



New South Wales

Blue Mountains Local Environmental Plan 2015 (Amendment No 4)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

ROBERT GREENWOOD, GENERAL MANAGER, BLUE MOUNTAINS CITY COUNCIL
As delegate for the Minister for Planning

Blue Mountains Local Environmental Plan 2015 (Amendment No 4)

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1 Name of Plan

This Plan is *Blue Mountains Local Environmental Plan 2015 (Amendment No 4)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to the land to which *Blue Mountains Local Environmental Plan 2015* applies.

4 Maps

The maps adopted by *Blue Mountains Local Environmental Plan 2015* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

Schedule 1 Amendment of Blue Mountains Local Environmental Plan 2015

[1] Clause 4.4A Site coverage and landscaping

Omit “the proportion of site coverage to lot size” from clause 4.4A (1).

Insert instead “site coverage”.

[2] Clause 4.4A (1)

Omit “landscaped areas”. Insert instead “landscaping and pervious areas”.

[3] Clause 4.4A (2)

Omit subclause 4.4A (2)–(5). Insert instead:

- (2) The site coverage for any part of a site area that is in Zone E3 Environmental Management or Zone E4 Environmental Living (the *relevant part*) must not exceed:
 - (a) if the area of the relevant part is less than 1,000 square metres—160 square metres or 30% of the relevant part (whichever is greater), or
 - (b) if the area of the relevant part is at least 1,000 square metres, but less than 2,000 square metres—300 square metres plus an additional number of square metres equal to 10% of the amount by which the area of the relevant part exceeds 1,000 square metres, or
 - (c) if the area of the relevant part is at least 2,000 square metres—400 square metres plus an additional number of square metres equal to 5% of the amount by which the area of the relevant part exceeds 2,000 square metres, but not exceeding 2,500 square metres.

[4] Clause 4.4A (6)

Omit “subclauses (3) and (4)”. Insert instead “subclause (2) (a), (b) and (c)”.

[5] Clause 4.4A (6)

Omit “those subclauses”. Insert instead “those paragraphs”.

[6] Clause 4.4A (7) and (8)

Omit clause 4.4A (7). Insert instead:

- (7) Development consent must not be granted to development on a lot that contains land in Zone E4 Environmental Living unless:
 - (a) the pervious area of the lot will not be reduced as a result of the development, or
 - (b) at least 60% of the lot will comprise pervious area.
- (8) In this clause:

pervious area means any part of a site on which water infiltrates into the subsoil, excluding any area of land used as a driveway or any other hard surface (other than rainwater tanks, unroofed areas of spaced decking and swimming pools).

[7] Clause 6.1 Impact on environmentally sensitive land

Insert “land within” before “a lot” in clause 6.1 (5).

[8] Clause 6.28 Rural and nature-based tourist facilities

Omit “solely” from the definition of *small tourist facility* in clause 6.28 (4).

[9] Schedule 1 Additional permitted uses

Omit “, Lot 92, DP 7988 (formerly Mary, King and George Streets) and Lots 77–79, DP 839262” from clause 13 (1).

Insert instead “and Lot 92, DP 7988 (formerly George, King and Mary Streets)”.

[10] Schedule 5 Environmental heritage

Insert in appropriate order in Part 1:

Blaxland	Fibro house	167 Great Western Highway	Lot 1, DP 715166	Local	BX009
Mount Victoria	Little Zig Zag	Kanimbla Valley Road	O. RD R11197.1603	Local	MV017
Mount Victoria	Lockyer’s Pass		On unformed road within Crown Reserve 50415	Local	MY006
Mount Victoria	Rossmoyne	26–28 Selsdon Street	Lots 6 and 7, Section 3, DP 569; Lot 201, DP 1034536; Lot 1, DP 369659	Local	MV040
Wentworth Falls	Strathmore	74 Falls Road	Lot 6, DP 20496	Local	WF012

[11] Schedule 5, Part 2

Omit the matter relating to Leura Railway Parade Precinct Conservation Area.