

THE HILLS SHIRE COUNCIL

129 Showground Road, Castle Hill NSW 2154
PO Box 75, Castle Hill NSW 1765

Telephone 02 9843 0555 Email council@thehills.nsw.gov.au
Facsimile 02 9843 0409 www.thehills.nsw.gov.au

DX 8455 Castle Hill ABN No. 25 034 494 656

22 December, 2010



Mr Peter Goth
Locked Bag 5020
Parramatta NSW 2124



PCU018418

Our Ref: FP25

Dear Mr Goth,

PLANNING PROPOSAL (SECTION 56 NOTIFICATION)
Draft Baulkham Hills Local Environmental Plan 2005 (Amendment No.(NO.))-
(Proposal to develop a tourist/residential resort, incorporating residential
accommodation around the existing Riverside Oaks Golf Course at Lot 13, DP
270416, No. 74 Wisemans Ferry Road Cattai)

Pursuant to Section 55 of the Environmental Planning and Assessment Act 1979, it is advised that Council has endorsed a proposal to rezone the subject site from Rural 1(b) to RE2 - Private Recreation, E2 - Environmental Conservation, and W2 - Recreational Waterway with a minimum allotment size of 150m² for the following reasons:

- to facilitate the management of the proposal as a tourist/residential resort by defining areas and uses through community-title subdivision and thereby permitting the defining of rights and responsibilities;
- to allow separate titles to be created which will permit sale of individual housing lots; and
- to make the development financially viable by allowing separate sale of units to investors.

Please find enclosed the planning proposal required in accordance with the guidelines 'A guide to preparing local environmental plans' issued under Section 55(3) of the Environmental Planning and Assessment Act 1979 (EP&A Act), together with a locality map and Council's report on the matter.

Council seeks the approval of the Director-General to proceed with the rezoning as detailed in this planning proposal. Any future correspondence in relation to this matter should quote reference number FP 25. For further information please contact Bronwyn Smith, Senior Forward Planner, on 9843 0269.

Yours faithfully

Stewart Seale
MANAGER - FORWARD PLANNING

