

## Fact Sheet: Clifton Street Zoning Anomalies

The documents purpose is to provide information on what land owners can and cannot do on lots with dual zoning in Clifton Street, Bourkelands.

In July 2014 Council commenced a review of the zoning of lots in Bourkelands where the lot is affected by two zonings. At this stage it is not certain what these changes will entail, however, it is anticipated that the E2 Environmental Conservation zone will decrease where possible.

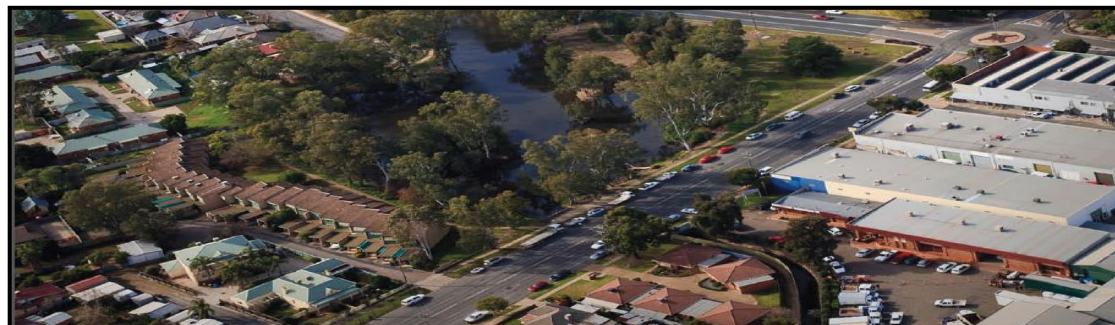
The review of the zoning has been incorporated in Council's amendment process and any changes to the zoning, resulting from the review, will be sent to the Department of Planning and Environment at the end of 2014. Once the amendments are sent to the Department, amendments take a minimum of 9 months to be processed.

During the review and amendment period, Council can accept and determine development applications where all proposed buildings are contained wholly within the R1 General Residential zone.

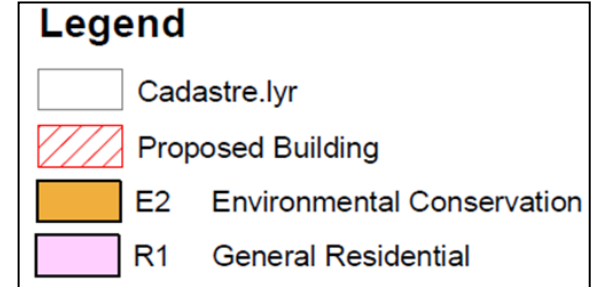
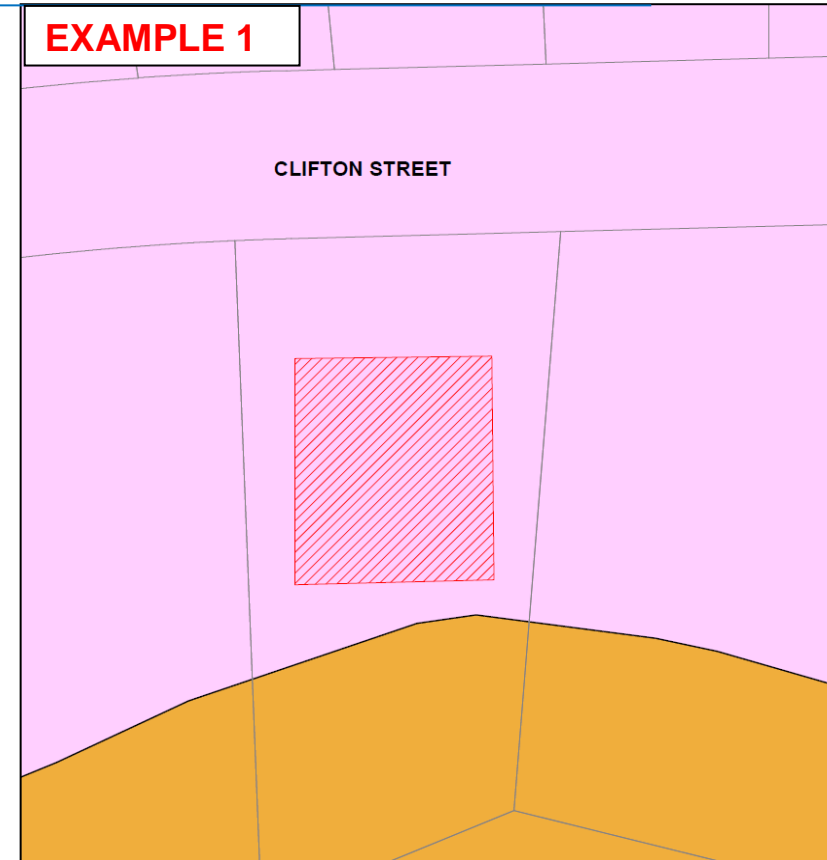
### What does this mean for land owners:

Any development applications lodged before the amendments are processed, will need to ensure that all buildings proposed are built on the part of the lot that is currently zoned R1 General Residential (see Example 1).

If amendments are made to the zoning and the E2 Environmental Conservation zone is removed, development consistent with Example 2 will be permissible. If there are no amendments to the E2 Environmental Conservation zone, any future development of buildings will still need to comply with example 1.



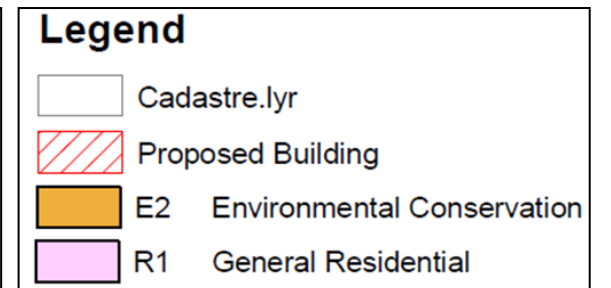
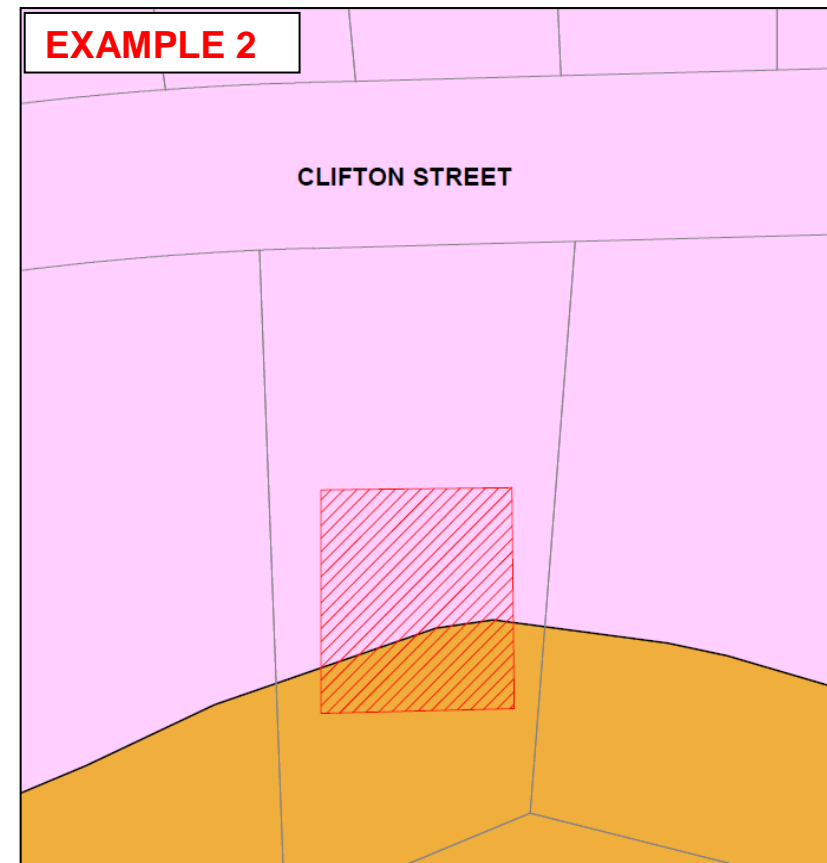
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### Example 1:

This shows a proposed building that is wholly contained within the R1 General Residential zone. Applications consistent with example 1 can be accepted and determined.

**DISCLAIMER:** These examples are for illustration purposes only and all development must comply with the relevant Local Environmental Plan 2010 and Development Control Plan 2010



### Example 2:

This shows a proposed building that is partly within the R1 General Residential zone and partly within the E2 Conservation zone. Applications consistent with example 2 cannot be approved by Council.