

**BLUE MOUNTAINS CONSERVATION SOCIETY – SUBMISSION ON AMENDMENT 1, LEP 2015**

**Attachment: Comments on specific sites**

TOWN/VILLAGE	COMMENTS
MT VICTORIA	<b>7-19 Lawsons Long Alley</b> We support the findings of the review and proposed expansion of the E2 zone. This is ecologically important land with major significance as a Fauna Biocorridor; 50% Scheduled Vegetation Community coverage (Montane Gully Forest, <i>E. cypellocarpa</i> Tall Open-forest and Blue Mountains Heath & Scrub) and quality representations of <i>E. sieberi</i> / <i>E.piperita</i> Woodland/Open-forest. Development constraints include escarpment and other steep slopes.
MT VICTORIA	<b>17-57 Patrick St</b> We support the correction of the MLS to 2,500 m <sup>2</sup>
BLACKHEATH	<b>29-39 Hargraves St Crown Reserve (known as Hospital Reserve)</b> We support the proposed correction of the vegetation mapping and the subsequent E2 zoning of the swamp and change to MLS of 10 ha.
BLACKHEATH	<b>38 Grose St and adjoining properties</b> We support the proposed correction of the vegetation mapping and the subsequent E2 zoning of the swamp.
NTH LEURA	<b>19 and 22 Denison Road</b> We support the verified schedule vegetation map and the proposed change to E2 Environmental Conservation zone.
KATOOMBA	<b>119-133 Twynam St</b> We support the proposed correction of the vegetation mapping and the subsequent E2 zoning of the scheduled communities, as well as the application of protected areas.
KATOOMBA	<b>132-140 Mort St</b> We support the verified schedule vegetation map and the proposed E2 Environmental Conservation Zone over these areas of swamp and scrub.
KATOOMBA	<b>115, 117, 121-125, 132-140 &amp; 140 A Mort St</b> We support the verified vegetation map depicting the swamps, Eucalyptus Radiata Forest and riparian zones and the proposed E2 Environmental Conservation Zone over these areas.

KATOOMBA	<p><b>24 and 26-30 Glenwattle Close, (formerly 53 Burrawang Street)</b>  <b>Re # 26-30 Glenwattle Close</b>  <u>We OBJECT to the E4 zone recommended</u> over the scheduled swamp community on this site. The E2 criteria have not been applied to this site despite the good condition of this button grass swamp, with weeds only on edges. If Council is unable to zone the full extent of the scheduled communities on this site as E2, because of lack of resources to purchase it, only the smallest possible development area for a minimal residence should be zoned as E4.  Due to the close proximity of Blue Mountains Water Skink recorded in McCraes paddock, this site should be surveyed for this endangered species as it may also be present.</p> <p><b>Re # 24 Glenwattle Close</b>  <u>We OBJECT to the complete removal of the E2 zone</u> on this property. The majority of the Swamp, the Tall Open Forest and buffers could be zoned E2, and still allow for some development on each of the newly subdivided lots. Only a minimal residential area can be justified on each of these lots. It is not justified to completely remove the E2 zone, and rely on the discretionary application of Protected Areas.  We request that consideration be given to the acquisition of #21 if an inadequate development space is possible.  We request a review of the vegetation mapping, as we question the accuracy of the southern boundary of the swamp, also the failure to map a sloped area of BM swamp on the eastern side of the 2F mapping (on the western side of the new lot #20). It is an unusual variation of the more common swamp vegetation, but clearly groundwater fed and within the vegetation limits as defined (with <i>baumea</i>, <i>gleichenia</i> and <i>leptospermum</i> species).</p>
NTH WENTWORTH FALLS	<p><b>60 Claines Crescent - east end</b>  We support the re-instatement of the EP zone (from 1991) to E2 and also the inclusion of this land on the land acquisition map.</p>
NTH WENTWORTH FALLS	<p><b>23 Farnham St</b>  We support the proposed zone change to E2 Environmental Conservation zone.</p>
STH WENTWORTH FALLS	<p><b>30-32 Yester Road</b>  We support the change of MLS on this highly constrained land to 10 ha.</p>

LAWSON	<p><b>73-77 Queens Rd (Cnr Roberts Rd)</b></p> <p>We support the proposal to place an E2 Environmental Conservation zone in the north-eastern sector of this property where there is an area of Blue Mountains Swamp (TSC Act; EPBC Act; Scheduled Vegetation) and to extend the E3 Environmental Management Zone over the remainder of this property (there is already a dwelling) and where future development would be limited by the mapped Vegetation and Slope Constraints.</p>
HAZELBROOK	<p><b>173 Valley Road</b></p> <p>We <u>OBJECT to the recommendation</u> to apply a zoning of E4 and believe E3 with 30ha MLS is more appropriate for this highly constrained site as per the Society's original submission during the development of LEP 2015 (see Appendix 1).</p>
HAZELBROOK	<p><b>20 Hazel Ave</b> (site of decommissioned Hazelbrook STP)</p> <p>We <u>OBJECT to the recommendation</u> to allow residential development on decommissioned sewage treatment land. If Council is required to comply with Sydney Water's proposal for a development zoning then we would prefer to see the south-western part of the site zoned E3 rather than E4 and with a minimum lot size of 2 ha. This should allow for one dwelling as close as possible to Hazel Avenue.</p> <p>Decommissioned STPs are sites of potential contamination and the less disturbance of the soil the better. We support the proposal to zone more than 50% of this property E2 Environmental Conservation because of scheduled vegetation (including a neighbouring Blue Mountains Swamp) and slope constraints and would <u>recommend</u> that this zoning be extended across the entire property with major rehabilitation works put in place.</p>
SPRINGWOOD	<p><b>9 Kerry Ave</b></p> <p>We support the proposed E2 zone on this property which has considerable development constraints apart from where the current dwelling is located. Most of the block is steeply sloping (33+%) and has a coverage of over 80% of scheduled vegetation including TSC Act Blue Gum Riverflat Forest.</p>
SPRINGWOOD	<p><b>11 &amp; 17 Edna Avenue and 172-194A Burns Road Springwood</b></p> <p>We support the correction of the zoning error in DLEP 2013 and the reinstatement of the E2 zones to the affected properties.</p> <p>With slopes greater than 33% on this land and rocky outcrops and ledges, there is a high risk of heavy erosion and drainage problems if disturbed. Near the boundary of these sites the land drops very steeply into the valley below. Any development risks severe erosion, as well as weed invasion and pollution in the watercourse which runs into the Glenbrook Creek to the Nepean River. This area is a wildlife corridor. As an example wallabies are seen traversing along the watercourse, under the</p>

	overhead wires and in the surrounding bush. The area is classified as an extreme fire zone area (Bal 40 & Flame Zone), a further reason to limit development.
SPRINGWOOD	<b>9-11 Linksview Rd</b> (to the west of Moree Drive) We support the proposal to zone riparian land, slope constraint zones and Scheduled vegetation (Shale/Sandstone transition Forest) E2 on this land. We accept the E4 zone on the already developed part of the property but <u>recommend</u> that a minimum lot size of 10 ha be applied to further protect the TSC Act vegetation community and the riparian zone that apparently (when viewed from the road) is an area of the TSC Act Blue Gum Riverflat Forest ( <i>Eucalyptus deanei</i> dominated). This is also an <b>Aboriginal cultural site</b> – at the very least there are grinding grooves and probable carved wells evident in rock outcrops in the stream as it discharges from under Linksview Road. An Aboriginal Heritage study would be justified on this property before any further development occurs.
SPRINGWOOD	<b>Lots north of Linksview Rd/west of Hawkesbury Rd</b> We support the correction of the original omission of minimum lot sizes (8 houses per hectare) in an E4 zone in Nagle Ave and along Hawkesbury Rd, Paulwood Ave, and between Yandina and Halcyon Avenues as most of these houses already exist. We support the E2 zone at the end of Moree Drive because of the presence of the TSC Act Shale/Sandstone Transition Forest, as well as the E2 zone in at least 4 properties in Paulwood Ave because of Sydney-Turpentine Ironbark Forest.
SPRINGWOOD	<b>St Columbas – Springwood Precinct RP-SP01 St</b> We tentatively support the proposal to change the zoning from RP-SP01 St to RE2 Private Recreation. Further development of this site must take into consideration the Protected Area – Ecological Buffer Area (of Sydney Turpentine-Ironbark Forest) at the southern end of the Lot, and the easterly presence of Blue Gum Swamp Creek that flows into the National Park/World Heritage area.
GLENBROOK	<b>Part Knapsack Park Glenbrook</b> We support the proposed change from RE1 to E2 Environmental Conservation for Knapsack Park. It is almost fully covered by intact scheduled vegetation communities including the ecologically important TSC Act listed Shale/Sandstone Transition Forest and Sydney-Turpentine Ironbark Forest.
GLENBROOK	<b>21 Barnett St – adjacent to Knapsack Park</b> We <u>OBJECT to the recommendation</u> to allow a development area of E4 land on this property. We ask that all of this area of bushland that is considered by Knapsack Park recreational users to be part of that reserve, be zoned E2 (we support the remaining E2 zoning). To develop any part of it will affect the ecological integrity and visual continuity of the bushland there. This Lot is part of the largest remaining relatively intact area of TSC Act Shale/Sandstone Transition Forest outside of the

	National Park, and may also incorporate areas of the critically endangered Sydney Turpentine-Ironbark Forest. Any development will result in peripheral damage (edge effects) to the surviving bushland through weed invasion, changes in soil nutrient status and bushfire protection.
GLENBROOK	<p><b>2-10 Watson Rd</b></p> <p>We support the extension of the E2 zone over the scheduled vegetation communities, however it should be extended across the whole site including the road.</p> <p><u>We OBJECT to the recommendation</u> to zone the road and remainder of the site E4 for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Watson St Glenbrook should not be formed into a road. The topography of the highly visible dissected western escarpment of this part of Glenbrook is unsuitable for a road let alone one that runs in a straight line across ridges and gullies. Its construction will cause considerable environmental damage.</li> <li>2. 2-10 Watson Rd is a geologically and ecologically special property with both Hawkesbury Sandstone and overlying shales that support changes of vegetation from plateau surface Shale/Sandstone Transition forest to plateau fringe Corymbia woodlands to taller forests dominated by magnificent <i>Angophora costata</i>. There are considerable slope constraints; it is a short stream distance to the well known Blue Pool on Glenbrook Creek; and almost the entire property is Bushfire Category 1. We therefore consider that the proposed E2 zone designed to conserve the scheduled vegetation communities should apply across the entire property. This land should be completely protected from development; a few houses (that will be highly visible from the National Park) are not worth the environmental cost.</li> </ol>
GLENBROOK	<p><b>Area around Turella Street Glenbrook being certain lots in Hillside Cresc, Lucasville Road, Alexandra Cresc, Brooklands Road, Avoca Street, Bellata Court, Explorers Road and Turella Street Glenbrook</b></p> <ol style="list-style-type: none"> <li>1. We support the corrections proposed for the Protected Area – Ecological Buffer Area for the properties located in the above mentioned streets that are in the vicinity of the scheduled vegetation community Shale/Sandstone Transition Forest.</li> <li>2. We support the adjustment of the Minimum Lot Size of 1200m<sup>2</sup> to correspond with the proposed E2 zone in: <ul style="list-style-type: none"> <li>• 70 and 72 Lucasville Road</li> <li>• All properties in Alexandra Crescent</li> <li>• 31 Avoca Street</li> <li>• 7, 8 and 10 Bellata Court</li> </ul> </li> </ol>

	<ul style="list-style-type: none"><li>• 4 Turella Street (excluding the E2 area on this property)</li></ul> <p>3. We <u>object to the recommendation</u> to apply a MLS of 1200 m<sup>2</sup> to the following properties for the reasons given and provide alternate MLSs according to the current lot size of each:</p> <ul style="list-style-type: none"><li>• 23 Hillside Crescent – request MLS of 6000 m<sup>2</sup> because of slope constraints, position above the heritage Glenbrook Tunnel and the vegetated buffer to the Great Western Highway</li><li>• Land parcel eastern end of Lucasville Rd (cannot find the actual address) – it is a triangular shape; south-east of 23 Hillside Cr and 72 Lucasville Rd – looks like it should be 74 Lucasville (has a “2” on it?). This parcel slopes very steeply towards Tunnel Gully, is positioned above the heritage Glenbrook Tunnel, and forms a major vegetative buffer to the Great Western Highway and as well as being an important scenic part of the Eastern Escarpment. We agree with the proposed segment of E2 in its southern corner but consider that it should be fully zoned E2 with a MLS of 20 ha. <u>It is a parcel of land that should not be developed.</u></li><li>• 6 and 8 Turella Street – both properties are located on the scheduled vegetation community Shale/Sandstone Transition Forest which has been partly cleared to allow for house construction. The stream of Tunnel Gully runs through their western boundaries and there are significant slope constraints. No further subdivision should occur here. Apart from the immediate area of current clearance where a MLS of 1200m<sup>2</sup> could apply the remainder of each property should be zoned E2 as has been done for 4 Turella St. If that is not possible then we recommend a MLS of 6000m<sup>2</sup>.</li></ul>
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