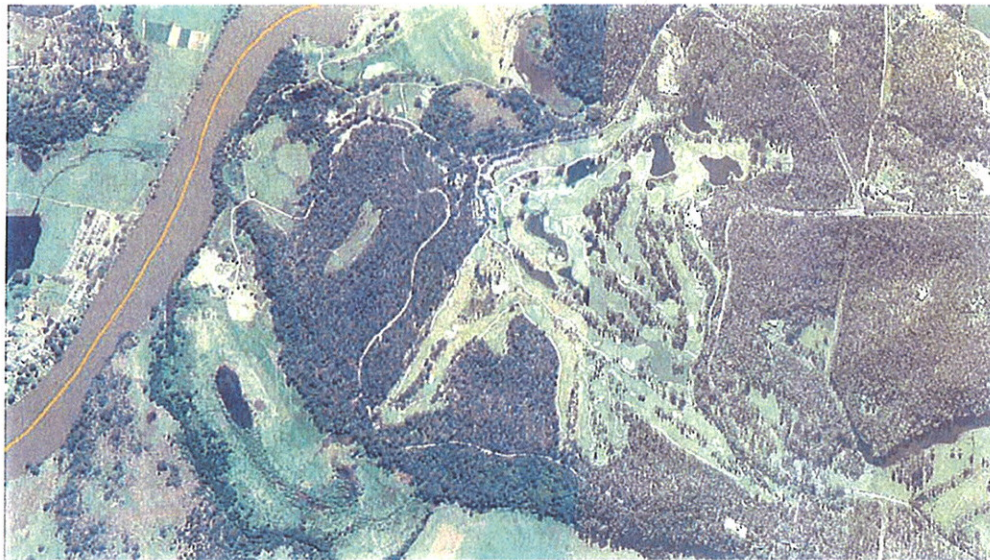




PLANNING PROPOSAL

SUBMISSION



Riverside Oaks Golf Course

Cattai

3 December, 2010

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1. INTRODUCTION

This report has been prepared on behalf of *Capital Corporation* to assist Baulkham Hills Council in its consideration of an amendment to the Baulkham Hills Local Environmental Plan, 2005 in relation to the existing Riverside Oaks (approved) Golf Course at Cattai.

The approved development provides golfing facilities, a club house, residential accommodation and other associated facilities. The current development has struggled to achieve financial viability, primarily due to a restriction on the permanent occupancy of the residential facilities. This has limited potential purchasers and resulted in a lesser amount of investment capital.

The purpose of this planning proposal is to seek the re zoning of the site to a more appropriate zoning, with an associated reduction in Torrens title lot size to facilitate the sale of the housing components. A subsequent Development Application will then be submitted to Council for the upgrade of the facilities on site, to provide for a first class viable tourist facility for the area. It is our view that such an outcome will provide substantial economic benefit to the local community.

The new Development Application would accommodate the following activities in a three stage programme:

Stage 1

- *New clubhouse;*
- *Concert Area;*
- *Marina;*
- *Riverside Golf Course No. 2;*
- *75 houses;*
- *50 Villas; and*
- *Three Corporate Lodges.*

Stage 2

- *100 Room Hotel;*
- *100m² of retail space;*
- *Upgrade to Golf Course No.1*
- *New Golf Academy;*
- *50 Houses;*
- *100 Villas; and*
- *200 Apartments*

Stage 3

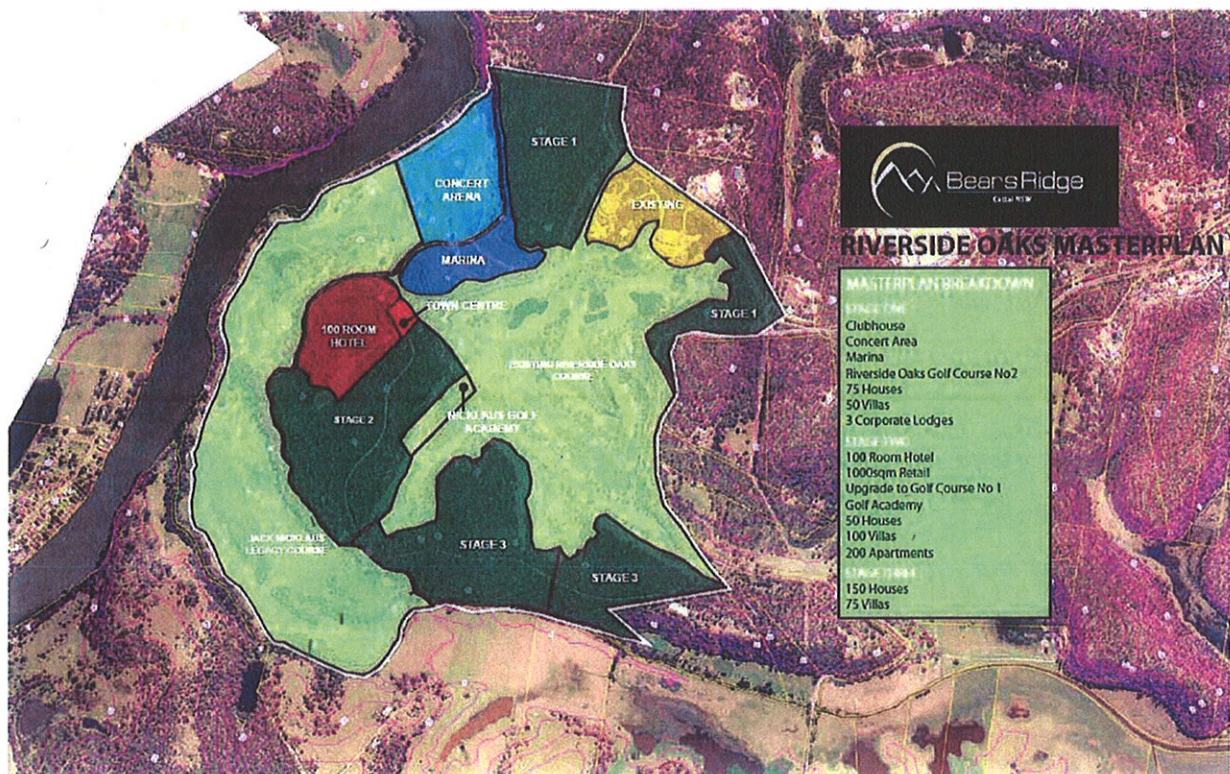
- 150 Houses ; and
- 75 Villas

It would be intended that the houses and villas be created on Torrens allotments within a Community Title subdivision scheme with full occupation rights. The apartments would most likely be part of a strata subdivision or other form of title within the overall Community Title scheme

In discussions with Council staff it appears that the most appropriate zoning to apply to the properties would be a Private Recreation zone, in lieu of the current rural zone. This aspect is discussed later in this submission.

A concept plan of the potential development is shown in figure 1 below

Figure 1 – Concept Plan



2. SITE LOCATION & HISTORY

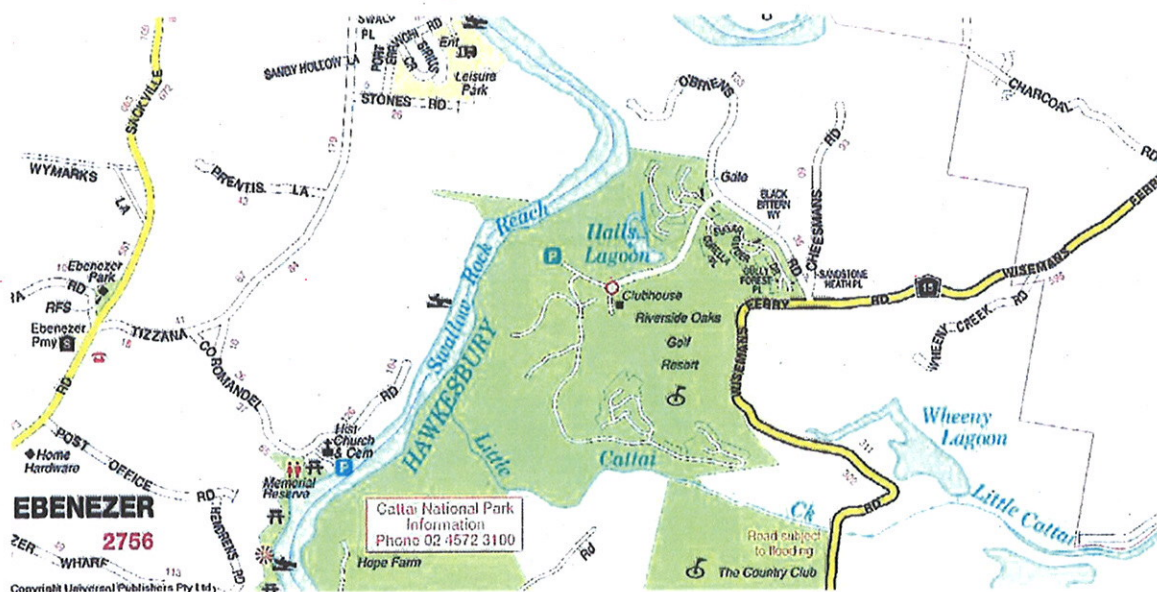
The site is located on Wisemans Ferry Road at Cattai. The **Riverside Oaks** Golf Course is open and currently caters to members, visitors and corporate clients. The development was approved by Council during the 1990's as a **recreation facility**, inclusive of residential components, with its subdivision restricted to strata title.

The original development consent granted approval for both **Riverside Oaks** Golf Course which has been open and operating for some years and the adjoining **"The Ridge"** course that has been commenced but not completed or opened. This proposal relates to Riverside Oaks only due to various financial and commercial complications on the adjoining site. However, the philosophy could be equally applied to the adjoining site in the future if sought.

The facilities were approved by Council during the 1990's as recreation facilities, inclusive of residential components, the subdivision of which was restricted to strata title.

Figures 2 and 3 below provide the general location of the property and an indication of the surrounding built and natural forms.

Figure 2 – Location Map



Map reproduced with permission of UBD. Copyright Universal Publishers Pty Ltd. DG 05/05

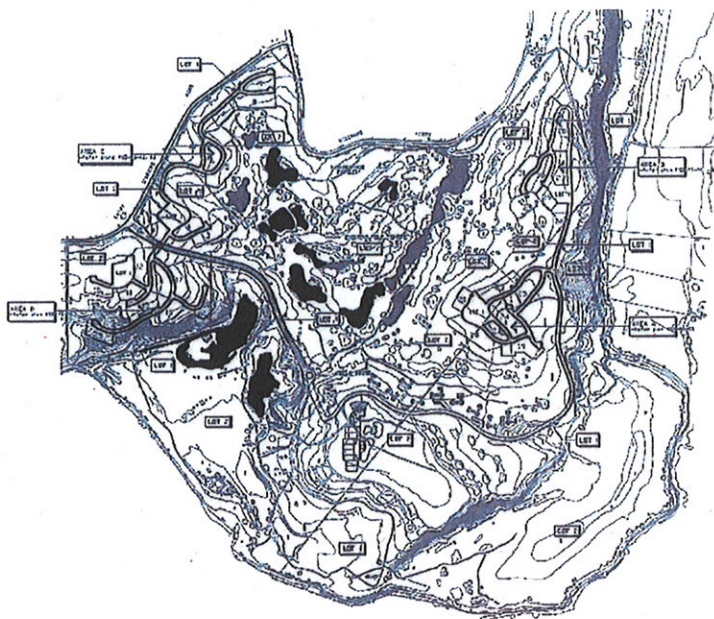
Figure 3 – Aerial Photo



Source: © DEPARTMENT OF LANDS SIX Portal www.lands.nsw.gov.au

The approved development plan is shown in figure 4 below

Figure 4 – Approved Development Plan



In detail the approval granted consent for:

- *Golf Course and club house with associated facilities*
- *Two X 150 room Hotels*
- *189 dwellings containing either 3 or 5 bedrooms*
- *20 Corporate lodges, each containing 10 bedrooms and 2 guest suites*
- *A retail facility comprising 6 shops*

The total re development while maintaining the general philosophy of the tourist facility will increase the intensity of activities on site. This is in terms of both additional on site land uses, e.g., the Marina, Golf Academy & Town Centre and the proposal to permit permanent occupation of the dwellings.

The projected final outcomes may raise issues in terms of the relevant Planning Framework and from a general development perspective that need to be addressed. Some will be more appropriately be considered as part of the assessment of a future Development Application while others are more strategic in nature and require specialist assessment and targeted consultation as part of the proposed strategic process.

They are raised briefly as an acknowledgement of the need for further investigation in Section 3 of this report

3. PLANNING CONTROLS

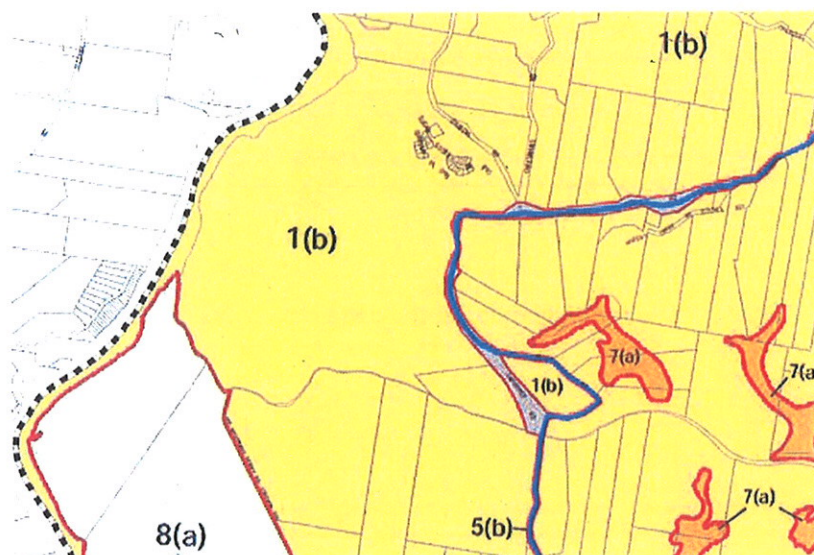
The following environmental planning instruments and policies are relevant to the proposed development:

1. Baulkham Hills Local Environmental Plan (LEP) 2005.

3.1 Baulkham Hills LEP 2005

The LEP zones the subject site *Rural 1(b)* and its re development as a *recreation facility* is permissible with Council's consent. The relevant zoning is shown in figure 5 below.

Figure 5 – Zoning Map



Source: Baulkham Hills LEP – Zoning Map

The relevant zone objectives and permissible development within the LEP are as follows:

Zone 1 (b) Rural 1(b) Zone

1 Objectives of zone are:

- (a) to ensure that existing or potentially productive agricultural land is not withdrawn unnecessarily from agricultural production, and*

- (b) to maintain the rural character of the locality without adversely affecting the carrying out of agricultural activities, and*
- (c) to ensure that development is carried out in a manner that minimises risks from natural hazards and does not unreasonably increase demand for public services and public facilities, and*
- (d) to provide land on which development may be carried out that assists the operation and functioning of development in adjoining residential areas and appropriate locations for tourist facilities, and*
- (e) to protect and enhance those areas of particular scenic and environmental value, and*
- (f) to ensure that development is designed and carried out having regard to the rural and heritage character of surrounding land, and*
- (g) to ensure that development is designed and carried out having regard to adjoining land uses and the natural environment.....*

3 Development allowed only with consent

Development for the purpose of:dwelling-houses;....recreation facilities;...

Development for the purpose of the following (which is notifiable development):....tourist facilities.

The LEP defines *recreation and tourist facilities* within clause 5 as follows;

recreation facility means a building or place used for sporting activities, recreation or leisure activities, whether or not operated for the purpose of gain but, in the Table to clause 13, does not include a building or place elsewhere specifically defined in this clause.

tourist facility means an establishment providing facilities for holiday accommodation or recreation, and may include a boat shed, boat landing facilities, camping ground, caravan park, holiday cabins, hotel, house boat, marina, motel, playground, restaurant, water sport facilities or a club used in conjunction with any such activity.

The proposal is not in contravention of these objectives and having been approved by Council previously involves permissible activities.

However, Clause 18 of the LEP sets large minimum lot sizes within the *Rural 1(b)* zone and relevantly states in part as follows:

18 Subdivision of land in Zones 1 (a), 1 (b), 1 (c), 1 (d) and 7 (a)

Subject to subclause (5), land within a zone specified in paragraph (a)–(d) must not be subdivided unless each separate allotment to be created by the subdivision has an area of not less than the area specified in respect of that land:

(a) Zone 1 (a)—40 hectares,

(b) Zone 1 (b)—10 hectares,.....

It is acknowledged that economic viability is not one of the Heads of Consideration contained with Section 79C of the EP&A Act, 1979 (as amended), however, with this restriction the approved development struggles for investor funds and the necessary capital to operate the tourist component of the project and the Golf Course. This issue has caused the development to stall, as evidenced by its string of former owners and failure to complete the total project.

The minimum lot size requirements of the rural zoning in the LEP are consistent with the standards in all LEPs that include those zones. To simply amend the standard on a one off basis is not considered appropriate on Town planning grounds nor does it part of this submission. Such action would be contrary to the objectives of those zones and may result in an undesirable precedent. However, a variation in the zoning of the site to one which permits the range of uses approved and proposed with a more relaxed minimum lot size for the residential component, would greatly enhance the site's viability and attractiveness to investors and improve the likelihood of its long term survival.

Such action would not cause a planning precedent in consideration of the previous development consent granted by Council. It would also not impact on the objectives of the *Rural 1(b)* zone as the proposed lot size would be permissible in a zone with no minimum standard. The achievement of this goal would ensure the continued operation of a valuable tourism facility providing widespread economic and social benefit to the community of the Shire and the wider region.

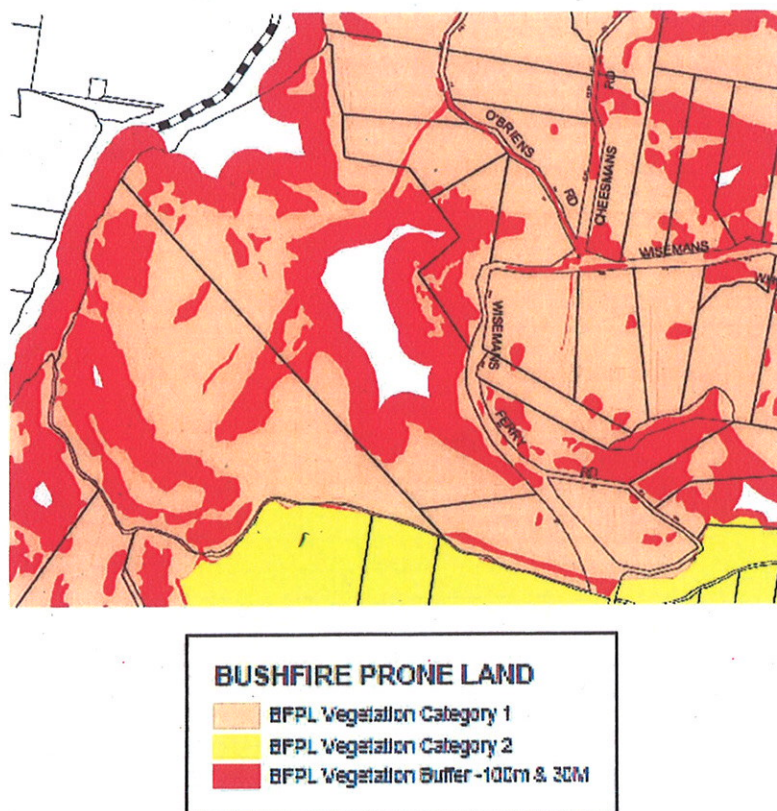
There are a number of specific planning issues that are relevant to the subject site and proposal. The specific levels of impact and detailed levels of relevance are not known at this point in time. However, as the project evolves and the concept develops more certainty a more detailed assessment can be undertaken and specialist reports provided during the consultation stages etc

A general discussion of the likely issues is as follows

Bush Fire Risk

The site is affected by bush fire risk as shown in figure 6 below

Figure 6 – Bushfire Affection



Source: Baulkham Hills LEP – Bush Fire Prone Land Map

Clause 26 of the Baulkham Hills LEP which relates to bush fire prone land states as follows

26 Land subject to bush fire hazards

Before granting consent to any development on land that in its opinion is likely to be affected by bush fire, the consent authority must take into account whether:

- (a) the development is likely to have an adverse effect on the implementation of any strategies for bush fire control and fuel management adopted by the Baulkham Hills Bush Fire Management Committee in accordance with the Rural Fires Act 1997, and*
- (b) access arrangements to and from the development will increase the hazard to residents, visitors or emergency services, and*
- (c) the increased demand for emergency services, during bush fire events created by the development would lead to a decrease in the ability of the emergency services personnel to effectively control major bush fires, and*
- (d) the measures adopted to avoid or mitigate the threat from bush fire, including siting of the development, design of structures and materials used, clearing of vegetation, fuel free and fuel reduced areas and landscaping and fire control aids such as roads and water supplies are inadequate for the locality or would result in unacceptable environmental impacts.*

The NSW Rural Fire Service document *Planning for Bushfire Protection 2006* sets out the criteria for protection of development and will need to be considered as part of the rezoning and ultimate development application. Sections 2.3 and 2.4 of the document deal with the planning principles for rezoning bushfire affected land and the requirements for assessing subsequent development applications.

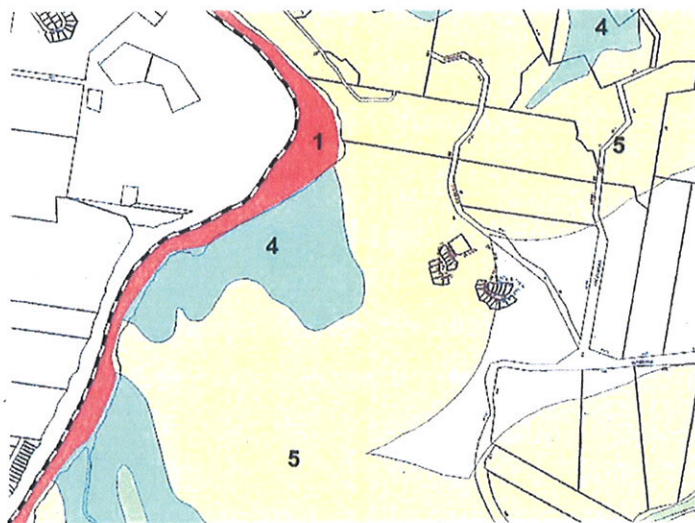
There is potential to establish a fuel free area adjacent to the proposed development, with the final location being determined during the preparation of a detailed development Application. All retained bushland areas can be managed under an appropriate land management plan, implemented as part of the Golf course operations.

A specialist report will need to address the relevant criteria as part of the consultation stage for this Planning proposal.

Acid Sulphate Soils & Flooding

The site is also affected by Acid sulphate Soils and Clause 29 of the LEP. Figure 7 on the following page indicates the nature of the site's affectation.

Figure 7 – Acid Sulphate Soils



Acid Sulfate Soil

Class	Works for which Planning Instrument Applies
1	Any Works
2	Works below ground surface works by which water table is likely to be lowered
3	Works beyond 1 metre below the natural ground surface; Works by which the watertable is likely to be lowered beyond 1 metre below natural surface
4	Works beyond 2 metre below the natural ground surface; Works by which the watertable is likely to be lowered beyond 2 metre below natural surface
5	Works within 500 metres of adjacent class 1,2,3 or 4 land which are likely to lower the watertable below 1 metre AHD in class 1,2,3 or 4 land.
	Parcels

Source: Baulkham Hills LEP – Acid Sulphate Soils Map

The majority of proposed development will occur within the class 5 land. Development of the class 4 land will need to be mindful of the need to minimise water table variations. These matters will be the subject of further detailed specialist reports

In conjunction with the acid sulphate assessment, consideration will also need to be given to the potential for the flooding of the site and any impacts from the development itself on flooding outcomes. Detailed assessment and reports will be required for the later stages of the proposal

Heritage Conservation

The site contains a number of Heritage Items and is listed as an Item of Environmental heritage under the Baulkham Hills LEP. It may also be of significance to the local Aboriginal community. The two heritage items *Bungool* and *Merrymount* shall be rendered structurally sound and protected from further deterioration. Subject to options for the ir on going use, the opportunities available for their restoration will be canvassed.

These matters are likely to have been addressed as part of the original development assessment, but will need to be reviewed in accordance with the provisions of the LEP. Consultation with the Dharuk Aboriginal Land Council will also be undertaken.

Additional specialist review and a subsequent Conservation Management Plan will be provided either at the consultation stage of the planning proposal or with the subsequent DA.

Other Environmental Planning Instruments (EPI's) and Strategic Studies and Policies

There are many EPI's that may be relevant to the proposal as evident in the tables contained in Section 4 of this report. A further detailed assessment of the proposal's compliance with the relevant instruments will be undertaken following receipt of the DGR's

Council has in recent years undertaken a number of detailed strategic studies to inform its upcoming comprehensive LEP. These include but are not limited to the *Rural Lands Study* and *Settlement Strategy*.

In the case of these two studies, the interplay of residential land delivery, the growth and direction of the Shire's residential lands and targets needs to be considered. Questions to be reviewed may include the following:

- *Does the proposal fit with Council's Residential Direction and Rural Lands Study*
- *Is there any impact on the delivery of Council's dwelling targets*
- *What is the comparison of growth in dwellings urban –vs- rural*
- *What are the cumulative effects of rural dwelling growth*

The proposal seeks to subdivide into single allotments and although the zoning may translate into a specified Tourism/ recreation zone, the site remains within a rural context. Consideration needs to be given to the potential land use and settlement implications from the subdivision and the resultant increased density.

As part of its consideration of this proposal Council may nominate those strategic reports that it believes are applicable to the proposal and that it would like to see addressed via a more detailed assessment/ review. following the issue of the DGR's and prior to the consultation stage

Council's Rural Development Control Plan (DCP) sets objectives and matters for consideration in relation to tourist facilities within rural areas. The DCP sets controls for setbacks, and height and these issues will require consideration during the detailed design phase of the concept plan.

The site is located within the Hawkesbury-Nepean River Catchment area and is subject to the provisions of SREP No. 20. The plan seeks to ensure that development of land respects the environment and character of the river valley.

Area No. 5 – Lower Hawkesbury River as defined in the SREP is nominated as that part of the river that provides the greatest tourist potential. The site is within this geographical area. The plan countenances and encourages tourist development near to existing villages as well as larger developments where appropriate, that provide a high standard of facilities of interest to international tourists.

The SREP also identifies a number of matters for consideration that relate to the protection and preservation of environmental, recreational, heritage, archaeological, cultural and scenic qualities of the valley.

All of the relevant considerations of the SEPP will require a detailed assessment and associated documentation either at the consultation stage of the planning proposal or with the subsequent development application.

Marina - Designated Development

The concept plan incorporates a Marina adjacent to the River. Under Schedule 3 of the EP & Regulation such a proposal is classified as *Designated Development*. The final DA will need to address the associated issues with such a proposal including any environmental and operational issues.

Flora and Fauna

A Flora and Fauna Assessment was submitted to and approved by Council in November 2001. The applicant is not aware of any threatened or endangered species being located on the site, much of which has been cleared as part of the original approval. However there may be some locations worthy of flora and fauna conservation.

A detailed ecological assessment to determine whether any native vegetation which occurs on the site constitutes a native vegetation community as well as whether there are any habitats for endangered species on the site will need to be undertaken.

An updated specialist report will need to be provided either at the consultation stage of the planning proposal or with the subsequent development application. Such a report will need to take into consideration the expanded nature of on - site activities proposed in the concept plan.

Traffic Implications

The current concept is to provide up to 700 residential dwellings on site and a 100 room hotel. Which is a reduction in hotel rooms but an increase in dwellings. At this stage a breakdown of dwelling sizes by bedroom has not been undertaken, however, each is likely to include two undercover car parking spaces.

The approval previously granted by Council allocated 0.8 spaces per hotel room meaning the revised hotel would generate 80 spaces. In total therefore the proposal would generate approximately 1500 vehicle spaces for these two components. It is unlikely that the occupancy rate at any one time would achieve 100%, however there will clearly be an increase in traffic movements to and from the site.

It is unlikely that the increase will place an unacceptable impact on the area's road system although it may necessitate upgrades to some sections of those roads and / or additional traffic control infrastructure. A detailed traffic impact assessment and report will be prepared prior to consultation

Services

The sewerage plant servicing the current development was designed to cater for 70 dwellings, the existing lodge and club house. Similarly, the current potable water treatment plant is nearing capacity and both plants will require an upgrade in the near future

Summary

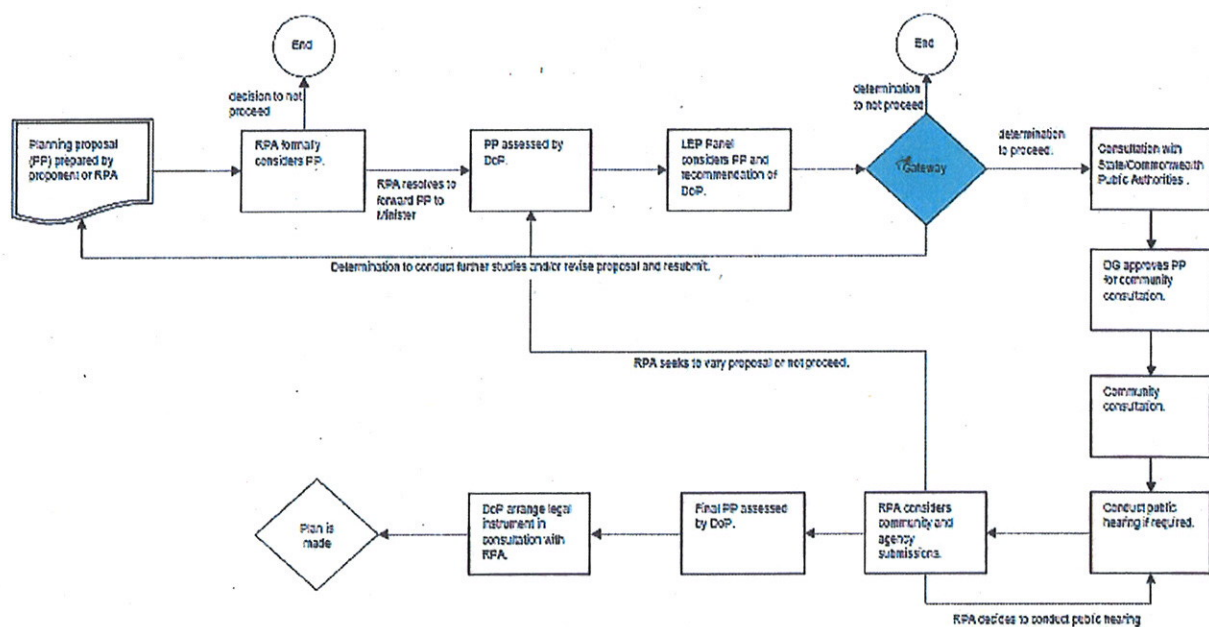
This list is not exhaustive and a number of other matters may require further consideration following receipt of the DGR's. The DGR's may also detail specific consultation requirements with appropriate Government Authorities and other relevant bodies. The applicant acknowledges the potential for these requirements and agrees to respond in detail to them when they are further clarified, by the Department and Council.

4. PLANNING PROPOSAL

There are two ways that a Planning proposal can be progressed, either being initiated by the applicant or Council. The Council can proceed in the normal re zoning fashion as the *Relevant Planning Authority (RPA)* or the Minister can refer the matter to the *Joint Regional Planning Panel (JRPP)*. It is **not** considered necessary in this instance to involve the JRPP.

The flow chart below is taken from the Department of Planning's *Guide to Preparing Local Environmental Plans (LEPs)*

Figure 8 – LEP Preparation Process



In a sister document – the *Guide to Preparing Planning Proposals*, the Department has set out the following four parts of a Planning Proposal.

Part 1 - A statement of the Objectives or Intended Outcomes of the proposed LEP;

Part 2 - An Explanation of the Provisions that are to be included in the proposed LEP;

Part 3 - The Justification for those objectives, outcomes and provisions and the process for their implementation;

Part 4 - Details of the Community Consultation that is to be undertaken on the planning proposal.

These matters will now be considered individually.

1. Objectives or Intended Outcomes of the proposed LEP

The objective/ intended outcome of the proposal is to provide a suitable zoning for the approved development, that allows for its long term financial viability. This is primarily related to facilitating the subdivision and sale of the proposed residential components of the proposal.

In the past there has been resistance from both prospective residents and investors due to the restrictions in long term occupation. The possibility of Torrens title lots within a community title scheme with *normal* occupation permitted will alleviate this issue.

An amended zoning particularly *private recreation* would also regularise the planning controls in terms of the actual land use activities on site. A broader scope of activities can be facilitated to match the intent and the detail of the approval previously granted.

2. Explanation of the Provisions that are to be included in the proposed LEP;

The proposal would involve a change to the current zoning of the land from *Rural 1(b)* as shown previously in *figure 4*. However in consideration of the varied land use activities and sensitivity of parts of the site, it may be prudent to include three zones as discussed below.

The proposal although being undertaken on the basis of a standalone planning proposal will need to fit with the comprehensive LEP currently being prepared by Council, under the standard instrument template.

The primary zone would be *RE2 Private Recreation* as outlined in the Standard Instrument with some additional permitted uses, as follows:

Zone RE2 Private Recreation

1 Objectives of zone

- *To enable land to be used for private open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

2 Permitted without consent

Environmental facilities; Environmental protection works; Roads

3 Permitted with consent

Community facilities; Dwellings; Food and drink premises; Function centre; Heliport; Home occupation; Hotel and motel accommodation; Kiosks; Marina; Medical centre; Multi dwelling housing; Neighbourhood shops; Pub; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat building; Restaurant; Retail premises; Seniors housing; Serviced apartments; Semi detached housing; Signage; Swimming pools; Take way food and drink premises; Temporary structure; Tourist and visitor accommodation; Water recreation structure; Waters Supply system; Water treatment facility; Waterbody; Waterway.

4 Prohibited

Any other development not specified in item 2 or 3

The site incorporates part of the Broad water and wetland adjacent to the Hawkesbury River.

This land would best be zoned ***E2 Environmental Conservation*** as detailed below.

Zone E2 Environmental Conservation

1 Objectives of zone

- *To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.*
- *To prevent development that could destroy, damage or otherwise have an adverse effect on those values.*

2 Permitted without consent***Environmental protection works******3 Permitted with consent******Bush fire hazard reduction;; open space; Water recreation structure; Waterrbody; Waterway.******4 Prohibited******Any other development not specified in item 2 or 3***

The remaining zone would be located near the River and provide for the Marina and associated activities. The most appropriate zone would be ***W2 Recreation Waterway*** as indicated below.

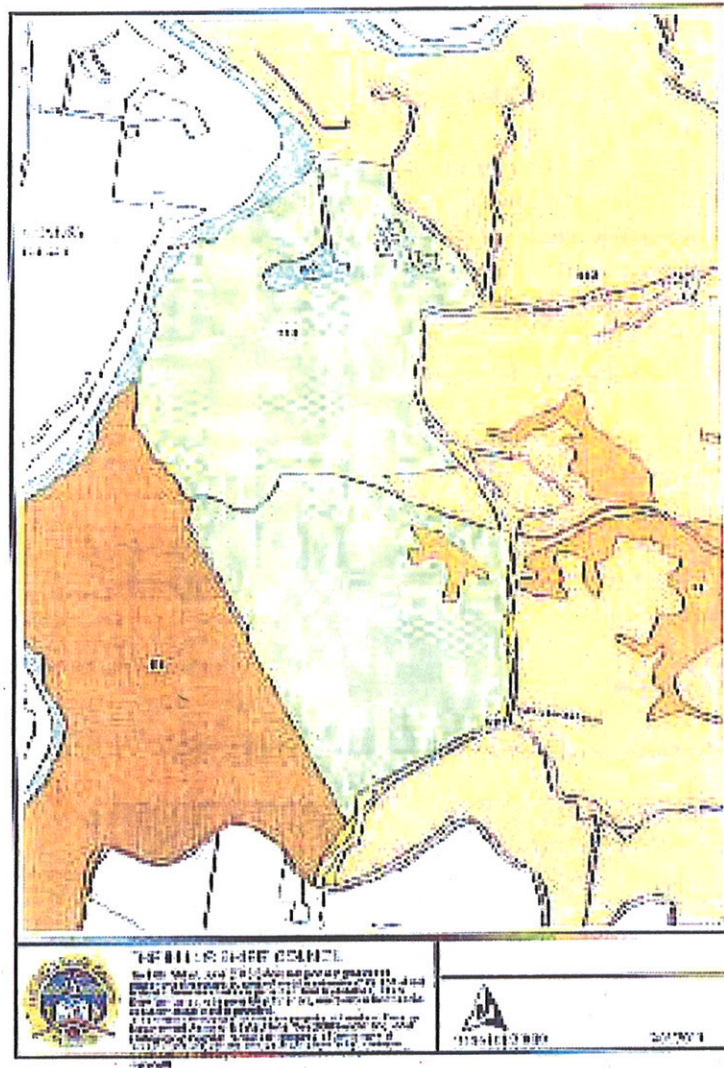
Zone W2 Recreational Waterways***1 Objectives of zone***

- To protect the ecological, scenic and recreation values of recreational waterways.***
- To allow for water-based recreation and related uses.***
- To provide for sustainable fishing industries and recreational fishing.***

2 Permitted without consent***Environmental facilities; Environmental protection works; Water recreation structures******3 Permitted with consent******Dwellings; Business premises Food and drink premises; Kiosks; Marinas; Retail premises; Tourist and visitor accommodation******4 Prohibited******Any other development not specified in item 2 or 3***

The distribution of the zones across the sites could be as shown in figure 9 below

Figure 9 – Proposed Distribution of Zones



Source – Baulkham Hills Council Strategic Planning Team

3. Justification for those objectives, outcomes and provisions and the process for their implementation;

There are a number of planning issues to be considered in response to this requirement. Each is dealt with below.

- *Is the planning proposal the result of any strategic study or report?*

Comment: No

- *Is the planning proposal the best means of achieving the objectives and intended outcomes?*

Comment: Yes – as discussed earlier.

- *Is there a net community benefit*

Comment: Yes – the community will benefit through the enhanced economic viability of the facilities. This will spin off in terms of local employment, supply opportunities and secondary spending.

- *Is the proposal consistent with the relevant regional Planning Strategy?*

Comment: Yes – the North West Sub Regional component of the Sydney Metropolitan Strategy identifies these sites as Golf Courses and associated resorts.

- *Is the proposal consistent with the Council's local strategic plan?*

Comment: Yes – the proposal is consistent with the approved development applications for the land and the intended future-re use of the sites.

- *Is the proposal consistent with the applicable SEPP's*

Comment: Yes. The marina is proposed to be located within "*Halls Lagoon*" which is a wetland identified within *SREP 20 – Hawkesbury Nepean*. The applicant intends that this area be separately zoned and protected with any future development application requiring the concurrence of the Director General of NSW National Parks & Wildlife.

- *Is the proposal consistent with the applicable Ministerial Directions (S117 Directions and Planning policies etc)?*

Comment: ~ Yes, see the tables below

STATE ENVIRONMENTAL PLANNING POLICIES	COMPLIES?
	Yes/No/N/A
SEPP No 1 Development Standards	Yes
SEPP No 4 Development Without Consent and Miscellaneous Complying Development	Yes
SEPP No 6 Number of Storeys in a Building	N/A
SEPP No 10 Retention of Low-Cost Rental Accommodation	N/A
SEPP No 19 Bushland in Urban Areas	Yes
SEPP No 21 Caravan Parks	N/A
SEPP No 22 Shops and Commercial Premises	Yes
SEPP No 30 Intensive Agriculture	N/A
SEPP No 32 Urban Consolidation (Redevelopment of Urban Land)	N/A
SEPP No 33 Hazardous and Offensive Development	Yes
SEPP No 50 Canal Estates	N/A
SEPP No 53 Metropolitan Residential Development	N/A
SEPP Policy No.55 Remediation of Land	N/A
SEPP No 60 Exempt and Complying Development	N/A
SEPP No 62 Sustainable Aquaculture	N/A
SEPP No 64 Advertising and Signage	Yes
SEPP No 65 Design Quality of Residential Flat Development	Yes
SEPP No 70 Affordable Housing (Revised Schemes)	N/A
SEPP (Housing for Seniors and People with a Disability) 2004	Yes
SEPP (Building Sustainability Index: BASIX) 2004	Yes
SEPP (Major Projects) 2005	Yes
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A
SEPP (Temporary Structures and Places of Public Entertainment) 2007	Yes
SEPP (Infrastructure) 2007	N/A
SEPP (Exempt and Complying Development Codes) 2008	Yes
SEPP (Repeal of Concurrence and Referral Provisions) 2008	Yes

REGIONAL ENVIRONMENTAL PLANS	COMPLIES
	Yes/No/N/A
REP 2- Georges River Catchment	N/A
REP 5- Chatswood Town Centre	N/A
REP 6- Gosford Coastal Areas	N/A
REP 7- Multi- Unit Housing- Surplus Government Sites	N/A
REP 8- Central Coast Plateau Areas	N/A
REP 9- Extractive Industry (No. 2)	N/A
REP 10- Blue Mountains Regional Open Space	N/A

REGIONAL ENVIRONMENTAL PLANS	COMPLIES
REP 11- Penrith Lakes Scheme	N/A
REP 13- Mulgoa Valley	N/A
REP 14- Eastern Beaches	N/A
REP 16- Walsh Bay	N/A
REP 17- Kurnell Peninsula	N/A
REP 18- Public Transport Corridor	N/A
REP 19- Rouse Hill Development Area	N/A
REP 20- Hawkesbury/Nepean River (No. 2 -1997)	Yes
REP 21- Warringah Urban Release Areas	N/A
REP 22- Parramatta River	N/A
REP 23- Sydney and Middle Harbours	N/A
REP 24- Homebush Bay Development Area	N/A
REP 25- Orchard Hills	N/A
REP 26- City West	N/A
REP 27- Wollondilly Regional Open Space	N/A
REP 28- Parramatta	N/A
REP 29- Rhodes Peninsula	N/A
REP 30- St Marys	N/A
REP 31- Regional Parklands	N/A
REP 33- Cooks Cove	N/A

SECTION 117 DIRECTIONS	COMPLIES?
1. Employment and Resources	
1.1 Business and Industrial Zones	N/A
1.2 Rural Zones	N/A
1.3 Mining, Petroleum Production and Extractive Industries	N/A
1.4 Oyster Aquaculture	N/A
1.5 Rural Lands	N/A
2. Environment and Heritage	
2.1 Environment Protection Zones	Yes
2.2 Coastal Protection	N/A
2.3 Heritage Conservation	N/A
2.4 Recreation Vehicle Areas	N/A
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	N/A
3.2 Caravan Parks and Manufactured Home Estates	N/A
3.3 Home Occupations	N/A