

## **PLANNING PROPOSAL**

**LOCAL GOVERNMENT AREA:** The Hills Shire Council

**NAME OF PLANNING PROPOSAL:** Proposed Baulkham Hills Local Environmental Plan 2005 (Amendment No (#)) - to rezone No.301 Samantha Riley Drive, Kellyville to enable a mixed use business and residential apartment development.

**ADDRESS OF LAND:** Lots 101 and 103 DP 1122070, No.301 Samantha Riley Drive, Kellyville

**MAPS:**

- Proposed BHLEP 2005 Zoning – Refer to Attachment 5
- Proposed Draft The Hills LEP 2010 Land Zoning Map – Refer to Attachment 6
- Proposed Draft The Hills LEP 2010 Floor Space Ratio – Refer to Attachment 7
- Proposed Draft The Hills LEP 2010 Height of Buildings – Refer to Attachment 8

**PHOTOS AND OTHER VISUAL MATERIAL:**

- Aerial photograph of subject site – Refer to Attachment 9
- Locality map showing existing zone under Baulkham Hills LEP 2005 – Refer to Attachment 3

### **1. OBJECTIVE OF PROPOSED LOCAL ENVIRONMENTAL PLAN (LEP):**

The objective of the proposed LEP is to rezone privately owned land being Lots 101 and 103 DP 122070, No.301 Samantha Riley Drive, Kellyville (subject site) from the Employment Area 10(a)(Business Park) zone to the R1 General Residential zone under Draft The Hills LEP 2010 (Draft LEP 2010) or the 2(a4)(Town Centre) zone under BHLEP 2005 to enable a mixed use business and residential apartment development.

### **2. PROVISIONS TO BE INCLUDED IN PROPOSED LEP:**

The proposal involves an amendment to the Draft LEP 2010 or BHLEP 2005 to allow a rezoning for future mixed use business and residential apartment development. In addition the proposed LEP establishes a maximum floor space ratio 1.6:1 and building height of 28 metres to accommodate a future 8 storey development.

#### **NSW Standard Template**

Council at its meeting 23 August 2011 resolved to forward Draft LEP 2010 to the Department of Planning and Infrastructure for finalisation. Giving the timing of Draft LEP 2010 it is considered appropriate to ensure this planning proposal is also consistent with standard instrument zones and mapping requirements to enable it to be incorporated into Draft LEP 2010.

### **3. JUSTIFICATION FOR THE PLANNING PROPOSAL:**

#### **A. Need for the planning proposal**

##### **1. Is the planning proposal a result of any strategic study or report?**

This planning proposal is a result of an application from Centro Holdings Pty Ltd seeking to rezone the subject site from the Employment Area 10(a)(Business Park) zone to the R1 General Residential zone. Supporting information provided with the application includes:

- i. Planning Proposal Report prepared by Don Fox Planning Consultants (August 2011) (refer to Attachment 4); and



- ii. Indicative schematics for the subject site prepared by Leffler Simes Architects (refer to Attachment 4).

Council resolved at its meeting 8 November 2011 to submit a Planning Proposal for Gateway Determination (refer to Attachment 2).

**2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

The range of land uses permissible within the R1 General Residential zone under Draft LEP 2010 or Residential 2(a4) zone under BHLEP 2005 will enable a transit orientated development capitalising on the existing T-Way network, local bus routes, possible future train station, and existing pedestrian and cycle network. Accordingly, the planning proposal is the best means of achieving the intended outcome of accommodating jobs and living within a highly accessible location whilst maintaining consistency with State Government and Council strategic directions.

**3. Is there a net community benefit?**

Yes. The planning proposal capitalises on its location to significant transport links and proximity to employment land thus providing the opportunity to provide a transit orientated development. Such benefits include a reduction in urban sprawl, increased use of public transport thus enhancing its economic viability and a variety of lifestyle benefits through reduced travel times.

**B. Relationship to strategic planning framework**

**1. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?**

**Metropolitan Plan for Sydney 2036**

The strategic plan prepared by the NSW Government seeks to provide a framework for the growth and development of the Sydney region to 2036. The rezoning proposal is consistent with the aims of the Metropolitan Plan to enhance Sydney's liveability.

The planning proposal is also consistent with the objectives of the strategic plan to integrate land use and transport planning as it will provide both jobs and living opportunities in a location highly accessible by public transport, walking and cycling. The planning proposal is consistent with the following objectives:

- C2 Plan for a housing mix near jobs, transport and services;
- D3 Influence travel choices to encourage more sustainable travel; and
- D4 Improve transport decision making: planning, evaluation and funding.

**Draft North West Subregional Strategy**

The planning proposal is consistent with this draft strategy as it provides both employment and living opportunities and capitalises on public transport infrastructure. Other than ensuring sufficient zoned land to accommodate housing targets, Council also has a role in considering proximity to public transport when planning for new dwellings to respond to State Plan targets

for jobs closer to home. In this regard the planning proposal is consistent with the following Draft North West Subregional Strategy actions:

- B2.1.1 Council's to consider planning for housing growth in centres, particularly those well serviced by public transport;
- B3.3.2 Council's to undertake strategic planning to ensure land use plans make the most of new infrastructure, in particular for locations around new stations along the North West Rail Link; and
- C2.1.3 North West Council's to ensure location of new dwellings improves the subregions performance against the target for State Plan Priority E5.

## **2. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?**

The Planning Proposal is consistent with Hills 2026 Community Strategic Direction, Draft Local Strategy, Residential Direction, Employment Lands Direction, Centres Direction and Integrated Transport Direction as summarised below:

### **Hills 2026 Community Strategic Direction**

The Hills 2026 Community Strategic Direction is the first 20 year outlook for the Hills Shire. It is a direction that creates a picture of where the Hills would like to be in the future. The direction is based on community aspirations gathered throughout months of community engagement and consultation with members of the community.

The planning proposal is consistent with the following Hills 2026 Community Outcomes, and relevant Key Directions:

- BUG 1 – I can get where I need to go;
- BUG 2 – Lifestyle options that reflect our natural beauty; and
- BUG 3 – I can work close to home.

Hills 2026 encourages employment growth in suitable locations and the provision of jobs close to home. The subject rezoning application is consistent with relevant Hills 2026 outcomes.

### **Draft Local Strategy**

In June 2008 Council adopted its Local Strategy to provide the basis for the future direction of land use planning in the Shire and within this context implement the key themes and outcomes of the 'Hills 2026 Looking Toward the Future'. The Residential, Integrated Transport, Centres, and Employment Lands Directions are the relevant components of the Local Strategy have relevance to the planning proposal. These Directions establish that the Hills Shire has sufficient capacity to accommodate both housing and job targets established within the draft North West Subregional Strategy, and also the suitability of the site for transit orientated development.

### **Residential Direction**

Whilst the subject location is not specifically identified in the Residential Direction, overriding objectives relate to providing for well located housing close to services, supported by infrastructure and facilitating the timely delivery of residential development. Experience in the Kellyville/Rouse Hill release area has shown that higher density residential opportunities are often not taken up until late in the life of release areas and the current proposal

provides the opportunity to achieve higher densities close to jobs and transport in a timely manner.

#### **Integrated Transport Direction**

A key objective of the Integrated Transport Direction is to ensure that planning and future development supports the provision of an efficient transport network. Relevant actions include promoting the delivery of key rail infrastructure (including a potential station at Samantha Riley Drive) and planning for a concentration and/or intensity of land use activities around major public transport nodes. The proposal for a high density residential outcome together with commercial outcomes on the subject site is consistent with these objectives and will facilitate the ongoing viability of existing and proposed public transport infrastructure.

#### **Employment Lands Direction**

The subject property is located within the Balmoral Road Employment precinct forecast to provide an employment capacity of 2,505 jobs by 2031. The proposed rezoning introduces a larger component of residential development which may result in the loss of employment land and therefore reduce the number of jobs within the Balmoral Road employment precinct. In this regard, consistency with Ministerial *Direction 1.1 Business and Industrial Zones* is further discussed below.

#### **Centres Direction**

The rezoning proposal offers the opportunity to create a transit orientated development around the existing T-Way network, a potential train station, and an existing bicycle and pedestrian network.

Transit orientated development aims to create living and working opportunities within close proximity to public transport infrastructure such as T-Ways, train stations and pedestrian and bicycle networks. The ultimate aim is to reduce car dependence, travel times, and use infrastructure more efficiently and effectively. Benefits include a reduction in urban sprawl, increased use of public transport thus enhancing its economic viability and a variety of lifestyle benefits through reduced travel times.

The subject site is well placed to provide this type of development because of the existing T-Way which provides accessibility to local and regional destinations and the potential Samantha Riley Drive station.

Development at this site with living and employment opportunities in addition to neighbourhood shops will capitalises on the significant public transport services. Activation of this area would be possible with uses such as café and restaurant dining, and neighbourhood shops which may operate after typical business hours and also on weekends. This creates a sense of place and the efficient use of this land which otherwise would not occur.

The planning proposal is therefore consistent with the Centres Direction which aims to provide housing and jobs within locations such as No.301 Samantha Riley Drive, Kellyville because of its accessibility and to capitalise on significant public transport infrastructure investment.

### **3. Is the planning proposal consistent with applicable state environmental planning policies?**

The planning proposal is consistent with all applicable State planning policies (Table 1) except for:

- *State Environmental Planning Policy No. 55 Remediation of Land (SEPP 55)*

*SEPP 55* requires a council, in rezoning land, to be satisfied that the land can be made suitable for the intended purpose. No report has been submitted with the application to establish whether the land is suitable for a permanent residential population.

The previous development application for the subject site (DA716/2009/HC) has however established that the land was suitable for serviced apartments and employment use. In light of the above, this inconsistency is considered to be minor and justifiable.

**4. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?**

The planning proposal is consistent with all applicable Section 117 Directions (Table 2) except for:

- 1.1 Business and Industrial Zones

The Draft North West Subregional Strategy establishes an employment capacity target for the Shire from 2001 to 2031 of 47,000 jobs. The Employment Lands Direction demonstrates that there is capacity to meet this target with capacity for 55,574 additional jobs to 2031. Whilst much of this growth is to be accommodated in the Norwest Business Park, future Box Hill industrial precinct and the major centres of Castle Hill and Rouse Hill, the smaller employment precincts also play a role in delivering on targets. Under the Employment Lands Direction the subject site forms part of the Balmoral Road employment precinct which has an area of 16.7 hectares and overall is forecast to accommodate 2,505 jobs by 2031. This precinct extends from Memorial Avenue in the south to the subject site in the north and is considered to provide opportunity to accommodate demand for business park lands as Norwest Business Park reaches capacity. Under the current zoning the subject site with an area of 22,900m<sup>2</sup> could be expected to yield in the order of 342 jobs, assuming a floor space ratio of 0.75:1 and mix of commercial and industrial uses.

The proposed rezoning introduces a larger component of residential development which may result in the loss of employment land and therefore the jobs within the Balmoral Road employment precinct. However the development concept retains a component of business and office space in the order of 6,000m<sup>2</sup> as well as neighbourhood shops. Commercial, land uses offer a higher employment yield per square metre of floor space, therefore it would be expected that 6000m<sup>2</sup> of commercial floor space would yield in the order of 240 jobs. Though there is likely to be a small loss of jobs (in the order of 100) this is not considered to be significant given that the subject site is a relatively small isolated area of the Balmoral Road employment precinct and commercial office development will remain permissible, this ensures that jobs are provided on site. In addition, any job losses over the subject site are easily offset by the demonstrated capacity elsewhere within the LGA to accommodate jobs in excess of the State government targets.

Therefore, the removal of the business zoned land in this location is considered to be minor and will not prevent achieving the Shires overall

employment targets due to the projected surplus of 8,574 jobs. The planning proposal is also advantageous as it offers the opportunity to use land more efficiently, and create a mixed use business and residential hub located around and capitalising on transport infrastructure such as the T-Way and possible train station.

### **C. Environmental, social and economic impact**

- 1. 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. The subject property does not contain any critical habitat or threatened species, populations or ecological communities, or their habitats.

- 2. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

The subject site is located to the west of Elizabeth Macarthur Creek which is part of the Cattai Creek catchment. The application relies on the previous development application for the mixed use development approved on the site (DA716/2009/HC) to establish that the site is suitable for mixed use development. A flood assessment submitted with the aforementioned DA established that the site is above the 1 in 100 flood level.

There are no other likely environmental effects as a result of the Planning Proposal.

- 3. How has the planning proposal adequately addressed any social and economic effects?**

The proposed amendments to the Draft LEP 2010 or BHLEP 2005 are consistent with recent policy decisions of Council and will assist with the provision of jobs and living within a highly accessible location. Specifically, the rezoning proposal and development concept offers the opportunity to create a transit orientated development around existing T-ways, a potential train station, and an existing bicycle and pedestrian network. This capitalises on existing infrastructure, creates efficiencies in how land is used, and supports the economic viability of public transport through increasing opportunities for its use.

### **D. State and Commonwealth interests**

- 1. Is there adequate public infrastructure for the planning proposal?**

The site is highly accessible given its proximity to T-Ways, local bus routes, and significant roads such as Old Windsor Road, Windsor Road and Sunnyholt Road. It is also highly accessible to the M4 and M7 motorways ensuring a high degree of connectivity to the wider metropolitan region. The site is also accessible from significant pedestrian and bicycle network primarily located along Old Windsor Road. A future possible train station at this location further enhances the already significant public infrastructure assets within the immediate vicinity of the site. Given the above, it is considered that there is suitable public infrastructure in the immediate vicinity to support intensified uses on the site.

2. **What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal?** (Note: The views of State and Commonwealth Public Authorities will not be known until after the initial gateway determination. This section of the planning proposal is completed following consultation with those public authorities identified in the gateway determination.)

Views of public authorities will be determined following Gateway Determination if required.

#### **4. DETAILS OF THE COMMUNITY CONSULTATION THAT IS TO BE UNDERTAKEN:**

The planning proposal will be advertised in local newspapers and on display at Council's administration building located at No.129 Showground Road, Castle Hill and at Vinegar Hill Memorial Library located at No.29 Main Street, Rouse Hill Town Centre. The planning proposal will also be made available on Council's website. In addition, letters will be issued to adjoining and nearby property owners advising them of the proposed rezoning.



**TABLE 1: LIST OF STATE ENVIRONMENTAL PLANNING POLICIES**

| <b>STATE ENVIRONMENTAL PLANNING POLICY (SEPP)</b> |                                                                              | <b>APPLICABLE</b> | <b>RELEVANT? (YES/NO)</b> | <b>(IF RELEVANT) INCONSISTENT/CONSISTENT</b> |
|---------------------------------------------------|------------------------------------------------------------------------------|-------------------|---------------------------|----------------------------------------------|
| No. 1                                             | Development Standards                                                        | YES               | NO                        |                                              |
| No. 4                                             | Development without Consent and Miscellaneous Exempt & Complying Development | YES               | NO                        |                                              |
| No. 6                                             | Number of Storeys in a Building                                              | YES               | NO                        |                                              |
| No. 14                                            | Coastal Wetlands                                                             | NO                | -                         | -                                            |
| No. 15                                            | Rural Landsharing Communities                                                | NO                | -                         | -                                            |
| No. 19                                            | Bushland in Urban Areas                                                      | YES               | NO                        |                                              |
| No. 21                                            | Caravan Parks                                                                | YES               | NO                        |                                              |
| No. 22                                            | Shops and Commercial Premises                                                | YES               | NO                        |                                              |
| No. 26                                            | Littoral Rainforests                                                         | NO                | -                         | -                                            |
| No. 29                                            | Western Sydney Recreation Area                                               | NO                | -                         | -                                            |
| No. 30                                            | Intensive Agriculture                                                        | YES               | NO                        |                                              |
| No. 32                                            | Urban Consolidation (Redevelopment of Urban Land)                            | YES               | NO                        |                                              |
| No. 33                                            | Hazardous and Offensive Development                                          | YES               | NO                        |                                              |
| No. 36                                            | Manufactured Home Estates                                                    | NO                | -                         | -                                            |
| No. 39                                            | Spit Island Bird Habitat                                                     | NO                | -                         | -                                            |
| No. 41                                            | Casino Entertainment Complex                                                 | NO                | -                         | -                                            |
| No. 44                                            | Koala Habitat Protection                                                     | NO                | -                         | -                                            |
| No. 47                                            | Moore Park Showground                                                        | NO                | -                         | -                                            |
| No. 50                                            | Canal Estate Development                                                     | YES               | NO                        |                                              |
| No. 52                                            | Farm Dams and Other Works in Land and Water Management Plan Areas            | NO                | -                         | -                                            |
| No. 55                                            | Remediation of Land                                                          | YES               | YES                       | INCONSISTENT                                 |
| No. 59                                            | Central Western Sydney Regional Open Space and Residential                   | NO                | -                         | -                                            |
| No. 60                                            | Exempt and Complying                                                         | NO                | -                         | -                                            |
| No. 62                                            | Sustainable Aquaculture                                                      | YES               | NO                        |                                              |
| No. 64                                            | Advertising and Signage                                                      | YES               | NO                        |                                              |
| No. 65                                            | Design Quality of Residential Flat Development                               | YES               | NO                        |                                              |
| No. 70                                            | Affordable Housing (Revised Schemes)                                         | YES               | NO                        |                                              |
|                                                   | Affordable Rental Housing (2009)                                             | YES               | NO                        |                                              |
|                                                   | Building Sustainability Index: BASIX 2004                                    | YES               | NO                        |                                              |
|                                                   | Exempt and Complying Development Codes (2008)                                | YES               | NO                        |                                              |
|                                                   | Housing for Seniors or People with a Disability (2004)                       | YES               | NO                        |                                              |
|                                                   | Infrastructure (2007)                                                        | YES               | NO                        |                                              |
|                                                   | Kosciuszko National Park – Alpine Resorts (2007)                             | NO                | -                         | -                                            |
|                                                   | Kurnell Peninsula (1989)                                                     | NO                | -                         | -                                            |
|                                                   | Major Development (2005)                                                     | YES               | NO                        |                                              |

| <b>STATE ENVIRONMENTAL PLANNING<br/>POLICY (SEPP)</b>            | <b>APPLICABLE</b> | <b>RELEVANT?<br/>(YES/NO)</b> | <b>(IF RELEVANT)<br/>INCONSISTENT/<br/>CONSISTENT</b> |
|------------------------------------------------------------------|-------------------|-------------------------------|-------------------------------------------------------|
| Mining, Petroleum Production and<br>Extractive Industries (2007) | YES               | NO                            |                                                       |
| Rural Lands (2008)                                               | NO                | -                             | -                                                     |
| SEPP 53 Transitional Provisions (2011)                           | NO                | -                             | -                                                     |
| Sydney Drinking Water Catchment (2011)                           | NO                | -                             | -                                                     |
| Sydney Region Growth Centres (2006)                              | YES               | NO                            |                                                       |
| Temporary Structures (2007)                                      | YES               | NO                            |                                                       |
| Urban Renewal (2010)                                             | NO                | -                             | -                                                     |
| Western Sydney Employment Area (2009)                            | NO                | -                             | -                                                     |
| Western Sydney Parklands (2009)                                  | NO                | -                             | -                                                     |

**TABLE 2: LIST OF SECTION 117 DIRECTIONS**

| DIRECTION                                        |                                                                          | APPLICABLE | RELEVANT?<br>(YES/NO) | (IF RELEVANT)<br>INCONSISTENT/<br>CONSISTENT |
|--------------------------------------------------|--------------------------------------------------------------------------|------------|-----------------------|----------------------------------------------|
| 1. Employment and Resources                      |                                                                          |            |                       |                                              |
| 1.1                                              | Business and Industrial Zones                                            | YES        | YES                   | INCONSISTENT                                 |
| 1.2                                              | Rural Zones                                                              | YES        | NO                    |                                              |
| 1.3                                              | Mining, Petroleum Production and Extractive Industries                   | YES        | NO                    |                                              |
| 1.4                                              | Oyster Aquaculture                                                       | NO         | -                     | -                                            |
| 1.5                                              | Rural Lands                                                              | YES        | NO                    |                                              |
| 2. Environment and Heritage                      |                                                                          |            |                       |                                              |
| 2.1                                              | Environment Protection Zone                                              | YES        | NO                    |                                              |
| 2.2                                              | Coastal Protection                                                       | NO         | -                     | -                                            |
| 2.3                                              | Heritage Conservation                                                    | YES        | NO                    |                                              |
| 2.4                                              | Recreation Vehicle Area                                                  | YES        | NO                    |                                              |
| 3. Housing, Infrastructure and Urban Development |                                                                          |            |                       |                                              |
| 3.1                                              | Residential Zones                                                        | YES        | YES                   | CONSISTENT                                   |
| 3.2                                              | Caravan Parks and Manufactured Home Estates                              | YES        | NO                    |                                              |
| 3.3                                              | Home Occupations                                                         | YES        | NO                    |                                              |
| 3.4                                              | Integrating Land Use and Transport                                       | YES        | YES                   | CONSISTENT                                   |
| 3.5                                              | Development Near Licensed Aerodomes                                      | YES        | NO                    |                                              |
| 3.6                                              | Shooting Ranges                                                          | YES        | NO                    |                                              |
| 4. Hazard and Risk                               |                                                                          |            |                       |                                              |
| 4.1                                              | Acid Sulfate Soils                                                       | YES        | NO                    |                                              |
| 4.2                                              | Mine Subsidence and Unstable Land                                        | YES        | NO                    |                                              |
| 4.3                                              | Flood Prone Land                                                         | YES        | YES                   | CONSISTENT                                   |
| 4.4                                              | Planning for Bushfire Protection                                         | YES        | NO                    |                                              |
| 5. Regional Planning                             |                                                                          |            |                       |                                              |
| 5.1                                              | Implementation of Regional Strategies                                    | NO         | -                     | -                                            |
| 5.2                                              | Sydney Drinking Water Catchment                                          | NO         | -                     | -                                            |
| 5.3                                              | Farmland of State and Regional Significance on the SNW Far North Coast   | NO         | -                     | -                                            |
| 5.4                                              | Commercial and Retail Development along the Pacific Highway, North Coast | NO         | -                     | -                                            |
| 5.8                                              | Second Sydney Airport:                                                   | NO         | -                     | -                                            |

| DIRECTION                       |                                                         | APPLICABLE | RELEVANT?<br>(YES/NO) | (IF RELEVANT)<br>INCONSISTENT/<br>CONSISTENT |
|---------------------------------|---------------------------------------------------------|------------|-----------------------|----------------------------------------------|
| Badgerys Creek                  |                                                         |            |                       |                                              |
| <b>6. Local Plan Making</b>     |                                                         |            |                       |                                              |
| 6.1                             | Approval and Referral Requirements                      | YES        | NO                    |                                              |
| 6.2                             | Reserving Land for Public Purposes                      | YES        | NO                    |                                              |
| 6.3                             | Site Specific Provisions                                | YES        | NO                    |                                              |
| <b>7. Metropolitan Planning</b> |                                                         |            |                       |                                              |
| 7.1                             | Implementation of the Metropolitan Plan for Sydney 2036 | YES        | YES                   | CONSISTENT                                   |

## ORDINARY MEETING OF COUNCIL

08 NOVEMBER, 2011

## ITEM-3

**NOTICE OF RESCISSION - ITEM 2 - PLANNING  
PROPOSAL LOTS 101 AND 103 DP 1122070, 301  
SAMANTHA RILEY DRIVE, KELLYVILLE (FP212)**

We, the undersigned Councillors, hereby give notice of our intention to move at the next Meeting of Council to rescind the decision of the Ordinary Meeting of Council 11 October 2011 - Item 2 - Planning Proposal Lots 101 and 103 DP 1122070, 301 Samantha Riley Drive, Kellyville (FP212).

**ITEM 2 - PLANNING PROPOSAL LOTS 101 AND 103 DP 1122070, 301  
SAMANTHA RILEY DRIVE, KELLYVILLE (FP212)****RESOLUTION**

The report be received.



Clr Greg Burnett



Clr Robyn Preston



Clr Mike Thomas

**QUALIFIED NOTICE OF MOTION**

- a) A Planning Proposal be forwarded to the Department of Planning and Infrastructure for a Gateway Determination for 301 Samantha Riley Drive Kellyville (Lots 101 & 103 DP1122070) to amend the zone under BHLEP 2005 to Residential 2(a4) and the future zone under Draft LEP 2010 to R1 General Residential, with Floor Space Ratio and Building Height restrictions as outlined in this report.
- b) The proposed amendments to Council's Development Control Plan (Attachment 1) be exhibited.

**ATTACHMENTS**

1. Proposed Development Controls
2. Copy of Report - Item 2 Council Meeting 11 October 2011

