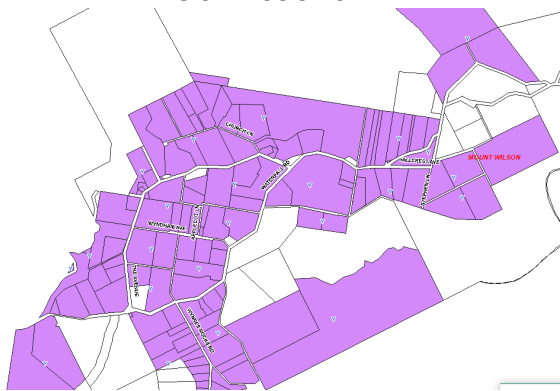
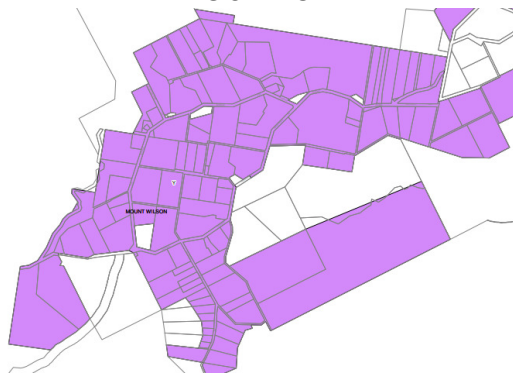


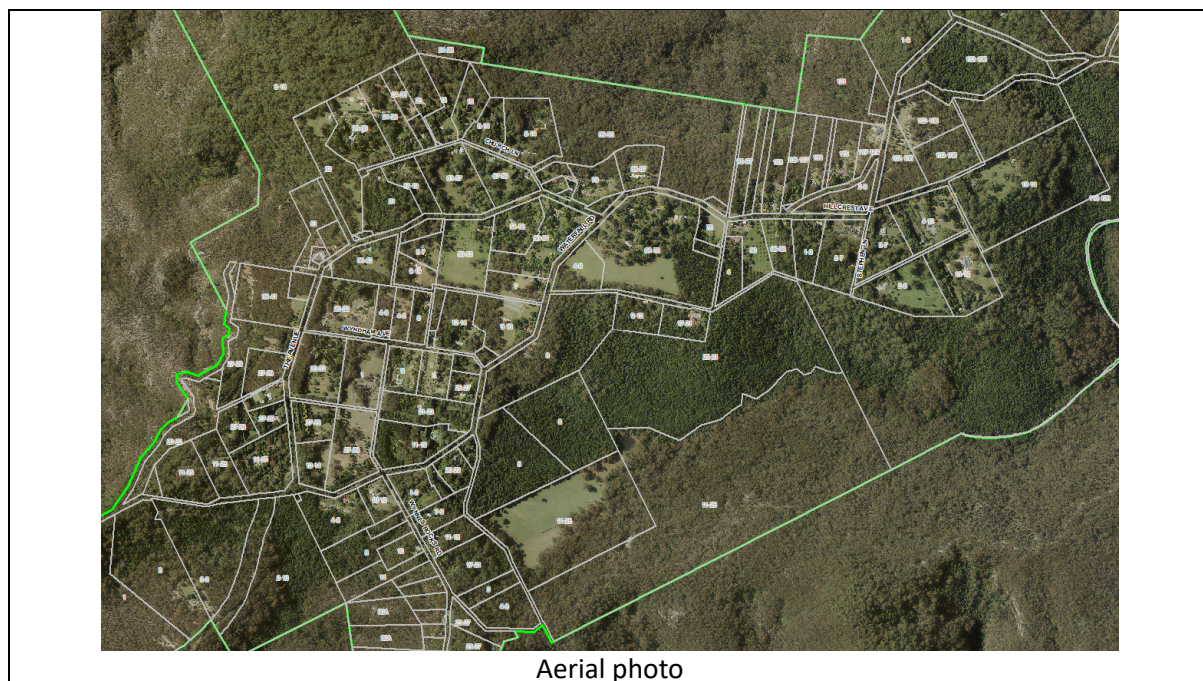
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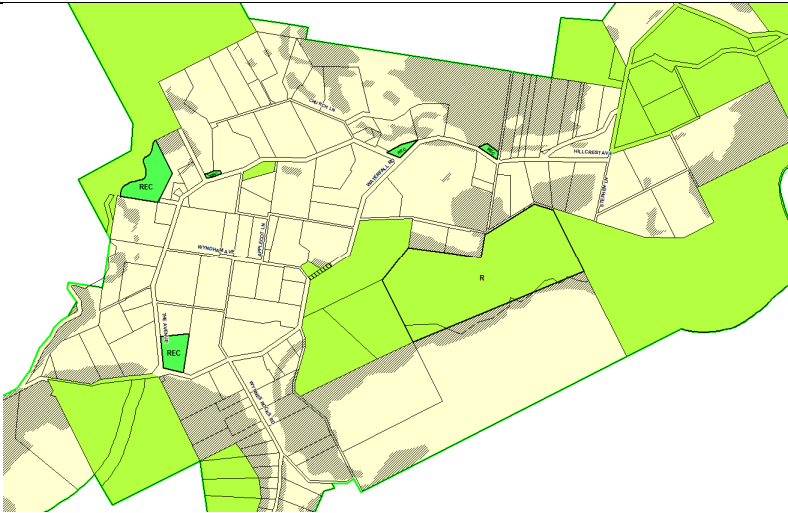
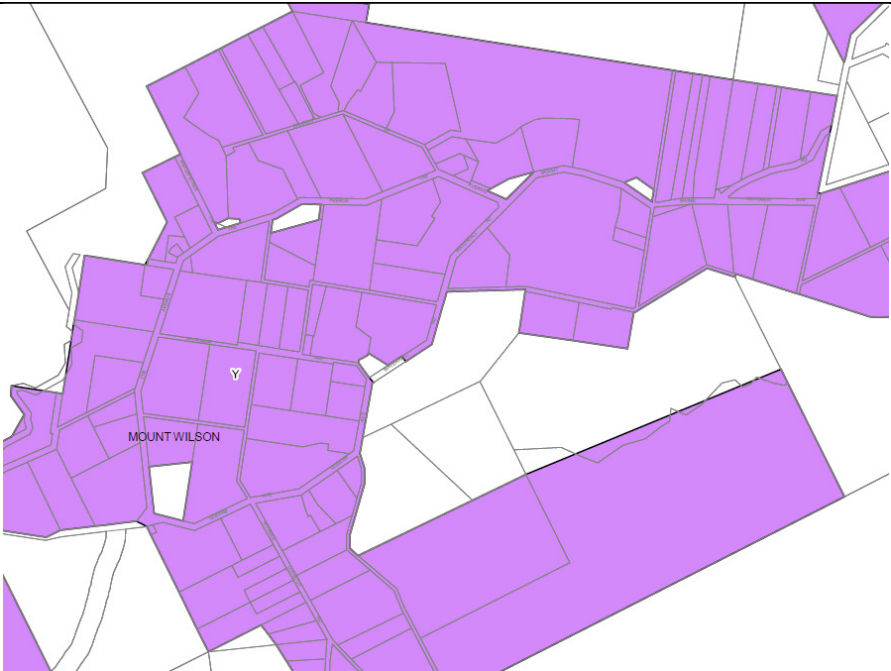


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81 PROPERTY	The Avenue, Mount Irvine Road & Waterfall Road MOUNT WILSON
COMMENT The lot averaging provision has been placed over the roads which is inconsistent with the mapping protocol Owner: BMCC	
THEME	LAV
MAP TILE	001C
GIS AT COUNCIL 	LEGISLATION 
RECOMMENDATION Correct this inconsistency by inclusion in the mapping amendment by deleting the boundary adjustment provision from road reserves	

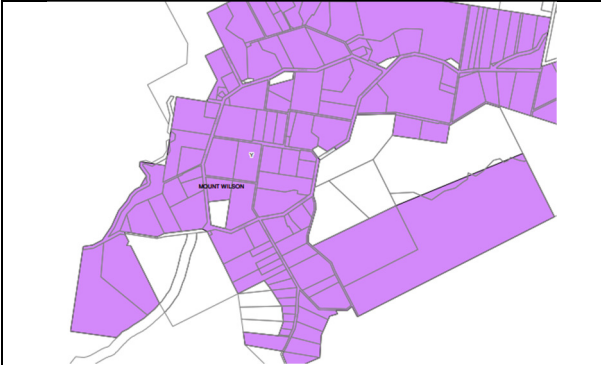
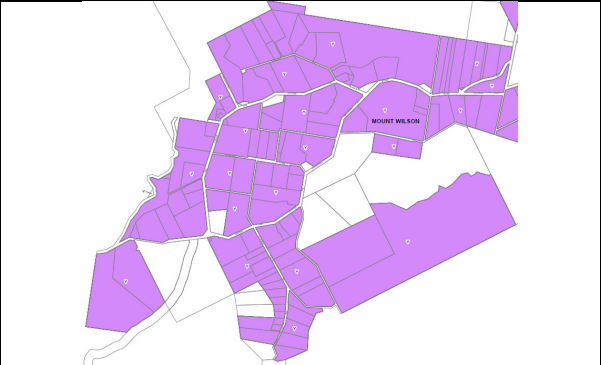


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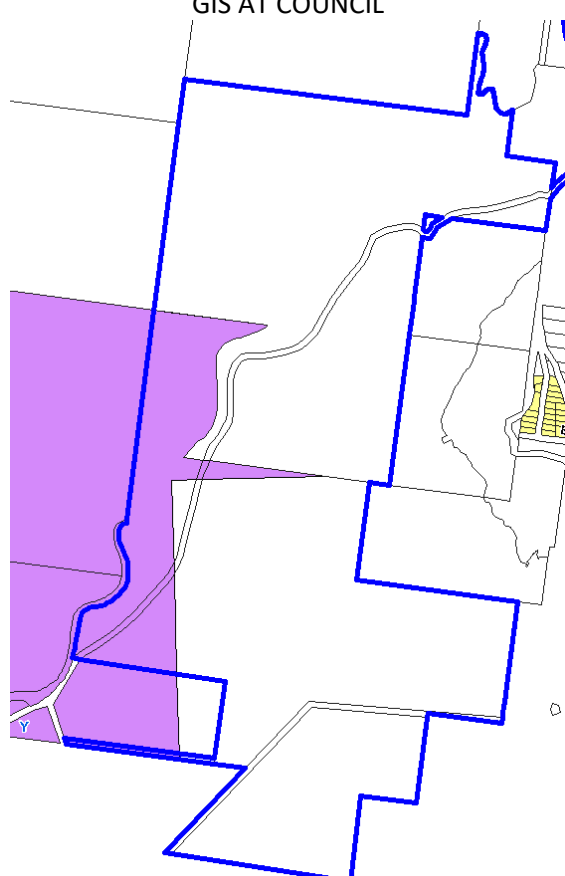
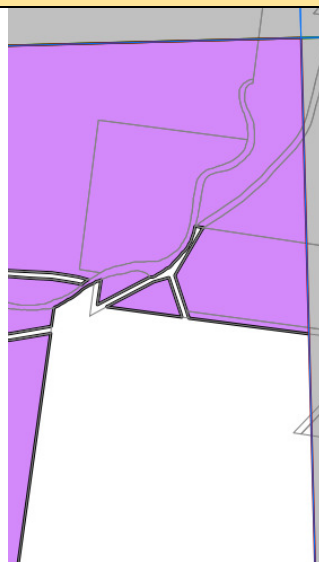
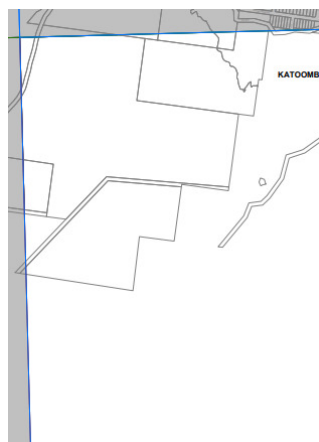
LEP 1991 Rural Conservation	
DLEP	
Submission	No
DA/property	

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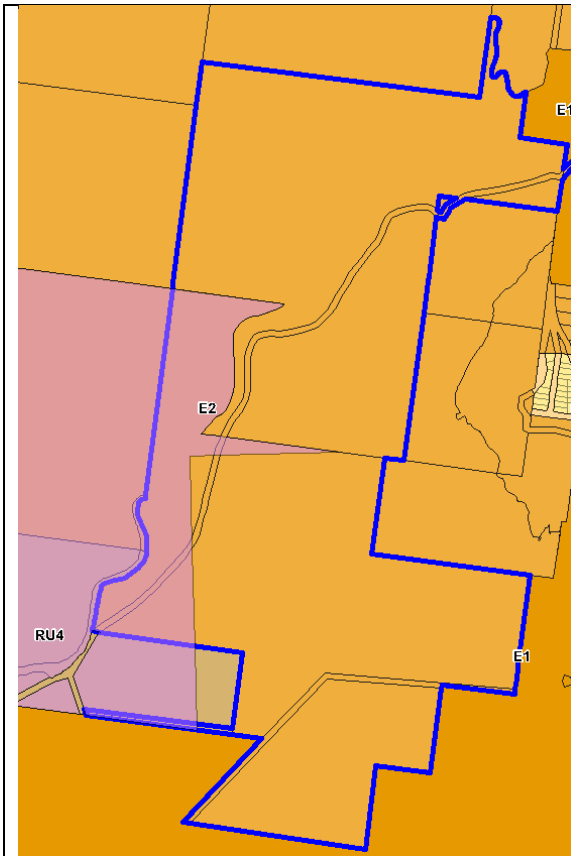
Proposed Map Amendments

LOT AVERAGING MAP – 001C	
EXISTING	PROPOSED
	
Change proposed – delete LAV provision from road reserves	

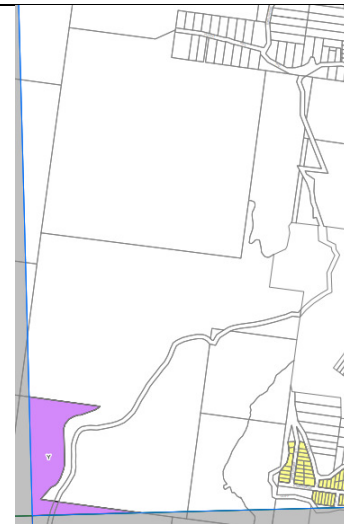
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83	PROPERTY	381 Nellies Glen Road & Six Foot Track MEGALONG VALLEY	
COMMENT			
There are mapping anomalies with the application of cl. 4.1A in this location due in part to the land being across four map tiles. Land in zone E2 Environmental Conservation is not subject to cl. 4.1A and land in zone RU4 is subject to these provisions.			
Owners: The Crown and private			
THEME		LAV	
MAP TILE		003A 003B 002G 002D	
<div>GIS AT COUNCIL</div> 		 <div>LAV 3A</div> <div>X</div>  <div>LAV 3B</div> <div>X</div>	

SECTION 5 – Lot Averaging Maps

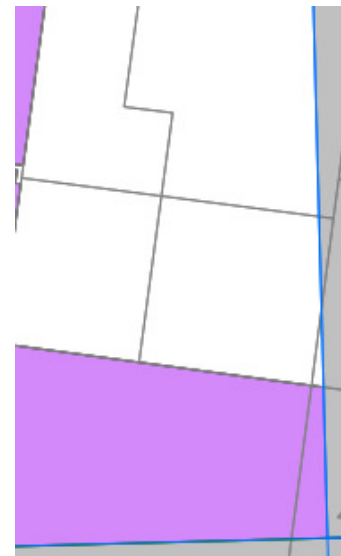


LAV overlayed LZN indicating anomalies



LAV 2G

X

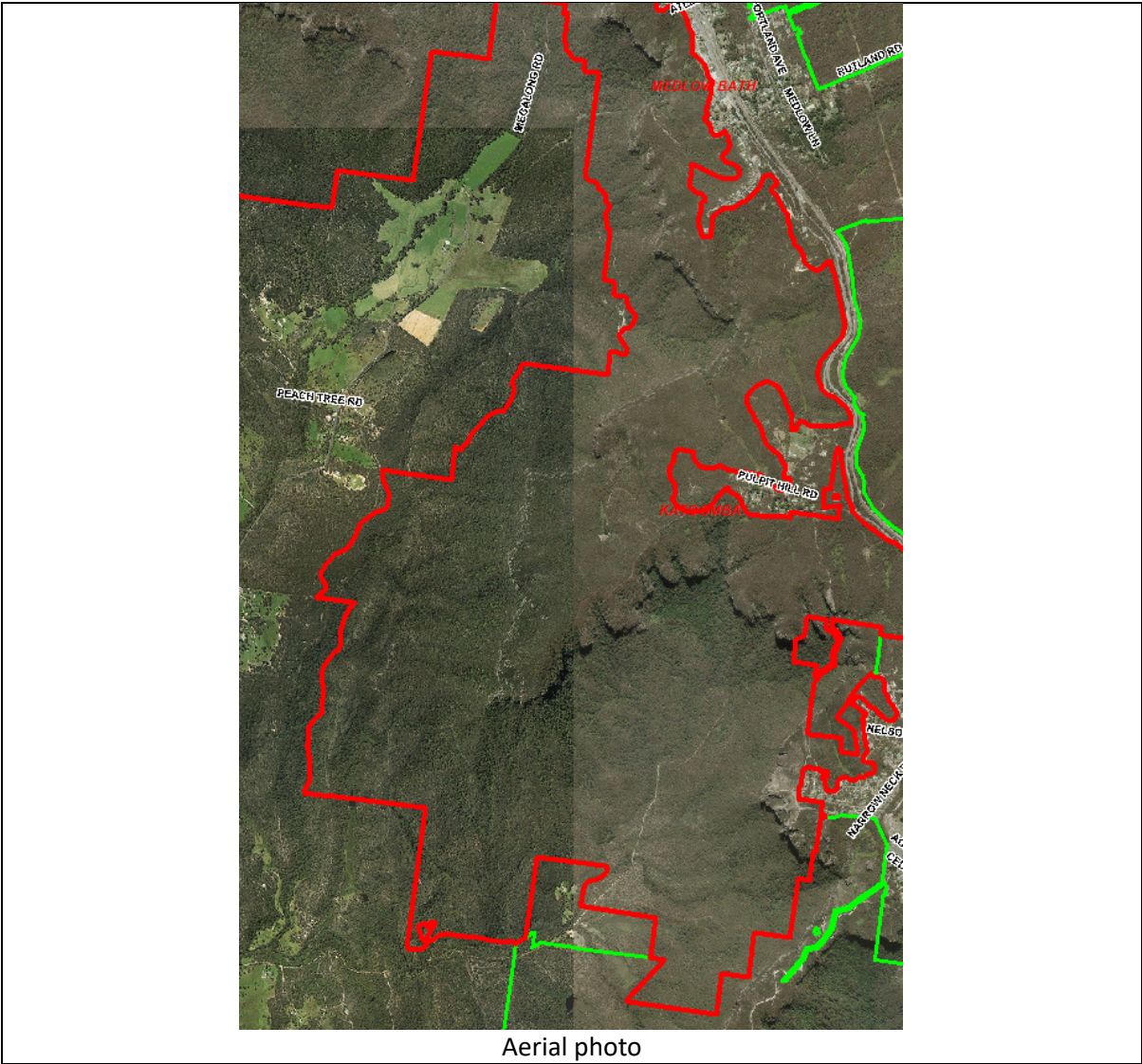


LAV 002D **X**

RECOMMENDATION

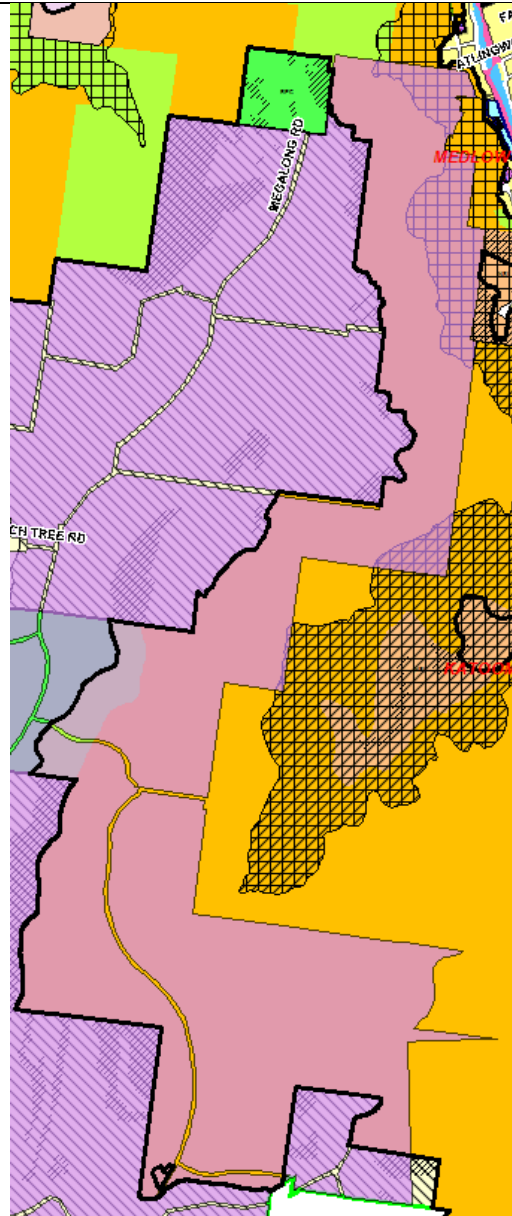
Correct mapping by applying the lot averaging provision 4.1A(2) (1ha) as is applied in LEP 1991 and was intended to be transferred into LEP 2015.

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LEP 1991
Environmental Protection
Rural Conservation (No subdivision)

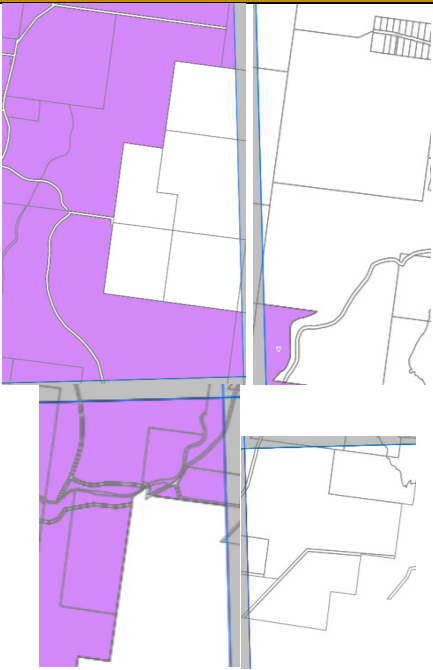
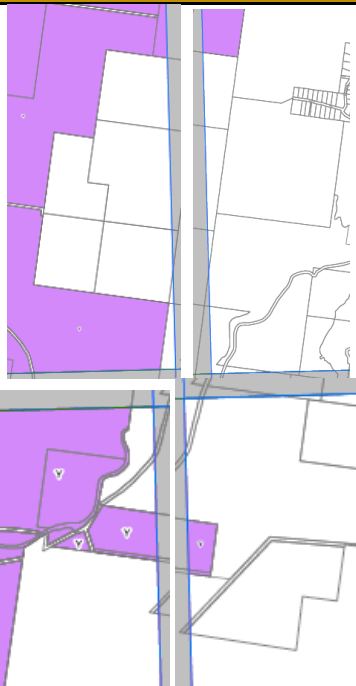


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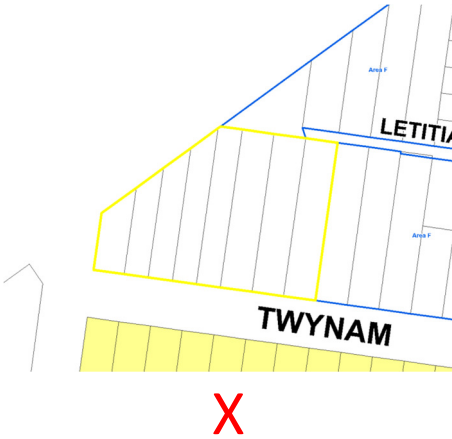

DLEP		
Submission	No	
DA/property		

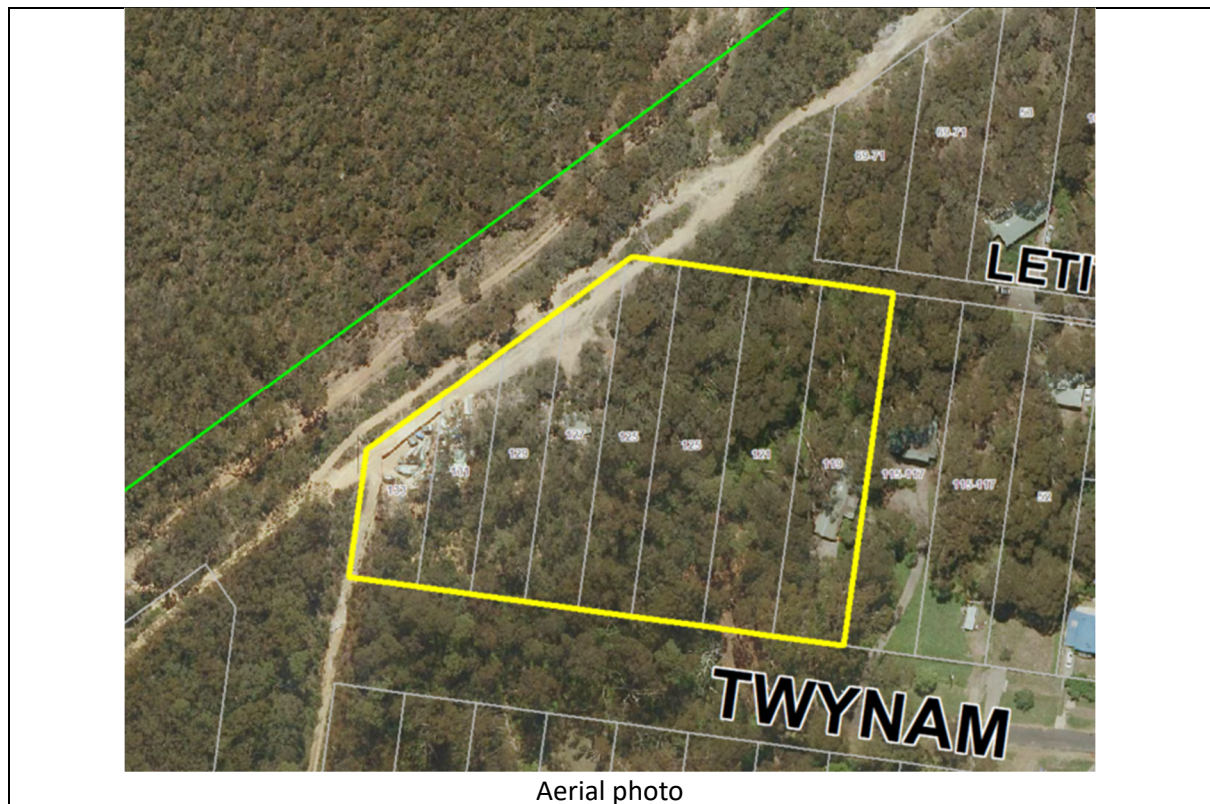
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Proposed Map Amendments

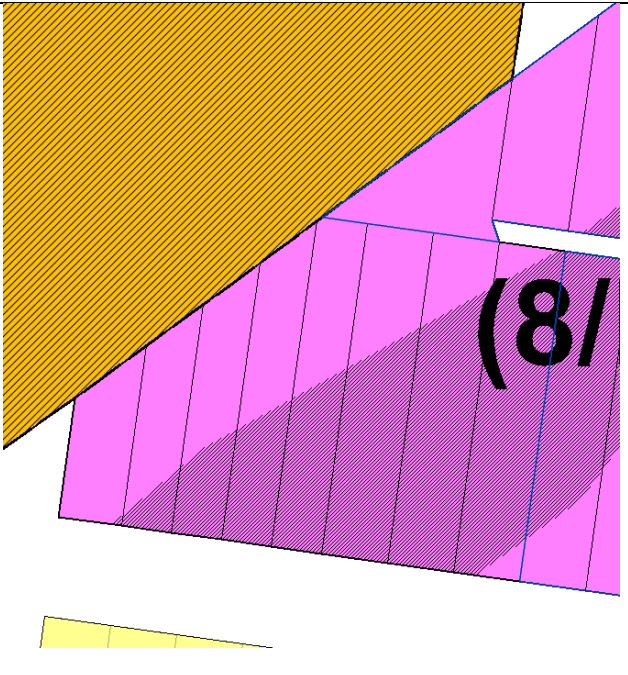

LOT AVERAGING MAP – 002D, 002G, 003A, 003B	
EXISTING	PROPOSED
	
Change proposed - apply the lot averaging provision 4.1A(2) (1ha) at is applied in LEP 1991 and was intended to be transferred into LEP 2015.	

SECTION 5 – Lot Averaging Maps


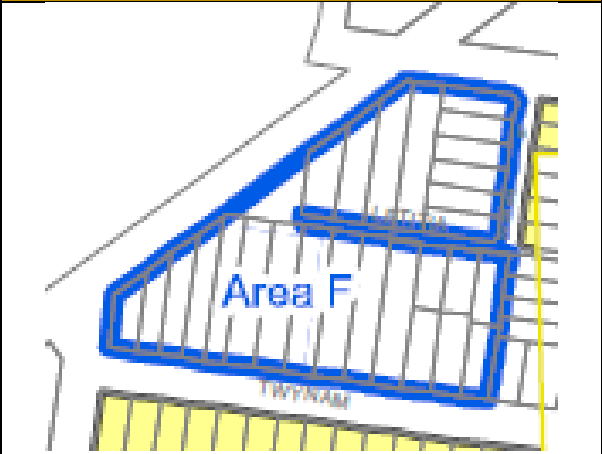
84	PROPERTY	119 – 133 Twynam Street KATOOMBA
	COMMENT The lot averaging provision was inadvertently omitted from the Amendment 1 maps at this location. Owners: private and BMCC	
	THEME	LAV
	MAP TILE	002G
	GIS AT COUNCIL 	LEGISLATION 
	RECOMMENDATION Extend the lot averaging provision "F" Cl. 4.1E, 4.1F to the land at 119-133 Twynam Street Katoomba.	



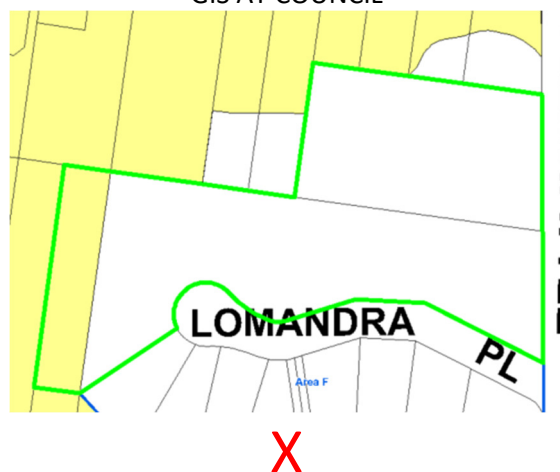

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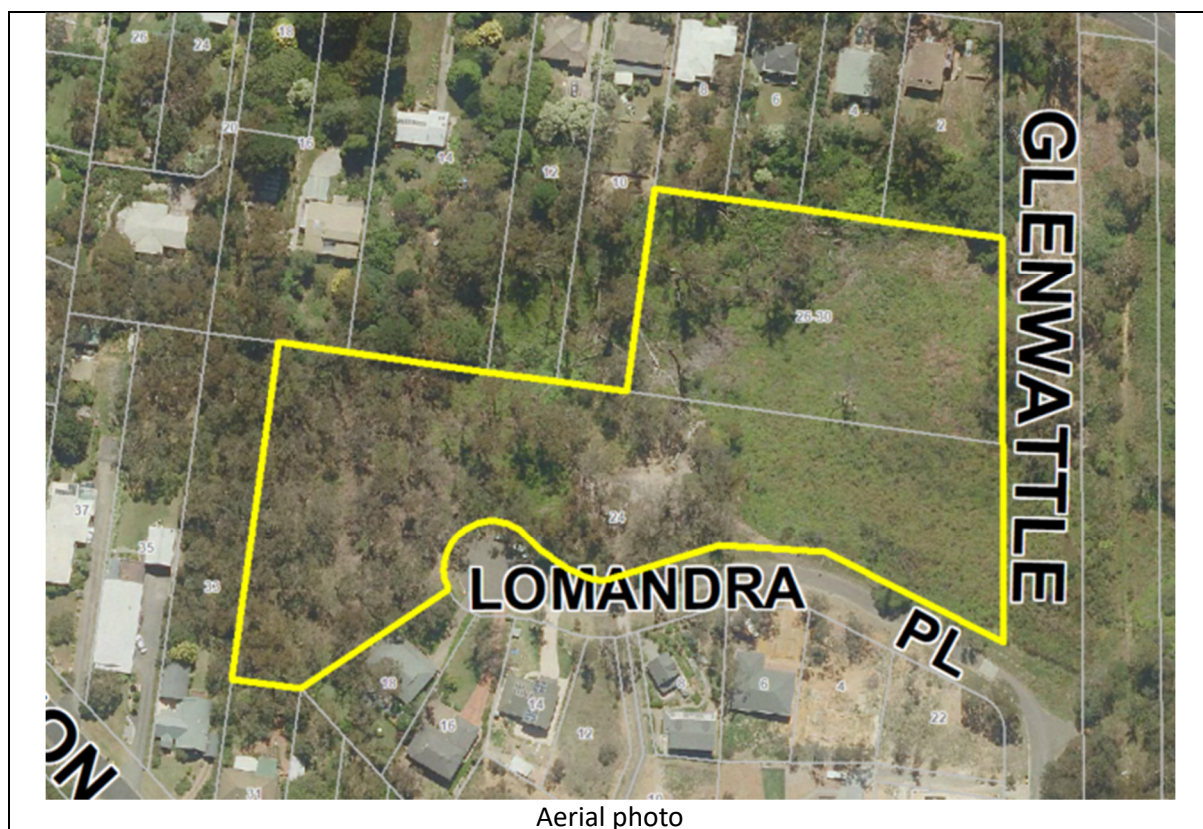
LEP 1991	
DLEP	
Submission	Yes
DA/property	

Proposed Map Amendments

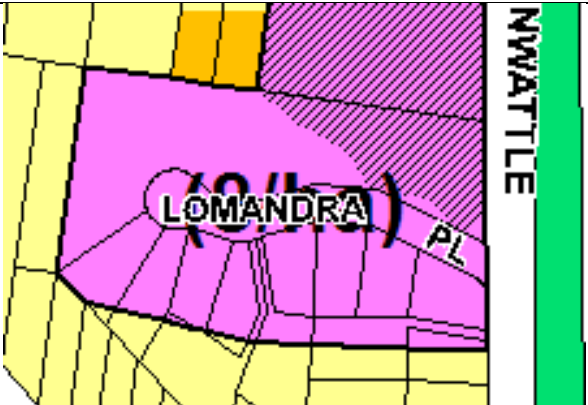
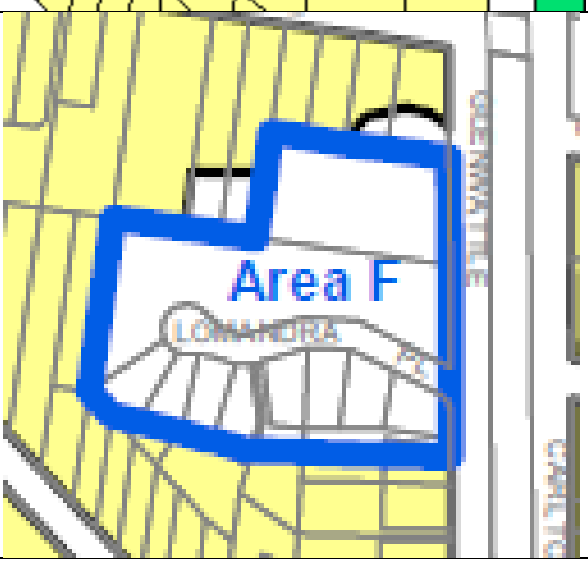
LOT AVERAGING MAP – 002G	
EXISTING	PROPOSED
	
Change proposed – Extend the lot averaging provision “F” Cl. 4.1E, 4.1F that to the land at 119-133 Twynam Street Katoomba.	

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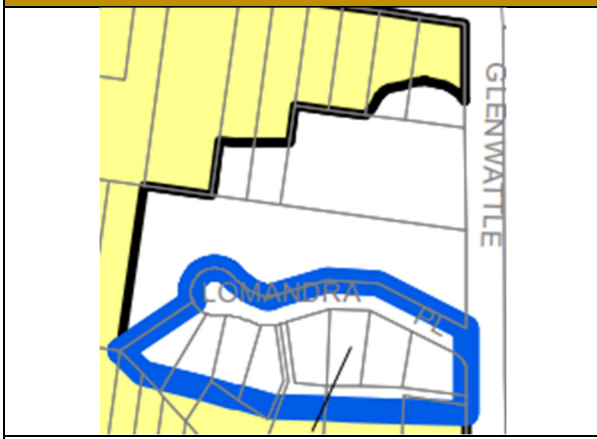
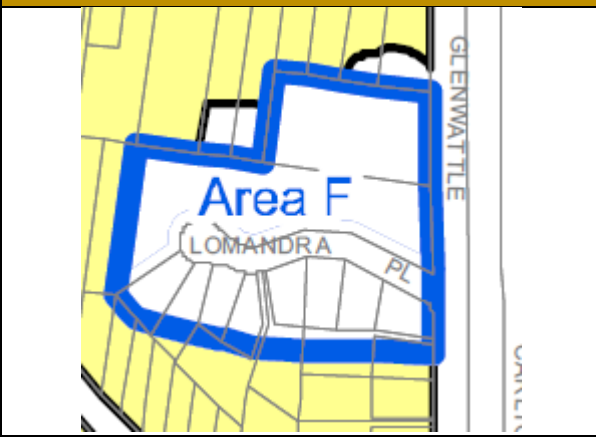
85	PROPERTY	24 & 26-30 Glenwattle Street KATOOMBA
COMMENT		
The lot averaging provision was inadvertently omitted from the Amendment 1 maps at this location.		
Owners: private		
THEME		LAV
MAP TILE		002G
GIS AT COUNCIL		LEGISLATION
		
RECOMMENDATION		
Extend the lot averaging provision "F" Cl. 4.1E, 4.1F, over 24 & 26-30 Glenwattle Street Katoomba.		




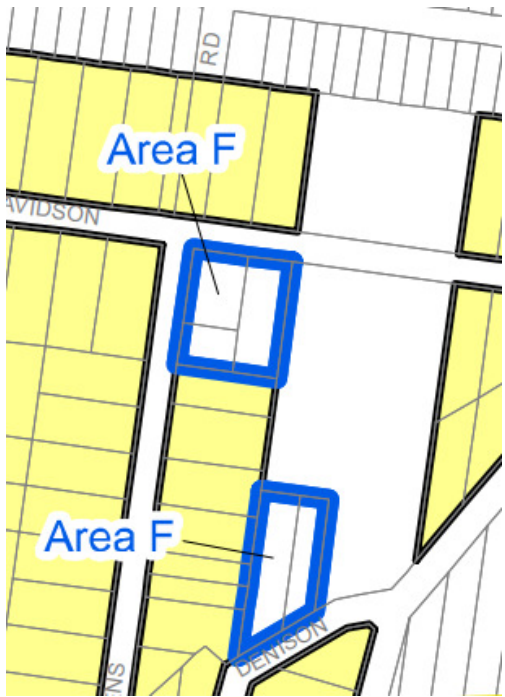
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LEP 1991 Residential Bushland Conservation (8 lots/ha)	
DLEP	
Submission	Yes
DA/property	


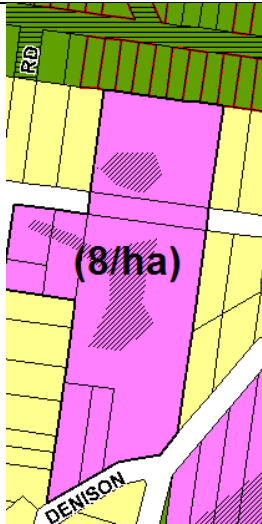
Proposed Map Amendments

LOT AVERAGING MAP – 002G	
EXISTING	PROPOSED
	
Change proposed – extend the lot averaging provision “F” Cl. 4.1E, 4.1F, over 24 & 26-30 Glenwattle Street Katoomba	

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86 PROPERTY	22 Denison Street & 19 Davidson Road LEURA
COMMENT The lot averaging provision was inadvertently omitted from the Amendment 1 maps for this land. Owners: private	
THEME	LAV
MAP TILE	002G
<p style="text-align: center;">GIS AT COUNCIL</p>  <p style="text-align: center; color: red; font-size: 2em;">X</p>	<p style="text-align: center;">LEGISLATION</p>  <p style="text-align: center; color: red; font-size: 2em;">X</p>
RECOMMENDATION Extend the lot averaging provision "F" Cl. 4.1E, 4.1F for the land at 22 Denison Street and 19 Davidson Street Leura.	

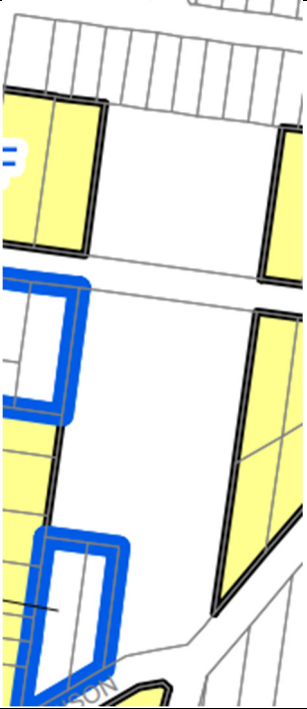
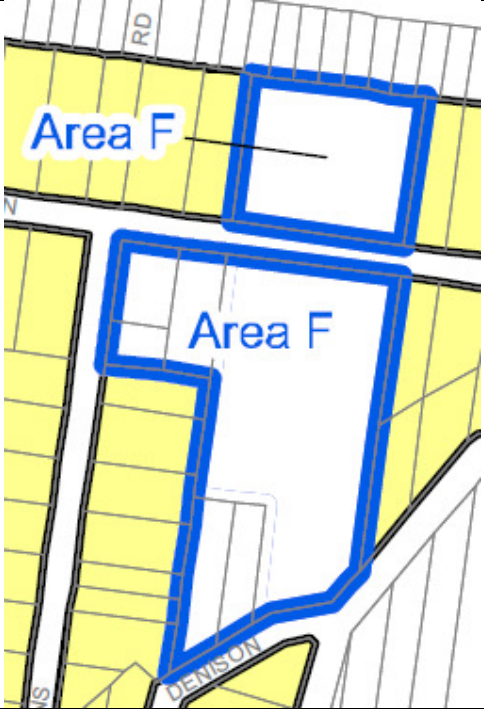
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	 <p>Aerial photo</p>
<p>LEP 1991 Residential Bushland Conservation (8 lots/ha)</p>	

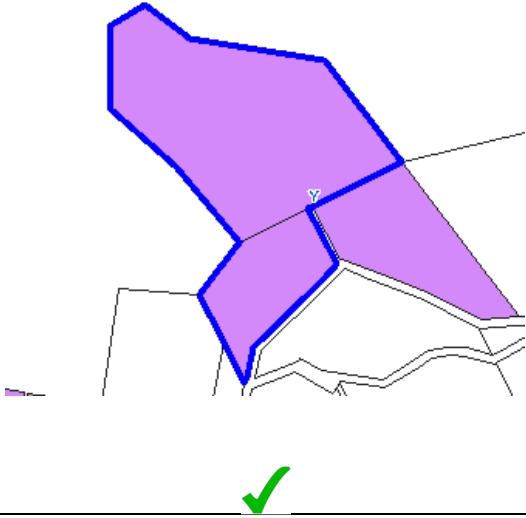

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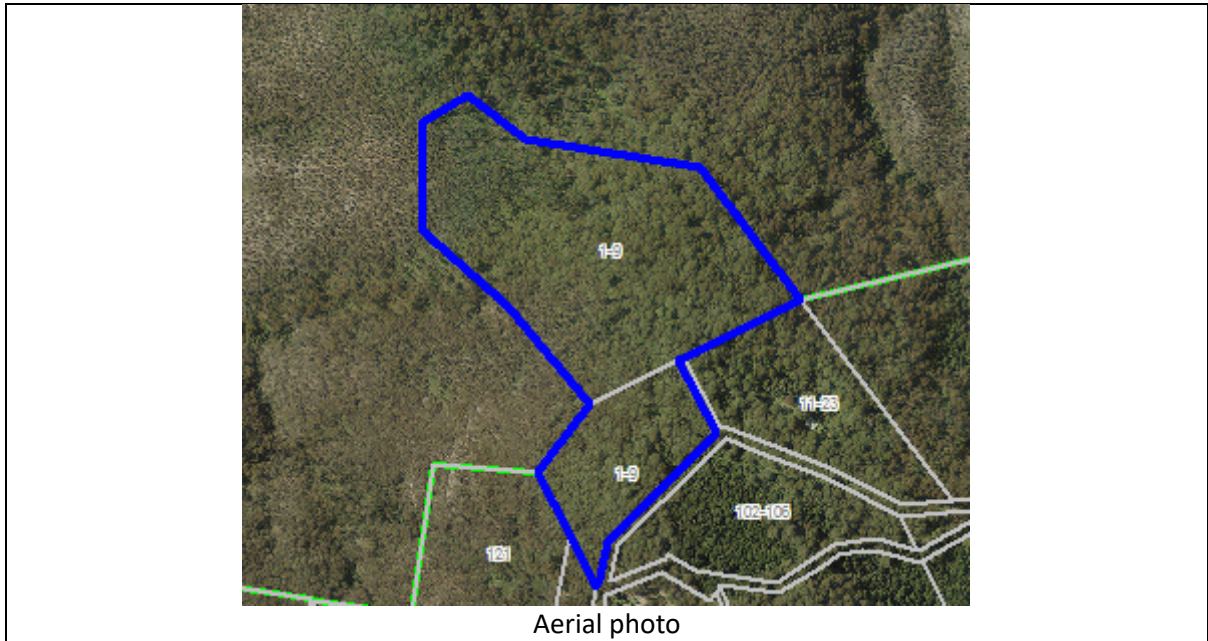
DLEP	
Submission	yes
DA/property	

Proposed Map Amendments

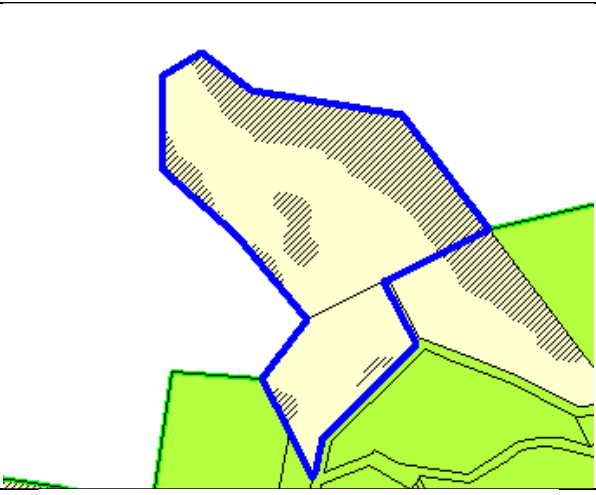
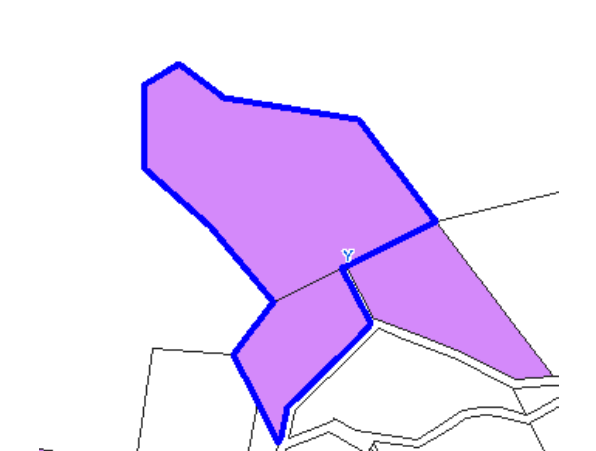
LOT AVERAGING MAP – 002G	
EXISTING	PROPOSED
	
Change proposed - extend the lot averaging provision "F" Cl. 4.1E, 4.1F for the land at 22 Denison Street and 19 Davidson Street Leura.	

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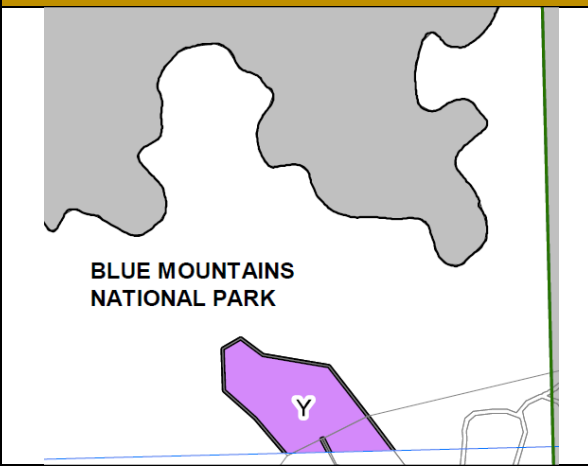
87 PROPERTY		1-9 Phelps Road MOUNT WILSON
COMMENT The lot averaging map LAV_001 was inadvertently omitted from the map sets. Owners: private		
THEME		LAV
MAP TILE		001
GIS AT COUNCIL 		LEGISLATION No map 
RECOMMENDATION Create Map LAV_001		



SECTION 5 – Lot Averaging Maps

LEP 1991 Rural Conservation (Mount Wilson) part PA-ECA	
DLEP	
Submission	No
DA/property	

Proposed Map Amendments

LOT AVERAGING MAP	
EXISTING	PROPOSED
No Map	
Change proposed – generate map LAV_001 with Lot Averaging provision under cl. 4.2(A) – 1 ha for the land at 1-9 Phelps Road.	