

2.4 PLANNING PROPOSAL – Blue Mountains Local Environmental Plan 2015 – Draft Amendment 21 – Reclassification of Council Owned Lands, Including Removal of Public Reserve Status and Rezoning of One of the Reclassified Sites.

Site inspected

No

Relevant considerations

- (a) the provisions of—
 - (i) any environmental planning instrument, and
 - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
 - (iii) any development control plan, and
 - (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and
 - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- (c) the suitability of the site for the development,
- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest.

Refer to Council's assessment report for details.

Material considered

1. Council report for Planning Proposal - Blue Mountains Local Environmental Plan 2015 – Draft Amendment 21
2. Draft Planning Proposal – LEP 2015 Amendment 21

**Council
recommendation**

That the Blue Mountains Local Planning Panel supports the Draft Planning Proposal Amendment 21 to the Blue Mountains Local Environmental Plan 2015 reclassifying various parcels of Council owned land from Community to Operational.

DETERMINATION

Panel decision – That the Blue Mountains Local Planning Panel supports the Draft Planning Proposal Amendment 21 to the Blue Mountains Local Environmental Plan 2015 reclassifying various parcels of Council owned land from Community to Operational, and the rezoning of one of these parcels from R1 Public Recreation to C4 Environmental Living.

Panel advice The Panel considered and discussed issues for each site relating to recreation use, community expectations, bushfire protection, flora & fauna significance, Aboriginal artefacts and other issues. The Panel considered the Council's processes to date were thorough and satisfactory.

The Panel considered that the Planning Proposal has local merit and is consistent with regional and local strategies and plans.

The Panel advises the following:

- a) The Council continue its processes to seek reclassification of the following sites from Community to Operational Land in accordance with Section 27 and 30 of the Local Government Act 1993:
- 75 Godson Avenue, Blackheath (Lot 99 DP 16449)
 - 36 Great Western Highway Wentworth Falls (Lot 312 DP 1122778)
 - 585 Great Western Highway, Faulconbridge (Lot 51 DP 1117055)
 - 19P Ross Street, Glenbrook (Lot 2 DP 776552)
 - 20A The Appian Way, Woodford (Lot 27 DP 9972)
- b) Remove the Public Reserve status and rezone the following sites from RE1 Public Recreation to C4 Environmental Living:
- 36 Great Western Highway Wentworth Falls (Lot 312 DP 1122778)
- The background and justification for this draft LEP amendment is provided in the Planning Proposal (Attachment 1).

The Panel further advises:

- Council should highlight and emphasise how this planning proposal fulfils the housing supply requirements of the State Government.
- The public exhibition process will seek views from the public on the recreational expectations of these sites
- Council should further emphasise the local and strategic merit in the Planning Proposal. The wording of the consistency with the planning framework should be less generic and more specific to the individual sites.
- Council should add any qualitative or quantitative information on the recreational use of the sites to the Planning Proposal which in turn justifies that reclassification is appropriate.

Advice date 24 June 2024

Votes N/A

1. DETERMINATIONS AUTHORISED BY PANEL

**Determinations
authorised by Panel**



Panel Chair – Julie Savet Ward

Linda McClure

Linda Gosling

Claire O'Neill

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