

# **Planning Proposal: Housekeeping LEP**

## **Bayside Local Environmental Plan 2021**



February 2023

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**Version 1.0**

Report to Bayside Local Planning Panel 21 March 2023

## Introduction

This draft Planning Proposal (draft PP) explains the intended effect and justification for the proposed amendment to the *Bayside Local Environmental Plan 2021* (BLEP 2021). It has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Local Environmental Plan Making Guideline* (NSW Department of Planning and Environment, December 2021).

### Background

On the 9th of September 2016, the Bayside Local Government Area (LGA) was declared, amalgamating the former Rockdale and Botany Bay LGAs. This amalgamation resulted in an inconsistent planning framework, as two different Local Environmental Plans (LEPs) governed different areas across the LGA.

In March 2018, amendments were made to the EP&A Act to require all metropolitan Councils to review and amend their LEPs, and give effect to the relevant District Plan. Bayside Council was identified as a priority Council by the Greater Sydney Commission (now the Greater Cities Commission) based on assessment of:

- housing supply and demand;
- planned infrastructure;
- opportunities for renewal; and
- the need for more diversity in the area.

A timeline of two years was provided for Bayside to complete the LEP review.

On 27 August 2021, the *Bayside Local Environmental Plan 2021* was made. The BLEP 2021 was not a comprehensive review of all planning controls. Rather, it is a consolidation, harmonisation, and alignment of the *Rockdale Local Environmental Plan 2011* (RLEP 2011), *Botany Bay Local Environmental Plan 2013* (BBLEP 2013) and *Botany Local Environmental Plan 1995* (BLEP 1995).

As a result, this Housekeeping LEP aims to rectify any administrative errors resulting from the consolidation process, to update the currency of information provided, and to alter the controls and zoning of certain sites to better reflect the objectives of the BLEP 2021.

It is important to note that many of the minor mapping issues highlighted in this report could be addressed through an expedited amendment under Section 3.22 of the EP&A Act. However, this would necessitate the pursuit of two separate reports, as other issues unrelated to mapping or requiring further justification would not qualify for this process. Therefore, a draft Housekeeping PP allows for a consolidated report that addresses all relevant issues together, streamlining and simplifying the process.

### Site Location and Context

Some administrative parts of this draft PP apply across the entirety of the LGA, while changes to the zoning and controls of the following sites are proposed:

- 11 Station Street, Arncliffe NSW 2205
- 21 and 23 Gladstone Street, Bexley NSW 2207

## Part 1 - Objectives or Intended Outcomes

The purpose of this draft Planning Proposal is to amend the BLEP 2021 to correct various administrative errors identified in the operation of the Plan.

### Objective

1. Implement multiple housekeeping amendments to the BLEP 2021 that would correct minor administrative errors.
2. To update the BLEP 2021 schedules and update mapping boundaries, labelling, and property descriptions to maintain currency and correct existing errors.
3. To make minor zoning and control amendments to specific sites.

### Intended Outcomes

Correcting these errors and anomalies will provide a more accurate and current planning instrument, and ensure that controls are consistent with the objectives of the Plan.

The intended outcomes are divided into two broad categories of issues:

#### A. Policy Changes

1. Amend *Schedule 1 Additional Permitted Uses* (see **Table 1**) of the BLEP 2021 as follows:
  - a. Item 1: 10-12 Allen Street, Wolli Creek and 11-13 Ann Street, Arncliffe - Remove address 11-13 Ann Street, Arncliffe and amend relevant Property Descriptions.
  - b. Item 2: 213 Princes Highway and 4 Wardell Street - Correct the address to 213A Princes Highway, 9 Townsend Lane and 3 Wardell Street, Arncliffe and amend relevant Property Descriptions.
  - c. Item 5: 23A Clevedon Street and 68 Pemberton Street, Botany - Correct the address to include only 68 Pemberton Street, Botany.
  - d. Item 9: 75 Gardeners Road, Eastlakes - Correct the Property Description to be Lot 51, DP 1216168.
  - e. Item 14: Certain land at Coward Street, King Street, and Kent Road, Mascot - Correct the Property Descriptions as outlined within Table 1 of this draft PP.
  - f. Item 18: Certain land along Qantas Drive, Mascot - Correct the Property Descriptions as outlined within Table 1 of this draft PP.
  - g. Item 20: 128 Bunnerong Road and 120 Banks Avenue, Eastgardens - Correct the address within the Clause to exclude the suburb Pagewood; and Correct the Property Descriptions to be Lot 100, DP 1250842 and Lot 24, DP 1242288.
  - h. Item 22: 564-570 Princes Highway and 75-81 Railway Street, Rockdale - Correct the Property Description to exclude Lot 11, DP 1074481 and instead include SP 96651.
  - i. Item 23: 432 West Botany Street, Rockdale - Correct the Property Description to exclude Lot numbers within the Strata Plan.
  - j. Item 31: Cahill Park, 2 and 2A Princes Highway, Wolli Creek - Correct the Property Description to be Part Lot 50, DP 1223957.
2. Amend *Schedule 5 Environmental heritage – Part 1 Heritage Items* (see **Table 2**) of the BLEP 2021 as follows:

- a. Item I10: “Glenwood”, 27-29 Eden Street -  
Amend the Property Description to exclude Lot numbers within the Strata Plan.
- b. Item I2: Rosslyn Hospital, 30 Forest Road -  
Amend the Property Description Clause to exclude Lot numbers within the Strata Plan.
- c. Item I21: “Gladstone” and “Wentworth”, 134 and 136 Forest Road -  
Amend the Property Description to exclude “Section B” from Part Lot 49, DP 933.
- d. Item I31: Wolli Creek Aqueduct, 27 and 27A Lusty Street and Part 74, 1 Bonar Street -  
Amend the Suburb, Address and Property Description as outlined within Table 2 of this document.
- e. Item I32: Southern and Western Suburbs Ocean Outfall Sewer (SWSOOS)-  
Western Main Carrier, 11 and 13A Marsh Street -  
Amend the Suburb, Address and Property Description as outlined within Table 2 of this document.
- f. Item I33: Palm trees, Mawson Street -  
Correct the Suburb to be Bardwell Valley.
- g. Item I74: Sir Joseph Banks Hotel (circa 1920), 1354 Botany Road (corner of Botany Road and Waratah Street) -  
Correct the Suburb to be Botany.
- h. Item I75: Commercial building, 1619 Botany Road -  
Correct the Suburb to be Botany.
- i. Item I76: Banksmeadow Public School, Brighton Street through to Wiggins Street-  
Amend the Suburb, Address and Property Description as outlined within Table 2 of this document.
- j. Item I77: Streetscape – verge plantings of Canary Island Date Palm (*Phoenix canariensis*), Brighton Street -  
Correct the Suburb to be Botany.
- k. Item I78: Former headmaster’s residence to Banksmeadow Public School, 60 Brighton Street -  
Amend the Suburb and Address within the Clause to be Part of 60 Brighton Street, Botany.
- l. Item I97: Bardwell Creek Flora Reserve (south of Bexley Road), 369D and 369F Bexley Road -  
Correct Suburb and Address to be 369D Bexley Road; 369F Bexley Road; and 98D Preddy’s Road, Bexley and Bexley North.
- m. Item I127: Bexley Primary School, 330 Forest Road -  
Amend Suburb to include Rockdale.
- n. Item I133: Original church building and convent only, 20-26 Croydon Road -  
Correct Property Description to be Part of Lot 21, DP 1162915.
- o. Item I44: Bardwell Creek Flora Reserve (north of Bexley Road), 2A Hillcrest Avenue (part of Bardwell Valley Golf Course) -  
Amend the Suburb, Address and Property Description as outlined within Table 2 of this document.
- p. Item I147: Street plantings, Queen Victoria Street (both sides), R 71 Queen Victoria Street -  
Correct Suburb to Kogarah and amend Address to include R 820 Paine Street.
- q. Item I153: Bexley Park, 95 Stoney Creek Road -  
Correct Address to be 93-95 Stoney Creek Road.

- r. Item I159: Stotts Reserve, 167 Slade Road - Amend Suburb to include Bardwell Park.
- s. Item I160: Botany water reserves, About 200ha between Mascot and Botany extending from the northern shore of Botany Bay to Gardeners Road including the Lakes and Eastlakes Golf Courses and Mill and Engine Ponds - Correct Suburb to exclude Daceyville and Mascot and amend Property Description as outlined within Table 2 of this document.
- t. Item I161: Booralee Park, Bounded by Sydenham Railway Line and Daniel, Bay, Lord, Myrtle and Jasmine Streets - Amend Property Description to include Lot 1, DP 909015.
- u. Item I162: Sir Joseph Banks Hotel (former, circa 1840), 23 Anniversary Street - Correct Property Description to include only SP 62214.
- v. Item I188: Botany Uniting Church, 1355 Botany Road - Amend Property Description as outlined within Table 2 of this document.
- w. Item I191: Botany Town Hall (circa 1898), 1423 Botany Road (corner of Botany Road and Edward Street) - Amend Property Description as outlined within Table 2 of this document.
- x. Item I214: Residential building, 16 The Esplanade - Correct Address to be 15-18 The Esplanade and Property Description to be Part of SP 90899.
- y. Item I217: Brighton-Le-Sands Houses (Brighton Parade precinct), 3, 9, 11, 23 and 33 Brighton Parade - Amend Address to include 5 Brighton Parade and Property Description to Include Lot 3, DP 78024.
- z. Item I218: School building – Brighton-Le-Sands Public School (1916), 35 Crawford Road - Amend Property Description to be Part 1 and Lot 2, DP 194470.
- aa. Item I219: Cook Park, General Holmes Drive The Grand Parade - Correct Suburb to exclude Dolls Point and Address to be East of General Holmes Drive and The Grand Parade.
- bb. Item I220: Kings Wetland, Kings Road - Amend Property Description as outlined within Table 2 of this document.
- cc. Item I222: Group of houses, 26-24A, 28, 35, 37, 40 and 53 Teralba Road - Amend Property Description to also include Lot 2, DP 564103.
- dd. Item I223: Row of *Araucaria* trees, The Grand Parade (in Cook Park) - Amend Suburb and Address as outlined within Table 2 of this document.
- ee. Item I242: Marist Brothers School and presbytery, Haig Avenue - Correct Property Description to only include Lot 1, DP 186759.
- ff. Item I246: Primrose House, 190 Russell Avenue - Amend Address and Property Description as outlined within Table 2 of this document.
- gg. Item I257: Frys Reserve (including railway land), 1 and 1A Warialda Street - Remove period from Property Description.
- hh. Item I264: Commercial building group, 891-917 Botany Road - Correct Suburb to be Rosebery.
- ii. Item I266: House group, 999 Botany Road: Amend Suburb, Address and Property Description as outlined within Table 2 of this document.
- jj. Item I267: Electricity Substation No 147, 1001 Botany Road - Correct Suburb to be Rosebery.

- kk. Item I268: Former National Bank of Australasia, 1005 Botany Road, corner of Botany Road and Coward Street -  
Correct Suburb to be Rosebery.
- ll. Item I270: Commercial building group, 1009-1021 Botany Road -  
Amend Property Description to exclude Lot "C and Corner Lot ..." DP 440204.
- mm. Item I285: House, 110 Coward Street -  
Correct Suburb to be Rosebery.
- nn. Item I288: Uniting Church and rectory, 118-122 Coward Street -  
Correct Suburb to be Rosebery and Property Description to include Part Lot 1, DP 197503.
- oo. Item I294: Botany Family Day Care, 149 Coward Street -  
Amend Property Description to include Part Lot 2, DP 611027.
- pp. Item I319: Christian Fellowship Centre, 40 King Street -  
Correct Suburb to be Eastlakes.
- qq. Item I320: House group, 62-64 King Street -  
Correct Suburb to be Eastlakes.
- rr. Item 334: Patmore Swamp, 99 President Avenue (part of North Scarborough Park) -  
Amend Suburb and Property Description as outlined within Table 2 of this document.
- ss. Item I338: Jellicoe Park, Park Parade -  
Amend Property Description as outlined within Table 2 of this document.
- tt. Item I339: Hawthorne Street Reserve/Leo Smith Reserve, 99 President Avenue (Scarborough Park, off Hawthorne Street) -  
Correct Address and Property Description as outlined within Table 2 of this document.
- uu. Item I340: Fig trees, 99 President Avenue (South Scarborough Park, immediately north of Ramsgate Beach) -  
Amend Suburb and correct Address and Property Description within Table 2 of this document.
- vv. Item I359: Wilson's Farmhouse, 310 West Botany Street -  
Correct Property Description to be Part Lot 1, DP 34647.
- ww. Item 360: Former bank building, 686 Botany Road (corner of Botany and Gardeners Roads) -  
Correct Suburb to be Mascot.
- xx. Item I377: Tram route relics, tram shelter, island and plantings, Clareville Avenue (corner Russell Avenue) -  
Amend Suburb to include Sandringham.
- yy. Item I379: Cook Park, Riverside Drive -  
Correct Property Description as outlined within Table 2 of this document.
- zz. Item I380: Norfolk Island pine trees, Riverside Drive (between Napoleon and Waldron Streets) -  
Amend Suburb to include Sandringham.
- aaa. Item I381: Timber cottage, 586 Rocky Point Road -  
Correct Property Description to be Lot 700-701, DP 1196271.
- bbb. Item I382: Ruins of the former Botany Pumping Station, Within the boundary of Sydney (Kingsford Smith) Airport -  
Correct Suburb to be Mascot.
- ccc. Item I383: Sydney (Kingsford Smith) Airport group, Airport Drive -  
Correct Suburb to be Mascot.

- ddd. Item I385: Wolli Creek Wetlands, Part 75 Henderson Street, part Railway lands -  
Correct Suburb to only include Wolli Creek.
- eee. Item I388: Tempe House and St Magdalene's Chapel, 1 Princes Highway -  
Correct Property Description to be Part Lot 1-3, DP 270821; Part Lot 1, SP 93440.
- fff. Item I389: Wolli Creek Valley, Wolli Creek -  
Amend Suburb to include Bardwell Park, Bardwell Valley, Bexley North and Turrella.
- 3. Amend *Schedule 5 Environmental heritage – Part 2 Heritage Conservation Areas (Table 3)* of the BLEP 2021 as follows:
  - a. Botany Township Heritage Conservation Area:  
Correct the Identification to refer to C1 on the heritage map.
  - b. Daceyville Garden Suburb Heritage Conservation Area:  
Correct the Identification to refer to C2 on the heritage map.

#### B. Map changes

- 1. 11 Station Street, Arncliffe: Rezone from R2 Low Density Residential to RE1 Public Recreation to correct zoning anomaly. Additionally, remove Floor Space Ratio (FSR), Height of Building (HOB) and Lot Size controls to be consistent with RE1 Public Recreation zoning (see **Table 4**, **Table 5** and **Table 17**).
- 2. 21 and 23 Gladstone Street, Bexley: Rezone from R4 High Density Residential to R2 Low Density Residential. Additionally, change FSR controls from 1:1 to 0.5:1 and HOB controls from 14.5 m to 8.5 m to be consistent with R2 Low Density Residential zoning (see **Table 6**, **Table 7** and **Table 18**).
- 3. Amendments to the *Heritage Map* (see **Table 14**) of the BLEP 2021 as follows:
  - a. Item I368: House, 27A Gordon Street -  
The original heritage layer included the entire former property at 27 Gordon Street, which now contains a newly constructed house on formerly vacant land, approved under DA-2017/1084. The mapping is to be amended to include only the heritage item which still exists on the property now numbered 27A Gordon Street.
  - b. Item I309: House, 96 High Street -  
The heritage map layer erroneously indicates 98 High Street to be the heritage property. Map to be amended to correctly indicate 96 High Street as heritage item I309.
  - c. Item I195: House, 1445-1447 Botany Road -  
The original heritage listed building has been demolished. Heritage listing I195 to be removed from *Schedule 5, Part 1 Heritage Items* of the BLEP 2021 and associated *Heritage Map – Sheet HER\_09*.
- 4. Amendments to the *Land Reservation Acquisition (LRA) Maps* of the BLEP 2021 (see **Table 15**) as they have been acquired by the relevant authority. Amendments as follows:
  - a. Local Road Widening (B2) at 1153-1155A Botany Road, Mascot to be removed.
  - b. Local Road Widening (B2) at 2 Hollingshed Street, Mascot to be removed.
  - c. Classified Road Widening (SP2) at 166 and 176A O'Riordan Street and 279A and 283 King Street, Mascot to be removed.
  - d. Local Open Space (RE1) at 4 Guess Avenue, Wolli Creek to be removed.

- e. Local Road Widening (B4) at 27S Arncliffe Street, Wolli Creek to be removed.
  - f. Local Road Widening (R2) at R 457 Bonar Street, Arncliffe (road in front of 49 Bonar Street primary frontage) to be removed.
  - g. Local Road Widening (R2) at R 888 Martin Avenue, Arncliffe (road Northeast of 5 Bidjigal Road) to be removed.
  - h. Local Road (B4) at 40A and 52A Arncliffe Street, Wolli Creek to be removed.
  - i. Local Road Widening (R4) at R 9972 (parcel at Northeast corner of Innesdale Lane) and 2 Innesdale Lane, Wolli Creek to be removed.
  - j. Local Open Space (RE1) at 1B Market Street and R 542 Bryant Street (parcel at Northeast corner of 11 Bryant Street), Rockdale to be removed.
  - k. Local Road (R4) at R 686 Lister Avenue, Rockdale (road North of 588-592 Princes Highway and 1A Lister Avenue, Rockdale) to be removed.
  - l. Stormwater (SP2) at 342 West Botany Street, Rockdale to be removed.
  - m. Classified Road (SP2) at 1 Muddy Creek, Waterways (parcel between 88 Bryant Street, Rockdale and 89 Bestic Street, Brighton Le Sands) to be removed.
  - n. Local Road (R3) at R862 Meurants Lane (parcel at Northwest corner of Meurants Lane) and 260 Rocky Point Road, Ramsgate to be removed.
  - o. Classified Road (SP2) at 52 Margate Street, Ramsgate to be removed.
  - p. Classified Road (SP2) at 36 MacDonald Street, Sans Souci to be removed.
  - q. Classified Road (SP2) at 151 Ramsgate Road, Ramsgate to be removed.
  - r. Classified Road (SP2) at 10 Horbury Street, Sans Souci to be removed.
  - s. Classified Road (SP2) at 29 Napoleon Street, Sans Souci to be removed.
  - t. Classified Road (SP2) at 37 and 43 Meriel Street, Sans Souci to be removed.
5. Miscellaneous Mapping Amendments (see **Table 16** for 6 (a)–(h)) required as follows:
- a. S4 (1.8:1) FSR boundary to be amended along Hirst and Loftus Streets, Arncliffe to adhere to current cadastre.
  - b. W2 (3.93:1) FSR boundary to be amended at 5 Bidjigal Road, Arncliffe to adhere to current cadastre.
  - c. Local Road Widening (B2) LRA zoning to be corrected to Local Road Widening (B4) LRA zoning from 1 Chapel Lane, Rockdale.
  - d. Local Road (R4) LRA zoning to be corrected to Local Road (B4) at 588-592 Princes Highway, Rockdale.
  - e. Zoning boundary to be amended from R2 Low Density Residential to SP2 Infrastructure at 1 Railway Lands, Turrella and relevant FSR, HOB and Lot Size controls to be removed to be consistent with amended zoning.
  - f. The Legend within all Design Excellence Maps of the BLEP 2021 to be changed from referencing Clause 6.12 to refencing Clause 6.10.

## Part 2 - Explanation of Provisions

### Proposed Amendments to Mapping and Schedules of the BLEP 2021

#### Amendments to Schedule 1 Additional Permitted Uses - BLEP 2021

The addresses, lot numbers, and development plan details of various sites under *Schedule 1 Additional Permitted Uses* of the BLEP 2021 require updating to accurately reflect the *Additional Permitted Uses Map* referenced within the schedule.

The property details for various parcels of land mapped under the Additional Permitted Uses control require updating. Text to be **removed** is replaced with text to be **added is coloured green**. Proposed changes further explained in additional column.

**Table 1** - Proposed Updates to *Schedule 1 Additional Permitted Uses*

APU number	Current APU wording	Proposed APU wording	Proposed changes
1	<p>1 Use of certain land at 10–12 Allen Street and 11–13 Ann Street, Arncliffe</p> <p>(1) This clause applies to land at 10–12 Allen Street and 11–13 Ann Street, Arncliffe being Lots A and B, DP 970613 and Lots 9, 10 and 16, Section I, DP 1071 and identified as “21” on the <a href="#">Additional Permitted Uses Map</a>.</p> <p>(2) Development for the purposes of a residential flat building is permitted with development consent.</p>	<p>1 Use of land at 10-12 Allen Street, <b>Wolli Creek</b></p> <p>(1) This clause applies to land at 10–12 Allen Street being <b>SP 87209</b> and identified as “21” on the <a href="#">Additional Permitted Uses Map</a>.</p> <p>(2) Development for the purposes of a residential flat building is permitted with development consent.</p>	<p><b>In APU 1:</b>  <b>Remove:</b> “and 11-13 Ann Street, Arncliffe”.  <b>→Insert instead:</b> “Wolli Creek”</p> <p><b>In APU 1(1):</b>  <b>Remove:</b> “and 11-13 Ann Street, Arncliffe”  <b>Remove:</b> “Lots A and B, DP 970613 and Lots 9, 10 and 16, Section I, DP 1071”.  <b>→Insert instead:</b> “SP 87209”</p>
2	<p>2 Use of certain land at 213 Princes Highway and 4 Wardell Street, Arncliffe</p> <p>(1) This clause applies to land at 213 Princes Highway and 4 Wardell Street, Arncliffe being Lots 1–14, DP 124275, Lots 25–33, DP 1646 and Lot 1, DP 652922 and</p>	<p>2 Use of certain land at 213 Princes Highway, <b>213A Princes Highway, 9 Townsend Lane</b> and <b>3</b> Wardell Street, Arncliffe</p> <p>(1) This clause applies to land at 213 Princes Highway <b>213A Princes Highway, 9</b></p>	<p><b>In APU 2:</b>  <b>After:</b> “213, Princes Highway”,  <b>→Insert:</b> “, 213A Princes Highway, 9 Townsend Lane”</p> <p><b>Remove:</b> “4 Wardell Street, Arncliffe”</p>

APU number	Current APU wording	Proposed APU wording	Proposed changes
	<p>identified as “22” on the <a href="#">Additional Permitted Uses Map</a>.</p> <p>(2) Development for the purposes of a mixed use development incorporating shops and shop top housing is permitted with development consent.</p> <p>(3) Development consent must not be granted for a mixed use development unless the application applies to the entire site.</p>	<p><b>Townsend Lane</b> and <b>3</b> Wardell Street, Arncliffe being <b>SP 101933, SP 101934, Lot 2 DP 1214364, Lot 3 DP 1214364</b> and identified as “22” on the <a href="#">Additional Permitted Uses Map</a>.</p> <p>(2) Development for the purposes of a mixed use development incorporating shops and shop top housing is permitted with development consent.</p> <p>(3) Development consent must not be granted for a mixed use development unless the application applies to the entire site.</p>	<p><b>Insert instead:</b> “3 Wardell Street, Arncliffe”</p> <p><b>In APU 2(1):</b>  <b>After:</b> “213 Princes Highway”,  <b>→Insert:</b> “213A Princes Highway, 9 Townsend Land</p> <p><b>Remove:</b> “4 Wardell Street”  <b>→Insert instead:</b> “3 Wardell Street”</p> <p><b>Remove:</b> “Lots 1-14, DP 124275, Lots 25-33, DP 1646 and Lot 1, DP 652922”  <b>→Insert instead:</b> “SP 101933, SP 101934, Lot 2 DP 1214364, Lot 3 DP 1214364</p>
5	<p>5 Use of certain land at 23A Clevedon Street and 68 Pemberton Street, Botany</p> <p>(1) This clause applies to land at 23A Clevedon Street and 68 Pemberton Street, Botany, being Lot 1, DP 191664, Lot 1, DP 669008 and Lot A, DP 359739 and identified as “2” on the <a href="#">Additional Permitted Uses Map</a>.</p> <p>(2) Development for the purposes of a depot is permitted with development consent.</p>	<p>5 Use of certain land at 68 Pemberton Street, Botany</p> <p>(1) This clause applies to land at 68 Pemberton Street, Botany, being Lot 1, DP 191664, Lot 1, DP 669008 and Lot A, DP 359739 and identified as “2” on the <a href="#">Additional Permitted Uses Map</a>.</p> <p>(2) Development for the purposes of a depot is permitted with development consent.</p>	<p><b>In APU 5:</b>  <b>Remove:</b> “23A Clevedon Street and”</p> <p><b>In APU 5(1):</b>  <b>Remove:</b> “23A Clevedon Street and”</p>
9	<p>9 Use of certain land at 75 Gardeners Road, Eastlakes</p> <p>(1) This clause applies to land at 75 Gardeners Road, Eastlakes, being Lot 1, DP 1116853 and identified as “6” on</p>	<p>9 Use of certain land at 75 Gardeners Road, Eastlakes</p> <p>(1) This clause applies to land at 75 Gardeners Road, Eastlakes, being <b>Lot 51, DP 1216168</b> and identified as “6” on</p>	<p><b>In APU 9(1):</b>  <b>Remove:</b> “Lot 1, DP 1116853”  <b>→ Insert instead:</b> “Lot 51, DP 1216168”</p>

APU number	Current APU wording	Proposed APU wording	Proposed changes
	<p>the <a href="#">Additional Permitted Uses Map</a>.</p> <p>(2) Development for the purposes of entertainment facilities, food and drink premises, function centres, garden centres, hardware and building supplies, landscaping material supplies, recreation areas and recreation facilities (indoor) is permitted with development consent.</p>	<p>the <a href="#">Additional Permitted Uses Map</a>.</p> <p>(2) Development for the purposes of entertainment facilities, food and drink premises, function centres, garden centres, hardware and building supplies, landscaping material supplies, recreation areas and recreation facilities (indoor) is permitted with development consent.</p>	
14	<p>14 Use of certain land at Coward Street, King Street and Kent Road, Mascot</p> <p>(1) This clause applies to land at Coward Street, King Street and Kent Road, Mascot, being Lots 2 and 4, DP 234489, Lot B, DP 164829, Lot 1, DP 81210, Lot 1, DP 202093, Lot 1, DP 721562, Lot 1, DP 202747, Lot 133, DP 659434, Lots 4 and 5, DP 38594, Lots 1 and 2, DP 738342, Lot 23, DP 883548, Lot 3, DP 230355, Lot 4, DP 537339, Lot 1, DP 445957 and Lot 2, DP 510447 and identified as “10” on the <a href="#">Additional Permitted Uses Map</a>.</p> <p>(2) Development is permitted with development consent—</p> <p>(a) for any of the following purposes, but only if the purpose relates to the use of Sydney (Kingsford Smith) Airport—</p> <p>(i) commercial premises,</p> <p>(ii) function centres,</p> <p>(iii) information and education facilities,</p>	<p>14 Use of certain land at Coward Street, King Street and Kent Road, Mascot</p> <p>(1) This clause applies to land at Coward Street, King Street and Kent Road, Mascot, being <b>Part Lot 3, DP 230355; Lot 5, DP 1276735; Lots 100-101, DP 1277278; Lots 103-104, DP 1282564; Lots 2 and 4, DP 234489; Lot 2, DP 510447</b> and identified as “10” on the <a href="#">Additional Permitted Uses Map</a>.</p> <p>(2) Development is permitted with development consent—</p> <p>(a) for any of the following purposes, but only if the purpose relates to the use of Sydney (Kingsford Smith) Airport—</p> <p>(i) commercial premises,</p> <p>(ii) function centres,</p> <p>(iii) information and education facilities,</p> <p>(iv) passenger transport facilities,</p> <p>(v) tourist and visitor accommodation, or</p> <p>(b) for the purpose of any other building or</p>	<p><b><u>In APU 14(1):</u></b></p> <p><b>Remove:</b> “Lots 2 and 4, DP 234489, Lot B, DP 164829, Lot 1, DP 81210, Lot 1, DP 202093, Lot 1, DP 721562, Lot 1, DP 202747, Lot 133, DP 659434, Lots 4 and 5, DP 38594, Lots 1 and 2, DP 738342, Lot 23, DP 883548, Lot 3, DP 230355, Lot 4, DP 537339, Lot 1, DP 445957 and Lot 2, DP 510447”</p> <p><b>→ Insert instead:</b> “Part Lot 3, DP 230355; Lot 5, DP 1276735; Lots 100-101, DP 1277278; Lots 103-104, DP 1282564; Lots 2 and 4, DP 234489; Lot 2, DP 510447”</p>

APU number	Current APU wording	Proposed APU wording	Proposed changes
	<p>(iv) passenger transport facilities,</p> <p>(v) tourist and visitor accommodation, or</p> <p>(b) for the purpose of any other building or place used only for purposes that relate to the use of Sydney (Kingsford Smith) Airport.</p> <p>(3) Without limiting subclause (2), development is permitted with development consent for the purpose of a building or place used for the provision of any of the following services—</p> <p>(a) services related to any of the following uses carried out at Sydney (Kingsford Smith) Airport—</p> <p>(i) the assembly, storage or land transport of air freight,</p> <p>(ii) the accommodation, or transportation by air or land, of air passengers or air crew,</p> <p>(iii) the storage, operation, maintenance or repair of aircraft or aircraft components,</p> <p>(iv) the administrative functions associated with the airport, such as airport management and security,</p> <p>(v) the functions of government departments and authorities related to air passengers and air freight,</p> <p>(b) services provided for hotel or motel guests, including banking, dry cleaning, hairdressing and the like, that are located within the confines of the hotel or motel</p>	<p>place used only for purposes that relate to the use of Sydney (Kingsford Smith) Airport.</p> <p>(3) Without limiting subclause (2), development is permitted with development consent for the purpose of a building or place used for the provision of any of the following services—</p> <p>(a) services related to any of the following uses carried out at Sydney (Kingsford Smith) Airport—</p> <p>(i) the assembly, storage or land transport of air freight,</p> <p>(ii) the accommodation, or transportation by air or land, of air passengers or air crew,</p> <p>(iii) the storage, operation, maintenance or repair of aircraft or aircraft components,</p> <p>(iv) the administrative functions associated with the airport, such as airport management and security,</p> <p>(v) the functions of government departments and authorities related to air passengers and air freight,</p> <p>(b) services provided for hotel or motel guests, including banking, dry cleaning, hairdressing and the like, that are located within the confines of the hotel or motel building.</p> <p>(4) In determining whether to grant development consent under this clause, the consent authority must consider the</p>	

APU number	Current APU wording	Proposed APU wording	Proposed changes
	<p>building.</p> <p>(4) In determining whether to grant development consent under this clause, the consent authority must consider the following—</p> <p>(a) whether or not the development is likely to support the role of Sydney (Kingsford Smith) Airport and environs as a transport gateway,</p> <p>(b) whether or not the development is likely to compromise the viability of adjoining industrial uses.</p>	<p>following—</p> <p>(a) whether or not the development is likely to support the role of Sydney (Kingsford Smith) Airport and environs as a transport gateway,</p> <p>(b) whether or not the development is likely to compromise the viability of adjoining industrial uses.</p>	
18	<p>18 Use of certain land along Qantas Drive, Mascot</p> <p>(1) This clause applies to land adjacent to Qantas Drive, Mascot, being Lot 20, DP 747023 and identified as “14” on the <a href="#">Additional Permitted Uses Map</a>.</p> <p>(2) Development for the purposes of signage is permitted with development consent.</p>	<p>18 Use of certain land along Qantas Drive, Mascot</p> <p>(1) This clause applies to land adjacent to Qantas Drive, Mascot, being <b>Part Lot 95, DP 1157632; Part Lot 11, DP 213317; Lot 17 DP 217443; Lot 6, DP 209847; Part Lot 9, DP 747022</b> and identified as “14” on the <a href="#">Additional Permitted Uses Map</a>.</p> <p>(2) Development for the purposes of signage is permitted with development consent.</p>	<p><b><u>In APU 18(1):</u></b></p> <p><b>Remove:</b> “Lot 20, DP 747023”</p> <p><b>→ Insert instead:</b> “Part Lot 95, DP 1157632; Part Lot 11, DP 213317; Lot 17 DP 217443; Lot 6, DP 209847; Part Lot 9, DP 747022”</p>
20	<p>20 Use of certain land at 128 Bunnerong Road, Pagewood and 120 Banks Avenue, Eastgardens</p> <p>(1) This clause applies to land at 128</p>	<p>20 Use of certain land at 128 Bunnerong Road and 120 Banks Avenue, Eastgardens</p> <p>(1) This clause applies to land at 128 Bunnerong Road, Pagewood and 120 Banks</p>	<p><b><u>In APU 20:</u></b></p> <p><b>Remove:</b> “Pagewood”</p> <p><b><u>In APU 20(1)</u></b></p> <p><b>Remove:</b> “Lot 1, DP 1187426”</p>

APU number	Current APU wording	Proposed APU wording	Proposed changes
	<p>Bunnerong Road, Pagewood and 120 Banks Avenue, Eastgardens, being Lot 1, DP 1187426 and Lot 24, DP 1242288 and identified as “33” on the <a href="#">Additional Permitted Uses Map</a>.</p> <p>(2) Development for the following purposes is permitted with development consent—</p> <p>(a) serviced apartments,</p> <p>(b) commercial premises,</p> <p>(c) recreation facilities (indoor).</p>	<p>Avenue, Eastgardens, being <b>Lot 100, DP 1250842</b>; and Lot 24, DP 1242288 and identified as “33” on the <a href="#">Additional Permitted Uses Map</a>.</p> <p>(2) Development for the following purposes is permitted with development consent—</p> <p>(a) serviced apartments,</p> <p>(b) commercial premises,</p> <p>(c) recreation facilities (indoor).</p>	<p>→ <b>Insert instead:</b> “Lot 100, DP 1250842”</p>
22	<p>22 Use of certain land at 564–570 Princes Highway and 75–81 Railway Street, Rockdale</p> <p>(1) This clause applies to land at 564–570 Princes Highway and 75–81 Railway Street, Rockdale, identified as “26” on the <a href="#">Additional Permitted Uses Map</a>, being—</p> <p>(a) Lot 11, DP 1074481 and Lot 2, DP 529876, and</p> <p>(b) Lot 101, DP 771165, Lot 3, DP 82942, Lot 1, DP 455421 and Lot 1, DP 912313.</p> <p>(2) Development for the purpose of residential flat buildings at ground floor is permitted with development consent if the ground floor of the building facing Princes Highway, Railway Street or Parker Street is used for commercial premises.</p>	<p>22 Use of certain land at 564–570 Princes Highway and 75–81 Railway Street, Rockdale</p> <p>(1) This clause applies to land at 564–570 Princes Highway and 75–81 Railway Street, Rockdale, identified as “26” on the <a href="#">Additional Permitted Uses Map</a>, being—</p> <p>(a) <b>SP 96651</b>; Lot 2, DP 529876, and</p> <p>(b) Lot 101, DP 771165, Lot 3, DP 82942, Lot 1, DP 455421 and Lot 1, DP 912313.</p> <p>(2) Development for the purpose of residential flat buildings at ground floor is permitted with development consent if the ground floor of the building facing Princes Highway, Railway Street or Parker Street is used for commercial premises.</p>	<p><b>In APU 22(1)(a)</b>  <b>Remove:</b> “Lot 11, DP 1074481”  <b>→Insert instead:</b> “SP 96651”</p>

APU number	Current APU wording	Proposed APU wording	Proposed changes
23	<p>23 Use of certain land at 432 West Botany Street, Rockdale</p> <p>(1) This clause applies to land at 432 West Botany Street, Rockdale, being Lots 3 and 4, SP 34276 and identified as “27” on the <a href="#">Additional Permitted Uses Map</a>.</p> <p>(2) Development for the purposes of a shop associated with a charitable organisation is permitted with development consent.</p>	<p>23 Use of certain land at 432 West Botany Street, Rockdale</p> <p>(1) This clause applies to land at 432 West Botany Street, Rockdale, being SP 34276 and identified as “27” on the <a href="#">Additional Permitted Uses Map</a>.</p> <p>(2) Development for the purposes of a shop associated with a charitable organisation is permitted with development consent.</p>	<p><b><u>In APU 23(1)</u></b>  <b>Remove:</b> “Lots 3 and 4,”</p>
31	<p>31 Use of certain land at Cahill Park, 2 and 2A Princes Highway, Wolli Creek</p> <p>(1) This clause applies to land known as Cahill Park, 2 and 2A Princes Highway, Wolli Creek being Lot 3, DP 1148894 and identified as “29” on the <a href="#">Additional Permitted Uses Map</a>.</p> <p>(2) Development for the purposes of a restaurant or cafe is permitted with development consent.</p>	<p>31 Use of certain land at Cahill Park, 2 and 2A Princes Highway, Wolli Creek</p> <p>(1) This clause applies to land known as Cahill Park, 2 and 2A Princes Highway, Wolli Creek being <b>Part Lot 50, DP 1223957</b> and identified as “29” on the <a href="#">Additional Permitted Uses Map</a>.</p> <p>(2) Development for the purposes of a restaurant or cafe is permitted with development consent.</p>	<p><b><u>In APU 20(1)</u></b>  <b>Remove:</b> “Lot 3, DP 1148894”  <b>→Insert instead:</b> “Part Lot 50, DP 1223957”</p>

### Amendments to Schedule 5 Environmental Heritage - BLEP 2021

The addresses, lot numbers, and descriptions of various sites within *Schedule 5 Environmental Heritage* of the BLEP 2021 require updating to accurately reflect the *Heritage Map* referenced within the schedule.

The property details of various parcels of land mapped under *Part 1 Heritage Items* require updating. Text to be **removed** is replaced with text to be **added is coloured green**. Proposed changes further explained in additional column.

**Table 2** - Proposed Updates to *Schedule 5 Environmental Heritage – Part 1 Heritage Items*

Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
Arncliffe	"Glenwood"	27–29 Eden Street	<b>Current wording:</b> Lots 1 and 2, SP 61118	Local	I10	<b><u>In Property description:</u></b> <b>Remove:</b> "Lots 1 and 2"
			<b>Proposed wording:</b> SP 61118			
Arncliffe	Rosslyn Hospital	30 Forest Road	<b>Current wording:</b> Lots 1–10, SP 47963	Local	I20	<b><u>In Property description:</u></b> <b>Remove:</b> "Lots 1-10"
			<b>Proposed wording:</b> SP 47963			

Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
Arncliffe	“Gladstone” and “Wentworth”	134 and 136 Forest Road	<b>Current wording:</b> Part Lot 49, Section B, DP 933; Lot B, DP 372194; Lot C, DP 395258	Local	I21	<b><u>In Property description:</u></b> <b>Remove:</b> “Section B, ”
			<b>Proposed wording:</b> Part Lot 49, DP 933; Lot B, DP 372194; Lot C DP 395258			
<b>Current wording:</b> Arncliffe	Wolli Creek Aqueduct	<b>Current wording:</b> 27 and 27A Lusty Street, Part 74, 1 Bonar Street	<b>Current wording:</b> Part Lot 1, DP 8682; Lot 2, DP 444657; Lot 3, DP 86820 (part roadway between Turrella Street and Lusty Street and part bed of Wolli Creek)	State	I31	<b><u>In Suburb:</u></b> <b>Remove:</b> “Arncliffe”, → <b>Insert instead:</b> “Turrella, Wolli Creek”  <b><u>In Address:</u></b> <b>Remove:</b> “Part 74, 1”, → <b>Insert instead:</b> “74”
<b>Proposed wording:</b> <b>Turrella, Wolli Creek</b>		<b>Proposed wording:</b> 27 and 27A Lusty Street, 74 Bonar Street	<b>Proposed wording:</b> Part Lot 1, DP 8682; Lot 2, DP 444657; Lot 3, DP 86820 (part roadway between Turrella Street and Lusty Street and part bed of Wolli Creek)			
						<b><u>In Property description:</u></b> <b>After:</b> “DP 8682”, → <b>Insert:</b> “0”

Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
<b>Current wording:</b> Arncliffe, Wolli Creek	Southern and Western Suburbs Ocean Outfall Sewer (SWSOOS)—Western Main Carrier	<b>Current wording:</b> 11 and 13A Marsh Street	<b>Current wording:</b> Part Lot 5, Lots 9 and 10, DP 1050923; Lot 17, DP 1069479	State	I32	<p><b><u>In Suburb:</u></b>  <b>After:</b> “Wolli Creek”,  <b>→ Insert:</b> “, Mascot”</p> <p><b><u>In Address:</u></b>  <b>Remove:</b> “11 and 13A Marsh Street”,  <b>→Insert instead:</b> “18-20 Arncliffe Street; 125 Princes Highway; 20A West Botany Street; 11A Marsh Street; and 16 Eve Street”</p>

Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
<p><b>Proposed wording:</b>  Arnccliffe, Wolli Creek,  <b>Mascot</b></p>		<p><b>Proposed wording:</b>  18-20 Arnccliffe Street; 125 Princes Highway; 20A West Botany Street; 11A Marsh Street; and 16 Eve Street</p>	<p><b>Proposed wording:</b>  Lot 1 DP 667322; Lot 2 DP 346521; Lot 2 DP 508308; Lot 1 DP 530513; Lot 5 DP 86820 and <i>Part of:</i> Parts 1 and 9 DP 787029; Part 401 DP 816961; Lots 21-23 DP 819566; Lot 31 DP 819587; Lot 14 DP 1069479; Lots A and B DP 379449; Lots 3-4 and 44-46 Section 3 DP 1633; Lots 2-4 DP 233254; Lot 102 DP 630786; Lot 7004 DP 93569; Part 9 DP 1227769; Lot 1 DP 1240633; Lots 100-101 DP 706647; Lot 1 DP 61004; Lot 102 DP 701509; Lot 12 Section 1 DP 974988; Lots 113-114 DP 618350; Lot 114 DP 618350; Lot 18 DP 1110158; Lots 16-17 Section 1 DP 974988; Lot 20 DP 1224233; and Lot 18 DP 1069479</p>			<p><b><u>In Property Description:</u></b>  <b>Remove all,</b>  <b>→Insert instead:</b> “Lot 1 DP 667322; Lot 2 DP 346521; Lot 2 DP 508308; Lot 1 DP 530513; Lot 5 DP 86820 and <i>Part of:</i> Parts 1 and 9 DP 787029; Part 401 DP 816961; Lots 21-23 DP 819566; Lot 31 DP 819587; Lot 14 DP 1069479; Lots A and B DP 379449; Lots 3-4 and 44-46 Section 3 DP 1633; Lots 2-4 DP 233254; Lot 102 DP 630786; Lot 7004 DP 93569; Part 9 DP 1227769; Lot 1 DP 1240633; Lots 100-101 DP 706647; Lot 1 DP 61004; Lot 102 DP 701509; Lot 12 Section 1 DP 974988; Lots 113-114 DP 618350; Lot 114 DP 618350; Lot 18 DP 1110158; Lots 16-17 Section 1 DP 974988; Lot 20 DP 1224233; and Lot 18 DP 1069479”</p>

Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
<b>Current wording:</b> Arncliffe	Palm trees	Mawson Street		Local	133	<b><u>In Suburb:</u></b> <b>Remove:</b> “Arncliffe” <b>→ Insert instead:</b> “Bardwell Valley”
<b>Proposed wording:</b> Bardwell Valley						
<b>Current wording:</b> Banksmeadow	Sir Joseph Banks Hotel (circa 1920)	1354 Botany Road (corner of Botany Road and Waratah Street)	PT Lot 1, DP 73950	Local	174	<b><u>In Suburb:</u></b> <b>Remove:</b> “Banksmeadow” <b>→ Insert instead:</b> “Botany”
<b>Proposed wording:</b> Botany						
<b>Current wording:</b> Banksmeadow	Commercial building	1619 Botany Road	Lot 1, DP 913863	Local	175	<b><u>In Suburb:</u></b> <b>Remove:</b> “Banksmeadow” <b>→ Insert instead:</b> “Botany”
<b>Proposed wording:</b> Botany						
<b>Current wording:</b> Banksmeadow	Banksmeadow Public School	<b>Current Wording:</b> Brighton Street through to Wiggins Street	Lot 12, DP 859010	Local	176	<b><u>In Suburb:</u></b> <b>Remove:</b> “Banksmeadow” <b>→ Insert instead:</b> “Botany”

Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
<b>Proposed wording:</b> <b>Botany</b>		<b>Proposed Wording:</b> <b>Part of 60</b> Brighton Street				<b>In Address:</b> <b>Before:</b> “Brighton Street” <b>→ Insert:</b> “Part of 60”  <b>Remove:</b> “through to Wiggins Street”
<b>Current wording:</b> Banksmeadow	Streetscape— verge plantings of Canary Island Date Palm ( <i>Phoenix canariensis</i> )	Brighton Street		Local	177	<b>In Suburb:</b> <b>Remove:</b> “Banksmeadow” <b>→ Insert instead:</b> “Botany”
<b>Proposed wording:</b> <b>Botany</b>						
<b>Current wording:</b> Banksmeadow	Former headmaster’s residence to Banksmeadow Public School	<b>Current Wording:</b> 60 Brighton Street	Lot 11, DP 859010	Local	178	<b>In Suburb:</b> <b>Remove:</b> “Banksmeadow” <b>→ Insert instead:</b> “Botany”  <b>In Address:</b> <b>Before:</b> “60 Brighton Street” <b>→ Insert:</b> “Part of”
<b>Proposed wording:</b> <b>Botany</b>		<b>Proposed Wording:</b> <b>Part of 60</b> Brighton Street				

Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
<b>Current wording:</b> Bexley	Bardwell Creek Flora Reserve (south of Bexley Road)	<b>Current Wording:</b> 369D and 369F Bexley Road	Part Lot 11, Section B, DP 4580; Lots 27–34, Section B, DP 4580; Lots 7–10 and 18–25, Section C, DP 4580; Lot 17, DP 9730; Lot 14, DP 14208; Lot 3, DP 17016; Lot 7, DP 17073; Lot 5, 6 and 8, DP 17225; Lot 7, DP 21406; Lot 2, DP 204870; Lot 4, DP 206746; Lot 6, DP 210027; Lot 1, DP 211151; Lot 4, DP 326997; Lot B, DP 327603; Lots A and B, DP 327604; Lot E, DP 328325; Lot 3, DP 532927; Lot 2, DP 605883; Lot 7008, DP 1031070; Lot 12, DP 1042165	Local	197	<b><u>In Suburb:</u></b> <b>After:</b> “Bexley” <b>→ Insert:</b> “, Bexley North”  <b><u>In Address:</u></b> <b>Remove:</b> “and” <b>→Insert instead:</b> “Bexley Road;”  <b>After:</b> “369F Bexley Road” <b>→Insert:</b> “; and 98D Preddy’s Road”
<b>Proposed wording:</b> Bexley, <b>Bexley North</b>		<b>Proposed Wording:</b> 369D <b>Bexley Road;</b> 369F Bexley Road; <b>and 98D Preddy’s Road</b>				
<b>Current wording:</b> Bexley	Bexley Primary School	330 Forest Road	Part Lot 131, DP 1053602	Local	1127	<b><u>In Suburb:</u></b> <b>After:</b> “Bexley” <b>→Insert:</b> “, Rockdale”
<b>Proposed wording:</b> Bexley, <b>Rockdale</b>						

Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
Bexley	Original church building and convent only	20–26 Croydon Road	<b>Current wording:</b> Lot 21, DP 1162915	Local	I133	<b><u>In Address:</u></b> <b>Before:</b> “Lot 21” <b>→Insert:</b> “Part of”
			<b>Proposed wording:</b> Part of Lot 21, DP 1162915			
<b>Current wording:</b> Bexley	Bardwell Creek Flora Reserve (north of Bexley Road)	<b>Current wording:</b> 2A Hillcrest Avenue (part of Bardwell Valley Golf Course)	<b>Current wording:</b> N/A	Local	I144	<b><u>In Suburb:</u></b> <b>After:</b> “Bexley” <b>→Insert:</b> “, Bexley North, Bardwell Park, Bardwell

Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
<b>Proposed wording:</b> Bexley, <b>Bexley North,</b> <b>Bardwell Park,</b> <b>Bardwell Valley</b>		<b>Proposed wording:</b> 2A Hillcrest Avenue (part of Bardwell Valley Golf Course); <b>390 Bexley Road</b>	<b>Proposed wording:</b> <b>Lots 1-5 DP 1107669;</b> <b>Lots 121-129 DP 16044;</b> <b>PT 1 DP 211715; Lots A-B</b> <b>DP 343197; Lot 18 SecE</b> <b>DP 376; Lot D DP 400349;</b> <b>Lot C DP 401508; Lot 1</b> <b>DP 402007; Lot C DP</b> <b>406785; Lot 2 DP 501353;</b> <b>Lot 3 DP 501355; Lot 3 DP</b> <b>501815; Lot 1 DP 517952;</b> <b>PT 1 DP 625930; Lot 17</b> <b>DP 6510810; PT 1 DP</b> <b>651827</b>			Valley  <b><u>In Address:</u></b> <b>After:</b> "(... Valley Golf Course) <b>→Insert:</b> "; 390 Bexley Road  <b><u>In Property Description:</u></b> <b>→Insert:</b> "Lots 1-5 DP 1107669; Lots 121-129 DP 16044; PT 1 DP 211715; Lots A-B DP 343197; Lot 18 SecE DP 376; Lot D DP 400349; Lot C DP 401508; Lot 1 DP 402007; Lot C DP 406785; Lot 2 DP 501353; Lot 3 DP 501355; Lot 3 DP 501815; Lot 1 DP 517952; PT 1 DP 625930; Lot 17 DP 6510810; PT 1 DP 651827"
<b>Current wording:</b> Bexley	Street plantings	<b>Current wording:</b> Queen Victoria Street (both sides), R 71 Queen Victoria Street		Local	1147	<b><u>In Suburb:</u></b> <b>After:</b> "Bexley" <b>→Insert:</b> ", Kogarah"  <b><u>In Address:</u></b> <b>After:</b> "R 71 Queen Victoria

Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
<b>Proposed wording:</b> Bexley, <b>Kogarah</b>		<b>Proposed wording:</b> Queen Victoria Street (both sides), R 71 Queen Victoria Street; <b>R 820 Paine Street</b>				Street” → <b>Insert:</b> “; R 820 Paine Street”
Bexley	Bexley Park	<div> <b>Current wording:</b> 95 Stoney Creek Road </div> <div> <b>Proposed wording:</b> <b>93</b>–95 Stoney Creek Road </div>	Lot 98, DP 8760; Lot 1, DP 964567	Local	1153	<b>In Address:</b> <b>Before:</b> “95 Stoney Creek Road” <b>→Insert:</b> “93- “
<b>Current wording:</b> Bexley North	Stotts Reserve	167 Slade Road	Lots 26–29, 54 and 56–59, DP 16044; Lot 12, DP 19286; Lots 30, 33 and 37, DP 1222255; Lot 200, DP 1222256; Lots 9–13 and 23, DP 1227231	Local	1159	<b>In Suburb:</b> <b>After:</b> “Bexley North” <b>→Insert:</b> “, Bardwell Park”
<b>Proposed wording:</b> Bexley North, <b>Bardwell Park</b>						

Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
<p><b>Current wording:</b> Botany/Daceyville/ Eastlakes/Mascot/ Pagewood</p>	Botany water reserves	About 200ha between Mascot and Botany extending from the northern shore of Botany Bay to Gardeners Road including the Lakes and Eastlakes Golf Courses and Mill and Engine Ponds	<p><b>Current wording:</b> Lots 4 and 13 DP 87663; Lot 1, DP 233011; Lot 1, DP 241650; Lots 2473 and 2825, DP 752015; Lots 5, 6 and 7, DP 780391; Lot 3, DP 780392; Lot 2, DP 854374; Lots 1 and 2, DP 1039418</p>	State	I160	<p><b><u>In Suburb:</u></b> <b>Remove:</b> “Daceyville/” and “Mascot/”</p> <p><b><u>In Property Description:</u></b> <b>Remove all</b> <b>→Insert instead:</b> “Lot 2, DP 854374; Lots 1 and 3–5, DP 1144655; Part Lot 1, DP 241650; Lot 100, DP 1232571; Lot 2825, DP 752015; Lot 2, DP 1039418”</p>
<p><b>Proposed wording:</b> Botany, Eastlakes, Pagewood</p>			<p><b>Proposed wording:</b> <b>Lot 2, DP 854374; Lots 1 and 3–5, DP 1144655; Part Lot 1, DP 241650; Lot 100, DP 1232571; Lot 2825, DP 752015; Lot 2, DP 1039418</b></p>			
Botany	Booralee Park	Bounded by Sydenham Railway Line and Daniel, Bay, Lord, Myrtle and Jasmine Streets	<p><b>Current wording:</b> Lot 7078, DP 1027047</p>	Local	I161	<p><b><u>In Property Description:</u></b> <b>Before:</b> “Lot 7078” <b>→Insert:</b> “Lot 1, DP 909015;”</p>
			<p><b>Proposed wording:</b> <b>Lot 1, DP 909015; Lot 7078, DP 1027047</b></p>			

Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
Botany	Sir Joseph Banks Hotel (former, circa 1840)	23 Anniversary Street	<b><u>Current wording:</u></b> Lots 1–19, SP 62214	State	I162	<b><u>In Property Description:</u></b> <b>Remove:</b> “Lots 1-19,”
			<b><u>Proposed wording:</u></b> SP 62214			
Botany	Botany Uniting Church	1355 Botany Road	<b><u>Current wording:</u></b> Part Lot 4, Section B, DP 1787; Part Lot 1, DP 566495	Local	I188	<b><u>In Property Description:</u></b> <b>Remove:</b> “Part”, and “Part”
			<b><u>Proposed wording:</u></b> Lot 4, Section B, DP 1787; Lot 1, DP 566495			
Botany	Botany Town Hall (circa 1898)	1423 Botany Road (corner of Botany Road and Edward Street)	<b><u>Current wording:</u></b> Lot 14, DP 3592; Part Lot 5, DP 5177	Local	I191	<b><u>In Property Description:</u></b> <b>Remove:</b> “Part”
			<b><u>Proposed wording:</u></b> Lot 14, DP 3592; Lot 5, DP 5177			

Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
Botany	Residential building	<b><u>Current wording:</u></b> 16 The Esplanade	<b><u>Current wording:</u></b> Lot B, DP 323638	Local	I214	<b><u>In Address:</u></b> <b>Remove:</b> “16” <b>→Insert instead:</b> “15-18”  <b><u>In Property Description:</u></b> <b>Remove:</b> “Lot B, DP 323638” <b>→Insert instead:</b> “Part of SP 90899”
		<b><u>Proposed wording:</u></b> 15–18 The Esplanade	<b><u>Proposed wording:</u></b> Part of SP 90899			
Brighton-Le-Sands	Brighton-Le-Sands Houses (Brighton Parade precinct)	<b><u>Current wording:</u></b> 3, 9, 11, 23 and 33 Brighton Parade	<b><u>Current wording:</u></b> Lots 5, 10 and 16, DP 15057; Lots 1 and 4, DP 78024	Local	I217	<b><u>In Address:</u></b> <b>After:</b> “3,” <b>→Insert:</b> “5,”  <b><u>In Property Description:</u></b> <b>After:</b> “Lots 1” <b>→Insert:</b> “, 3”
		<b><u>Proposed wording:</u></b> 3, 5, 9, 11, 23 and 33 Brighton Parade	<b><u>Proposed wording:</u></b> Lots 5, 10 and 16, DP 15057; Lots 1, 3 and 4, DP 78024			
Brighton-Le-Sands	School building— Brighton-Le-Sands Public School (1916)	35 Crawford Road	<b><u>Current wording:</u></b> Lots 1–2, DP 194470	Local	I218	<b><u>In Property Descriptions:</u></b> <b>Remove:</b> “Lots 1-,” <b>→Insert instead:</b> “Part 1 and Lot”
			<b><u>Proposed wording:</u></b> Part 1 and Lot 2, DP 194470			

Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
<p><b><u>Current wording:</u></b> Brighton-Le-Sands, Dolls Point, Kyeemagh, Monterey, Ramsgate Beach, Sans Souci, Sandringham</p>	Cook Park	<p><b><u>Current wording:</u></b> General Holmes Drive The Grand Parade</p>		Local	I219	<p><b><u>In Suburb:</u></b> <b>Remove:</b> “Dolls Point,”</p> <p><b><u>In Address:</u></b> <b>Before:</b> “General Holmes Drive” →<b>Insert:</b> “East of”</p> <p><b>Before:</b> “The Grand Parade” →<b>Insert:</b> “and”</p>
<p><b><u>Proposed wording:</u></b> Brighton-Le-Sands, Kyeemagh, Monterey, Ramsgate Beach, Sans Souci, Sandringham</p>		<p><b><u>Proposed wording:</u></b> <b>East of</b> General Holmes Drive <b>and</b> The Grand Parade</p>				
<p><b><u>Current wording:</u></b> Brighton- Le-Sands</p>	Kings Wetland	Kings Road	<p><b><u>Current wording:</u></b> Part Lot 1, DP 214047; Lot 1, DP 229723</p>	Local	I220	<p><b><u>In Suburb:</u></b> <b>After:</b> “Brighton-Le-Sands” →<b>Insert:</b> “, Rockdale”</p> <p><b><u>In Property Description:</u></b> <b>Remove all</b> →<b>Insert instead:</b> “Lot 194, DP 752056; Lot 2, DP 194470; Part Lot 1, DP 194470; Lot 1, DP 229723; Lot 1, DP 214047; Lot 3, DP 525538”</p>
<p><b><u>Proposed wording:</u></b> Brighton- Le-Sands, <b>Rockdale</b></p>			<p><b><u>Proposed wording:</u></b> <b>Lot 194, DP 752056; Lot 2, DP 194470; Part Lot 1, DP 194470; Lot 1, DP 229723; Lot 1, DP 214047; Lot 3, DP 525538</b></p>			

Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
Brighton-Le-Sands	Group of houses	26–26A, 28, 35, 37, 40 and 53 Teralba Road	<b><u>Current wording:</u></b> Lots 25, 45, 53 and 54, DP 11976; Lot 1, DP 564103; Lot 700, DP 1059734	Local	I222	<b><u>In Property Description:</u></b> <b>Remove:</b> “Lot 1” → <b>Insert instead:</b> “Lots 1-2”
			<b><u>Proposed wording:</u></b> Lots 25, 45, 53 and 54, DP 11976; <b>Lots 1–2</b> , DP 564103; Lot 700, DP 1059734			
<b><u>Current wording:</u></b> Brighton- Le-Sands	Row of <i>Araucaria</i> trees	<b><u>Current wording:</u></b> The Grand Parade (in Cook Park)		Local	I223	<b><u>In Suburb:</u></b> <b>After:</b> “Brighton-Le-Sands” → <b>Insert:</b> “, Monterey, Ramsgate Beach”  <b><u>In Address:</u></b> <b>After:</b> “The Grand Parade” → <b>Insert:</b> “, between General Holmes Drive and Ramsgate Road”
<b><u>Proposed wording:</u></b> Brighton- Le-Sands, <b>Monterey, Ramsgate Beach</b>		<b><u>Proposed wording:</u></b> The Grand Parade, <b>between General Holmes Drive and Ramsgate Road</b> (in Cook Park)				
Daceyville	Marist Brothers School and	Haig Avenue	<b><u>Current wording:</u></b> Part Lot 1, DP 186759	Local	I242	<b><u>In Property Description:</u></b> <b>Remove:</b> “Part”

Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
	presbytery		<b><u>Proposed wording:</u></b> Lot 1, DP 186759			
Dolls Point	Primrose House	<b><u>Current wording:</u></b> 190 Russell Avenue	<b><u>Current wording:</u></b> Lot 2, DP 530790; Lot 449, DP 752056	Local	I246	<b><u>In Address:</u></b> <b>After:</b> "190", <b>→Insert:</b> "-196"  <b><u>In Property Description:</u></b> <b>Remove all,</b> <b>→Insert instead:</b> "Lot 1, DP 1236104; Lot 1, DP 840050"
		<b><u>Proposed wording:</u></b> 190–196 Russell Avenue	<b><u>Proposed wording:</u></b> <b>Lot 1, DP 1236104; Lot 1, DP 840050</b>			
Kogarah	Frys Reserve (including railway land)	1 and 1A Warialda Street	<b><u>Current wording:</u></b> Lots 20, 21, 22 and 23, Section 23, DP 1680; Lot 31, DP 14224; Lot Z, DP 189440; Lots 1 and 2, DP 191678; Lots 12–19, DP 456694; Lot 1, DP 653416; Part Lot 1, DP 859131.	Local	I257	<b><u>In Property Description:</u></b> <b>Remove period</b>

Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
			<b><u>Proposed wording:</u></b> Lots 20, 21, 22 and 23, Section 23, DP 1680; Lot 31, DP 14224; Lot Z, DP 189440; Lots 1 and 2, DP 191678; Lots 12–19, DP 456694; Lot 1, DP 653416; Part Lot 1, DP 859131			
<b><u>Current wording:</u></b> Mascot	Commercial building group	891–917 Botany Road	Lot 1, DP 80274; Lots A and B, DP 87517; Lots A– D, DP 103750; Lots 1 and 2, DP 504610; Lots 2–4, DP 598272; Lot 1, DP 784041	Local	I264	<b><u>In Suburb:</u></b> <b>Remove:</b> “Mascot”, <b>→Insert instead:</b> “Rosebery”
<b><u>Proposed wording:</u></b> Rosebery						
<b><u>Current wording:</u></b> Mascot	House group	<b><u>Current wording:</u></b> 999 Botany Road	<b><u>Current wording:</u></b> Part Lot 1, DP 918245	Local	I266	<b><u>In Suburb:</u></b> <b>Remove:</b> “Mascot”, <b>→Insert instead:</b>

[illegible]

Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
Mascot	Commercial building group	1009–1021 Botany Road	<b><u>Current wording:</u></b> Lot 1, DP 213130; Lots A and B, DP 349471; Lots A–C and Corner Lot D, DP 440204	Local	I270	<b><u>In Property Description:</u></b> <b>Remove:</b> “C and Corner Lot”
			<b><u>Proposed wording:</u></b> Lot 1, DP 213130; Lots A and B, DP 349471; Lots A–D, DP 440204			
<b><u>Current wording:</u></b> Mascot	House	110 Coward Street	Lot 1, DP 999395	Local	I285	<b><u>In Suburb:</u></b> <b>Remove:</b> “Mascot”, <b>→Insert instead:</b> “Rosebery”
<b><u>Proposed wording:</u></b> Rosebery						
<b><u>Current wording:</u></b> Mascot	Uniting Church and rectory	118–122 Coward Street	<b><u>Current wording:</u></b> Lot B, DP 155557; Lot 1, DP 197503; Lot 2, DP 917174; Lot 1, DP 917524	Local	I288	<b><u>In Suburb:</u></b> <b>Remove:</b> “Mascot”, <b>→Insert instead:</b> “Rosebery”

Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
			<b><u>Proposed wording:</u></b> Rosebery			<b><u>In Property Description:</u></b> <b>Before:</b> “Lot 1, DP 197503”, <b>→Insert:</b> “Part”
Mascot	Botany Family Day Care	149 Coward Street	<b><u>Current wording:</u></b> Lot 1, DP 1136361	Local	I294	<b><u>In Property Description:</u></b> <b>After:</b> “DP 1136361”, <b>→Insert:</b> “; Part Lot 2, DP 611027”
			<b><u>Proposed wording:</u></b> Lot 1, DP 1136361; <b>Part Lot 2, DP 611027</b>			
<b><u>Current wording:</u></b> Mascot	Christian Fellowship Centre	40 King Street	Lot 14, Section 8, DP 937	Local	I319	<b><u>In Suburb:</u></b> <b>Remove:</b> “Mascot”, <b>→Insert instead:</b> “Eastlakes”
<b><u>Proposed wording:</u></b> Eastlakes						
<b><u>Current wording:</u></b> Mascot	House group	62–64 King Street	Lots A and B, DP 304230	Local	I320	<b><u>In Suburb:</u></b> <b>Remove:</b> “Mascot”, <b>→Insert instead:</b> “Eastlakes”
<b><u>Proposed wording:</u></b> Eastlakes						

Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
<b><u>Current wording:</u></b> Monterey	Patmore Swamp	99 President Avenue (part of North Scarborough Park)	<b><u>Current wording:</u></b> Lot 14, DP 20365; Lot 7072, DP 93145; Lots 199, 473 and 536, DP 752056; Lots 1 and 3, DP 1113262	Local	I334	<b><u>In Suburb:</u></b> <b>After:</b> "Monterey", <b>→Insert:</b> ", Kogarah"  <b><u>In Property Description:</u></b> <b>Remove:</b> "Lot 7072, DP 93145; Lots 199, 473 and 536, DP 752056;", <b>→Insert instead:</b> "Part Lot 1, DP 1177511"
<b><u>Proposed wording:</u></b> Monterey, <b>Kogarah</b>			<b><u>Proposed wording:</u></b> Lot 14, DP 20365; <b>Part Lot 1, DP 1177511;</b> Lots 1 and 3, DP 1113262			
Pagewood	Jellicoe Park	Park Parade	<b><u>Current wording:</u></b> Lot 7067, DP 1059870; Lots 7325–7327, DP 1153726	Local	I338	<b><u>In Property Description:</u></b> <b>Remove:</b> "Lot 7067, DP 1059870", <b>→Insert instead:</b> "Lot 8207, DP 1177420"
			<b><u>Proposed wording:</u></b> <b>Lot 8207, DP 1177420;</b> Lots 7325–7327, DP 1153726			
Ramsgate	Hawthorne Street Reserve/Leo Smith Reserve	<b><u>Current wording:</u></b> 99 President Avenue (Scarborough Park, off Hawthorne Street)	<b><u>Current wording:</u></b> Lot 14, DP 20365; Lot 7072, DP 93145; Lots 199, 473 and 536, DP 752056; Lots 1 and 3, DP 1113262	Local	I339	<b><u>In Address:</u></b> <b>Remove:</b> "99 President Avenue" <b>→Insert instead:</b> "65A Barton Street"

Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
		<b><u>Proposed wording:</u></b> <b>65A Barton Street</b> (Scarborough Park, off Hawthorne Street)	<b><u>Proposed wording:</u></b> <b>Part 1, DP 1177511</b>			<b><u>In Property Description:</u></b> <b>Remove all</b> →Insert instead: “Part 1, DP 1177511”
<b><u>Current wording:</u></b> Ramsgate	Fig trees	<b><u>Current wording:</u></b> 99 President Avenue (South Scarborough Park, immediately north of Ramsgate Road)	<b><u>Current wording:</u></b> Lot 14, DP 20365; Lot 7072, DP 93145; Lots 199, 473 and 536, DP 752056; Lots 1 and 3, DP 1113262	Local	I340	<b><u>In Suburb:</u></b> <b>After:</b> “Ramsgate” <b>→Insert:</b> “, Ramsgate Beach”  <b><u>In Address:</u></b> <b>Remove:</b> “99 President Avenue” <b>→Insert instead:</b> “65A Barton Street”  <b><u>In Property Description:</u></b> <b>Remove all</b> <b>→Insert instead:</b> “Part 1, DP 1177511”
<b><u>Proposed wording:</u></b> Ramsgate, <b>Ramsgate Beach</b>		<b><u>Proposed wording:</u></b> <b>65A Barton Street</b> (South Scarborough Park, immediately north of Ramsgate Road)	<b><u>Proposed wording:</u></b> <b>Part 1, DP 1177511</b>			
Rockdale	Wilson’s Farmhouse	310 West Botany Street	<b><u>Current wording:</u></b> Lot 1, DP 34647; Lot 1, DP 517350	State	I359	<b><u>In Property Description:</u></b> <b>Remove:</b> “; Lot 1, DP 517350”  <b>Before:</b> “Lot 1” <b>→Insert:</b> “Part”
			<b><u>Proposed wording:</u></b> <b>Part</b> Lot 1, DP 34647			

Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
<b><u>Current wording:</u></b> Rosebery	Former bank building	686 Botany Road (corner of Botany and Gardeners Roads)	Lot A, DP 411716	Local	I360	<b><u>In Suburb:</u></b> <b>Remove:</b> “Rosebery”, → <b>Insert instead:</b> “Mascot”
<b><u>Proposed wording:</u></b> Mascot						
<b><u>Current wording:</u></b> Sans Souci	Tram route relics, tram shelter, island and plantings	Clareville Avenue (corner Russell Avenue)		Local	I377	<b><u>In Suburb:</u></b> <b>After:</b> “Sans Souci”, → <b>Insert:</b> “, Sandringham”
<b><u>Proposed wording:</u></b> Sans Souci, Sandringham						
Sans Souci	Cook Park	Riverside Drive	<b><u>Current wording:</u></b> N/A	Local	I379	<b><u>In Property Description:</u></b> → <b>Insert:</b> “Lot 7098, DP 94128; Lot 7083, DP 94129; Lot 7099, DP 94082”
			<b><u>Proposed wording:</u></b> Lot 7098, DP 94128; Lot 7083, DP 94129; Lot 7099, DP 94082			
<b><u>Current wording:</u></b> Sans Souci	Norfolk Island pine trees	Riverside Drive (between Napoleon		Local	I380	<b><u>In Suburb:</u></b> <b>After:</b> “Sans Souci”,



Suburb	Item name	Address	Property Description	Significance	Item no.	Recommended changes
<b><u>Current wording:</u></b> Turrella, Wolli Creek	Wolli Creek Wetlands	Part 75 Henderson Street, part Railway lands	Lot 5, DP 431083; Part Lot 1, DP 775302 (MS 16565 3000 SY); Lots 12 and 13, DP 1149053; part bed of Wolli Creek	Local	I385	<b><u>In Suburb:</u></b> <b>Remove:</b> “Turrella”
<b><u>Proposed wording:</u></b> Wolli Creek						
Wolli Creek	Tempe House and St Magdalene’s Chapel	1 Princes Highway	<b><u>Current wording:</u></b> Lot 1, DP 270821	State	I388	<b><u>In Property Description:</u></b> <b>Before:</b> “Lot 1”, <b>→Insert:</b> “Part”  <b>After:</b> “Lot 1”, <b>→Insert:</b> “-3”  <b>After:</b> “DP 270821”, <b>→Insert:</b> “; Part Lot 1, SP 93440”
			<b><u>Proposed wording:</u></b> <b>Part</b> Lot 1–3, DP 270821; <b>Part Lot 1, SP 93440</b>			
<b><u>Current wording:</u></b> Wolli Creek	Wolli Creek Valley	Wolli Creek		Local	I389	<b><u>In Suburb:</u></b> <b>After:</b> “Wolli Creek”, <b>→Insert:</b> “, Bardwell Park, Bardwell Valley, Bexley North, Turrella”
<b><u>Proposed wording:</u></b> Wolli Creek, <b>Bardwell Park, Bardwell Valley, Bexley North, Turrella</b>						

The Heritage Conservation Areas within Part 2 of the BLEP 2021 incorrectly reference the Heritage Map and need to be updated. Text to be ~~removed is coloured red with a strikethrough~~. Text to be added is coloured green.

**Table 3** - Proposed Updates to *Schedule 5 Environmental Heritage – Part 2 Heritage Conservation Areas*

Name of heritage conservation area	Identification on heritage map	Significance
Botany Township Heritage Conservation Area	Shown by a red outline with red hatching and labelled " <del>C2</del> C1"	Local
Daceyville Garden Suburb Heritage Conservation Area	Shown by a red outline with red hatching and labelled " <del>C4</del> C2"	Local

#### **Amendments to the *Heritage Map* Referenced Within the BLEP 2021**

Several of the sites to be updated within *Schedule 5 Environmental Heritage* also require mapping updates to accurately reflect the changes. The updates required are discussed and mapped under Part 4 of this Proposal, the items affected are listed below:

- I195 "House" ;
- I309 "House"; and
- I368 "House".

#### **Amendments to Land Reservation Acquisition Maps of the BLEP 2021**

The '*Land Reservation Acquisition Map*' (LRA) referenced within Part 5.1 of the Bayside LEP 2021 is required to be amended by removing the parcels of land that have already been acquired by the relevant authority from the map. The required updates are listed and mapped under Part 4 of this Proposal.

#### **Miscellaneous Mapping Amendments**

Various existing minor mapping inaccuracies are required to be updated. As well as this, several minor miscellaneous changes will be required to the mapping notations as a result of the updated LRA mapping. The required updates are listed and mapped under Part 4 of this Proposal.

## Proposed Zoning Amendments to Belmore Street Reserve

### Context



**Figure 1 - Aerial Photo and Zoning of 11 Station Street, Arncliffe**

Belmore Street Reserve is public open space owned and maintained by Bayside Council, and is classified as operational land. Therefore, Council has noted that the R2 Zoning and associated controls are incompatible with the current use of the land. As a result, it is proposed that the land be rezoned RE1 Public Recreation, with the removal of *Floor Space Ratio* (FSR), *Height of Buildings* (HOB) and *Lot Size* (LSZ) controls, to reflect its current use as local open space. The required mapping changes are discussed under Part 4 of this Proposal.

**Table 4 - Property Details**

Address	Property description
11 Station Street, Arncliffe	Lots 18-19, DP 875437

**Table 5 - Current and Proposed Controls**

	Map sheet	Current controls	Proposed controls
Zoning	0500_COM_LZN_004_010_20210301	R2 Low Density Residential	RE1 Public Recreation
FSR	0500_COM_FSR_004_010_20210301	0.5:1	N/A
HOB	0500_COM_HOB_004_010_20210301	8.5 m	N/A
Lot Size	0500_COM_LSZ_004_010_20210301	450 m	N/A

## Proposed Zoning, FSR, and Height of Building Height Amendments to 21 and 23 Gladstone Street, Bexley

### Context



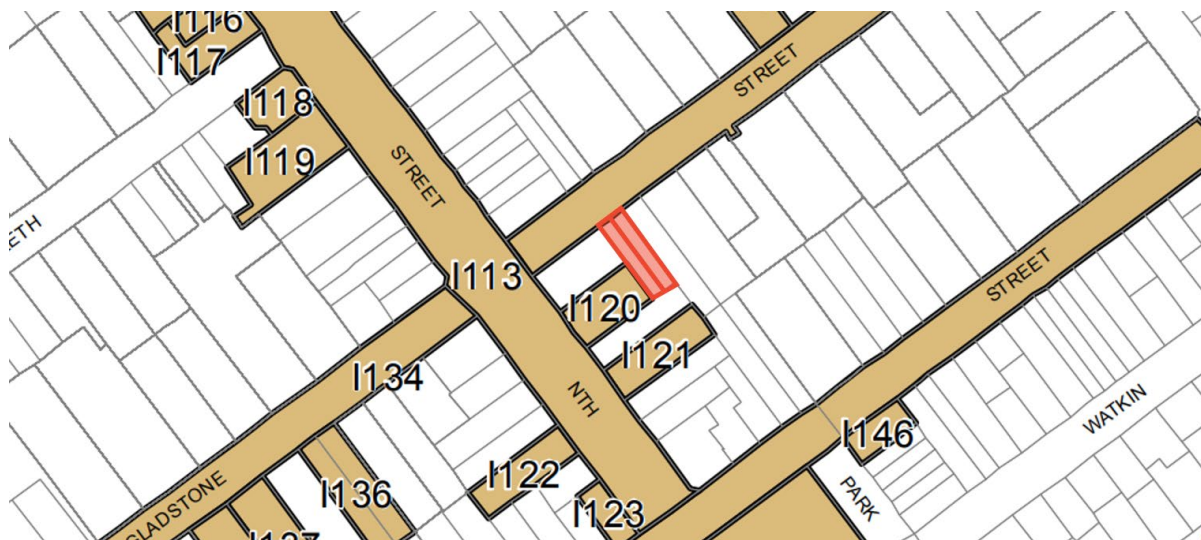
**Figure 2** – Aerial Photo and Zoning of 21 and 23 Gladstone Street, Bexley

The two lots contain a one-storey Federation-style Dual Occupancy. The adjacent site to the east, at 19 Gladstone Street, is currently a construction site. However, it is earmarked for the development of a part 2-storey and part 3-storey Boarding House.

Opposite the subject sites, 24 and 24A Gladstone Street also contain a single-storey Dual Occupancy directly adjacent to Multi-Dwelling Housing on land zoned R3 Medium Density Residential. This transitions to a streetscape containing Residential Flat Buildings.

The subject sites are located in an area with a significant number of heritage items. Both Gladstone Street and Dunmore Street North are heritage listed due to the significance of their street plantings. Heritage listed properties in close proximity to the site include 12 Gladstone Street, 29 Dunmore Street North and 33 Dunmore Street North.

**Figure 3** demonstrates the current heritage items within the BLEP 2021 that neighbour 21 and 23 Gladstone Street, Bexley.



**Figure 3 - Heritage Mapping of Area Surrounding 21 and 23 Gladstone Street, Bexley.**  
Source: *Bayside Local Environmental Plan 2021 Heritage Map – Sheet HER\_002 (01/03/2021).*

The R4 zoning is evidently not recent, and not an apparent administrative error, as it is also combined with Height of Building and FSR controls aligned with the neighbouring R4-zoned land. The required mapping changes are discussed under Part 4 of this Proposal.

**Table 6 - Property Details**

Address	Property description
21 Gladstone Street, Bexley	Lot 1 DP 558059
23 Gladstone Street, Bexley	Lot 2 DP 558059

**Table 7 - Current and Proposed Controls**

	Map sheet	Current controls	Proposed controls
Zoning	0500_COM_LZN_002_010_20210301	R4 High Density Residential	R2 Low Density Residential
FSR	0500_COM_FSR_002_010_20210301	1:1	0.5:1
HOB	0500_COM_HOB_002_010_20210301	14.5 m	8.5 m

#### Potential Site Amalgamation and Development on 19 Gladstone Street, Bexley

When assessing the proposal for the Boarding House at the adjacent 19 Gladstone Street, Council's DA officers highlighted the issue of site consolidation and isolated sites. The report notes the following:

*The applicant has provided evidence of genuine attempts to purchase No.21 and No.23. The offers were based on an independent valuers report. The sale of No.21 and No.23 has unable to be secured by the proponent of the subject proposal.*

*In any case, if the site were to be amalgamated with 21 and 23 Gladstone Street, and presumably developed then as a Residential Flat Building, a development site would be created with four of its six vertices being to the boundary of the R2 Low Density Residential*

zone. Part 2F of the Apartment Design Guide specifies a 9m setback be provided to those boundaries with a lower density residential zone. The combined width of 21 and 23 Gladstone Street is around 12.8m, so applying a 9m setback would erode the developable area of 21 and 23 Gladstone Street by over 70%, leaving only a 2.8m wide strip of land that could be built upon. This raises serious questions of the economic feasibility of site amalgamation.

*If, for example, the amalgamated site were to be developed for a Boarding House, and not a Residential Flat Building, then one may argue the 9m setback from the adjoining zoning would not apply and instead attempt to construct a building closer to the boundary. To do so would result in a poorer outcome for the character of the area, particularly in terms of transitioning the building height and density from the R4 zone to the adjacent R2 zone. Under the subject proposal, there is an effective transition from the 2/3 storey buildings at 15-17 Gladstone Street, to the 2 storey plus attic building on the subject site, to the 1 storey Semi-Detached Dwellings at 21 and 23 Gladstone Street, and then the single storey heritage dwellings fronting Dunmore Street North. With site amalgamation, if the 2 storey plus attic configuration were to continue to toward the rear boundary of the dwellings fronting Dunmore Street North there would be a poorer transition, and increased impacts on the adjoining low density residential area.*

*To insist upon the amalgamation of the subject site with 21 and 23 Gladstone Street would be insisting on the creation of an irregular shaped development site. This would subsequently result in an irregular shaped building on the site that would have a greater imposition on the adjoining low density residential areas to the south and to the west, and also to the heritage items that front Dunmore Street North. This is because the building would 'wrap around' the adjoining low density areas and create a sense of enclosure to the low density areas from the massing of an articulated built form.*

*Having regard to the above, it is difficult to suggest the orderly and economic use and development of land is thwarted by leaving 21 and 23 Gladstone Street isolated. As mentioned, it could even be argued that the redevelopment of an amalgamated site would thwart the orderly development of land given the poorer built form outcome that would likely result, including its impacts on the adjoining low density areas and heritage items.*

## Heritage

During the development of the Bayside Heritage Strategy, the *Bayside Heritage Study: Review of Potential Heritage Conservation Areas* report was concurrently developed in late 2019 to investigate potential HCAs in the former Rockdale area.

The subject sites were included in the report as part of a potential HCA for Oceanview Estate, Bexley, and were categorised as 'Contributory' items.

Following the development of the report, the proposed HCAs were exhibited. The results of the exhibition process were reported to Council, and the borders were amended due to community input and other miscellaneous issues.

In late 2020, Council resolved to proceed with the proposed HCAs in their updated form following exhibition. The Oceanview Estate HCA was recommended for further refinements, with no final border recommended at the time. The Heritage Advisor would eventually recommend removal the subject sites from the HCA boundary, alongside broader amendments made to the boundary further south of the site.

In early 2022, the HCA work was developed into a draft Planning Proposal Report. The draft PP was considered at a BLPP meeting in March 2022, where it was recommended that Council progress the HCAs in their original form (prior to the updates recommended following exhibition). No internal documentation exists to provide adequate justification for the removal of these properties from the HCA, so an independent heritage advisor is to advise on the validity of the post-exhibition changes to the boundaries.

The required mapping changes are discussed under Part 4 of this Proposal.

## Part 3 – Justification of strategic and site-specific merit

### A Need for the Planning Proposal

#### Q1 Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?

No, the draft PP is primarily administrative in nature and does not intend to give effect to any specific strategy, study, or report. Council conducted a review of *Schedule 1 – Additional Permitted Uses*, *Schedule 5 – Environmental Heritage*, and the maps referenced within the *Bayside Local Environmental Plan 2021*, and various administrative errors and inaccuracies were identified.

Aside from the various administrative corrections and updates, the proposal also includes several minor changes to zoning and planning controls at the following sites:

- 21 and 23 Gladstone Street, Bexley NSW 2207; and
- 'Belmore Reserve' 11 Station Street, Arncliffe NSW 2205.

#### Q2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Many of the minor mapping issues highlighted in this report could be addressed through an expedited amendment under Section 3.22 of the EP&A Act. However, this would necessitate the pursuit of two separate reports, as other issues unrelated to mapping or requiring further justification would not qualify for this process. Therefore, a draft Housekeeping PP allows for a consolidated report that addresses all relevant issues together, streamlining and simplifying the process.

### B Relationship to strategic planning framework

#### Q3 Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

#### Greater Sydney Region Plan - A Metropolis of Three Cities 2018

The draft PP is consistent with the objectives and actions of the *Greater Sydney Region Plan: A Metropolis of Three Cities* (GSRP) and the *Eastern City District Plan* (ECDP). **Table 8** below provides an assessment of this draft PP against the relevant objectives of the GSRP:

**Table 8** - Assessment against the Greater Sydney Region Plan

Directions	Objectives	Consistency
<b>Infrastructure and collaboration</b>		
<b>1. A city supported by infrastructure</b>	<b>Objective 4:</b> Infrastructure use is optimised	The proposed amendments to update the LRA mapping and correct the zoning errors at 1 Railway Lands, Turrella will contribute to the legibility, clarity, and accuracy of ongoing infrastructure provision within the Bayside LGA.
<b>Liveability</b>		
<b>3. A city for people</b>	<b>Objective 7:</b> Communities are healthy, resilient and socially connected	The proposed amendment to rezone Belmore Reserve (11 Station Street, Arncliffe) will ensure the park will continue to maintain its function as an urban green space for the community to gather.

<b>4. Housing the city</b>	<b>Objective 10:</b> Greater housing supply	Although the proposed rezoning to 21 and 23 Gladstone Street, and Belmore Reserve will slightly reduce potential housing supply, it should be noted that these sites are not considered the 'right location' for their current zoning. The rezoning of these sites would increase the liveability and quality of the surrounding residential areas, through the continued provision of open spaces, and in the case of 21 and 23 Gladstone by providing a transitional space between higher and lower density residential spaces.
<b>5. A city of great places</b>	<b>Objective 13:</b> Environmental heritage is conserved and enhanced	The amendments to both the mapping and schedule 5 of the BLEP 2021 ensure Bayside's heritage areas are up to date, and properly defined, which is necessary to ensure heritage conservation into the future.
<b>Sustainability</b>		
<b>8. A city in landscape</b>	<b>Objective 27:</b> Biodiversity is protected, urban bushland and remnant vegetation is enhanced	The updates to schedule 5 of the BLEP 2021 will improve the clarity and accuracy of the plan, ensuring all sites referenced remain protected continue to provide scenic and cultural value to the Bayside LGA. Including items that provide biodiversity, scenic, and cultural value.
	<b>Objective 28:</b> Scenic and cultural landscapes are protected	

## Eastern City District Plan

The ECDP identifies a range of planning priorities for the District, in line with the four categories identified in the Greater Sydney Region Plan:

- Infrastructure and collaboration;
- Liveability;
- Productivity; and
- Sustainability.

The draft Planning Proposal's consistency with the priorities in the ECDP are discussed in further detail in **Table 9** below:

**Table 9** - Assessment against the relevant Eastern City District Plan's priorities

Infrastructure and Collaboration		
E1	Planning for a city supported by infrastructure	Updating the information provided within the BLEP2021 maps and schedules, such as the LRA mapping, will improve the accuracy and transparency of information available to the public.  Specifically, updating the LRA mapping will improve the accuracy of information relating to infrastructure planning and delivery.
E2	Working through collaboration	
Liveability		
E4	Fostering healthy, creative, culturally rich, and socially connected communities	The updates to add clarity to the Schedule 5 and mapping, as well as the zoning changes to Belmore Reserve and 21 and 23 Gladstone Street, will further protect and enhance both the recreational amenity within the Bayside LGA, as well as ensuring the local character and heritage value within the LGA is protected.
E6	Creating and renewing great places and local centres, and respecting the	

	District's heritage	
<b>Sustainability</b>		
E16	Protecting and enhancing scenic and cultural landscapes	The administrative changes to the BLEP 2021 heritage schedule will ensure the heritage items remain properly identified and protected.
E18	Delivering high quality open space	The rezoning of Belmore Reserve to RE1 Public Recreation will enable the functions of the current land use as a park to be properly realised.

**Q4 Is the Planning Proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?**

**Bayside Local Strategic Planning Statement (LSPS) – A Land Use Vision to 2036**

Council's LSPS sets the 20-year vision for the Bayside LGA, including identifying the special character and values to be preserved and how change will be managed. The LSPS explains how council is implementing the planning priorities and actions in the relevant district plan in conjunction with their Community Strategic Plan.

The draft PP compares with the following relevant Planning Priorities identified in the Bayside LSPS, as noted in **Table 10**, below:

**Table 10** - Consistency with the endorsed Bayside LSPS

Planning Priority		Consistency
<b>B1</b>	Align land use planning and transport infrastructure planning to support the growth of Bayside	N/A
<b>B2</b>	Align land use planning with the delivery and management of assets by Bayside Council to support our community	The updated LRA mapping, and updates to the various schedules within the BLEP 2021 will assist Council in managing and delivering its assets.
<b>B3</b>	Working through collaboration	The LRA mapping updates will also assist other State agencies such as TfNSW in their planning / infrastructure provision for their projects, by improving the transparency and accuracy of information available to the Public.
<b>B4</b>	Provide social infrastructure to meet the needs of the Bayside Community	N/A
<b>B5</b>	Foster healthy, creative, culturally rich, and socially connected communities	The rezoning of Belmore Reserve to ensure it remains a public open space will ensure the area remains healthier and retains spaces for social connection within the community.
<b>B6</b>	Support sustainable housing growth by concentrating high density urban growth close	N/A

Planning Priority		Consistency
	to centres and public transport corridors	
<b>B7</b>	Provide choice in housing to meet the needs of the community	N/A
<b>B8</b>	Provide housing that is affordable	N/A
<b>B9</b>	Manage and enhance the distinctive character of the LGA through good quality urban design, respect for existing character and enhancement of the public realm	Regardless of the outcome of the independent heritage peer review for the HCAs PP, the rezoning of 21 and 23 Gladstone Street will ensure the BLEP 2021 aligns with objective B9. As the density step down will provide spatial relief that respects the existing character of the lower density R2-zoned neighbourhood area.
<b>B10</b>	Value, protect and conserve Aboriginal heritage	N/A
<b>B11</b>	Develop clear and appropriate controls for development of heritage items, adjoining sites and within conservation areas	The updates to the descriptions and identification information of the various heritage items within the BLEP 2021 will ensure any current controls remain clear and enforceable.
<b>B12</b>	Deliver an integrated land use and a 30-minute city	N/A
<b>B13</b>	Contribute to growing a stronger and more competitive Harbour CBD	N/A
<b>B14</b>	Protect and grow the international trade gateways	N/A
<b>B15</b>	Growing investment, business opportunities and jobs in Bayside's strategic centres and centres	N/A
<b>B16</b>	Contribute to growing the health and education Kogarah, Randwick, and Camperdown	N/A
<b>B17</b>	Retain and manage industrial and urban services lands	N/A
<b>B18</b>	Support the growth of targeted industry sectors	N/A
<b>B19</b>	Protect and improve the health of Bayside's waterways and the biodiversity	Several of the heritage items within the BLEP 2021, such as item I389 (Wolli Creek Wetlands) protect important environmental sites. The updates to the schedules will increase the accuracy of information regarding these sites and will assist in their continued protection.

Planning Priority		Consistency
<b>B20</b>	Increase urban tree canopy tree canopy cover and enhance green grid connections	N/A
<b>B21</b>	Deliver high quality open space	Although the rezoning of Belmore Reserve does not directly increase the quality of the space, it applies a more appropriate zoning, particularly when considering the recent investment in public recreation assets within the site.
<b>B22</b>	Protect and enhance scenic and cultural landscapes	<p>The updates to the Schedule 5 will ensure scenic and cultural landscapes with heritage value are properly protected.</p> <p>While the rezoning to Belmore and Gladstone will enhance and protect the scenic and cultural landscapes of their areas by preserving the local built form and natural character.</p>
<b>B23</b>	Reduce carbon emissions through improved management of energy, water, and waste	N/A
<b>B24</b>	Reduce community risk to urban and natural hazards and improve community's resilience to social, environmental, and economic shocks and stressors	N/A

## Bayside Community Strategic Plan 2018-2032

The Bayside Community Strategic Plan 2018-2032 sets the strategic direction for Council's Delivery Program and Operational Plans. The themes and directions outlined in the plan inform Council's activities towards achieving the identified community outcomes. The plan was updated in 2022 (adopted by Council 11/05/2022) and outlines the visions and goals for Bayside over the next 10 years.

**Table 11** - Assessment Against the *Bayside Community Strategic Plan 2018-2032*

Direction	Objectives	Consistency
<b>Theme One – In 2032 Bayside will be a vibrant place</b>		
<b>Community Outcome –</b> Bayside's places are accessible to all	Create spaces, places and interactions that are safe, accessible, and engaging	N/A
	Improve availability of parking for residents	N/A
	Promote the provision of affordable housing for those who need it	N/A
	Provide safe, accessible open space with a range of active and passive recreation opportunities to match Bayside's growing community	The rezoning of Belmore Reserve will ensure the current use of the land as an accessible open space is retained into the future.
	Welcome visitors and tourists to Bayside	N/A
<b>Community Outcome –</b> Bayside's places are dynamic and connected	Create green and welcoming streetscapes	N/A
	We are one community with shared objectives and desires	N/A
	Facilitate greater connectivity through active transport	N/A
	Support and deliver cultural and arts facilities, programs, events, and opportunities	N/A
<b>Community Outcome –</b> Bayside's places are people focussed	Activate local areas and town centres with facilities valued by the community	N/A
	Create and maintain vibrant, visually appealing, and welcoming places with their own village atmosphere and	The rezoning of 21 and 23 Gladstone Street will ensure the heritage atmosphere and identity of the

Direction	Objectives	Consistency
	sense of identity	adjacent properties is retained.
	Promote innovative and well-designed local developments which incorporate open space and put people first	N/A
<b>Community Outcome –</b> Bayside's transport system works	Promote adequate, accessible, reliable public transport for ease of travel to work and leisure	N/A
	Promote Bayside as a 30-minute City where residents do not have to travel for more than 30 minutes to work	N/A
	Support an effective and efficient local road network through investment in maintenance and reduced traffic issues in Bayside	The updates to the LRA mapping will generally support investment and maintenance by ensuring Council and State agency assets are clearly identified and current.
<b>Theme Two – In 2032 our people will be connected in a creative City</b>		
<b>Community Outcome –</b> Bayside celebrates and respects our diverse community	Reflect and celebrate cultural diversity in Bayside's activities	N/A
	Support cultural and arts events that reflect and involve community	N/A
	Treat community members with dignity and respect	N/A
	Value, respect and celebrate Bayside's shared heritage and history	The proposed changes to 21 and 23 Gladstone Street will ensure the atmosphere and heritage sense of identity of the adjacent low-density houses on Dunmore Street is retained.
<b>Community Outcome –</b> Bayside utilises and benefits from technology	Harness technological changes and ensure benefits are shared across Bayside	N/A
	Promote smart use of technologies to make life better	N/A
	Provide accessible information and services online and through social media	N/A
<b>Community Outcome –</b>	Engage and communicate with all community members	N/A

Direction	Objectives	Consistency
The community feels valued and supported	Promote access to active recreation, health care and education services to support a healthy community	N/A
	Provide services and facilities which ensure all community members feel a sense of belonging, including children, families, young people, and seniors	N/A
	Value and acknowledge our pets, and welcome them across Bayside	N/A
	Work with our partners to ensure flexible care/support arrangements for seniors, children, people with disabilities and vulnerable members of our community are available across Bayside	N/A
<b>Community Outcome –</b> The community is united and proud to live in Bayside	Develop and support community connections and networks which enhance resilience	The rezoning of Belmore Reserve will ensure the park can support community resilience through social connection, and by promoting healthy lifestyles.
	Develop and support emerging community leadership	N/A
	Ensure Council's decisions reflect community objectives and desires	N/A
	Engage effectively with community and provide information in a timely manner	N/A
	Foster a sense of community pride in and satisfaction with Bayside	The rezoning of 21 and 23 Gladstone Street will assist in recognising the adjoining heritage items, which are characteristic of the locality.
	Support community to play their part and imagine the future together	N/A
<b>Theme Three – In 2032 Bayside will be green, resilient, and sustainable</b>		
<b>Community Outcome –</b> Bayside is resilient to economic, social, and environmental	Build community capacity and resilience to prepare for, cope with, adapt to and recover from economic, social, and environmental impacts	N/A
	Engage with community to provide an appropriate response to threats and	N/A

Direction	Objectives	Consistency
impacts	adverse events	
	Promote education about climate change so that the community understands the potential impacts	N/A
	Support and promote local climate and resilience leadership and initiatives	N/A
<b>Community Outcome –</b> Bayside's use of renewable energy is increasing	Promote and facilitate emerging transport technologies for greener transportation and to meet the community's changing needs	N/A
	Promote the use of renewable energy through community education	N/A
	Prioritise renewable energy use by Council where possible to reduce greenhouse gas emissions, and report publicly on benefits	N/A
<b>Community Outcome –</b> Bayside's waterways and green corridors are regenerated and preserved	Capture and reuse rainwater at Council facilities where feasible	N/A
	Enhance and extend green grid corridors	N/A
	Increase Bayside's tree canopy	N/A
	Involve community in the preservation of natural areas	N/A
	Respect, manage and protect the natural environment and biodiversity	The updates to the heritage schedule will ensure biodiversity items with environmental heritage significance are properly identified and protected.
<b>Community Outcome –</b> Bayside's waste is well managed	Address illegal dumping proactively	N/A
	Educate the community on sustainable waste management and recycling practices	N/A
	Promote a circular economy by encouraging and/or implementing avoidance, reuse, rehome, repair, recycling, recovery solutions before landfilling	N/A

Direction	Objectives	Consistency
<b>Theme Four – In 2032 Bayside will be a prosperous community</b>		
<b>Community Outcome –</b> Bayside generates diverse local employment and business	Encourage and support improved employment outcomes for First Nations peoples	N/A
	Monitor socio-economic outcomes and work with partners to identify actions Council can support	N/A
	Support innovative and new and emerging businesses to locate in Bayside	N/A
	Support local apprenticeships and cadetships, as a major employer	N/A
<b>Community Outcome –</b> Bayside recognises and leverages opportunities for economic development	Support major employers to partner with local small business	N/A
	Take advantage of Bayside's position as an international hub for transport and logistics related business	N/A
	Preserve industrial lands and employment lands and partner with major employers to support local jobs	N/A
	Encourage participation from creative industries and entrepreneurial businesses	N/A
	Ensure local Plans and regulations have kept pace with the sharing economy	N/A
<b>Community Outcome –</b> Council is financially sustainable and well governed	Ensure Council decision making is transparent, and data driven	The Housekeeping amendments proposed are essential in keeping Council information and data up to date, accurate, and transparent.
	Foster a customer centric culture	N/A
	Invest in a skilled and dynamic workforce to meet future challenges, meet accountability and compliance requirements, and deliver Council's quadruple bottom line: social, environmental, economic, and civic leadership	N/A

Direction	Objectives	Consistency
	Manage Council assets to meet community expectations within available resources	The updates to the mapping and scheduling regarding Bayside's assets, and the rezoning of Belmore Reserve will meet the communities expectations for proper land use, and accuracy of information.
	Manage Council finances for the long-term benefit of the community and to prioritise infrastructure funding commitments	The LRA mapping changes specific to Bayside's acquired land will assist in the planning and identification, and subsequent funding schemes, of any future infrastructure plans.
	Plan for growth and development so the benefits of prosperity are shared	N/A

**Q5 Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?**

The draft PP is not inconsistent with any State or regional strategies. The Proposal is local in scale, and minor in nature, dealing only with minor administrative updates and some limited, site-specific, changes to zoning and planning controls. As such, an assessment against the higher order objectives of specific State and regional strategies is not considered necessary.

**Q6 Is the Planning Proposal consistent with applicable State Environmental Planning Policies (SEPPs)?**

Consistency with the SEPPs is provided in **Table 12** below:

**Table 12 - Consistency with applicable SEPPs**

No.	Title	Consistency with Planning Proposal	Complies Y/N
714	(Housing) 2021	<p>The updates to the APU schedule are consistent with this SEPP by clarifying sites capable of delivering diverse housing types (a) such as Residential Flat Buildings, in areas that are suitably zoned to take advantage of local infrastructure and services (d).</p> <p>The rezoning of 21 and 23 Gladstone Street is indirectly consistent with principle (f), reinforcing <i>the importance of designing housing in a way that reflects and enhances its locality</i>. This change promotes housing development that is correctly scaled to the locality.</p>	Y
722	(Biodiversity and Conservation) 2021	<p>The updates to the heritage schedule and associated mapping are consistent with the objectives under Part 10.5 <i>Heritage Provisions</i> of the SEPP, as maintaining the currency and accuracy of heritage sites/areas descriptive information ensures they can be properly identified and preserved.</p> <p>The rezoning of 21 and 23 Gladstone Street is consistent with objective (d), as it allows for the protection of the heritage values of existing adjacent heritage items to be maintained.</p>	Y

No.	Title	Consistency with Planning Proposal	Complies Y/N
	(Resilience and Hazards) 2021	The Planning Proposal does not contradict the provisions of this SEPP.	Y
	(Transport and Infrastructure) 2021	The Planning Proposal does not contradict the provisions of this SEPP.	Y
	(Industry and Employment) 2021	The Planning Proposal does not contradict the provisions of this SEPP. The updates to the LRA maps do not affect the application of this SEPP, consisting only of updates to remove already acquired land from the mapping.	Y
	(Resources and Energy) 2021	The Planning Proposal does not contradict the provisions of this SEPP.	Y
	(Precincts – Eastern Harbour City) 2021	The Planning Proposal does not contradict the provisions of this SEPP.	Y
	(Planning Systems) 2021	The Planning Proposal does not contradict the provisions of this SEPP.	Y
	Design Quality of Residential Apartment Development	The Planning Proposal does not contradict the provisions of this SEPP.	Y
	(Building Sustainability Index: BASIX) 2004	The Planning Proposal does not contradict the provisions of this SEPP.	Y
	(Exempt and Complying Development Codes) 2008	The Planning Proposal does not contradict the provisions of this SEPP.	Y

**Q7 Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?**

**Table 13** below reviews the consistency of the Planning Proposal with the Ministerial/Local Planning Directions for LEPs under section 9.1 (formerly section 117) of the *EP&A Act 1979*.

**Table 13:** Consistency with Ministerial / Local Planning Directions

Ministerial Directions under Section 9.1 of the <i>Environmental Planning and Assessment Act 1979</i>	Yes	No	N/A
<b>Focus area 1: Planning Systems</b>			
1.1 Implementation of Regional Plans	X		
Objective: To give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.			
<b>Comment:</b> The draft PP is consistent with the Greater Sydney Region Plan (GSRP). An assessment of the draft PP's consistency with relevant directions and objectives of the GSPR is included earlier in this report at Table 8.			

Ministerial Directions under Section 9.1 of the <i>Environmental Planning and Assessment Act 1979</i>	Yes	No	N/A
1.2 Development of Aboriginal Land Council Land  Objective: To provide for the consideration of development delivery plans prepared under chapter 3 of the <i>State Environmental Planning Policy (Planning Systems) 2021</i> when planning proposals are prepared by a planning proposal authority.			X
1.3 Approval and Referral Requirements  Objective: To ensure that LEP provisions encourage the efficient and appropriate assessment of development.			X
s1.4 Site Specific Provisions  Objective: To discourage unnecessarily restrictive site specific planning controls.			X
<b>Focus area 1: Planning Systems – Place Based</b>			
1.5 Parramatta Road Corridor Urban Transformation Strategy  Objective:  a) Facilitate development within the Parramatta Road Corridor that is consistent with the <i>Parramatta Road Corridor Urban Transformation Strategy</i> (November 2016), the <i>Parramatta Road Corridor Implementation Tool Kit</i> , and the <i>Parramatta Road Corridor Urban Transformation Implementation Update 2021</i> ,  b) Provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community, and  c) Guide the incremental transformation of the Parramatta Road Corridor in line with the delivery of necessary infrastructure.			X
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan  Objective: To ensure development within the North West Priority Growth Area is consistent with the <i>North West Priority Growth Area Land Use and Infrastructure Strategy</i> .			X
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan  Objective: To ensure development within the Greater Parramatta Priority Growth Area is consistent with the <i>Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</i> dated July 2017.			X
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan  Objective: To ensure development within the Wilton Priority Growth Area is consistent with the <i>Wilton Interim Land Use and Infrastructure Implementation Plan and Background Analysis</i> .			X
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor  Objective: To ensure development within the precinct between Glenfield and Macarthur is consistent with the plans for these precincts.			X
1.10 Implementation of the Western Sydney Aerotropolis Plan  Objective: To ensure development within the Western Sydney Aerotropolis is consistent with the <i>Western Sydney Aerotropolis Plan</i> dated September 2020			X

Ministerial Directions under Section 9.1 of the <i>Environmental Planning and Assessment Act 1979</i>	Yes	No	N/A
<p>1.11 Implementation of Bayside West Precincts 2036 Plan</p> <p>Objective: To ensure development within the Bayside West Precincts (Arncliffe, Banksia and Cooks Cove) is consistent with the <i>Bayside West Precincts 2036 Plan</i>.</p> <p><b>Comment:</b> This draft PP does not create any conflict with this Direction.</p>	X		
<p>1.12 Implementation of Planning Principles for the Cooks Cove Precinct</p> <p>Objective: To ensure development within the Cooks Cove Precinct is consistent with the Cooks Cove Planning Principles.</p> <p><b>Comment:</b> The direction does not apply to this draft PP as the Cooks Cove Precinct is not subject to the provisions of the Bayside LEP 2021.</p>			X
<p>1.13 Implementation of St Leonards and Crows Nest 2036 Plan</p> <p>Objective: To ensure development within the St Leonards and Crows Nest Precinct is consistent with the <i>St Leonards and Crows 2036 Plan</i>.</p>			X
<p>1.14 Implementation of greater Macarthur 2040</p> <p>Objective: To ensure that development within the Greater Macarthur Growth Area is consistent with:</p> <ul style="list-style-type: none"> <li>a) <i>Greater Macarthur 2040</i> dated November 2018,</li> <li>b) <i>The Greater Macarthur Growth Area Structure Plan 2022</i>, and</li> <li>c) <i>The Guide to the Greater Macarthur Growth Area</i>.</li> </ul>			X
<p>1.15 Implementation of the Pyrmont Peninsula Place Strategy</p> <p>Objective:</p> <ul style="list-style-type: none"> <li>a) Facilitate development within the <i>Pyrmont Peninsula Place Strategy</i> (Place Strategy) and the <i>Economic Development Strategy</i>,</li> <li>b) Align the planning framework with the <i>Eastern City District Plan</i> Planning Priority E7 Growing a Strong and More Competitive Harbour CBD and actively support the consistent delivery of objectives in the <i>Eastern City District Plan</i> and <i>Greater Sydney Region Plan</i>, and</li> <li>c) Guide growth and change balanced with character, heritage and infrastructure considerations (amongst others) across the Peninsula under the Place Strategy.</li> </ul>			X
<p>1.16 North West Rail Link Corridor Strategy</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>a) Promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL), and</li> <li>b) Ensure development within the NWRL corridor is consistent with the proposals set out in the <i>NWRL Corridor Strategy</i> and precinct Structure Plans.</li> </ul>			X

Ministerial Directions under Section 9.1 of the <i>Environmental Planning and Assessment Act 1979</i>	Yes	No	N/A
<p>1.17 Implementation of the Bays West Place Strategy</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>a) Facilitate development within the Bays West precinct that is consistent with the <i>Bays West Place Strategy</i> (Place Strategy) and the <i>Urban Design Framework</i> (which includes the Sustainability Framework and Connecting with Country Framework),</li> <li>b) Actively support the consistent delivery of objectives in the Eastern City District Plan and Greater Sydney Region Plan, and</li> <li>c) Guide growth and change balanced with character, Indigenous and European heritage, working harbour and infrastructure considerations across the Bays West precinct under the Place Strategy.</li> </ul>			X
<p>1.18 Implementation of the Macquarie Park Innovation Precinct</p> <p>Objectives: To ensure development within the Macquarie Park Innovation Precinct is consistent with the <i>Macquarie Park Innovation Precinct Place Strategy</i> and <i>Macquarie Park Innovation Precinct Strategic Master Plan</i>.</p>			X
<p>1.19 Implementation of the Westmead Place Strategy</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>a) Facilitate development within the Westmead and Parramatta North precincts that is consistent with the <i>Westmead Place Strategy</i>, and</li> <li>b) Actively support the consistent delivery of objectives in the <i>Central City District Plan</i> and <i>Greater Sydney Region Plan</i>.</li> </ul>			X
<p>1.20 Implementation of the Camellia-Rosehill Place Strategy</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>a) Facilitate development within the Camellia-Rosehill precinct that is consistent with the <i>Camellia-Rosehill Place Strategy</i>,</li> <li>b) Guide growth and change in the Camellia-Rosehill precinct in a coordinated manner, that delivers appropriate infrastructure and retains the precinct's role as an employment hub, and</li> <li>c) Actively support the consistent delivery of objectives in the <i>Central City District Plan</i> and <i>Greater Sydney Region Plan</i>.</li> </ul>			X
<p>1.21 Implementation of South West Growth Area Structure Plan</p> <p>Objectives: To ensure that development within the South West Growth Area (also referred to as the South West Growth Centre) is consistent with Structure Plan and Guide dated December 2022.</p>			X
<p>1.22 Implementation of the Cherrybrook Station Place Strategy</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>a) Facilitate development within the Cherrybrook Station Precinct that is consistent with the <i>Cherrybrook Station Precinct Place Strategy</i>, and</li> <li>b) Actively support the consistent delivery of objectives in the <i>North District Plan</i> and <i>Greater Sydney Region Plan</i>.</li> </ul>			X

Ministerial Directions under Section 9.1 of the <i>Environmental Planning and Assessment Act 1979</i>	Yes	No	N/A
<b>Focus Area 2: Design and Place</b>			
No directions applicable			
<b>Focus Area 3: Biodiversity and Conservation</b>			
3.1 Conservation Zones Objective: To protect and conserve environmentally sensitive areas.			X
3.2 Heritage Conservation Objective: To conserve items, areas, objects, and places of environmental heritage significance and Indigenous heritage significance. <b>Comment:</b> The draft PP proposed to update the information relating to sites and does not propose to alter any existing heritage sites. Where mapping changes show the removal of heritage zones, these items have already been either demolished, or had their heritage status removed.	X		
3.3 Sydney Drinking Water Catchments Objective: To provide for healthy catchments and protect water quality in the Sydney drinking water catchment.			X
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs Objective: To ensure that a balanced and consistent approach is taken when applying conservation zones to land on the NSW Far North Coast.			X
3.5 Recreation Vehicle Areas Objective: To protect sensitive land with significant conservation values from adverse impacts from recreation vehicles.			X
3.6 Strategic Conservation Planning Objective: To protect, conserve or enhance areas with high biodiversity value.			X

Ministerial Directions under Section 9.1 of the <i>Environmental Planning and Assessment Act 1979</i>	Yes	No	N/A
<p>3.7 Public Bushland</p> <p>Objective: To protect bushland in urban areas, including rehabilitated areas, and ensure the ecological viability of the bushland, by:</p> <ul style="list-style-type: none"> <li>a) Preserving: <ul style="list-style-type: none"> <li>a. Biodiversity and habitat corridors,</li> <li>b. Links between public bushland and other nearby bushland,</li> <li>c. Bushland as a natural stabiliser of the soil surface,</li> <li>d. Existing hydrological landforms, processes and functions, including natural drainage lines, watercourses, wetlands and foreshores,</li> <li>e. The recreational, educational, scientific, aesthetic, environmental, ecological and cultural values and potential of the land, and</li> </ul> </li> <li>b) Mitigating disturbance caused by development,</li> <li>c) Giving priority to retaining public bushland.</li> </ul> <p><b>Comment:</b> The updates to Schedule 5 of the BLEP 2021 will improve the clarity of applicable site addresses, ensuring that all sites referenced are able to remain protected and can continue to provide scenic and cultural value to the Bayside LGA, including items that provide biodiversity, scenic, and cultural value.</p>	X		
<p>3.8 Willandra Lakes Regions</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>a) Protect, conserve and manage the Willandra Lakes Region World Heritage Property (World Heritage Property) in accordance with a strategic plan of management prepared for World Heritage Property, and</li> <li>b) Establish a consultation process for making decisions on conservation and development within the World Heritage Property.</li> </ul>			X

Ministerial Directions under Section 9.1 of the <i>Environmental Planning and Assessment Act 1979</i>	Yes	No	N/A
<p>3.9 Sydney Harbour Foreshores and Waterways Area</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>a) Protect and enhance the natural assets and unique environmental, scenic and visual qualities of Sydney Harbour and its islands and foreshores,</li> <li>b) Minimised risk to development from rising sea levels or changing flood patterns as a result of climate change,</li> <li>c) Ensure the protection, maintenance and rehabilitation of watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity,</li> <li>d) Protect or enhance terrestrial and aquatic species, populations and ecological communities, including by avoiding physical damage to, or shading of, aquatic vegetation,</li> <li>e) Promote the equitable use of the Foreshores and Waterways Area,</li> <li>f) Protect the cultural heritage significance of Sydney Harbour, its islands and foreshores,</li> <li>g) Ensure a prosperous working harbour and effective transport corridor, and</li> <li>h) Encourage culturally rich a vibrant place for people.</li> </ul>			X
<p>3.10 Water Catchment Protection</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>a) Maintain and improve the water quality (including ground water) and flows of natural waterbodies, and reduce urban run-off and stormwater pollution,</li> <li>b) Protect and improve the hydrological, ecological and geomorphological processes of natural waterbodies and their connectivity,</li> <li>c) Protect and enhance the environmental quality of water catchments by managing them in an ecologically sustainable manner, for the benefit of all users, and</li> <li>d) Protect, maintain and rehabilitate watercourses, wetlands, riparian lands and their vegetation and ecological connectivity.</li> </ul> <p><b>Comment:</b> This draft PP does not affect water catchments.</p>			X
<b>Focus Area 4: Resilience and Hazards</b>			
<p>4.1 Flooding</p> <p>Objective:</p> <ul style="list-style-type: none"> <li>a) Ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</li> <li>b) Ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.</li> </ul> <p><b>Comment:</b> This draft PP does not propose any uplift in development potential for any purpose.</p>			X

Ministerial Directions under Section 9.1 of the <i>Environmental Planning and Assessment Act 1979</i>	Yes	No	N/A
<b>4.2 Coastal Management</b> Objective: To protect and manage coastal areas of NSW.			X
<b>4.3 Planning for Bushfire Protection</b> Objectives: <ul style="list-style-type: none"> <li>a) Protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</li> <li>b) Encourage sound management of bush fire prone areas.</li> </ul>			X
<b>4.4 Remediation of Contaminated Land</b> Objective: To reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by PPAs.	X		
<b>4.5 Acid Sulfate Soils</b> Objective: To avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	X		
<b>4.6 Mine Subsidence and Unstable Land</b> Objective: To prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.  <b>Comment:</b> The Bayside LGA does not contain land within a proclaimed Mine Subsidence District, or land that has been identified as unstable.			X
<b>Focus Area 5: Transport and Infrastructure</b>			
<b>5.1 Transport and Infrastructure</b> Objectives: To ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: <ul style="list-style-type: none"> <li>a) Improving access to housing, jobs and services by walking, cycling and public transport, and</li> <li>b) Increasing the choice of available transport and reducing dependence on cars, and</li> <li>c) Reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</li> <li>d) Supporting the efficient and viable operation of public transport services, and</li> <li>e) Providing for the efficient movement of freight.</li> </ul> <b>Comment:</b> This draft PP does not propose any uplift in development potential for any purpose. It does, however, relate to removing LRA mapping / status from sites that have already been acquired by the relevant acquisition authority.	X		

Ministerial Directions under Section 9.1 of the <i>Environmental Planning and Assessment Act 1979</i>	Yes	No	N/A
<p>5.3 Development Near Regulated Airports and Defence Airfields</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>a) Ensure the effective and safe operation of regulated airports and defence airfields;</li> <li>b) Ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and</li> <li>c) Ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</li> </ul> <p><b>Comment:</b> This draft PP does not propose any uplift in development potential for any purpose.</p>			X
<p>5.4 Shooting Ranges</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>a) Maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range,</li> <li>b) Reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land,</li> <li>c) Identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.</li> </ul>			X
<b>Focus Area 6: Housing</b>			
<p>6.1 Residential Zones</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>a) Encourage a variety and choice of housing types to provide for existing and future housing needs,</li> <li>b) Make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</li> <li>c) Minimise the impact of residential development on the environment and resource lands.</li> </ul> <p><b>Comment:</b> This draft PP does not propose any uplift in development potential for any purpose. The targeted site-specific changes to zoning / planning controls for two specific sites are not consequential to housing delivery.</p>	X		
<p>6.2 Caravan Parks and Manufactured Home Estates</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>a) Provide for a variety of housing types, and</li> <li>b) Provide opportunities for caravan parks and manufactured home estates.</li> </ul>			X

Ministerial Directions under Section 9.1 of the <i>Environmental Planning and Assessment Act 1979</i>	Yes	No	N/A
<b>Focus Area 7: Industry and Employment</b>			
<p>7.1 Business and Industrial Zones</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>a) Encourage employment growth in suitable locations,</li> <li>b) Protect employment land in business and industrial zones, and</li> <li>c) Support the viability of identified centres.</li> </ul>			X
<p>7.2 Reduction in non-hosted short-term rental accommodation period</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>a) Mitigate significant impacts of short-term rental accommodation where non-hosted short-term accommodation period are to be reduced, and</li> <li>b) Ensure the impacts of short-term rental accommodation and views of the community are considered.</li> </ul>			X
<p>7.3 Commercial and Retail Development along the Pacific Highway, North Coast</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>a) Protect the Pacific Highway's function, that is to operate as the North Coast's primary inter- and intra-regional road traffic route,</li> <li>b) Prevent inappropriate development fronting the highway,</li> <li>c) Protect public expenditure invested in the Pacific Highway,</li> <li>d) Protect and improve highway safety and highway efficiency,</li> <li>e) Provide for the food, vehicle service and rest needs of travellers on the highway, and</li> <li>f) Reinforce the role of retail and commercial development in town centres, where they can best serve the populations of the towns.</li> </ul>			X
<b>Focus Area 8: Resources and Energy</b>			
<p>8.1 Mining, Petroleum Production and Extractive Industries</p> <p>Objective: To ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</p>			x
<b>Focus Area 9: Resources and Energy</b>			
<p>9.1 Rural Zones</p> <p>Objective: To protect the agricultural production value of rural land.</p>			X

Ministerial Directions under Section 9.1 of the <i>Environmental Planning and Assessment Act 1979</i>	Yes	No	N/A
<p>9.2 Rural Lands</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>a) Protect the agricultural production value of rural land,</li> <li>b) Facilitate the orderly and economic use and development of rural lands for rural and related purposes,</li> <li>c) Assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State,</li> <li>d) Minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses,</li> <li>e) Encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land,</li> <li>f) Support the delivery of the actions outlined in the NSW Right to Farm Policy.</li> </ul>			X
<p>9.3 Oyster Aquaculture</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>a) Ensure that 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal, and</li> <li>b) Protect 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers.</li> </ul>			X
<p>9.4 Farmland of State and Regional Significance on the NSW Far North Coast</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>a) Ensure that the best agricultural land will be available for current and future generations to grow food and fibre,</li> <li>b) Provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning, and</li> <li>c) Reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas.</li> </ul>			X

## C Environmental, social and economic impact

**Q8 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

No, there is no likelihood that critical habitats, populations, or ecological communities will be adversely affected as a result of this proposal

**Q9 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?**

No environmental effects are likely to occur as a result of the draft PP.

**Q10 How has the Planning Proposal adequately addressed any social and economic effects?**

The proposed changes to 21 and 23 Gladstone Street, Bexley would reduce the sites development potential. However, as the site was not amalgamated into the neighbouring 19 Gladstone Street development proposal, future high density residential redevelopment is unlikely. As well as this, rezoning this site provides a social benefit to the area, by protecting the local heritage character.

**D Infrastructure (Local, State and Commonwealth)**

**Q11 Is there adequate public infrastructure for the Planning Proposal?**

The draft PP does not propose any intensification to land uses that would necessitate the consideration of public infrastructure.

**E State and Commonwealth interests**

**Q12 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?**

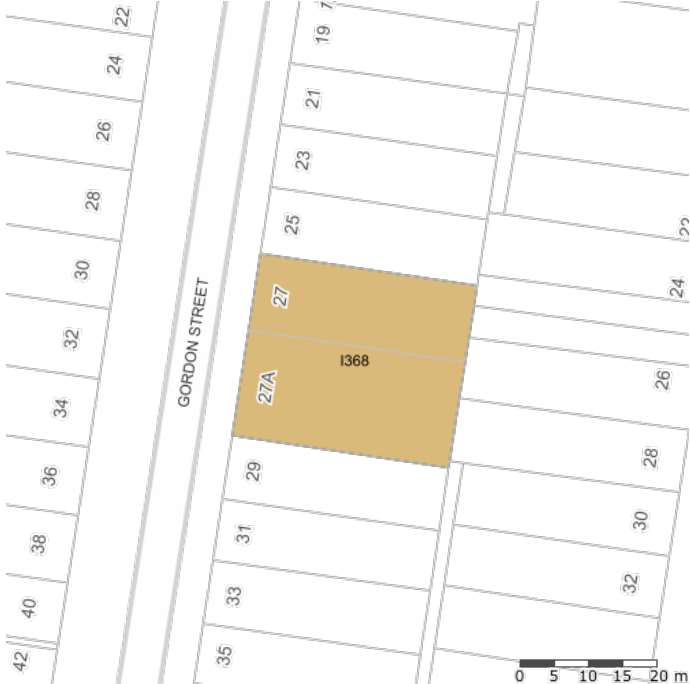

It is anticipated that Bayside Council and Department of Planning and Environment will consult relevant public authorities in accordance with the provisions of the *EP&A Act 1979* and *EP&A Regulation 2021* and any specific requirements of the Gateway Determination.

## **Part 4 – Mapping**

Various basic housekeeping amendments to the maps and items referenced in Parts 1 and 2 of *Schedule 5 Environmental Heritage* of the Bayside LEP 2021 are required to fix minor administrative errors. Text to be ~~removed is coloured red with a strikethrough~~. Text to be **added is coloured green**.

## Mapping Amendments to Schedule 5 Environmental Heritage - BLEP 2021

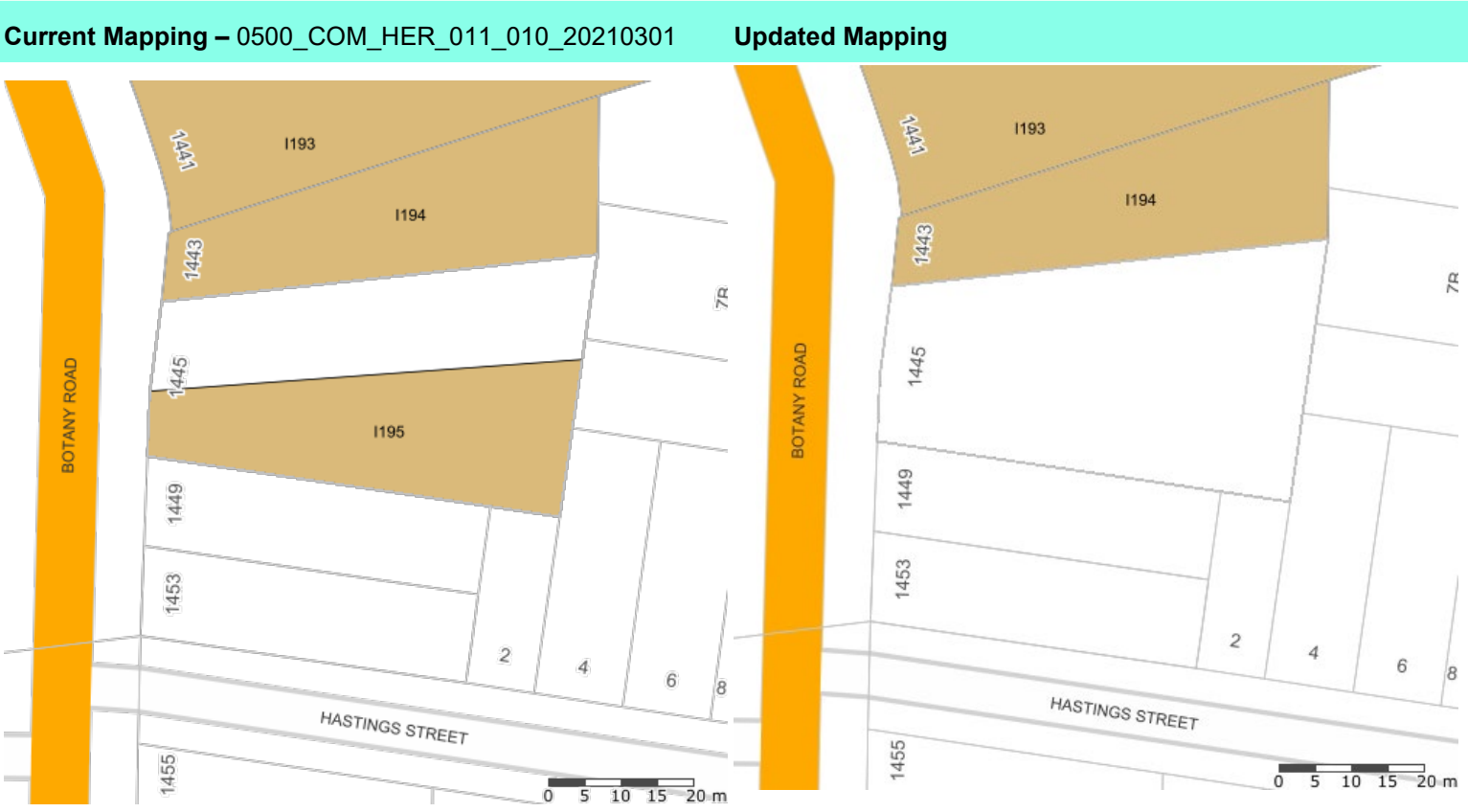
**Table 14** - Proposed Mapping and Property Detail Amendments to *Schedule 5 Environmental Heritage*

Suburb	Item name	Address	Property description	Significance	Item no	Summary / GIS Data
Rosebery	House	27A Gordon Street	<del>Lots 11 and 12,</del> <del>DP 832654</del> Lot 11 DP 1265708	Local	I368	<ul style="list-style-type: none"> <li>Remove Heritage layer from 27 Gordon Street, retain 27A Gordon Street.</li> <li>**GIS DATA**</li> <li>27 Gordon Street, Rosebery is identified as a local heritage item in BBLEP 2013 (I111) and Draft BLEP 2020 (I368) and comprises two lots. The heritage item relates to a house which exists on part of the site, Lot 11, while Lot 12 was previously vacant, but now contains a newly constructed house, approved under DA-2017/1084.</li> <li>Council has now changed the street numbering so that the original, heritage dwelling is now 27A Gordon Street, while the new dwelling has become 27 Gordon Street.</li> </ul>
<b>Current Mapping – 0500_COM_HER_011_010_20210301</b>		<b>Updated Mapping</b>				
						

Schedule 5 Item I111/I368 requires updating, but heritage advice is needed on whether changing the street address of the heritage item affects its heritage status, and whether the mapping of the item needs amending. Suggest this proposed amendment is not appropriate for the Housekeeping PP, but should be considered in a miscellaneous heritage-related PP.

- Heritage map erroneously identifies 98 High Street, Mascot as a local heritage item (I129 in Botany Bay LEP 2013, I309 in Draft BLEEP 2020), instead of 96 High Street in accordance with LEP Schedule 5.

Suburb	Item name	Address	Property description	Significance	Item no	Summary / GIS Data
Botany	House	<del>1447</del> 1445 Botany Road	<del>Lot 1, DP 965554</del> Part Lot 200, DP 1262366	Local	I195	<ul style="list-style-type: none"><li>Building has been demolished, Heritage listing I195 to be removed from “Schedule 5, Part 1, Heritage Items” of the Bayside LEP 2021, and associated “heritage Map - Sheet HER_09”.</li></ul>

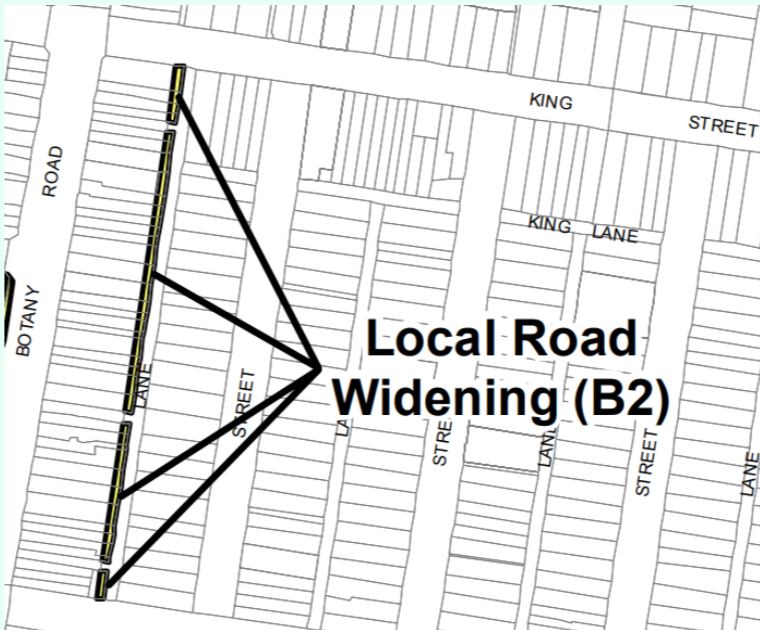
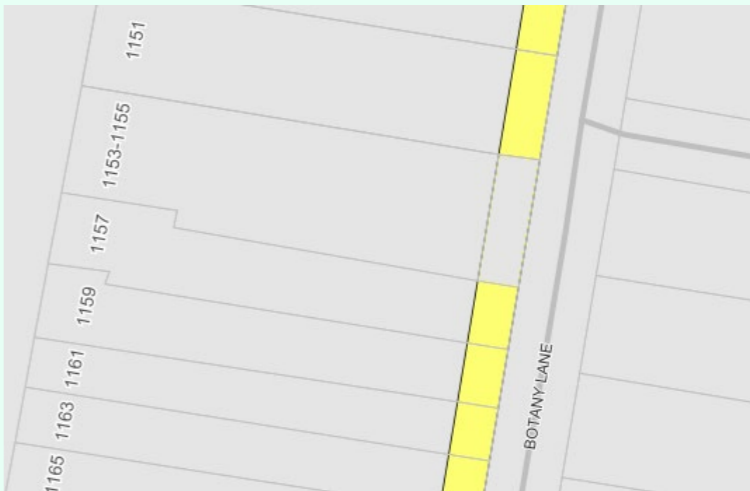


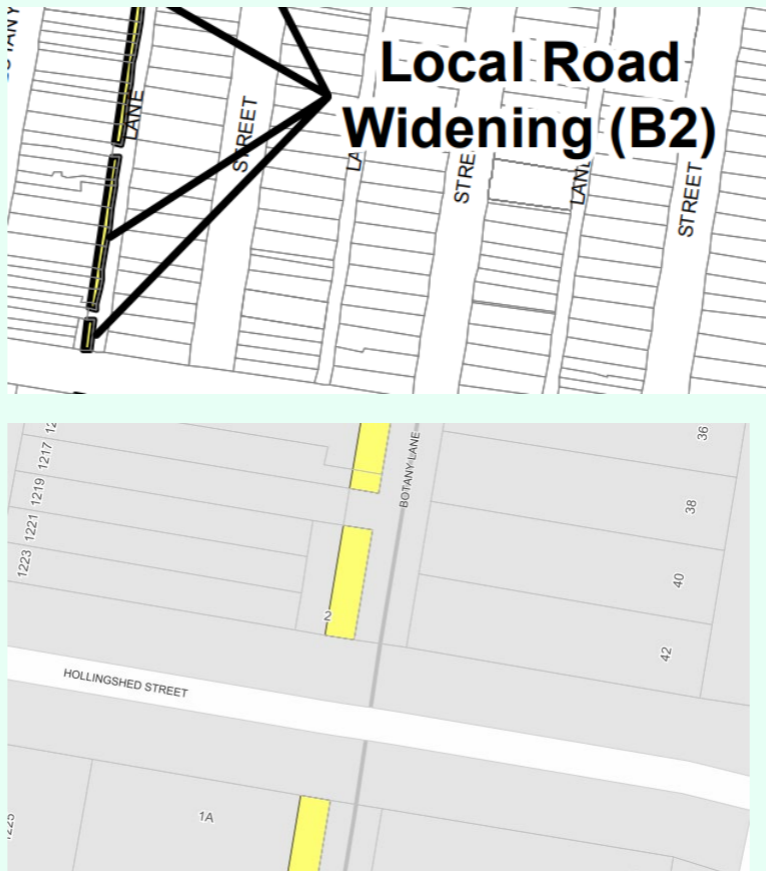
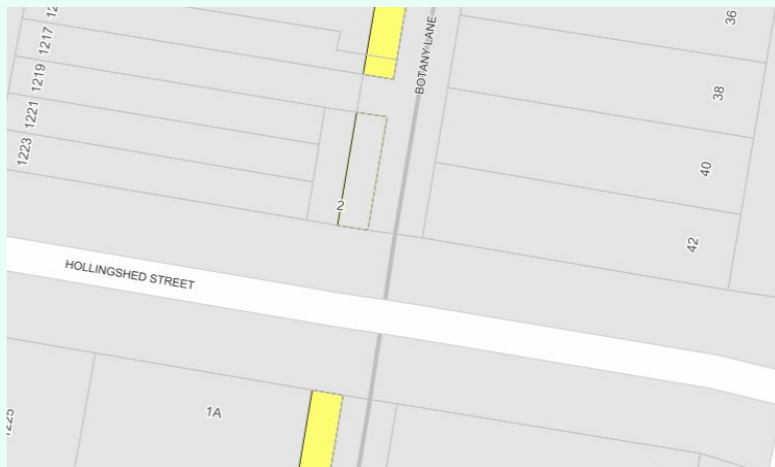
\*\*GIS DATA\*\*

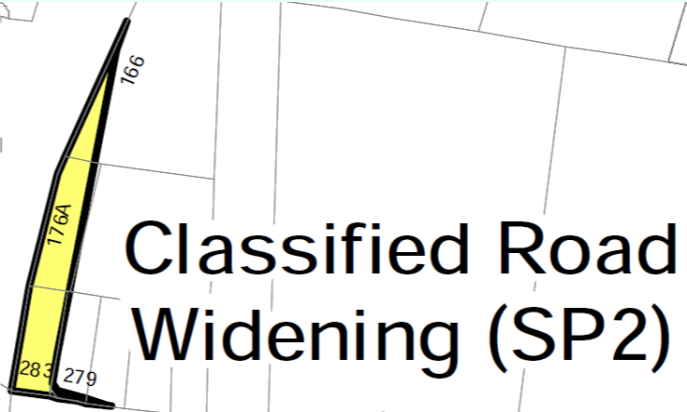



Amendments to Land Reservation Acquisition Maps - BLEP 2021

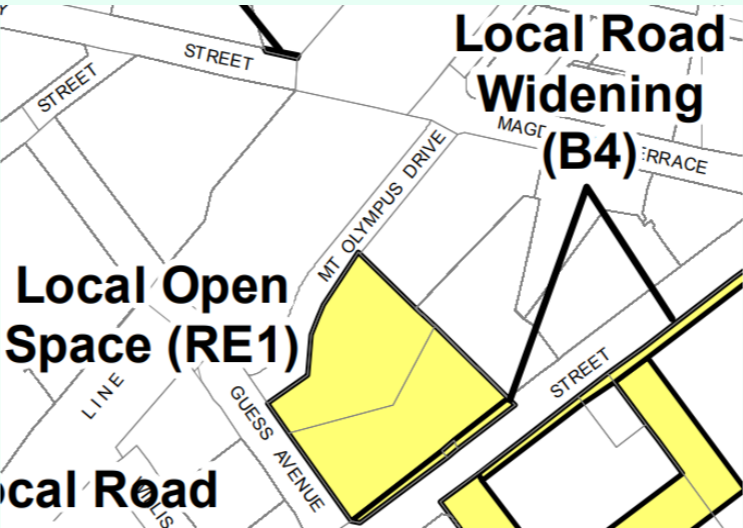
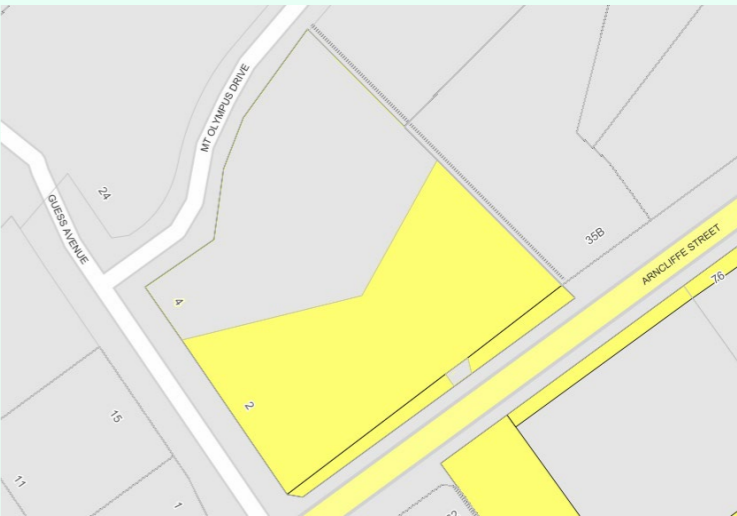
The following parcels of land are to be removed from the Land Reservation Acquisition mapping, as they have been acquired by the relevant acquisition authority.

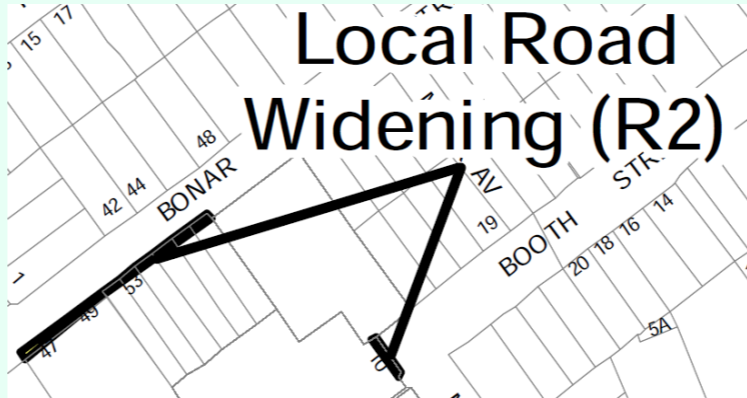

Table 15 - Proposed Updates to Bayside LEP 2021 Land Reservation Acquisition (LRA) Maps

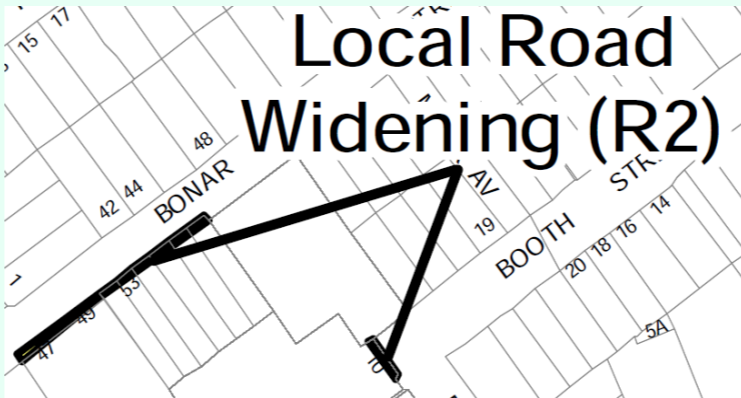
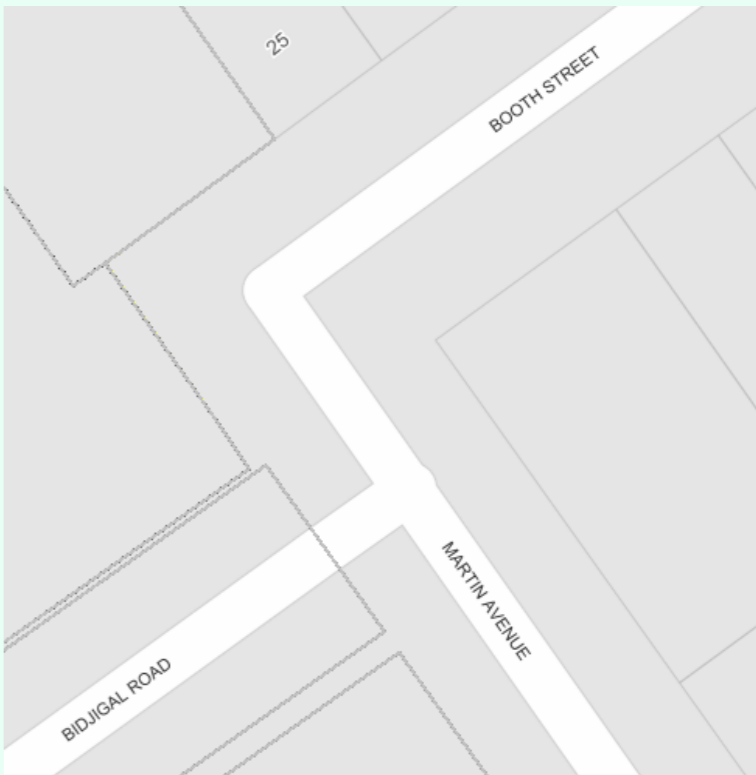
Map Sheet – Bayside LEP 2021	Property Details			Acquisition description	Current Mapping – Bayside LEP 2021	Proposed Mapping – Bayside LEP 2021
0500_COM_LRA_008_010_20210301	Lot	DP/SP	Address	Local Road Widening (B2)		
	11	1252932	1153-1155A Botany Road, MASCOT NSW 2020			
	Owner: Bayside Council					

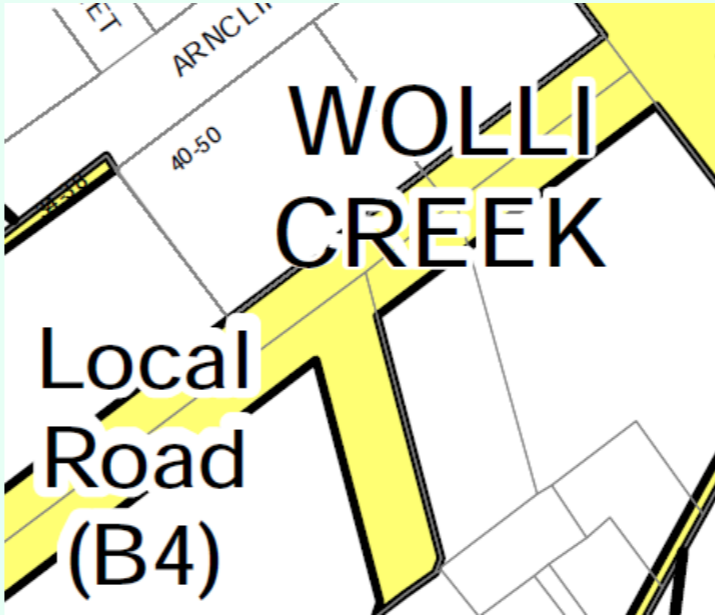

Map Sheet – Bayside LEP 2021	Property Details			Acquisition description	Current Mapping – Bayside LEP 2021	Proposed Mapping – Bayside LEP 2021
0500_COM_LRA_008_010_20210301	Lot	DP/SP	Address	Local Road Widening (B2)		
	2	827779	2 Hollingshed Street, MASCOT NSW 2020			
	<b>Owner:</b> Bayside Council					

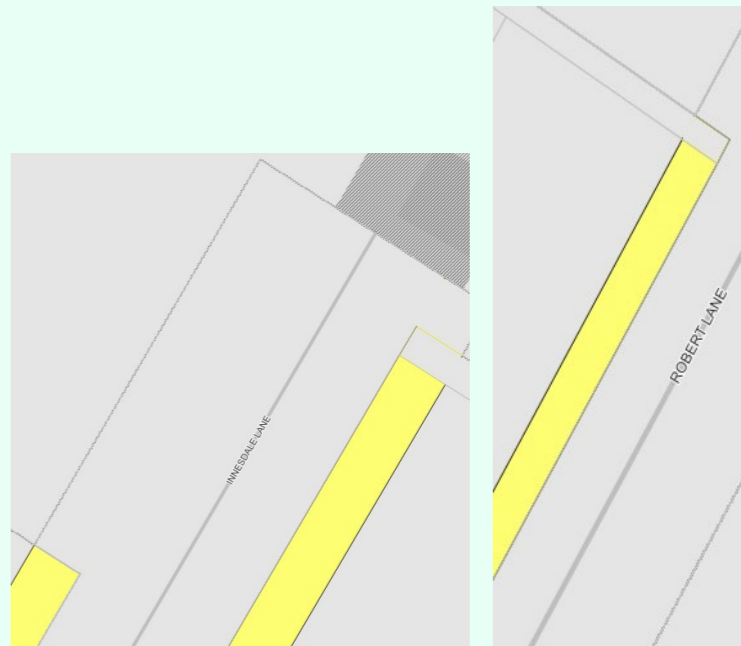
Map Sheet – Bayside LEP 2021	Property Details			Acquisition description	Current Mapping – Bayside LEP 2021	Proposed Mapping – Bayside LEP 2021
0500_COM_LRA_008_010_20210301	<b>Lot</b>	<b>DP/SP</b>	<b>Address</b>	Classified Road (SP2)		
	A	434814	166 O'Riordan Street, MASCOT NSW 2020			
	17	1232496	176A O'Riordan Street, MASCOT NSW 2020			
	16	1232496	279A King Street, MASCOT NSW 2020			
	16	15034	283 King Street, MASCOT NSW 2020			
<b>Owner:</b> Roads and Maritime Services						

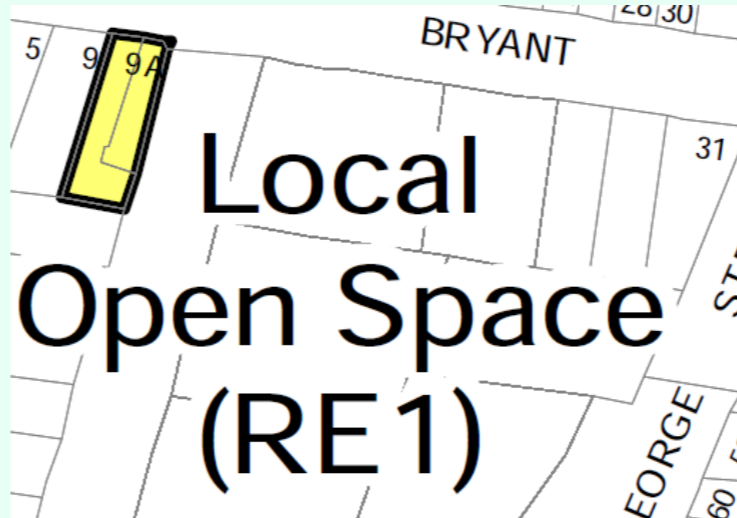

Map Sheet – Bayside LEP 2021	Property Details			Acquisition description	Current Mapping – Bayside LEP 2021	Proposed Mapping – Bayside LEP 2021
0500_COM_LRA_004_010_20210301	<b>Lot</b>	<b>DP/SP</b>	<b>Address</b>	Local Open Space (RE1)  /  Local Road Widening (B4)   <b>Owner:</b>  Bayside Council		
	102	808944	4 Guess Avenue, WOLLI CREEK NSW 2205			
	2	632477	27S Arncliffe Street, WOLLI CREEK NSW 2205			

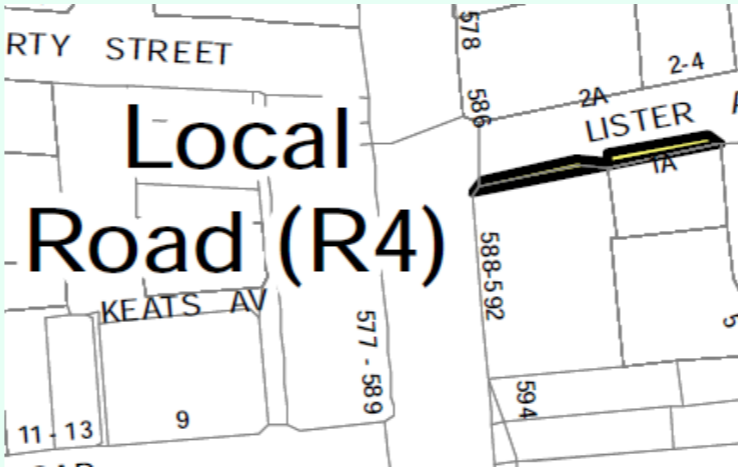



Map Sheet – Bayside LEP 2021	Property Details			Acquisition description	Current Mapping – Bayside LEP 2021	Proposed Mapping – Bayside LEP 2021
0500_COM_LRA_004_010_20210301	<b>Internal Reference Only</b>		<b>Address</b>	Local Road Widening (R2)	<div>Local Road Widening (R2)</div> 	
	<b>Lot</b>	<b>DP</b>				
	ROAD	R0457A	R 457 Bonar Street, ARNCLIFFE NSW 2205			
	ROAD	R0457B	R 457 Bonar Street, ARNCLIFFE NSW 2205			
	ROAD	R0457C	R 457 Bonar Street, ARNCLIFFE NSW 2205			
	ROAD	R0457D	R 457 Bonar Street, ARNCLIFFE NSW 2205			
	<b>Owner:</b> Bayside Council					

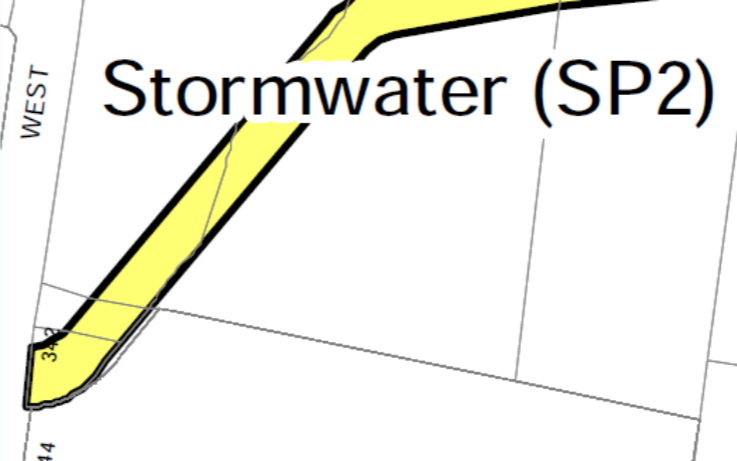

Map Sheet – Bayside LEP 2021	Property Details			Acquisition description	Current Mapping – Bayside LEP 2021	Proposed Mapping – Bayside LEP 2021
0500_COM_LRA_004_010_20210301	Internal Reference Only		Address	Local Road Widening (R2)	<div>Local Road Widening (R2)</div> 	
	Lot	DP				
	ROAD	R0888A	R 888 Martin Avenue, ARNCLIFFE NSW 2205			
<b>Owner:</b>						
Bayside Council						

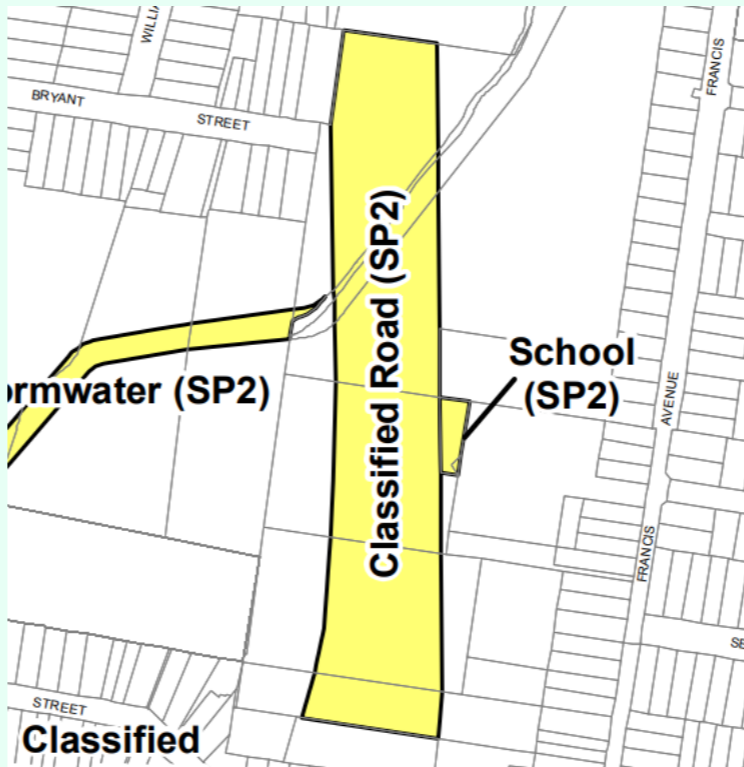
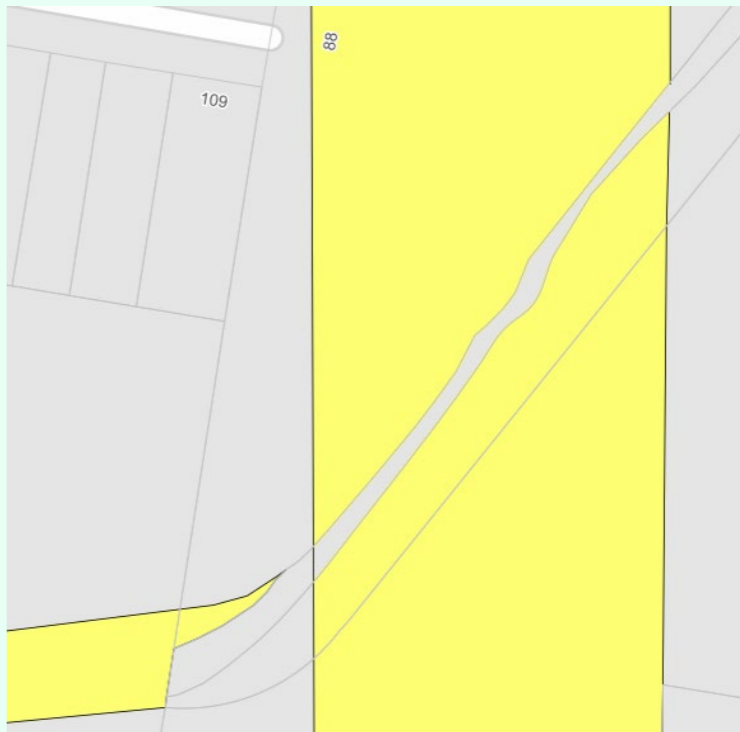
Map Sheet – Bayside LEP 2021	Property Details			Acquisition description	Current Mapping – Bayside LEP 2021	Proposed Mapping – Bayside LEP 2021
0500_COM_LRA_004_010_20210301	Lot	DP/SP	Address	Local Road (B4)		
	101	1243875	40A Arncliffe Street, WOLLI CREEK NSW 2205			
	101	1206909	52A Arncliffe Street, WOLLI CREEK NSW 2205			
	Owner: Bayside Council					

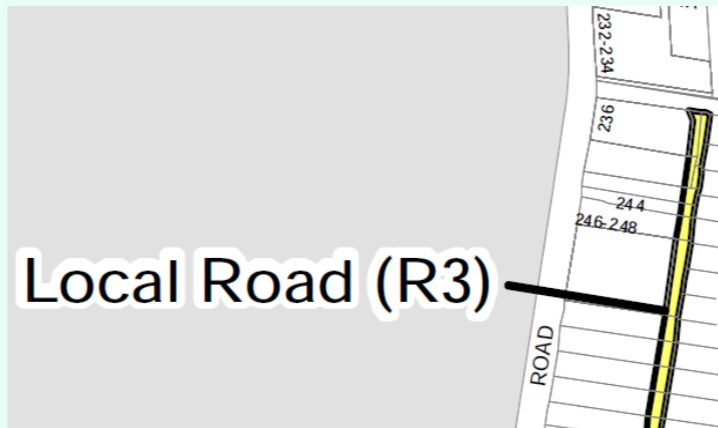
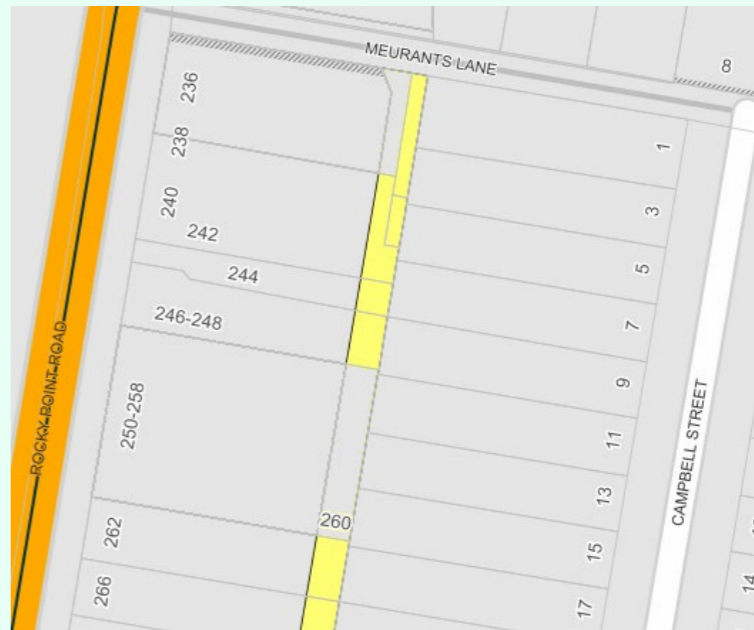
Map Sheet – Bayside LEP 2021	Property Details			Acquisition description	Current Mapping – Bayside LEP 2021	Proposed Mapping – Bayside LEP 2021	
0500_COM_LRA_004_010_20210301	Internal Reference Only		Address	Local Road Widening (R4)			
	Lot	DP					
	ROAD	R9972A	R 9972 Innesdale Lane, WOLLI CREEK NSW 2205				

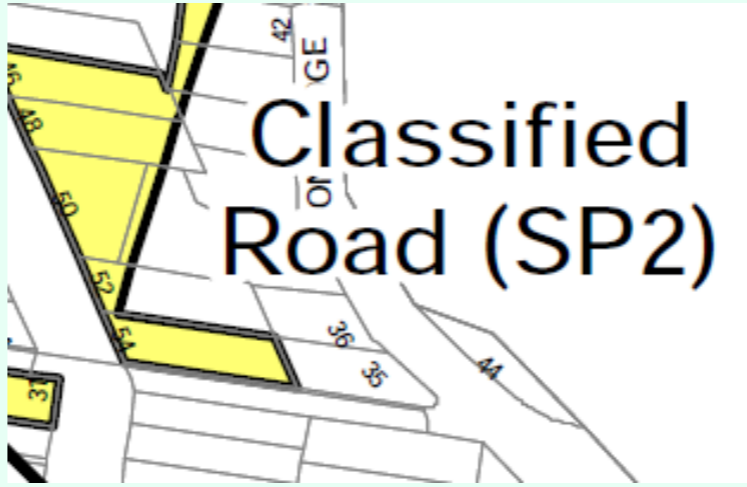
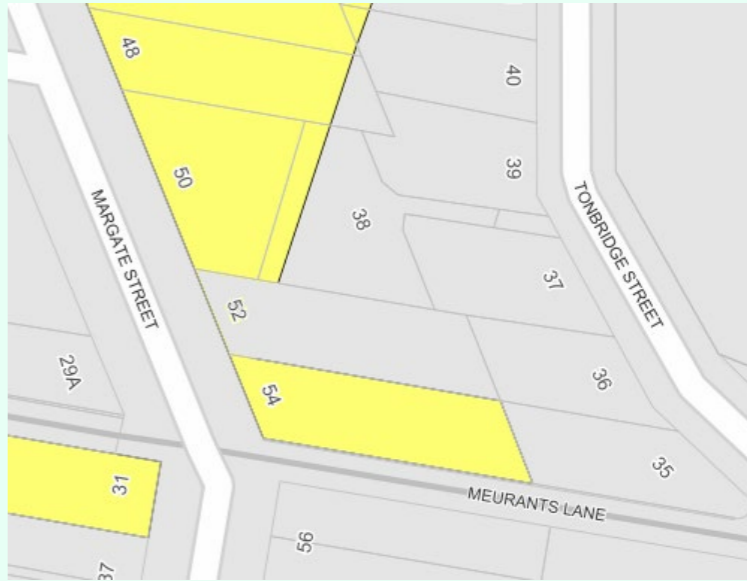
Map Sheet – Bayside LEP 2021	Property Details			Acquisition description	Current Mapping – Bayside LEP 2021	Proposed Mapping – Bayside LEP 2021
0500_COM_LRA_005_010_20210301	Lot	DP/SP	Address	Local Open Space (RE1)		
	A	414614	1B Market Street, ROCKDALE NSW 2216			
	Internal Reference Only		Address			
	Lot	DP				
	ROAD	R0542A				
	ROAD	R0542B				
	ROAD	R0542C				
	Owner:					
	Bayside Council					

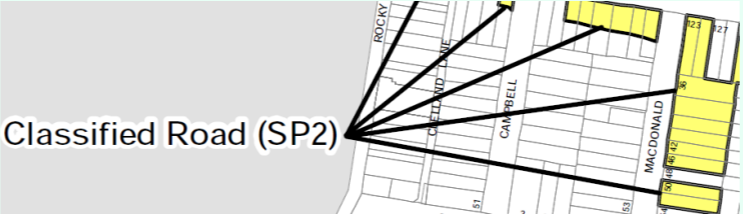

Map Sheet – Bayside LEP 2021	Property Details		Acquisition description	Current Mapping – Bayside LEP 2021	Proposed Mapping – Bayside LEP 2021
0500_COM_LRA_005_010_20210301	Internal Reference Only		Local Road (R4)		
	Lot	DP			
	ROAD	R0686A			
		Address	Local Road (R4)		
		R 686 Lister Avenue, ROCKDALE NSW 2216			
		Owner: Bayside Council			

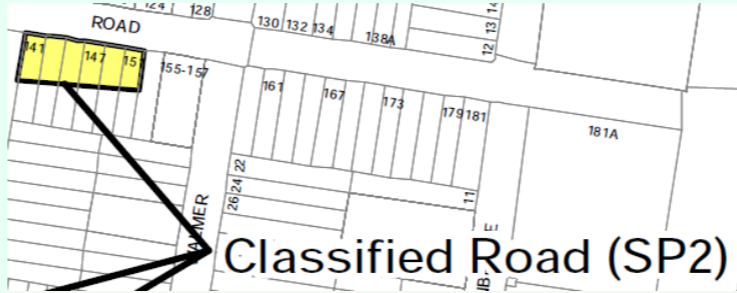

Map Sheet – Bayside LEP 2021	Property Details			Acquisition description	Current Mapping – Bayside LEP 2021	Proposed Mapping – Bayside LEP 2021
0500_COM_LRA_005_010_20210301	<b>Lot</b>	<b>DP/SP</b>	<b>Address</b>	Stormwater (SP2)		
	1	613347	342 West Botany Street, ROCKDALE NSW 2216			
	2	613347				
<b>Owner:</b> Sydney Water Corporation						

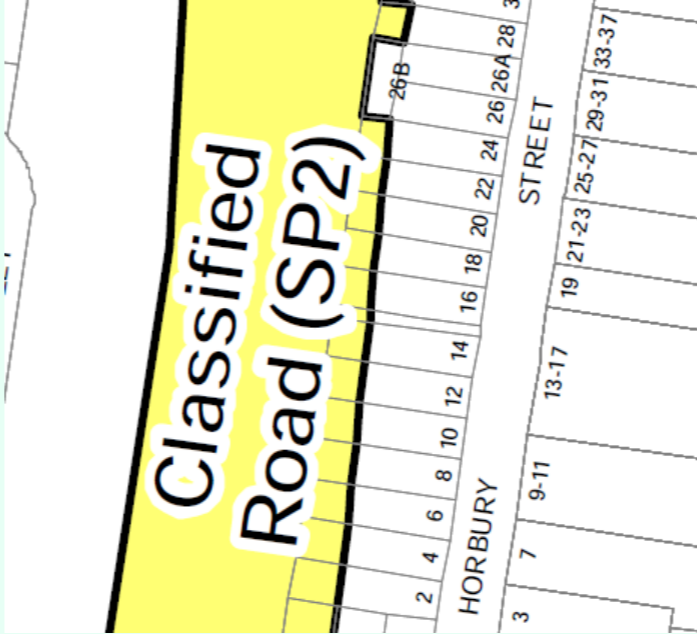
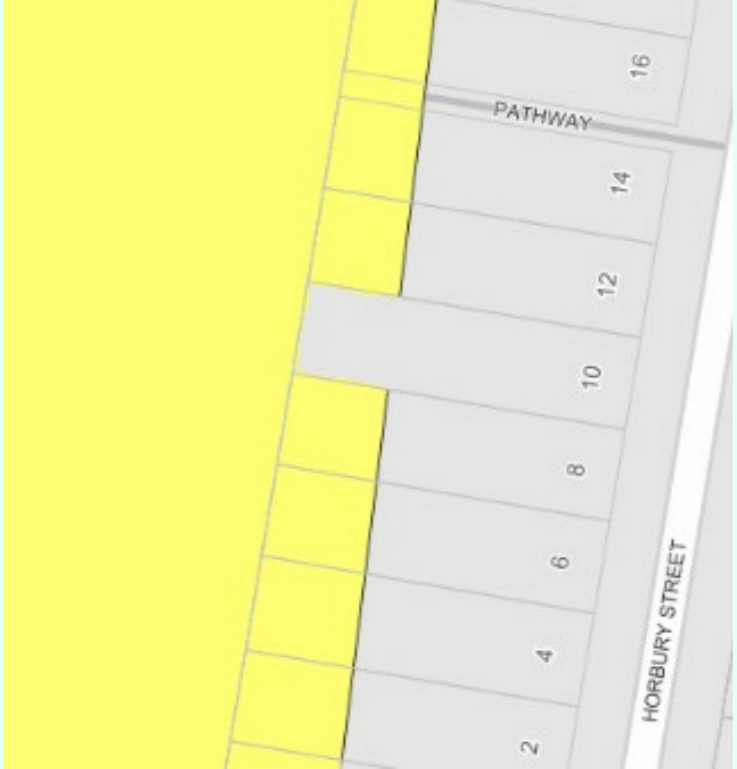
Map Sheet – Bayside LEP 2021	Property Details			Acquisition description	Current Mapping – Bayside LEP 2021	Proposed Mapping – Bayside LEP 2021
0500_COM_LRA_005_010_20210301	PT	DP/SP	Address	Classified Road (SP2)		
	7	1050923	1 Muddy Creek, WATERWAYS 1111			
	DU	CREEK				
	DU	CREEK				
	Owner: Roads & Traffic Authority					

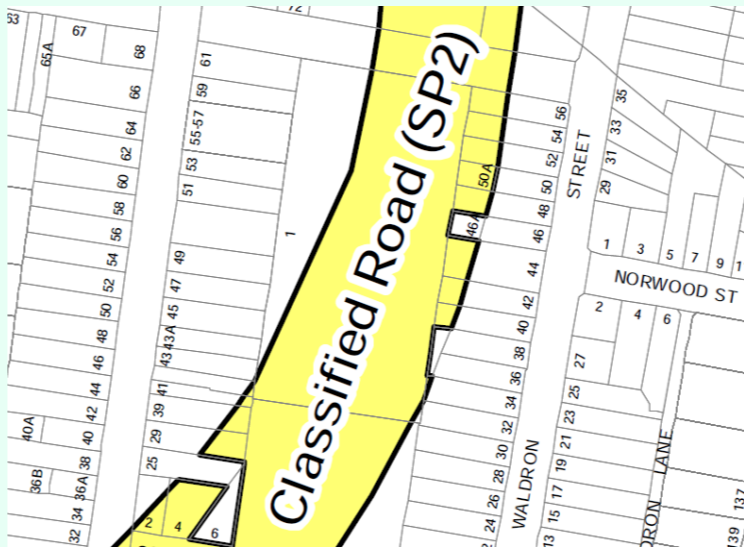

Map Sheet – Bayside LEP 2021	Property Details		Acquisition description	Current Mapping – Bayside LEP 2021	Proposed Mapping – Bayside LEP 2021								
0500_COM_LRA_006_010_20210301	<table><tr><th colspan="2">Internal Reference Only</th><th rowspan="2">Address</th></tr><tr><th>Lot</th><th>DP</th></tr><tr><td>ROAD</td><td>R0862C</td><td>R 862 Meurants Lane, RAMSGATE NSW 2217</td></tr></table>		Internal Reference Only		Address	Lot	DP	ROAD	R0862C	R 862 Meurants Lane, RAMSGATE NSW 2217	Local Road (R3)		
	Internal Reference Only		Address										
	Lot	DP											
	ROAD	R0862C	R 862 Meurants Lane, RAMSGATE NSW 2217										
	<table><tr><th>Lot</th><th>DP/SP</th><th>Address</th></tr><tr><td>2</td><td>1191008</td><td>260 Rocky Point Road, RAMSGATE NSW 2217</td></tr></table>		Lot	DP/SP	Address	2	1191008	260 Rocky Point Road, RAMSGATE NSW 2217					
Lot	DP/SP	Address											
2	1191008	260 Rocky Point Road, RAMSGATE NSW 2217											
Owner:													
Bayside Council													

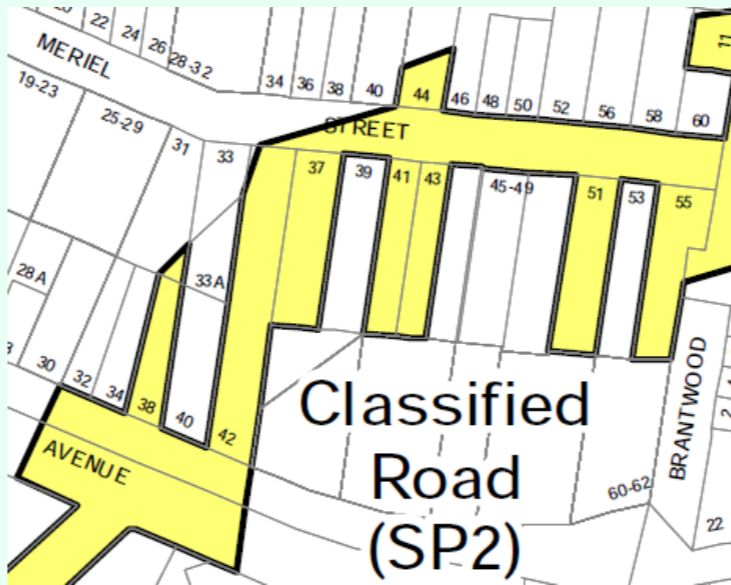
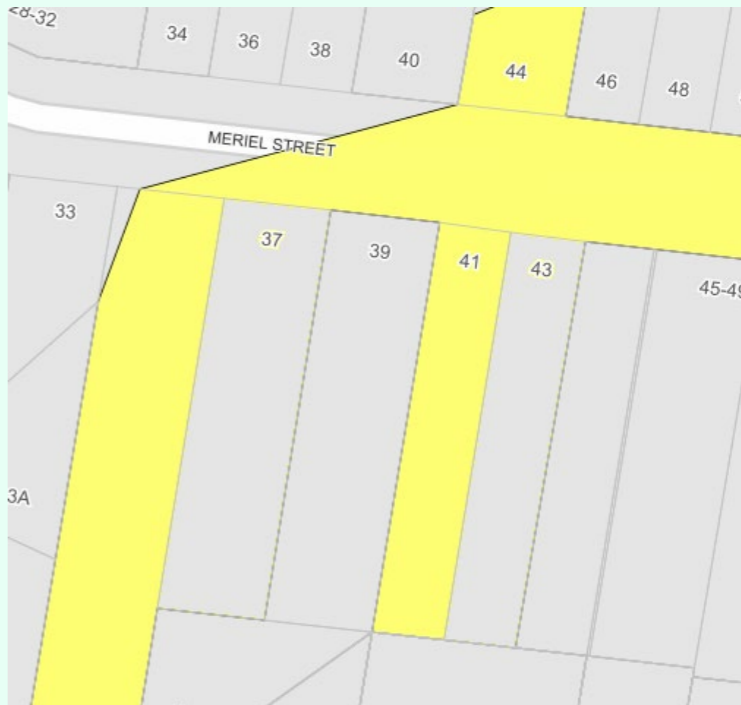
Map Sheet – Bayside LEP 2021	Property Details			Acquisition description	Current Mapping – Bayside LEP 2021	Proposed Mapping – Bayside LEP 2021
0500_COM_LRA_006_010_20210301	<b>Lot</b>	<b>DP/SP</b>	<b>Address</b>	Classified Road (SP2)		
	1	176479	52 Margate Street, RAMSGATE NSW 2217			
	<b>Owner:</b>  Roads & Maritime Services					

Map Sheet – Bayside LEP 2021	Property Details			Acquisition description	Current Mapping – Bayside LEP 2021	Proposed Mapping – Bayside LEP 2021
0500_COM_LRA_006_010_20210301	<b>Lot</b>	<b>DP/SP</b>	<b>Address</b>	Classified Road (SP2)		
	A	380330	36 MacDonald Street, SANS SOUCI NSW 2219			
<b>Owner:</b>  Roads & Maritime Services						

Map Sheet – Bayside LEP 2021	Property Details			Acquisition description	Current Mapping – Bayside LEP 2021	Proposed Mapping – Bayside LEP 2021
0500_COM_LRA_006_010_20210301	<b>Lot</b>	<b>DP/SP</b>	<b>Address</b>	Classified Road (SP2)	 <p>Classified Road (SP2)</p>	
	231	2032	151 Ramsgate Road, RAMSGATE NSW 2217			
	<b>Owner:</b>  Roads & Maritime Services					

Map Sheet – Bayside LEP 2021	Property Details			Acquisition description	Current Mapping – Bayside LEP 2021	Proposed Mapping – Bayside LEP 2021
0500_COM_LRA_007_010_20210301	<b>Lot</b>	<b>DP/SP</b>	<b>Address</b>	Classified Road (SP2)		
	133	15391	10 Horbury Street, SANS SOUCI NSW 2219			
	<b>Owner:</b>  Roads & Maritime Services					

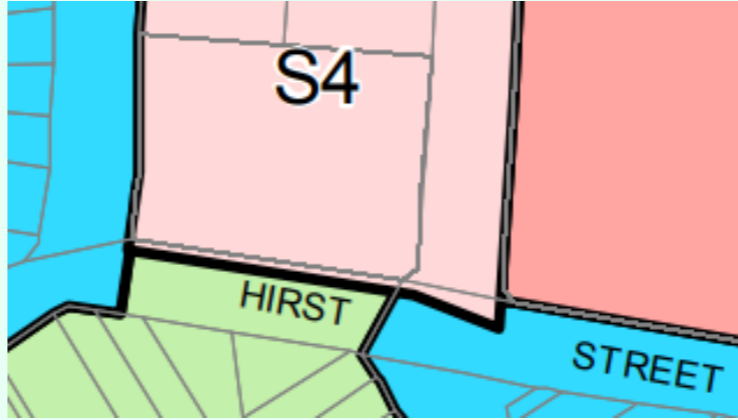
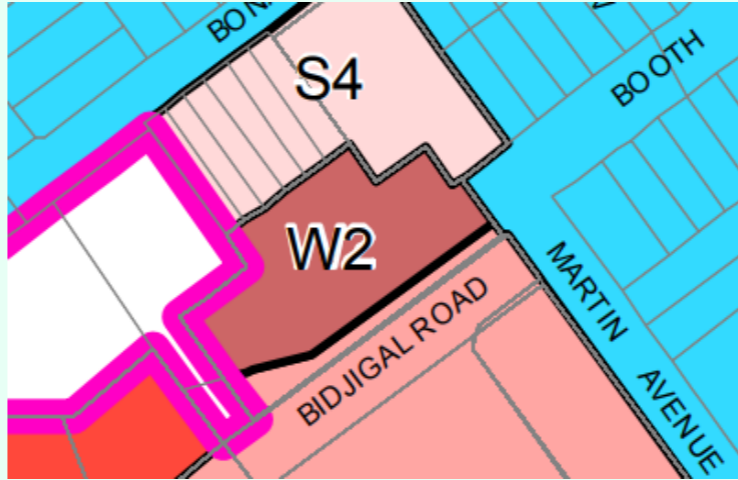
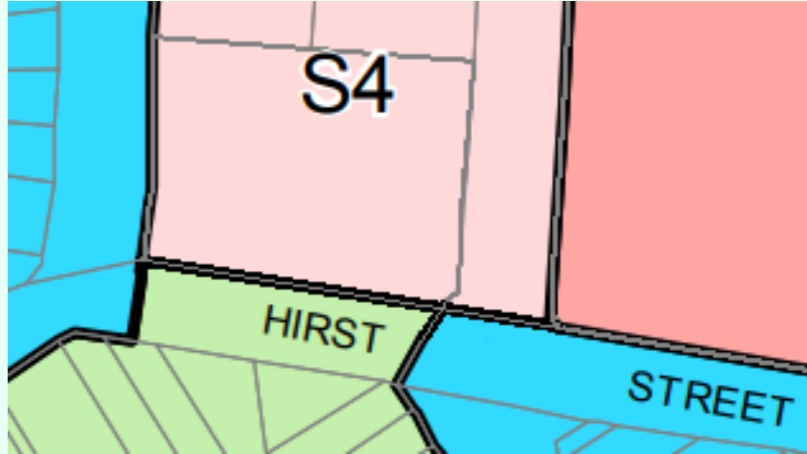
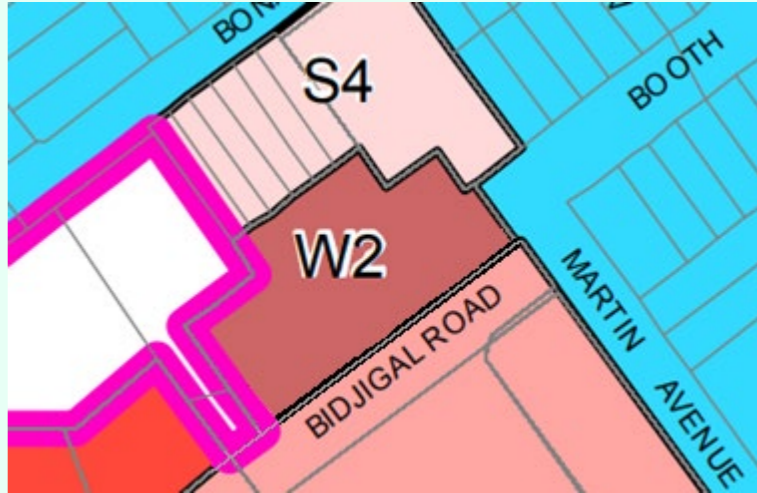
Map Sheet – Bayside LEP 2021	Property Details			Acquisition description	Current Mapping – Bayside LEP 2021	Proposed Mapping – Bayside LEP 2021
0500_COM_LRA_007_010_20210301	Lot	DP/SP	Address	Classified Road (SP2)		
	4	26954	29 Napoleon Street, SANS SOUCI NSW 2219			
	Owner: Roads & Maritime Services					

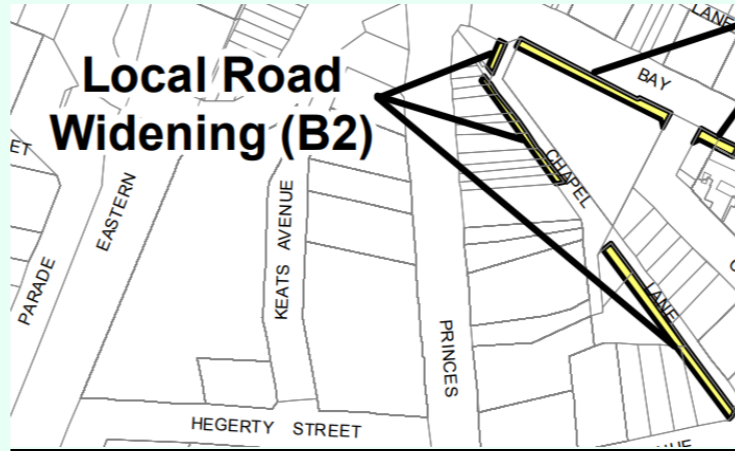
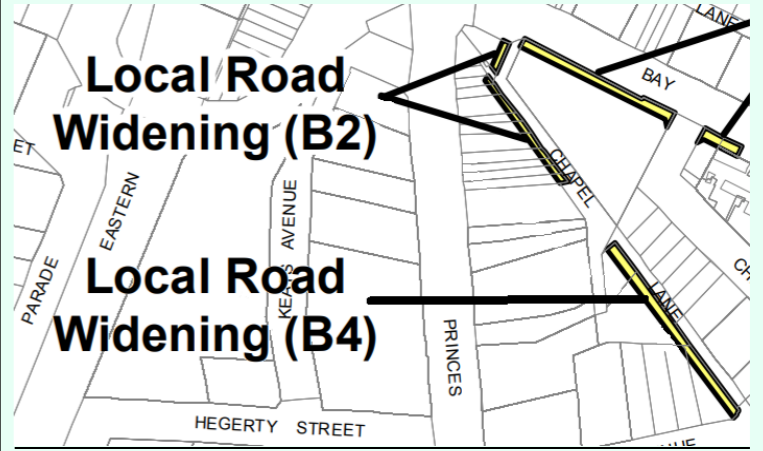
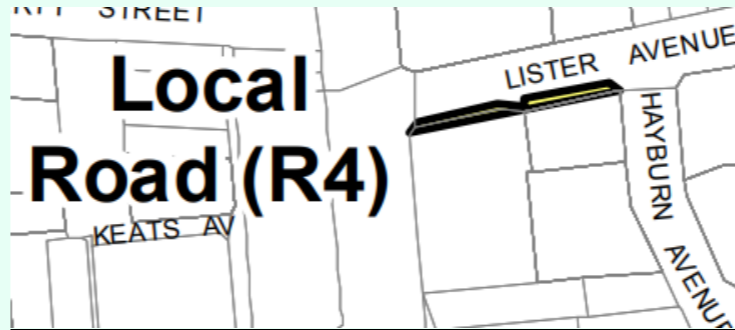

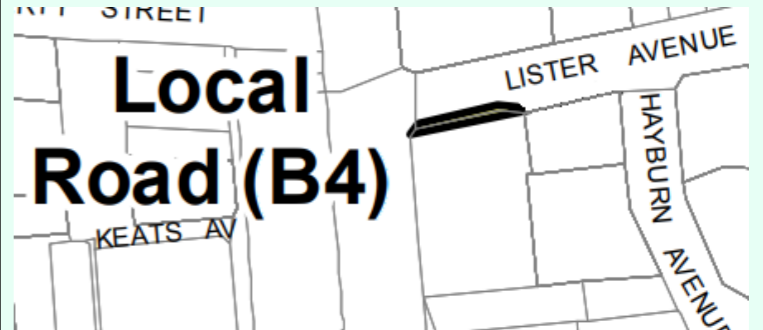

Map Sheet – Bayside LEP 2021	Property Details				Acquisition description	Current Mapping – Bayside LEP 2021	Proposed Mapping – Bayside LEP 2021
0500_COM_LRA_007_010_20210301	<b>Lot</b>	<b>Sec</b>	<b>DP/SP</b>	<b>Address</b>	Classified Road (SP2)		
	42	2	5031	37 Meriel Street, SANS SOUCI NSW 2219			
	40A		314623	43 Meriel Street, SANS SOUCI NSW 2219			

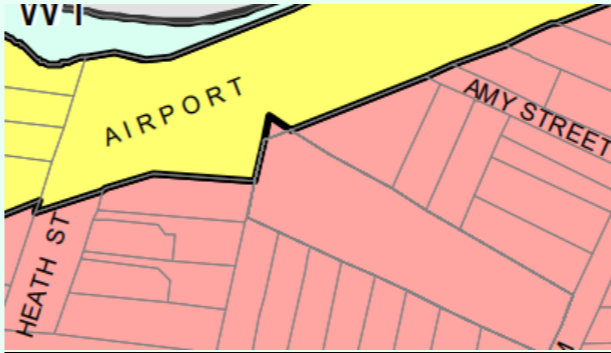
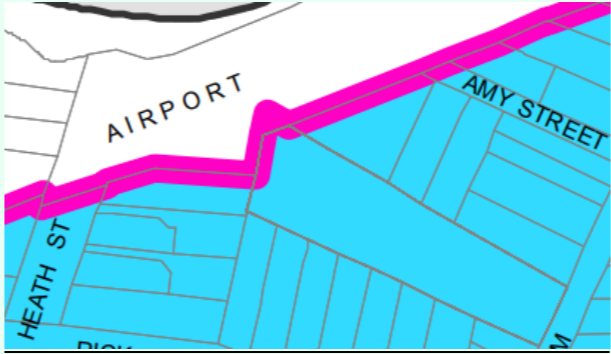

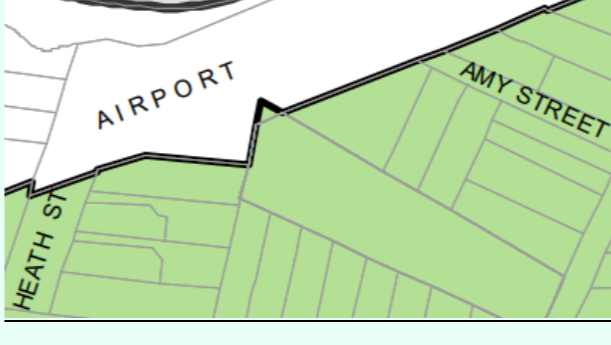

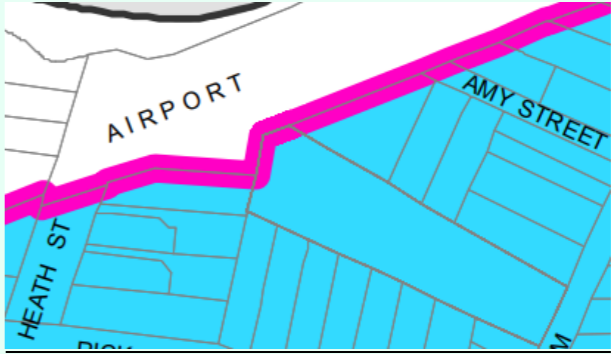

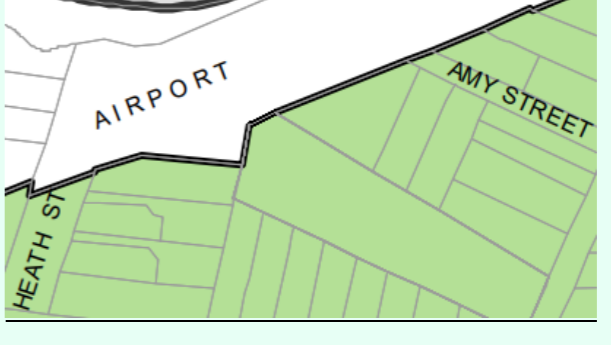
## Miscellaneous Mapping Amendments - BLEP 2021

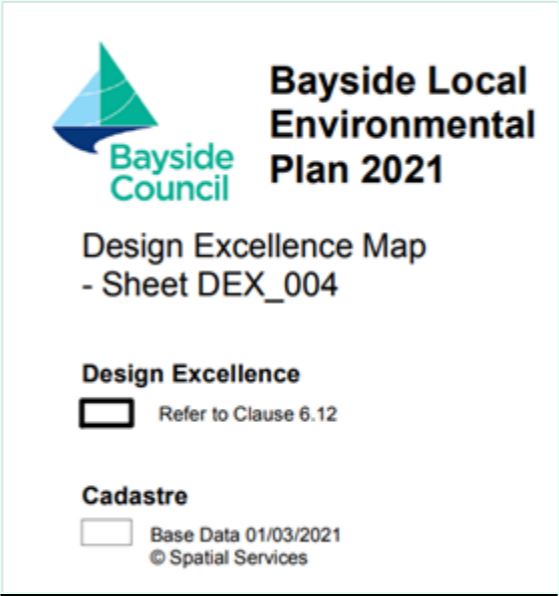
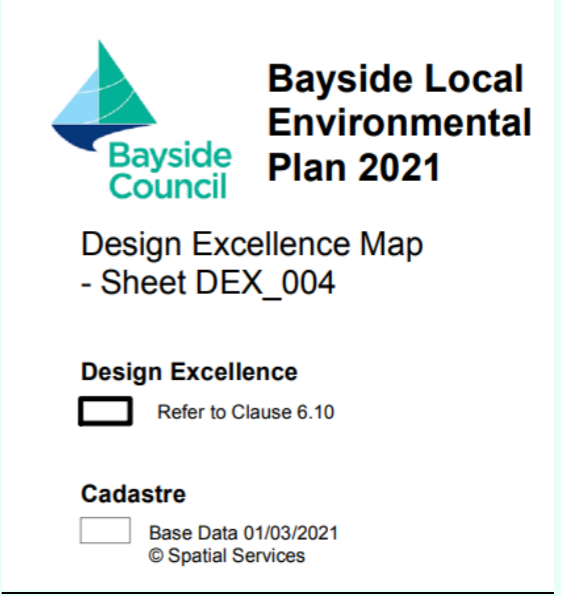
Various basic housekeeping amendments to the maps referenced in Part 1.7 of the Bayside LEP 2021 are required to fix minor administrative errors, as well as to reclassify certain parcels of land. These changes are outlined below:

Table 16 - Proposed Miscellaneous Mapping Updates

Change required	Address	Map sheet	Current mapping	Proposed mapping																
<div>The BLEP FSR map requires the following minor map changes:</div> <ul style="list-style-type: none"><li><b>Issue 1:</b> Amend the boundary of the western S4 area to adhere to the current cadastre for Hirst and Loftus Streets (circled in red).</li><li><b>Issue 2:</b> Amend the W2 area to adhere to the current cadastre for 5 Bidjigal Road (circled in red).</li></ul>	<div>Issue 1</div> <table><tr><th colspan="2">Internal Reference Only</th><th rowspan="2">Address</th></tr><tr><th>Lot</th><th>DP</th></tr><tr><td>ROAD</td><td>R0736A</td><td rowspan="3">R 736 Hirst Street, ARNCLIFFE NSW 2205</td></tr><tr><td>ROAD</td><td>R0736B</td></tr><tr><td>ROAD</td><td>R0736C</td></tr></table> <div>Issue 2</div> <table><tr><th>SP</th><th>Address</th></tr><tr><td>94064</td><td>5 Bidjigal Road, ARNCLIFFE NSW 2205</td></tr></table>	Internal Reference Only		Address	Lot	DP	ROAD	R0736A	R 736 Hirst Street, ARNCLIFFE NSW 2205	ROAD	R0736B	ROAD	R0736C	SP	Address	94064	5 Bidjigal Road, ARNCLIFFE NSW 2205	0500_COM_FSR_04_010_20210301	<div>Issue 1:</div>  <div>Issue 2:</div> 	<div>Issue 1:</div>  <div>Issue 2:</div> 
	Internal Reference Only		Address																	
Lot	DP																			
ROAD	R0736A	R 736 Hirst Street, ARNCLIFFE NSW 2205																		
ROAD	R0736B																			
ROAD	R0736C																			
SP	Address																			
94064	5 Bidjigal Road, ARNCLIFFE NSW 2205																			


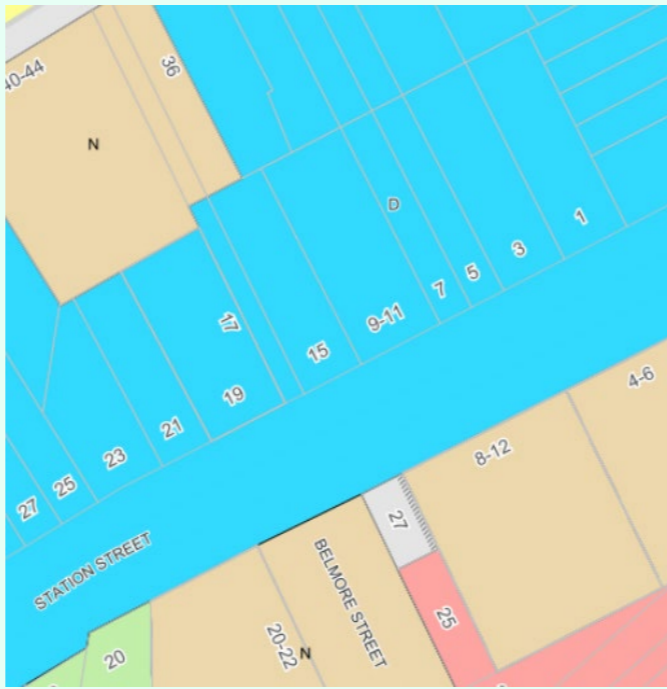
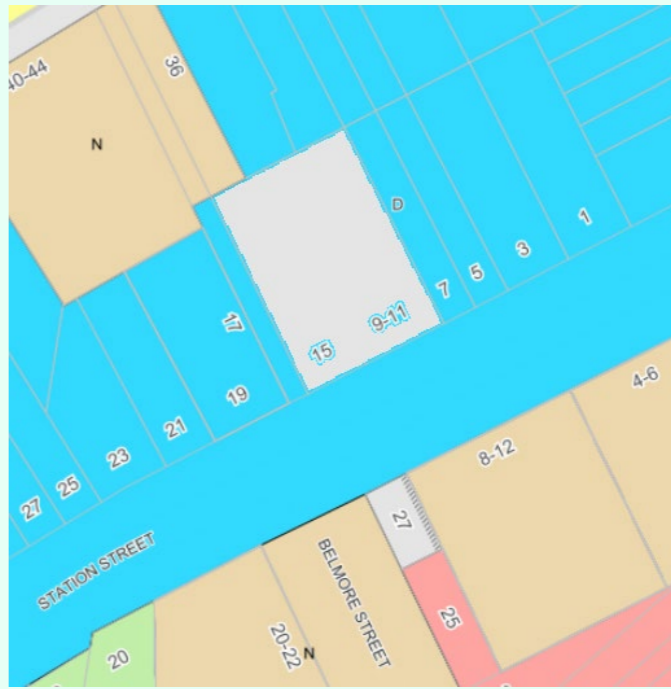
Change required	Address			Map sheet	Current mapping	Proposed mapping
Amend the zoning in LRA map label at rear of 1 Chapel Lane, Rockdale from Local Road Widening (B2) to Local Road Widening (B4).	<b>Lot</b>	<b>DP/SP</b>	<b>Address</b>	<u>Bayside LEP 2021 – LRA Map</u>	<u>Bayside LEP 2021 LRA map:</u>	<u>Proposed Bayside LEP 2021 LRA map:</u>
	4	1283885	1 Chapel Lane, ROCKDALE NSW 2216	0500_COM_LRA_05_010_20210301		
Amend the LRA map label at 588-592 Princes Highway, Rockdale from Local Road (R4) to Local Road (B4). As the remaining LRA zone is purely within the B4 zone	<b>Lot</b>	<b>DP/SP</b>	<b>Address</b>	<u>Bayside LEP 2021 – LRA Map</u>	<u>Bayside LEP 2021 LRA map:</u>	<u>Proposed Bayside LEP 2021 LRA map:</u>
	21	1220749	588-592 Princes Highway, ROCKDALE NSW 2216	0500_COM_LRA_05_010_20210301	 <u>LRA Imposed over Zoning map:</u> 	 <u>Proposed LRA Imposed over Zoning map:</u> 



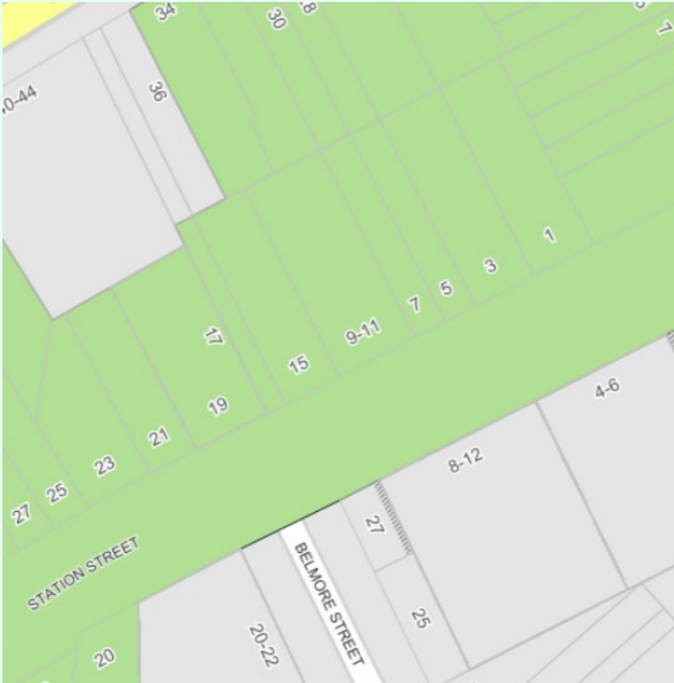
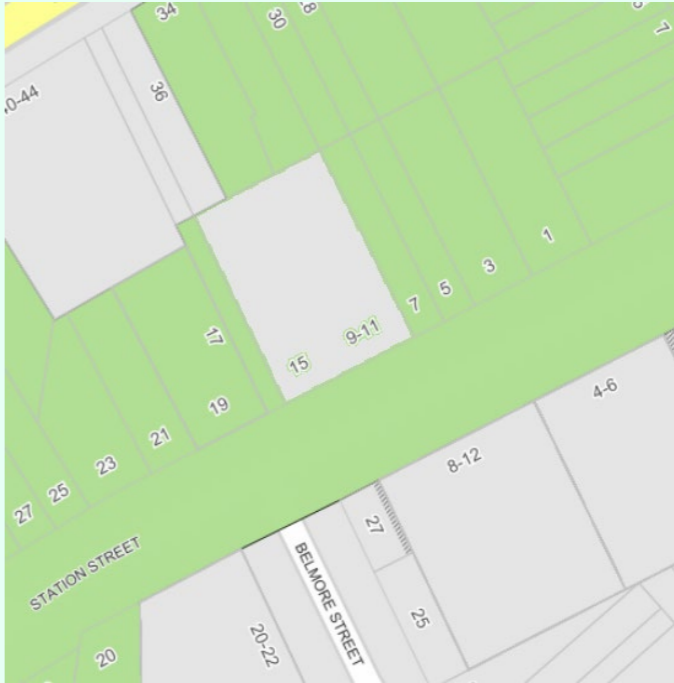
Change required	Address			Map sheet	Current mapping	Proposed mapping
<u>Railway Lands, Turrella NSW 2205</u>  Rezone the portion of land (circled in purple) to SP2 Infrastructure (Railway) and remove the HOB, FSR and LSZ mapped controls.  <u>Justification</u>  The subject site contains railway land zoned SP2 Infrastructure (Railway).  A portion of the controls applicable to the adjoining residential site have been included in the Zoning, FSR, HOB and LSZ maps for the railway land. This is a minor error to be corrected.	<b>Lot</b>	<b>DP/SP</b>	<b>Address</b>	<u>Bayside LEP 2021 – Zoning</u>  0500_COM_LZN_04_010_20210301  <u>Bayside LEP 2021 – FSR</u>  0500_COM_FSR_04_010_20210301  <u>Bayside LEP 2021 – HOB</u>  0500_COM_HOB_04_010_20210301  <u>Bayside LEP 2021 – LSZ</u>  0500_COM_LSZ_04_010_20210301	<u>Bayside LEP 2021 – Zoning:</u>    <u>Bayside LEP 2021 – FSR:</u>    <u>Bayside LEP 2021 – HOB:</u>    <u>Bayside LEP 2021 – LSZ:</u>  	<u>Proposed Bayside LEP 2021 – Zoning:</u>    <u>Proposed Bayside LEP 2021 – FSR:</u>    <u>Proposed Bayside LEP 2021 – HOB:</u>    <u>Proposed Bayside LEP 2021 – LSZ:</u>  

Change required	Address	Map sheet	Current mapping	Proposed mapping
<p><u>Design Excellence maps</u></p> <p>All the Design Excellence maps reference Clause 6.12 of the BLEP for more information. However, the provisions for Design Excellence are within Clause 6.10 of the BLEP 2021. Therefore, the map references should be amended accordingly.</p>	Various	0500_COM_DEX_X XXX_010_2021030 1	<p>Excerpts of the BLEP 2021 Design Excellence maps:</p> 	<p>Proposed Excerpts of the BLEP 2021 Design Excellence maps Example:</p> 

## Proposed Mapping Amendments to Belmore Street Reserve

Table 17 - Proposed mapping updates to Belmore Street Reserve

Change required	Address	Map sheet	Current mapping	Proposed mapping
<p>The following amendments to the BLEP maps are required to reflect the proposed rezoning of Belmore Street Reserve:</p> <ul style="list-style-type: none"> <li>• Rezone to RE1 Public Recreation,</li> <li>• Removal of FSR controls,</li> <li>• Removal of HOB controls,</li> <li>• Removal of Lot Size controls.</li> </ul>	<p>11 Station Street ARNCLIFFE NSW 2205</p> <p><u>Property description</u></p> <p>Lots 18-19, DP 875437</p>	<p><u>Bayside LEP 2021 – Zoning</u></p> <p>0500_COM_LZN_004_010_20210301</p> <p><u>Bayside LEP 2021 – FSR</u></p> <p>0500_COM_FSR_004_010_20210301</p> <p><u>Bayside LEP 2021 – HOB</u></p> <p>0500_COM_HOB_004_010_20210301</p> <p><u>Bayside LEP 2021 – LSZ</u></p> <p>0500_COM_LSZ_004_010_20210301</p>	<p><u>Bayside LEP 2021 – Zoning:</u></p>  <p><u>Bayside LEP 2021 – FSR:</u></p> 	<p><u>Proposed Bayside LEP 2021 – Zoning:</u></p>  <p><u>Proposed Bayside LEP 2021 – FSR:</u></p> 

Change required	Address	Map sheet	Current mapping	Proposed mapping
			<p><u>Bayside LEP 2021 – HOB:</u></p> 	<p><u>Proposed Bayside LEP 2021 – HOB:</u></p> 
			<p><u>Bayside LEP 2021 – LSZ:</u></p> 	<p><u>Proposed Bayside LEP 2021 – LSZ:</u></p> 

Proposed Mapping Amendments to 21 and 23 Gladstone Street, Bexley

Table 18 - Proposed mapping amendments to 21 and 23 Gladstone Street, Bexley

Change required	Address	Map sheet	Current mapping	Proposed mapping
<p>The following amendments to the BLEP maps are required to reflect the proposed rezoning of 21 and 23 Gladstone Street, Bexley:</p> <ul style="list-style-type: none"><li>Rezone to R2 Low Density Residential,</li><li>Reduce the FSR controls from 1:1 to 0.5:1</li><li>Reduce the HOB controls from 14.5m to 8.5m</li></ul>	<p>21 and 23 Gladstone Street BEXLEY NSW 2207</p> <p><u>Property description</u></p> <p>Lots 1-2, DP 558059</p>	<p><u>Bayside LEP 2021 – Zoning</u></p> <p>0500_COM_LZN_002_01_0_20210301</p> <p><u>Bayside LEP 2021 – FSR</u></p> <p>0500_COM_FSR_002_010_20210301</p> <p><u>Bayside LEP 2021 – HOB</u></p> <p>0500_COM_HOB_002_010_20210301</p>	<p><u>Bayside LEP 2021 – Zoning:</u></p> <p><u>Bayside LEP 2021 – FSR:</u></p> <p><u>Bayside LEP 2021 – HOB:</u></p>	<p><u>Proposed Bayside LEP 2021 – Zoning:</u></p> <p><u>Proposed Bayside LEP 2021 – FSR:</u></p> <p><u>Proposed Bayside LEP 2021 – HOB:</u></p>

Change required	Address	Map sheet	Current mapping	Proposed mapping

## **Part 5 - Community Consultation**

If a Gateway determination is issued by DPE, the Planning Proposal will be exhibited for the period outlined in the Gateway determination, and in accordance with the provisions of the *EP&A Act 1979* and the *EP&A Regulation 2021*.

Public exhibition of the draft Planning Proposal would include:

- Newspaper advertisement in local newspapers;
- Exhibition notice on Council's Have Your Say website;
- Community engagement / consultation survey set up on Council's Have Your Say website;
- Written notification to all landowners and residents that are directly affected by mapping and policy changes within the LGA. This will include letters to landowners of properties affected by a proposed change in zoning or planning controls; and
- Letters to any State and Commonwealth Government agencies identified in the Gateway Determination.

## Part 6 – Project Timeline

**Table 19** below provides a proposed timeframe for the project.

**Table 19** - Approximate Project Timeline

Task	Timing
Anticipated commencement date (date of Gateway determination)	May 2023
Anticipated timeframe for the completion of required technical information	May to June 2023
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	June to July 2023
Commencement and completion dates for public exhibition period	July to August 2023
Timeframe for consideration of submissions	August to October 2023
Timeframe for the consideration of a Planning Proposal post-exhibition	November 2023
Date of submission to the Department to finalise the LEP	November 2023
Anticipated date Planning Proposal Authority (PPA) will make the plan (if delegated)	December 2023
Anticipated date PPA will forward to the Department for notification	December 2023