

**ATTACHMENT A to BLUE MOUNTAINS CONSERVATION SOCIETY SUBMISSION on Blue Mountains Draft LEP 2013 – Ref. No. F08616**

**MAP SERIES – The following specific comments have been collated from individual volunteers and volunteer groups. BMCS cannot guarantee accuracy or comprehensiveness. Many more issues regarding specific lots would no doubt have been identified given more time.**

MAP	TOWN/VILLAGE	COMMENTS	RECOMMENDATIONS
002B	MT VICTORIA	<b>Victoria Street, western end, unbuilt blocks on south side</b> The E2 zones do not appear to adequately cover highly constrained land.	Review zoning with a view to extending E2 zone.
002B	MT VICTORIA	<b>Violet Road, lots proposed for E2 and Acquisition</b> Support E2 zones.	
002A	MT VICTORIA	<b>North GWH west of Darling causeway, Mt York Rd area</b> (see Rural Lands report) <b>40-64 Darling Causeway (2 parcels)</b> The Rural Lands Study recommended a larger area for the E2 extending further to the east on both these parcels - this does not appear to have been adopted. This section zoned E3 has significant slope constraints.	We suggest this be checked as a possible error.
002A	MT VICTORIA	<b>40-100 Lawsons Long Alley (3 parcels)</b> The central parcel of these lots is degraded, and hence it is understandable that the recommendations of the Rural Lands Study could not be applied. However for the parcels to the east and that to the west, it appears that application of the recommendations in the Rural Lands Study are possible. The zones for E2 and E3 appear to be the reverse of the recommendations.	We suggest this be checked as a possible error.
002A	MT VICTORIA	<b>7-19 Lawsons Long Alley</b> The E3 zone has been applied in direct contradiction of the recommendation of the Rural Lands Study.	We suggest this be checked as a possible error.
002A	MT VICTORIA	<b>North of Balmoral Road, Salisbury Ave, The Glen &amp; Chatsworth</b> This area at the northern end of Salisbury Ave is not developed. The whole area is highly bushfire prone. These lots are highly constrained by slope, contain Significant Vegetation Communities (incl Heath & Scrub) and also several impressive stone pagodas.	We recommend that Council zones as much as possible as E2 (acquisition).

002B	MT VICTORIA	<b>Area on the eastern side of Darling Causeway</b> All large parcels with a MLS designated as V1 (2000 sq m) need a more consistent MLS in keeping with adjacent lands (National Park) and environmental constraints.	MLS of AA1 (5 ha) would be more appropriate.
002B	MT VICTORIA	<b>Mt Victoria Cemetery</b> This lot contains Blue Mountain Swamp which requires more than a Vegetation Constraint Area to protect it. Not only is there a need to protect the swamp with deep rooted plants in a buffer, but also to protect the groundwater from pollution.	The areas of swamp should be zoned E2. An additional buffer along the NE and SW corners (where the land slopes towards each creekline system) is required with at least PA status to provide groundwater protection. See also separate comments re cemetery management in Attachment C.
S002 FA? LZN 002 FA	BLACKHEATH	<b>Crown Reserve (known as Hospital Reserve ) 29-39 Hargraves St</b> The swamp has been given status as a PA – <i>Vegetation Constraint Area</i> with an <i>Ecological Buffer area</i> in the surrounding woodland. This swamp and its buffer are being rehabilitated by the Sutton Park Bushcare group with the support of the Swampcare program. This swamp has been part of Council's Swampcare program since 2010.	Oppose E3 – propose that swamp should be zoned E2.
LZN 002 FA	BLACKHEATH	<b>Property to north Hospital Reserve (2-18 Clan William St)</b> The swamp has been given status as a PA – <i>Vegetation Constraint Area</i> with an <i>Ecological Buffer area</i> in the surrounding woodland. This swamp and its buffer on this land form part of the swamp extending on to the Hospital Reserve land discussed above.	Oppose E3 – propose that swamp should be zoned E2.
LZN 002 FA	BLACKHEATH	<b>Unformed Clan William and Hargraves Streets – adjacent to properties described above</b> These road reserves are not suitable to be developed due to slope and vegetation constraints.	Should be zoned E2 or at the very least be identified as Protected Areas. This would assist in ensuring a proper assessment in the case of future development and hazard reduction works.
LZN 002 FA	BLACKHEATH	<b>Sutton Reserve</b> Existing natural bushland area has been rehabilitated by the Sutton Park Bushcare Group since 1996. We do not support the zoning of these bushland areas as RE1.	Support the proposed E2 zone over a significant part of the Reserve, but the E2 zone should be extended further to coincide with all the existing natural bushland area.

002E	BLACKHEATH	<p><b>Cemetery (on GWH west of Ridgewell Road)</b> The sections of the cemetery with significant vegetation communities qualify to be zoned E2 with an Ecological Buffer area within the SP2 zone; these have only been designated as vegetation constraint areas in the DLEP to date.</p> <p>The mapping of this location for LEP 2005 only identifies <i>Eucalyptus oreades</i> Open Forest, however it also contains areas which could qualify as the <i>E. radiata – E. piperita</i> Open Forest. <i>Eucalyptus radiata</i> and <i>E. gullickii</i> are both present.</p>	<p>The E2 zone should be applied consistently across all land tenures and purposes. The cemetery should be split zoned, with E2 zone applying to areas of significant vegetation communities.</p>
002E	BLACKHEATH	<p><b>Crown Reserves</b> In each of the following land parcels there are <i>Eucalyptus radiata</i> species and in some, significant areas which would satisfy the definition for the <i>Eucalyptus radiata – Eucalyptus piperita</i> Open Forest. The whole of each property was not checked, but warrants further investigation.</p> <p><b>A. Reserve 163(pt) 321A</b> <i>Eucalyptus radiata – E. piperita</i> was found on the western side adjoining the cemetery – it extends from within the cemetery on to this property. <i>E. radiata – E. piperita</i> Open forest is also evident in the north eastern section, where <i>E. gullickii</i> also occurs.</p> <p><b>B. Reserve 43671</b> Part of a large area of good quality bushland.</p> <p><b>C. Reserve 751627 (western part)</b> Most of the area is already E2, probably as a result of the swamp and its buffer. It appears that the swamp extends further into the E3 zone than has been mapped; i.e. the western boundary of the E3 zone needs to move east (it is unlikely that the significant vegetation community terminates neatly along the adjoining property boundary to the west).</p>	<p>It is critical that all Crown lands with environmental constraints should be zoned to give the highest appropriate level of protection because of the direction that NSW governments have been pursuing for some time, to sell off land for development.</p> <p><b>A.</b> Strongly object to the minimum lot size (MLS) proposed as 1200 sq m (U2). For reasons of planning consistency and the presence of environmental constraints this Reserve should have a MLS of AB3 (30 ha) at the very least.</p> <p><b>B.</b> This should also be included in an E2 zone protecting the surrounding areas.</p> <p><b>C.</b> Western boundary of the E3 zone needs to be moved east.</p>

	<p><u>NOTE: this mapping anomaly is evident elsewhere also and suggests a problem with the mapping software. Either, scheduled vegetation on the adjoining properties has not been identified, or more likely, it has previously been mapped, but the mapping software is not identifying it due to some misinterpretation. Failure to rectify this problem will have implications for future protection of scheduled vegetation on those Lots.</u></p> <p><b>D. 63 Radiance Ave (in between two sections of Reserve 751627)</b> As this swamp had been burned it is difficult to identify the accuracy of the E2 zone boundary.</p> <p><b>E. Reserve 751627 (part) (east of D and north of A)</b> This portion was not specifically checked however is part of the larger area of good quality bushland.</p> <p><b>F. Reserve 751627 (part) 68-74 Ridgewell Road (south of G)</b> <i>E. radiata</i> – <i>E. piperita</i> Open forest with scattered <i>E. gullickii</i> is also evident in the E3 zoned area, not far from the road. The western slope of the swamp/creepline also had a significant area of <i>E. radiata</i> – <i>E. piperita</i> Open Forest with scattered <i>E. gullickii</i>; i.e. around the western section of this lot.</p> <p><b>G. Reserve 46378 82-88 Ridgewell Road (old tip site)</b> The RE 1 zone could more appropriately follow the contour line to include only the area covered by the reclaimed land on the old tip. The swamp below extends up the slopes and whilst degraded is feasible to restore with a significant buffer. Council is already paying contractors to undertake bush regeneration works here.</p> <p><b>H. Reserve 751627 (pt) 68-74 Ridgewell Road (north of G)</b> The E3 zoned section of this lot contains Blue Mountains Heath and Scrub. Whilst this area had been burned less than 3 months ago (October 2013), it is evident that there is a band of montane heath</p>	<p>Mapping anomalies such as this (which interrupt natural constraint boundaries to align with property boundaries) need to be checked and rectified.</p> <p><b>D.</b> Needs an on ground assessment to check the adequacy of the E2 zone.</p> <p><b>E.</b> Needs an on ground assessment to check adequacy of E2 zone.</p> <p><b>F.</b> Needs an on ground assessment to check adequacy of E2 zone to include area of <i>E. radiata</i> - <i>E. piperita</i> Open Forest.</p> <p><b>G.</b> Review RE1 zone boundary and extend E2 zone if feasible.</p> <p><b>H.</b> This area warrants further investigation to determine appropriateness of extending E2 boundary to include all Heath &amp; Scrub area.</p>
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	<p>containing a mallee eucalypt, <i>Banksia spinulosa</i>, <i>Hakea laevipes</i>, <i>Lambertia formosa</i>, <i>Isopogon anemonifolius</i> and a range of herb and sedge species.</p> <p>The 2005 Vegetation mapping shows Blue Mountains Heath and Scrub as being more extensive than the E2 zone on the DLEP 2013 map covers.</p> <p><b>I. Private land 141-159 Ridgewell Road</b> This lot has two areas zone E3, some of which includes slopes greater than 20%.</p> <p>The lower E3 section could not be developed without significant environmental impact in order to gain access. If this property is the only one amongst this tract of bushland with a zoning allowing development, there is a good management case for acquisition.</p> <p><b>J. Reserve 751627 (pt) 131-139 Ridgewell Road</b> This property has significant areas of steep slopes (identified as a constraint) as well as a vegetation constraint area mapped. Whilst the presence of a swamp has not confirmed, as identified in 2005 LEP maps, it appears highly likely. Appears to comply with the criteria for E2 zoning.</p> <p><b>K. Reserve 751627 (pt) 103-129 Ridgewell Road</b> This property has similar issues (to above) with a vegetation constraint area mapped and appears to comply with the criteria for E2 zoning. For reasons of planning consistency and the presence of environmental constraints this should not have an MLS of 1200sq m.</p> <p><b>L. Reserve 751627 (pt) 68-74 Ridgewell Road (opposite G, north of 63 Ridgewell)</b> This property contains high quality bushland except around the power-line infrastructure and small areas of dumped weeds. The</p>	<p>I. Review for possible acquisition and zone E2.</p> <p>J. Warrants further assessment for E2 zoning. Strongly object to MLS proposed as 1200 sq m (U2). For reasons of planning consistency and the presence of environmental constraints it should have a MLS of AB3 (30 ha) at the very least.</p> <p>K. Warrants further assessment for possible extension of E2 zoning. Strongly object to MLS proposed as 1200 sq m (U2) and recommend a MLS of AB3 (30 ha) at the very least.</p> <p>L. Area needs further assessment as to the possible extent of <i>E. radiata</i> – <i>E. piperita</i> community. With both a slope constraint and a vegetation constraint, increasing the area of E2</p>
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		area zoned E3 includes <i>E. radiata</i> particularly on the slopes.  Strongly object to MLS proposed as 1200 sq m (U2) as it is not consistent with identified constraints.	zone would ensure consistency.  For reasons of planning consistency and the presence of environmental constraints this should have a MLS of at least AB3 (30 ha).
002E	BLACKHEATH	<b>Private Land</b> <b>63-71 Ridgewell Road</b> <b>61 Ridgewell Road</b> Strongly object to the minimum lot size (MLS) proposed as 1200 sq m (U2).	For reasons of planning consistency and the presence of environmental constraints this should have a MLS of AB3 (30 ha) at the very least.
002E	BLACKHEATH	<b>Properties north-west of Bettington Rd and adjoining Robb Ave</b> Lots M-P on the attached map were inspected for the presence of unmapped Significant Vegetation and a number of areas of such vegetation identified: <ul style="list-style-type: none"> <li>• Lots M-P all had areas of <i>E. oreades</i> Open Forest on lower slopes on both sides above the creek-line;</li> <li>• Small patches of <i>Blue Mountains Swamp</i> were identified on steeper lower slopes of Lots O and N, between Bettington Rd and the creek; and on the steep lower slope of Lot N on the northwest side of the creek, above the fire-trail;</li> <li>• Small patch of <i>E. gullickii</i> (with <i>E. radiata</i>) Alluvial Woodland along the creek, downstream from the fire-trail crossing on Lot N.</li> </ul>	Check vegetation mapping.
002F	MEDLOW BATH	<b>87 &amp; 89-91 Grand Canyon Road</b> Whilst the Rural Lands Study recommended larger areas for the E2 zone on both lots extending further upslope (due to compliance with zone criteria), this recommendation has not been followed.	We recommend that the E3 land be reduced and E2 zone increased to ensure adequate protection of the environmental constraints, as recommended by Rural Lands Study.
002F	MEDLOW BATH	<b>93 &amp; 95 Grand Canyon Road</b> The Rural Lands Study recommended larger areas for the E2 zone on both lots extending further upslope due to compliance with zone criteria, but this recommendation has not been followed.	We recommend that the E3 land be reduced and E2 zone increased to ensure adequate protection of the environmental constraints, as recommended by Rural Lands Study.
002F	MEDLOW BATH	<b>131-133 Grand Canyon Road</b> The Rural Lands Study recommended a larger area for the E2 extending further into the north-western part of the block, due to	Review zoning with a view to possible extension of E2 zoning, as recommended by the Rural

		compliance with zone criteria. This recommendation has not been followed. This section zoned E3 has a swamp and a <i>Eucalyptus oreades</i> community plus other constraints.	Lands Study.
002G	MEDLOW BATH	<b>Crown Reserve 114-122 Beaufort Ave</b> (site inspection?) The Rural Lands Study recommended a larger area for the E2 zone which would cover the swamp to the west. This recommendation has not been followed. This section zoned E3 has a swamp and is the headwaters of the creek.	Review zoning with a view to possible extension of E2 zoning, as recommended by the Rural Lands Study.
002G and 002 GA...LZN / LRA / NRN / WCL) and also 002 F & 002 H	NTH KAT/LEURA	<b>E2 zones in Katoomba and Govetts Creek catchments</b> Support E2 zones on both public and private land. Hanging swamps and <i>Eucalyptus oreades</i> communities in North Katoomba are of particular importance. Also particularly important to protect watercourses via E2 zones and mapped Protected Areas.	The E2 zone should also extend over unformed roads where appropriate.
002G	NTH KATOOMBA	<b>Area north of Wattle Tree Road</b> Support the E2 zone & acquisition of remaining lands in this area, which has formed part of the Bushcare site for the Katoomba Creek Bushcare Group since 1991.  This is needed to protect significant vegetation ( <i>Eucalyptus oreades</i> Forest), Blue Mountains swamps and heath etc) and to maintain fauna corridors / links between this area and that north of Davidson Rd and hence into the National Park.  There are two properties that are totally surrounded by the existing bushland reserve and causing significant impacts – identified as <b>85 First Avenue</b> . These are currently zoned EP OS and EP (Acquisition) and should remain that way. Whilst it is recognised that these two properties are severely degraded, for management reasons for the whole reserve, it would be best that there is a long term plan to acquire and eventually rehabilitate them.	The Fauna Biocorridor should be extended to cover this area of Community Land owned by council.  The 'undeveloped' lot, on 85 First Avenue should be zoned E2 Acquisition, so that it can be rehabilitated and incorporated into the Reserve. The property with the house, on 85 First Avenue, should be identified for future Acquisition and given whatever zoning is possible.
002G	NTH KATOOMBA	<b>Council owned property 83 First Avenue</b> This property has been zoned E3 although owned by BMCC as part of the Bushland reserve. This is contrary to LEP 2005.	Review zoning with a view to zoning as E2.

002G	NTH LEURA	<p><b>Area North of Davidson Road</b> We support E2 zone and also the acquisition of those lots designated on the maps. We also thank council for its work in acquiring so many of these properties since LEP 2005 was implemented.</p> <p>In the draft LEP 2002, the whole area was proposed for EP or EP (Acquisition) to ensure consistency with the criteria for EP zones. This gained significant support from the community. However on the final night of Council debate this was changed. The community therefore did not have an opportunity to comment on this unprecedented last minute change, nor to examine closely any conflict of interest considerations.</p> <p>It is recognized that some of these properties have had dwellings for some time, however some do not. Whilst these are only small properties, it is imperative that the surrounding E2 lands have the maximum protection possible. The E4 zones appear to be inconsistent with the zoning of privately owned developed 'inholding' land elsewhere which is E3; and this fits better with the concept of a hierarchy of Environmentally Protected Lands.</p>	<p>These lots which were identified for EP (acquisition) in DLEP 2002 should now be zoned E2 and identified for future acquisition:  <b>40 Ninth Ave, Leura</b>  <b>49 Ninth Ave, Leura</b>  <b>39 Ninth Ave, Leura</b>  <b>18 Keates Rd, Leura</b></p> <p>In the event that this is not possible, the E4 zones should be reviewed.</p>
002GA	NTH KATOOMBA	<p><b>Harold Hodgson Reserve (Victoria/Whitton Streets)</b> Support remnant bushland being covered by E2 zone and also the creekline buffer.</p>	
002GA	NTH KATOOMBA	<p><b>Bureau Park</b> This has been proposed as RE1 zone with the only Protected Area mapped being a Slope constraint. Much of this bushland is a <i>Eucalyptus oreades</i> Open Forest which had been identified in the previous mapping (has the current mapping changed this?). The Recreation zoning should only cover the extent of the existing cleared area, and not extend into the bushland.</p>	<p>The parts of this area with the significant vegetation community <i>Eucalyptus oreades</i> Open Forest and/or steep slope should be zoned E2. At the very least, this community should be identified as a Protected Area – Vegetation constraint area.</p>
002G	NTH KATOOMBA	<p><b>Belmore Rd /Mort Street (Crown Reserves, 78 Mort St and 95-99 North St)</b> Support proposed E2 zones.</p>	



002G	NTH KATOOMBA	<b>Hill View Rd/Fourth Ave Reserve</b> Support RE1 zone.	
002G	NTH KATOOMBA	<p><b>Creeklines &amp; adjoining properties</b></p> <p><b>Unnamed creek between Hill View Rd &amp; Fifth Avenue:</b> Support E2 zones on private land to give protection to swamps, forests &amp; riparian buffer, and to keep development away from steep slopes.</p> <p><b>YOSEMITE Creek:</b> Properties <b>east side of Seventh Ave</b> - Support E2 zone on private land adjoining creek.</p> <p>Land zoned Industrial IN1 around tributary flowing <b>between Barton St and Woodlands Road, Katoomba</b></p> <p>Tributary <b>between Woodlands and Marmion Roads</b> (known locally as Marmion Creek)</p>	<p>Support E2 zones, but this should be extended to more adequately cover the slope &amp; riparian buffers on the Industrial zoned land (IN1) as well as Bureau Park (already discussed). Need to review Minimum Lot Sizes to promote consolidation and enable development to occur whilst protecting the watercourse corridor.</p> <p>Support E2 zone on Waste Management Facility lot, the Cemetery and the R2 lands upstream (south of cemetery).</p>
002G / 002H	NTH KAT/LEURA	<p><b>GOVETTS Creek:</b> Support the E2 zones, Ecological Buffer Areas and Slope Constraints around the creeklines and the <i>Eucalyptus oreades</i> communities in the headwaters of Govetts Creek.</p> <p>Particularly support E2 zones on following Mt Hay Rd properties:  <b>216 -242 Mt Hay Rd</b>  <b>206 -214 Mt Hay Rd</b>  <b>196 -204 Mt Hay Rd</b>  <b>188 -194 Mt Hay Rd</b></p>	<p>Recommend that the E2 zone should extend further on the Brahma Kumaris site (186A Mt Hay &amp; 83-91 Spencer) to take full account of the swamp and creekline, reducing the area of E3. These have not been fully mapped on the Protected Areas mapping.</p>

		<p><b>186A Mt Hay Rd (Brahma Kumaris property)</b>  <b>83 – 91 Spencer Rd (BK property)</b>  <b>174-186 Mt Hay Rd (BK property)</b>  <b>164-172 Mt Hay Rd</b></p> <p><b>KATOOMBA Creek:</b>  E2 zones along the creekline are supported because of the swamps, steep slopes and creekline buffers.</p> <p><b>Mort Street properties with swamps not zoned E2:</b>  Swamps on the following properties have only been designated as Protected Areas (VCA), despite being recommended for E2 zonings in the Rural Lands Study:</p> <ul style="list-style-type: none"> <li>- <b>121 Mort St</b> (RSPCA property) Bush regeneration contract work funded by BMCC in the swamp has been going on for over 8 years. The RSPCA Landcare group has been working the top edge of the swamp about 4 years.</li> <li>- <b>140 Mort St</b> There is evidence of patches of swamp that have regrown following grazing and other damaging practices by the owner.</li> <li>- <b>140A Mort St</b> The lower section on 140A has also been worked by the owners and some by the Katoomba Creek Bushcare Group for over 10 years.</li> </ul> <p><b>11-41 North Rd (access Hill View Rd) - support the E2 zone.</b></p> <p><b>Integral Energy site on Camp Street</b>  The creek is piped under Integral Energy carpark and re-emerges at southern extremity of carpark. The creekline needs to be zoned E2 to allow for the possibility of restoration in the future, e.g. many of Sydney’s concreted ‘canals’ and drains have been ripped up and rehabilitated.</p>	<p>These swamps should be zoned E2, in order to be consistent with the criteria outlined for the E2 zone, and as recommended in the Rural Lands Study.</p> <p>Review zoning of piped creekline with a view to E2 zoning.</p>
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		<p><b>Land between Frelander Ave &amp; Whitton St</b> The E2 zones in this upper catchment of Katoomba Creek are supported.</p> <p><b>NB. Katoomba Creek</b> has been mapped as an intermittent creek on <b>Map WCL_002F</b>. The remote bushcare team that has worked there for many years has indicated it flows continuously in all areas shown on this map (and often is very deep too!).</p>	
002GA	STH KATOOMBA	<p><b>Creekline between Vale St Wetland and Leura Cascades</b> We support the E2 zone and Protected Areas along this creekline.</p>	
002GA	STH KAT/LEURA	<p><b><u>The top of catchment below rail and road corridor, the light industrial area (LIA) and the land around Commonwealth, Murray &amp; Wascoe Sts</u></b></p> <p><b>7 Kanimbla St, Leura</b> - we support the E2 zoning and high level of development constraint on this property.</p> <p>We strongly support the E2 zone along creeklines and all protected areas in particular the riparian land. However there is still fragmentation of protection along creeklines in the top of the catchment and therefore we make the following recommendations.</p> <p><b>25 Kanimbla St, 52 Govett St and 56 Govett St</b> - three blocks of land owned by Council in the light industrial area.</p>	<p>In principle <b>all unformed roads should be zoned E2</b> particularly in the upper catchment. Specifically: the two additional sections of unformed road in York St just below Kanimbla and below Coomassie (the northern part of York St is E2); the unformed section of Wilson St (north of Magdala St); almost all of Coomassie St (between Railway Pde and just beyond Govett St); the unformed sections of Clarence St, particularly the section next to Hertz car Rental and up to and north of Kanimbla; continue the E2 zoning on all unformed sections of Commonwealth St and include the section of unformed road at the end of Kanimbla St (before Commonwealth St) in the E2 zoning; the section of unformed road in Murray St (south of Kanimbla); the section of unformed road in Wascoe St just south of Railway Pde.</p> <p>E2 zoning should be applied to the <i>entire parcel</i> of land.</p>

		<p><b>22 Commonwealth St, Leura</b> - parcel of Council Operational Land.</p> <p><b>82 Megalong St, Katoomba</b> (DP 334638) currently has Protected Area – Ecological Buffer Area – Riparian Corridor. In the DLEP 2013 this protection has gone.</p> <p><b>Jersey Ave:</b> We support the E4 zoning of houses on the western side of Jersey Ave. We support the step up of protection and the step down of intensity of development from R6 through E4 to E2.</p> <p>We support the Ecological Buffer Areas along Jersey Ave up to 53 Jersey Ave. We are unsure why the Ecological Buffer Area does not continue along Jersey Ave.</p> <p><b>The creekline from Kingsford Smith through Vale St wetlands to Leura Cascades:</b> We strongly support the E2 zone along this creekline and all protected areas. We support the E4 zoning around the <b>Cumberland - Hope St</b> areas.</p> <p><b>14 Cumberland Ave</b> - we support E2 zoning for most of the parcel of land 14 Cumberland Ave (DP 414826) - the property is 3,502m<sup>2</sup> of which only 401m<sup>2</sup> is E4, the rest being E2. Even though the subdivision clause is there, we are concerned about future subdivisions.</p> <p><b>138 Waratah St</b> (Messiter Lane) – we support the E2 zoning, all protection buffers and the minimum lot size (Y1) on this property</p> <p><b>All properties in Hope St</b> - we support the E2 zoning and all protected areas on these properties</p> <p><b>Properties that back on to the creek in Cumberland St (2, 6, 8, 10,</b></p>	<p>Should be rezoned from E4 to E2.</p> <p>Extend the Riparian Protection Zone onto the north side of this property.</p> <p>Consider extending the Ecological Buffer protection to land at <b>53, 55, 57, 59, 61 and 63 Jersey Ave.</b></p> <p>To ensure protection of hanging swamps we propose that Council <b>redesignates this property as minimum lot size V2: 2000m<sup>2</sup>.</b></p>
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		<p><b>12)</b> - we support E2 zoning on these properties</p> <p><b>Warne St and properties 155 – 163 Waratah St</b> – we support riparian buffer zones on these properties</p> <p><b>165-173 Waratah St</b> – we support the E2 zoning, riparian buffer and minimum lot size (Y1) on this property</p> <p><b>Wilson and Lett St properties</b> – we support the E2 zoning and riparian protection on Wilson St (6, 8, 10) and Lett St properties.</p> <p><b>The creekline just north of Vale St between William and Lyne St</b></p>	We propose that riparian protection be added for this part of the creek.
<b>003BA and 3C</b>	STH LEURA	<p><b>Sublime Point Reserve (between Willoughby &amp; West Streets)</b> Support E2 zone.</p> <p><b>Land between Cliff View &amp; Dundas Streets</b> Support E2 – important that this flowline is covered by E2 zone as well as the additional constraint areas extending into the surrounding E4 zoned areas, in order to protect the National Park downstream/ downslope.</p> <p><b>Properties at Southern end Sublime Point Rd</b> Support the split zoning to allow for E2 – important to protect significant vegetation &amp; steep slopes.</p> <p><b>Minimum Lot Sizes</b> Support 10 ha min of all properties <b>south of Cliff View Rd.</b></p>	
<b>002H</b>	NTH WENTWORTH FALLS	<p><b><u>FRANKI CREEK ISSUES</u></b></p> <p><b>Crown Reserve north of Hillcrest Rd and the adjoining properties</b> – This Crown Reserve located north of Hillcrest Rd is being managed by Council and rehabilitated by the Franki Creek Bushcare Group. We support the E2 zoning on the reserve and also the adjoining properties along Yanko, Rozelle, Hillcrest, Walmer Cres etc.</p> <p><b>Properties Bordering National Park or Crown reserve</b> We strongly object to the MLS of 1200 sq m proposed for the</p>	

	<p>properties in North Wentworth Falls which surround the Crown reserve and/or the Blue Mountains National Park. Most of these contain important swamp or other communities, which need protection from development pressures. These include, but are not limited to:</p> <p style="text-align: center;"><b>9-15 McLaughlin</b> <b>1-19 Yanko</b> <b>19 Rozelle</b> <b>9-11, 13-19 Walmer</b></p> <p>The E2 zone on the Yanko Avenue and McLaughlin Ave properties (south of Kitty Hawke Ave) is strongly supported.</p> <p><b><u>SWAMPCARE ISSUES – KITTYHAWKE AREA</u></b></p> <p><b>Claines Crescent - east end</b> Object to the removal of the EP zone designated under LEP1992. In the vicinity of the unmade section of Claines Cres (east of Tarella Rd) is located a swamp which has been Zoned E4; steep slopes are also a significant constraint. This area has been only designated as a Protected Area – Vegetation Constraint area, which is not sufficient to protect an endangered Ecological Community. This swamp does not appear to have been provided with adequate buffers. This is an area where volunteers and contractors have already invested considerable time and BMCC, NPWS and CMA resources.</p> <p><b>Yanko Avenue</b> The E2 zone on the Yanko Avenue and McLaughlin Ave properties (south of Kitty Hawke Ave) is strongly supported.</p> <p><b>Henderson Road Area – properties Bordering National Park or Crown reserve</b> We strongly object to the MLS of 1200 sq m proposed for the properties in this part of North Wentworth Falls. Most of these are very deep and long running down into either a Crown reserve and/or</p>	<p>Review Minimum Lot Sizes with a view to increasing them.</p> <p>Recommend review of the EP zone removal from the swamp. Recommend E2 zone on all properties and unmade road(s). The closing of Walmer Cres is also necessary.</p> <p>Review Minimum Lot Sizes with a view to</p>
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	<p>the Blue Mountains National Park. Many contain important swamp communities and are steep, which need protection from development pressures.</p> <p><b><u>WENTWORTH FALLS LAKE ISSUES</u></b></p> <p><b>Wentworth Falls Lake</b> Support E2 zone for lake reserve.</p> <p><b>Land between Bass Rd and Correa Rd - Geebung reserve</b> We support the E2 zone on the land between Bass and Correa roads as well as the closure of Banksia Road and others in the vicinity on the following basis:</p> <ul style="list-style-type: none"> <li>• it is a wildlife corridor between the lake and the national park, possibly used by the endangered Quoll amongst other species;</li> <li>• this bushland is an important protective buffer for the swamp, lake and Jamison Creek;</li> <li>• the swamp is habitat for the threatened Leura Skink, and the rare conifer <i>Pherosphaera</i> (formerly <i>Microstrobos</i>) <i>fitzgeraldii</i> is found downstream.</li> </ul> <p><b>64 &amp; 66 Banksia Rd</b> These two blocks of land are within the wildlife corridor between Bass and Correa roads but are zoned E4. Excising these lots from the E2 area (and the superior protections it offers) will diminish the corridor and increase management problems by creating the 'edge effects' associated with behind back fences. These lots appear to form part of the buffer to the swamp above Wentworth Falls Lake (and hence included in the E2 zone and also have a Protected Area imposed). Unfortunately Das have been approved on both these lots.</p> <p><b><u>BLUE MOUNTAIN CREEK CATCHMENT/WATER NYMPHS DELL</u></b></p>	<p>increasing them.</p> <p>Review zoning with a view to protecting more of the Lake catchment.</p> <p>We recommend these <b>Banksia Rd</b> lots be assessed in order to assign Protected Area status on at least part of the lots.</p>
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	<p><b>Decommissioned STP at end of Westbourne Ave</b> We support the site being zoned E2 – this is appropriate for land surrounded by National Park and Bushland owned by the Crown. However the site of the previous infrastructure has been identified as SP2 even though it is no longer housing any infrastructure and is the subject of some rehabilitation works by Sydney Water, and promises to that effect.</p> <p><b>Blue Mountain Creek (Water Nymphs Dell)</b> We support the E2 zones covering the valleys around Blue Mountain Creek (ie between Henderson Rd and Westbourne Ave).</p> <p><b>Land identified for Acquisition</b> We support the Regional Open space identified for acquisition.</p> <p><b>5 &amp; 7 Glenview Rd (near the corner of Taylor Avenue)</b> The two existing houses are zoned E4 although they form part of the creekline buffer and both contained hanging swamp until mid 1998, when the previous owner slashed it severely. There is some regeneration now occurring.</p> <p><b>Lots to the north of Allen Crescent (nos 15-31 Allen Cres)</b> The designated E2 zones are supported for these lots, except the adequacy of the E4 zone on the two lots to the east is questioned (number 15-17). We also question the extent of the mapped Blue Mountains swamp; for example, on number 21 Allen Cres, does the sedge swamp go higher up the lot than appears to have been mapped? Has the rainforest been mapped on nos 15-31 Allen Cres?</p> <p><b>LAND BETWEEN TOWNS</b> Support lands designated as Land between towns – important to keep large low density areas to maintain healthy catchments for Blue Mountain Creek and Wentworth Creek (and hence the Grose River).</p>	<p>Review SP2 zoning on the two small lots with a view to changing the eastern one to E2 zone.</p> <p>Review E4 zoning with a view to zoning the lower portions of these lots (which are Slope constrained) as E2. This would be consistent with the zoning of the lots further to the east that have been split zoned.</p> <p>Review vegetation mapping with a view to extending E2 zoning if appropriate.</p>
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		<p><b>80-104 Railway Parade</b> We strongly support the consolidation requirement on the land and also the AB2 MLS.</p>	<p>Recommend that the adjoining properties from <b>No 66 – 78 Railway</b> also be included in the consolidation requirement.</p>
002H	STH WENTWORTH FALLS	<p><b>Wentworth Falls Cemetery</b> Refer to cemetery management notes in Attachment C of this submission.</p> <p><b>Escarpment Areas:</b></p> <p><b>Sandbox Road</b> This land is steeply sloping, contains heath &amp; scrub, swamp and is an important headwater creek for the Jamison Creek catchment. This area, including the lots on the eastern side of this road (numbers 28-40 Sandbox Rd) has four environmental constraints – escarpment, vegetation, riparian and slope.</p> <p>These lots have been designated with a MLS of 1200 sq m – this is totally inappropriate.</p> <p><b>Maple Grove</b> – need to check nos <b>32, 34 &amp; 36</b> re proximity to swamp</p> <p><b>30-32 Yester Road</b> – highly constrained land mostly zoned E4. The Slope &amp; Escarpment constraints should make the MLS of U2 (1200 sq m) inappropriate (lot is approx. 21,400 sq m in size).</p> <p><b>34A Yester Rd (Yester Grange)</b> – this lot is highly constrained and a significant portion is zoned E2. MLS of AB1 is inappropriate.</p> <p><b>37 Yester Rd</b> – contains swamp, slope, escarpment; need to check if swamp located in E4. MLS of AB1 (10ha) still allows subdivision (lot is approx. 20,500 sq m in size).</p>	<p>Recommend that a buffer of native vegetation be retained, protected by an E2 zoning to ensure the protection of groundwater.</p> <p>Recommend that the unformed part of Sandbox Road (south of Mawson St) be zoned E2 because of the presence of swamp. Also that the lots on the eastern side of this road (numbers 28-40 Sandbox Rd) which require this road for access, be identified for Acquisition and zoned E2, and added to the Jamison Creek Reserve. Recommend a consolidation requirement be imposed.</p> <p>Review vegetation mapping and zoning to ensure swamp is adequately protected.</p> <p>Review Minimum Lot Size with a view to increasing it.</p> <p>MLS of AB3 (30ha) would be more appropriate to achieve adequate protection.</p> <p>Review vegetation mapping to check swamp boundary; MLS should be AB2 (20ha).</p>

003C		<p><b>2 Fletcher St</b> – contains slope, escarpment &amp; watercourse. AB1 (10ha) is not an appropriate MLS (lot is approx. 23,250 sq m).</p> <p><b>Tablelands Road Area – Queen Victoria hospital site</b> We support the E2 zoning of the environmentally constrained areas.</p>	<p>MLS of AB2 (20ha) is needed to ensure no subdivision (regardless of what happens to the local clauses in the LEP).</p>
006A	BULLABURRA	<p><b>181-199 Railway Parade</b> This property contains swamp beyond that which has been zoned E2. The areas of swamp in the proposed E3 zoned areas have been included in the recommendations from the Rural Lands Planning Study to be zoned E2 and specifically have fulfilled the zone criteria.</p> <p><b>Swamp west of Boronia Rd extending into Red Gum Park &amp; constructed Stormwater Detention Basin</b> The swamp extending from 15 Boronia Rd southwards is covered by an E2 zone. However the properties affected above this need more appropriate zonings and possibly consolidation/acquisition requirements. They are in the vicinity of 40-46 Kalinda Rd (western side of Boronia). The R6 zone and MLS of U2 is not appropriate for ongoing maintenance of this area by public authorities. It will not allow for the necessary rehabilitation of the ecotone around the swamp and the basin.</p>	<p>The sections of swamp in the E3 area should be zoned E2, as recommended by the Rural Lands Study.</p> <p>A review is needed of the appropriate zoning in this area to cover the highway Stormwater Detention Basin and the flows which go into the downslope swamp.</p>
005BA	NTH LAWSON	<p><b>Crown land 35 San Jose Ave, North Lawson</b> The land to the north of San Jose Ave is zoned RE1, despite meeting E2 zone criteria in the Rural Lands Planning Study.</p> <p>The area bounded by <b>Loftus, Hay and Lurnea Streets</b> contains the headwaters of one of the creeks flowing into Wilson Park and is mostly zoned E2.</p> <p><b>5-17 Queens Rd (Kihilla)</b> - the lot size of U2 (1200 sq m) is inappropriate for this property which has considerable Slope Constraints, some Veg and Ecological buffer and forms the headwaters of the creek flowing through Gloria Park.</p>	<p>Review zoning - should at least have an E2 zoning, as identified by the Rural Lands Planning Study.</p> <p>A larger MLS than U2 (1200 sq m) is needed to protect this creekline.</p> <p>MLS should be increased to AA1 (5 ha).</p>

006A	STH LAWSON	<p><b>39-43 Charles St, Lawson [or 49-59 Charles?]</b>  There is a significant intact swamp system extending upslope between View and Henry Streets, which feeds into Ridge Creek and requires strong protection. Although we haven't checked these lots on ground, it is highly unlikely this swamp stops suddenly around the borders of the lots and the unformed road. Excluding these does not make sense. <i>CHECK CLAUSE 4.1G &amp; Lot Size map [these blocks appear to be proposed for Consolidation so why not zone E2??]</i></p> <p>We support the road closures at the end of Charles and Cleveland Streets.</p> <p><b>South Lawson Park: 81-147 Honour Ave &amp; 48-78 Wilson</b>  We support the E2 zoning on these two parcels. An RE1 zoning on the remainder of the area is supported.</p> <p>Lawson Creek, with its two tributaries Ridge and Cataract creeks, is a highly significant stream system flowing into the Bedford/Erskine creek catchment area within Blue Mountains National Park. It absorbs many of the adverse urban and transport corridor environmental impacts. It is important to maximise the Protected Area-Riparian and E2 zoning within this catchment area in order to maintain water quality downstream. [Note: Regular Streamwatch &amp; BMCC monitoring has shown water quality varies from excellent to fair in this stream system.]</p> <p><b>9-15 Waratah Street</b>  This lot adjacent to Sth Lawson Pk contained a healthy shrub swamp and regionally significant species prior to 2002. We understand this [REDACTED] [REDACTED] We strongly oppose the MLS of Q (720 sq m).</p>	<p>The presence of swamp over these sites fulfils the criteria and should be zoned E2. Further on ground assessment is warranted along the creekline to assess the extent of the riparian buffer that would satisfy the E2 criteria, with a view to extending E2 zone.</p> <p>The east side of Lawson Ck appears suitable for PA-Riparian with a wide buffer (say 60m) as there is a wide strip of riparian bushland from the unformed section of Waratah St down to the National Park. On the west side the bushcare group has undertaken extensive work on strengthening and widening the buffer with planting and natural area regeneration. Recommend this be supported with a wider PA-Riparian corridor.</p> <p>Considering it is part of the headwaters and upper catchment of Lawson Creek and feeds into a swamp, we recommend a larger MLS (8000 sq m?) for hydrology reasons. PA-Riparian and/or E2 zoning should be considered.</p>
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		<p><b>7 Attlee Lane</b> (south of 9-15 Waratah Street) We support the E2 zone along the eastern boundary, but strongly oppose the MLS of U2 (1200 sq m).</p> <p><b>Proposed R2 zones north of Waratah Street (29-41 Honour Ave)</b> Much of this area has been identified as highly constrained (Slope). Without protection to the creekline, future intensification of development will add to the problems of the creekline further downstream. Minimum lot size of Q (720 sq m) is considered inappropriate.</p> <p><b>Lawson Cemetery (80-90 Wilson St)</b> The existing bushland along the southern edge should be protected by an E2 zone, to establish a buffer to protect the groundwater. The bushland areas to the north, east and south of the cemetery are in good condition, and although not defined as Significant Vegetation they act as a buffer for the cemetery and Wilson St stormwater runoff. They are located on a significant ridge top which drains into Ridge Ck. They may also prove to be a significant ecological buffer zone if parts of the Lawson golf course are urbanised.</p> <p><b>South Lawson Industrial Areas</b> South of Adeline Street the area including the swamp (<b>Nos 7-9, 11 &amp; 17</b>) has been Zoned IN2, although it satisfies the criteria for E2 zone. This swamp is part of Cataract Ck, which flows through two significant waterfalls located on a major tourist walking track before joining the Lawson/Bedford/Erskine stream complex. Cataract Ck records poor water quality at times (see Streamwatch/BMCC water quality monitoring results) and maximum protection is desirable.</p>	<p>Similar to the property to the north, retention of current lot size of &gt;8000 sq m is needed to maintain whatever functions of the swamp and the riparian buffer is possible.</p> <p>Review MLS with a view to increasing it.</p> <p>Review the bushland areas near the cemetery with a view to extending E2 zoning. See also separate 'Attachment C' re cemetery management.</p> <p>This area should be reviewed for possible zoning as E2.</p>
<b>005B and 005BA</b>	NTH HAZELBROOK	Gap in mapping of creeks <b>between Winbourne Rd and Clear View Rd on the property to the north of 112 Clear View Pde</b> . This appears to be National Park but is only zoned E2. No other	Review accuracy of mapping of National Park boundary (block on south-western side of <b>143-153 Winbourne Rd</b> should be E1?).

		<p>environmental constraints are shown.</p> <p><b>Creeks on north side of highway</b> – support E2 zones to protect them.</p> <p>E2 zone and acquisition of land at the <b>north end of Queens Rd</b> are supported.</p> <p>E2 zone on <b>western side of Gloria Park (21 Lester St)</b> is supported.</p> <p>Riparian land on no. <b>65 Park Rd and creek into Horseshoe Falls Reserve</b> – support E2 zones giving riparian protection. Generally support E2 zones fingering into E3 and E4 zones north of highway - these break up the E3 and E4 and link to National Park.</p> <p><b>5-17 Queens Rd (Kihilla)</b> – see comments under Nth Lawson.</p> <p>Large lots at the <b>north end of Winbourne Rd</b>, mostly zoned E2 - lot size of AB3 (30ha) is supported.</p> <p>Lots at <b>north end of Clear View Pde</b> lot size is AB1 (10 ha) - supported.</p> <p>Lots at the <b>north end of Alexander Ave (nos. 61, 49, and 43)</b> are E3, with lot size U2 (1200 sq.m) - these are battleaxe blocks with environmental constraints (Slope &amp; Riparian).</p> <p>Support the acquisition of land identified as Environmental Open Space in north Lawson/Hazelbrook on <b>LRA 005 BA</b> in the <b>vicinity of Queens Rd</b></p>	<p>Increase MLS of these battleaxe blocks In Alexander Ave to Y1 (1 ha).</p> <p>Large lots with MLS of U2 (1200 sq.m) should all be reviewed for a more appropriate level to safeguard environmentally constrained land.</p>
<b>006A</b>	STH HAZELBROOK	<p><b>Large lots with MLS of U2</b></p> <p>There are a significant number of these lots which warrant review for a more appropriate MLS, including those to the <b>east of Somers St Lawson</b>.</p> <p><b>27 Heron Place</b></p> <p>A significant portion of this lots was recommended for E2 zoning by the Rural Lands Planning Study as it meet the zone criteria, however it has only been zoned E3. Support the MLS of AB3.</p>	<p>Review MLS of U2 with a view to increasing it.</p> <p>Review zoning with a view to E2, as recommended by the Rural Lands Study.</p>

		<b>Residential Investigation Area in South Hazelbrook/Woodford</b> - see separate comments in this submission.	Review MLS with a view to increasing it.
<b>006B</b>	WOODFORD	<b>Land between Woodford Ave &amp; Ridge St (Bulls Ck headwaters)</b> E2 zones are supported.  Oppose E4 zone on <b>30-38 Forest Glen Rd</b> - more appropriate that this lot be E3 because of the swamp which extends over it. The owner has been damaging it by mowing, however it could regenerate. It is important that this illegal activity is not condoned and rewarded. [These lots have Slope constraint & Ecol Buffer.]	Review E4 zoning, with a view to zoning E3; recommend area of swamp be zoned E2.
<b>005C</b>	LINDEN	The following properties are completely surrounded by National Park. These are all highly constrained, as well as being part of the catchment for the water supply area: <b>187 Glossop Rd</b> <b>179-185 Glossop Rd</b> <b>155-177 Glossop Rd</b> <b>170-186 Glossop</b>  <b>Large properties designated with a MLS of U2</b> The properties on the <b>western side of Glossop Rd</b> from <b>nos. 6-10 to no. 128-130</b> (with part E2 zoning) should be a higher MLS to ensure a clear message of no subdivision.  <b>4 Linden Place (Dawes Park)</b> – MLS of U2 (1200 sq.m) is inappropriate.	It is more appropriate that all these are zoned E2 (Acquisition) to avoid fragmenting this large bushland reserve.  All these properties should have a MLS of at least Y2 (1.2 ha) or for consistency with adjoining areas could be AB3 (30 ha).  MLS should be AB3 (30 ha).
<b>005C and 005E</b>	FAULCONBRIDGE	<b>Large allotments to east of Chapman Pde [map 005E]</b> Several large properties around Springwood Creek have been assigned a MLS of U2 (1200 sq m) which is considered inappropriate.	Recommend the following MLS to ensure protection: <b>15-71 Lindsay Rd</b> (3 lots) – AB2 (20 ha) <b>37 Watkin Wombat Way</b> – AB1 (10 ha) <b>2A-2B Fairway Cres</b> – AB1 (10 ha)

005E and 005EA	NTH SPRINGWOOD	<p><b>Else Mitchell Park (Prince St, Springwood)</b> Zoning of bushland areas as E2 and mown areas as RE1 is supported.</p> <p><b>Springwood Cemetery</b> The bushland remaining on the northern, western and part southern boundaries should be protected with an E2 zone. The western boundary is particularly important for groundwater protection.</p>	Review RE1 zoning of bushland areas adjacent to the cemetery, with a view to extending E2 zoning.
005G & 6D/DA (East Warrimoo) and 005E & 5EA (West Springwood)	SPRINGWOOD	<p><b>Fitzgeralds Creek Catchment</b> This area includes Fitzgeralds, Long Angle, Valley Heights and Cripple Creeks. The DLEP proposes an E2 zoning around creeklines and extending upslope and this is supported.</p> <p>This catchment is being managed by the Long Angle Landcare Group, the Deanei Bushcare and the Cross Street Bushcare Groups and coordinated through a Coordinating Working Group with Council support.</p> <p>The catchment has a combination of iconic terrain, flora and fauna and is surrounded by development that so far, has not posed threats to preservation of the area. Maintenance of these conditions is dependent on continuance of the E2 zoning and preventing intensification of landuse by adopting appropriate subdivision controls.</p> <p>The minimum lots sizes applied to some of these properties is contrary to the intention of the E2 zones and hence a review is required.</p>	<p>The <b>minimum lot sizes</b> could be interlinked with the landuse zoning. Therefore all land within the catchment should have the following MLS linked with the <b>highest zoning</b> that is designated for any part of the property:</p> <ul style="list-style-type: none"> <li>• E2 zoning should be designated as AD2 (130 ha) or preferably a new size of 195 ha established (the largest lot is approx. 390 ha)</li> <li>• all RU2 and E3 zones should be designated AB3 (30 ha)</li> <li>• E4 should be AB2 (20 ha)</li> </ul>
005EA	STH SPRINGWOOD	<p><b>Magdala Creek Catchment</b> The land east of Scott Street and surrounding Blue Gum Lodge, is protected with an E2 zoning, but has a lot size of 1200 square metres applied. This is a common anomaly throughout the Draft LEP. The three creek tributaries running through this land are a "Protected Area – Watercourse" according to Riparian Lands and Water Courses – Map WCL-005EA. As well much of this land is zoned as "Slope Constraint Area", according to the Natural Resources Land</p>	<p>Minimum lot size should be increased to 40 ha.</p> <p>This E2 zoning/MLS anomaly should be corrected throughout the Draft LEP.</p>

		Map – NRL-005EA. It contains some significant “Blue Mountains Shale Cap Forest”, which is listed as an Endangered Ecological Community in Part 3 of Schedule 1 of the “Threatened Species Act, 1995”.	
005F	WINMALEE	<b>Leslie Street</b> Support E2 zoned land.	
005F	WINMALEE/ HAWKESBURY HEIGHTS	<b>Hawkesbury Road</b> Support E2 zoned land from <b>548 Hawkesbury Rd to Hawkesbury Lookout</b>  <b>550-590 Hawkesbury Road</b> E3 land on eastern portion of this block is covered by a Conservation Agreement with the State Government ( <i>Banksia View</i> ) and cannot be developed. It is an area of Shale Sandstone Transition Forest and contains Aboriginal artefacts.  <b>614-642 Hawkesbury Rd to Booker Rd Hawkesbury Heights</b> Concerned about continuous zone of E3 land along both sides of Hawkesbury Road mostly because of presence of Shale Sandstone Transition Forest.  <b>614-642 Hawkesbury Road Winmalee</b> E3 land on this block is not suitable for development: slope constraints, vegetation constraints including Shale Sandstone Transition Forest, riparian lands and watercourses, groundwater vulnerability, land between towns, erosion and sediment control issues, fire exposure, Aboriginal heritage values, loss of conservation values of <i>Banksia View Conservation Area</i> on its western boundary.	Recommend change of E3 zone on eastern section of 550-590 Hawkesbury Road to E2.  Recommend revision of E3 zone here with a view to changing undeveloped sections to E2.  Recommend change of zoning from E3 to E2
005F / 005G	WINMALEE	<b>Hawkesbury Road and the Winmalee Sewage Treatment Plant:</b> <b>627 Hawkesbury Rd</b> has been zoned SP2 despite the presence of significant vegetation communities, steep slope and watercourse. <b>553A Hawkesbury Rd</b> was zoned EP in LEP 91 but changed to SP2. This lot also contains features that should qualify at least part of it to be zoned E2.	Recommend these lots be split zoned, with the areas satisfying E2 zoning criteria to be zoned appropriately.



005D / 005E       005EA		<p><b>St Columba's area</b> A large area of RE2 private recreation/E2 land to the north and north west of Paulwood Ave in Winmalee has been given an AB3 min. lot size in map sheet 005E but an AB2 MLS in map sheet 005D.</p> <p>Land between Yandina and Halcyon Avenues, and at the corner of Linksvie and Hawkesbury Road, has not been given a lot size despite already being subdivided and developed. [Lot Averaging – Area G – Clause 4.1F applies instead.]</p> <p><b>Buckland's Retirement Village (Hawkesbury Rd)</b> The proposed application of the E2 zone to this site is supported, as this is an important site at the head of the catchment.</p>	All this land should be given the largest minimum lot size available to ensure there is no further subdivision and development where it hasn't already occurred.
005G	YELLOW ROCK	<p><b>Re-zoning of parts of lots from Bushland Conservation to part Environmental Management E3/part E2</b> There has been some re-zoning of parts of lots from Bushland Conservation to part E3/part E2 (for instance in Marau Place) in recognition of the environmental values of these lots. This appears to have occurred where there is slope mapped as well as significant vegetation and a watercourse nearby. However, if this is the criteria for re-zoning some lots from Bushland Conservation to part Environmental Management E3/part E2 then <u>it has not been consistently applied in Yellow Rock</u>.</p> <p>For instance,</p> <ul style="list-style-type: none"> <li>- large parts of the Greek Monastery off Singles Ridge Road, which is a very large lot, has significant areas with mapped slope and significant vegetation draining to a watercourse but is zoned E3 throughout.</li> <li>- the lots at the end of Singles Ridge Road, south of the road and adjacent to the old mushroom farm, have large parts mapped with slope and significant vegetation and drain to a watercourse. While parts of the lots are zoned E2 (with the remainder E3) the areas zoned E3 include large areas mapped</li> </ul>	<p>It is recommended Council review the application of E2 zoning to parts of lots currently zoned Bushland Conservation in Yellow Rock especially along Singles Ridge, Purvine and Yellow Rock Roads, to ensure that a <u>consistent approach</u> to rezoning parts of lots to E2 is applied.</p> <p>Given the development on these lots for public recreation is currently confined to only a very small portion of these lots, and that</p>

		<p>with slope and significant vegetation and should be considered for E2 zoning.</p> <p>These are just two examples - given much of Yellow Rock has significant vegetation mapped which is Sydney Turpentine Ironbark Forest (an Endangered Ecological Community) the inconsistent application of the criteria to re-zone parts of lots from Bushland Conservation to part E2 is a real concern.</p> <p><b>Public Recreation Areas zoned RE1 -Yellow Rock Park and Yellow Rock Guide Hall</b></p> <p>There are two Public Recreation Reserves in Yellow Rock, both significant sized lots. One is used as Guide Hall with only the front of the site developed adjacent to Singles Ridge Road, with the remainder undisturbed bushland. The other is used for a very small park with play equipment with only a very small part developed adjacent to Illingsworth Road, with the remainder of the lot undisturbed bushland. Significant constraints exist on both sites. For instance significant vegetation under the draft LEP is mapped for the vast portion of these two reserves (for the Guide Hall a vegetation constraint area is actually mapped for all of the site) as well as slope. Further development of the sites for public recreation will be problematic and realistically extremely unlikely given the limited investment in public recreation at Yellow Rock to date.</p> <p><b>Application of Y1 (1h) lots size</b></p> <p>The Y1 (1ha) [or occasionally the Z (2ha)] lot size has been applied to large parts of Yellow Rock including large lots in Marau Place, and along Purvines, Long Angle, Single Ridge and Heather Glen Roads. While some of these lots are zoned all or part E2, which will constrain any future subdivision under the Part 6 provisions of the draft LEP, the imposition of the 1ha lot size will give to rise unrealistic expectations that these lots could be subdivided in the future down to 1ha. Any subdivision down to 1ha on any of these</p>	<p>further recreational development is extremely unlikely and will impact on recognised environmental values, it is recommended that these Yellow Rock reserves be zoned part RE1 and part E2, consistent with the zoning of the adjacent bushland.</p> <p>It is recommended that an or AB3 (30ha) lot size is applied to all large lots in Yellow Rock currently allocated a Y1 or Z lot size, to ensure no further subdivision of lots down to an unsustainable 1ha occurs. This is also consistent with the approach for the other large lots in Yellow Rock which are all zoned AB3.</p>
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		lots would result in significant negative environmental impacts, including issues associated with the provision of on-site wastewater as all of these large lots are unsewered. Some of these large lots (such as the Greek Monastery site off Singles Ridge Road) are zoned either E3 in entirety or the majority of the lot is zoned E3, and so the provisions within the draft LEP limiting subdivision on E2 zoned land would not apply, and subdivision down to lha is entirely possible.	
<b>005E and 005EA</b>	VALLEY HEIGHTS	<p><b>Valley Heights Reserve 41 Waratah Rd</b> We support the E2 zone over most of this reserve however the E2 zone should extend further to protect the riparian area as well as the slope. It is recognized this area is partly degraded from the impact of the residential area upslope, but not beyond rehabilitation. Only a very small part of the area proposed as RE1 is suitable for recreation. <b>Benoit Park (16-20 Cambridge St)</b> is more suitable for Recreation and has been appropriately zoned RE1.</p> <p><b>Vicinity of 71 Russell Ave</b> These (recently subdivided?) lots are shown as having constraints (Shale Sandstone Transition Forest, Ecological Buffer &amp; Escarpment), however some lots have no E2 zoning.</p> <p><b>27-28 Tusculum Rd (bounded by Banksia Dr on west) – BMGS campus</b> This property was once dominated by SSTF but some was cleared when the Grammar School campus was established. It only has an E4 zone with protected areas. Lot size is approx 16 ha, but MLS is U2 (1200 sq m).</p>	<p>Review E2 zoning with a view to extending it.</p> <p>Need to check vegetation mapping on-ground and consider part E2 zonings if appropriate.</p> <p>Check remaining vegetation and consider part E2 zoning. MLS should be increased to AB1 (10 ha). Also consider larger MLS on adjoining <b>29-38 Tusculum Rd</b> given its part E2 zoning.</p>
<b>005G and 006D</b>	WARRIMOO	<p><b>Crown Reserve 195-225 Rickard Rd, Warrimoo</b> This property, which is unreserved Crown land, is approx. 390 ha with a MLS of AB3 (30 ha). To ensure the reserve remains intact for catchment protection regardless of LEP clauses) this should be increased.</p>	<p>MLS should be increased to maximum possible (at least 195 ha).</p>

		<p><b>Crown Reserve 163 - 193 Rickard Rd, Warrimoo [Map 005G]</b> This is Crown land located on the southern side of the road and zoned RE1 in the DLEP. We oppose this land being zoned RE1 as it is not compatible with protection of the surrounding E2 bushland.</p> <p>Whilst this land includes some relatively flat areas, more intensive use would increase the risk of soil erosion and introduction of weeds into the E2 zoned land. The Cross Street Bushcare group has for almost 5 years battled with removing weeds from the area surrounding the Warrimoo Oval. We therefore are well aware of the weed invasion risk posed by locating recreational facilities in viable bushland. Also, this land is not needed for recreation as there is ample surplus space zoned RE1 in close proximity at Warrimoo Oval.</p> <p><b>122 – 148 Rickard Rd, Warrimoo [Map 005G]</b> The relatively flat portion of this land is zoned RE1 to accommodate Warrimoo Oval. The remainder is zoned E2, which we support. The section zoned RE1 contains ample space for future expansion of recreational activities. The Cross Street Bushcare group has been working in the E2 zoned area for almost 5 years and have removed Wisteria and other invasive weeds that spread vegetatively and with the runoff from the oval. The bushland is on a steep slope and drains to the local creeks.</p> <p><b>Gwen Crescent, Warrimoo</b> E2 zones supported, but MLS of U2 for most lots is inconsistent with this zoning. <b>20 Gwen Cr</b> has AB1 zoning which is more appropriate.</p>	<p>Extend E2 zoning to ensure protection of surrounding E2 bushland.</p> <p>Recommend larger MLS consistent with E2 zoning.</p>
<b>006D and 006DA</b>	MT RIVERVIEW	<p>E2 zones supported. <b>67-69 Blackbutt Circle</b> is largely zoned E2 but has MLS U2 (1200 sq.m), which is inappropriate.</p>	Review MLS with a view to increasing it.
<b>006D and 006DA</b>	BLAXLAND	<p><b>Catchment of Glenbrook Lagoon</b> Adequate ecological buffers are needed to protect creek/drainage lines flowing into lagoon (e.g. there is one, flowing from the east between Olivet and Kedron Streets, but it does not have an E2 zone</p>	

		<p>for its entire length).</p> <p><b>28 – 30 Attunga Rd, Blaxland</b>  This is the <b>Waste Management Facility</b> which has an extensive area to the north zoned as RE1. This northern site is highly constrained by a significant slope and a watercourse. It would be appropriate to zone the whole area as E2 to provide a substantial buffer between the Waste Management Facility and the creeks, bushland and various Significant Vegetation Communities contained in the catchment. Also, the groundwater vulnerability of the site is 'moderately high'. A public recreation use is inappropriate as it promotes weed invasion into the bushland, requires infrastructure creating soil disturbance and is likely to result in siltation of local creeks and their tributaries.</p>	<p>Review RE1 zoning; recommend E2 zoning for northern property.</p>
<p><b>006D and 006E</b></p>	<p>STH BLAXLAND / STH GLENBROOK</p>	<p><b>Reading St Reserve (on West St, Glenbrook – map 006D)</b>  The protection of this Recreation Reserve on West St depends on the protection of adjacent land. We therefore support E2 zoning for land to the west. We support E2 and E4 zoning for the land north of the reserve. Re <b>29 Powell St, Blaxland</b> - this battleaxe block (with lot size approx. 9700 sq m) is Slope constrained and includes Riparian Land. A larger MLS than the proposed U2 (1200 sq m) would be appropriate.</p> <p><b>Properties east of Wright St to Railway corridor (incl. Watson St) and south to National Park</b>  We support the E2 zone because of the important creekline corridor and the potential impacts on the National Park. The Zoras Creek Landcare Group has put many years work into this creekline to restore and maintain it.</p> <p>The eastern boundary of the zone is a straight line along the western boundaries of two properties, <b>6 Station St</b> and <b>Crown reserve 1013848</b>. The environmental constraints do not terminate along this very straight boundary; need to see the vegetation mapping for this</p>	<p>Review MLS on 29 Powell St, Blaxland with a view to increasing it.</p> <p>Review E2 zone with a view to extending it on 6 Station St and the Crown reserve.</p>

		<p>area. We support the Protected Areas identified in this vicinity – riparian, slope and vegetation constraints.</p> <p><b>2,4 &amp; 6 Station St and 2-10 Watson and Crown reserve 1013848 and 16 Cox</b> The 1200 sq m min lot size for these properties is not consistent with the E2 and E4 zonings placed on them, nor the recognition of the environmental constraints (identified as Protected Areas).</p> <p><b>Creekline north of Railway corridor between Hunt &amp; Raymond Sts</b> We support the E2 zone along the creekline and the Riparian Protected areas. This is essential to conserve and rehabilitate if the Wright St section is to be protected, which in turn is essential for the protection of the NP.</p> <p><b>E2 zones west of Wright St</b> We support this zone on a number of properties, in particular 38 Station St. However we question the boundaries on <b>16 Cox</b> and also <b>59 Wright St</b>.</p> <p><b>Lapstone Reserve catchment [map 006E]</b> The lots around the riparian areas on the western side of Lapstone reserve have riparian areas designated as Protected Areas. The MLS of U2 (1200 sq m) is not consistent with the environmental constraints. (Slope &amp; Riparian).</p>	<p>MLS should be AB1 (10 ha), consistent with other large lots in the area.</p> <p>Review E2 zone with a view to extending it.</p> <p>The following lots should have an MLS of at least 2000 sq m: <b>6 &amp; 8 Turella St, Glenbrook</b> and <b>30 Avoca St, Glenbrook</b>. The MLS of other creeklines should also be reviewed.</p>
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