



“PARKLAND”
GOVETTS LEAP ROAD
BLACKHEATH

1. INTRODUCTION

This Development Control Plan has been prepared pursuant to Council's resolution of 22nd October, 1992, and is effective from this date.

2. AIM

The aim of this Plan is to provide measures for identifying the existing physical and heritage attributes of the property known as "Parklands", which will ensure that future development of the site protects its existing character and is in accordance with Council's Planning objectives.

3. OBJECTIVES

- 3.1 To identify and protect the existing man made landscape features of the site, and to incorporate and embellish these features in any development proposal;
- 3.2 To identify and preserve any water courses, dams, natural vegetation and swamps located on the site;
- 3.3 To preserve the streetscape character of Govetts Leap Road, Cleopatra Street and Lakeview Avenue, by protecting the boundary trees and shrubs around the periphery of the site;
- 3.4 To conserve the heritage significance of the site;
- 3.5 To identify and minimise any adverse effects that future development proposals may have on adjoining and nearby residences and streets.

4. LAND TO WHICH THIS PLAN APPLIES

This Plan applies to all land within the area edged heavy black on the attached map (Map 1).

5. RELATIONSHIP TO OTHER PLANNING INSTRUMENTS

This Plan is supplementary to Blue Mountains Local Environmental Plans No. 4 and No. 1991.

6. DEVELOPMENT CONTROLS

1. Any development application for the 'Parklands' site shall be accompanied by supportive documentation which demonstrates to Council that the proposed development satisfies the Aims and Objectives of this Plan.
2. Any development proposal on the subject land shall maintain all existing tree stands and shrubs (as indicated on Map 2) allow development only in the cleared areas.
3. Any development on the site shall be designed to include only one vehicle access to Govetts Leap Road and two vehicle accesses to Cleopatra Street.



 SUBJECT LAND EDGED THUS



SCALE - 1:5 000

LOCALITY - BLACKHEATH




MAP 1 OF 2 MAPS

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

**BLUE MOUNTAINS
DEVELOPMENT CONTROL PLAN No. 15**

FILE No. D 02 00035	'PARKLANDS' GOVETTS LEAP ROAD, BLACKHEATH	DRAWN MJG	DATE 10/92
ADOPTED BY COUNCIL		PLAN CATALOGUE No. A4 5611/1	



-  SUBJECT LAND EDGED THUS
-  EXISTING VEGETATION
-  CONTOURS



SCALE - 1:3000

LOCALITY - BLACKHEATH

MAP 2 OF 2 MAPS

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

**BLUE MOUNTAINS
DEVELOPMENT CONTROL PLAN No. 15**

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