

Planning Proposal to rezone land at No.64 Mackillop Drive, Baulkham Hills.

Proposal Title : Planning Proposal to rezone land at No.64 Mackillop Drive, Baulkham Hills.

Proposal Summary : This Planning Proposal seeks to rezone part of the site at No. 64 Mackillop Drive, Baulkham Hills (part of Lot 2 DP 817696) from the proposed R2 Low Density Residential zone under the draft Hills LEP 2010, to part R3 Medium Density Residential and part R4 High Density Residential, to enable medium and high density residential development on the site.

The proposed rezoning will permit the development of an estimated 195 dwellings (in total) on the site.

The proposal also seeks to apply a maximum building height control of 16 metres over the portion of the site that is proposed to be rezoned R4 High Density Residential.

PP Number : PP_2012_THILL_002_00 **Dop File No :** 12/08417

Proposal Details

Date Planning Proposal Received : 04-Apr-2012 **LGA covered :** The Hills Shire

Region : Sydney Region West **RPA :** The Hills Shire Council

State Electorate : BAULKHAM HILLS **Section of the Act :** 55 - Planning Proposal

LEP Type : Spot Rezoning

Location Details

Street : 64 Mackillop Drive

Suburb : Baulkham Hills **City :** The Hills Shire **Postcode :** 2153

Land Parcel : The subject site (Lot 2 in DP 817696) currently accommodates a seminary and conference centre; small areas of remnant vegetation; and a local heritage item in the east.

DoP Planning Officer Contact Details

Contact Name : Claire Mirow

Contact Number : 0298601125

Contact Email : Claire.mirow@planning.nsw.gov.au

RPA Contact Details

Contact Name : Rebecca Takchi

Contact Number : 0298430317

Contact Email : rtakchi@thehills.nsw.gov.au

DoP Project Manager Contact Details

Contact Name : Derryn John

Contact Number : 0298601505

Contact Email : Derryn.john@planning.nsw.gov.au

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Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Metro North West subregion	Consistent with Strategy :	Yes
MDP Number :	N/A	Date of Release :	
Area of Release (Ha) :	18.15	Type of Release (eg Residential / Employment land) :	N/A
No. of Lots :	0	No. of Dwellings (where relevant) :	195
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

LOBBYIST STATEMENT

At this time, to the best of the Regional Team's knowledge, there have been no meetings or communications with lobbyists regarding this Planning Proposal.

Supporting notes

Internal Supporting Notes : **BACKGROUND**

In 2011, Council received a number of applications relating to the land in question (Lot 2 DP 817696), including an application which sought to amend the Baulkham Hills DCP to introduce specific development controls for the site, and a development application which sought approval for a concept masterplan and staged residential subdivision of the site(Refer to page 123 of the report to Council dated 28 February, 2012 included in Attachment E).

The planning proposal is the outcome of a report to an Ordinary meeting of Council on 28 February, 2012, which recommended that Council forward a planning proposal to the Department to amend the proposed zoning and height controls for part of the site under the adopted Draft Hills LEP 2010.

The planning proposal was received by the Department's regional team on 4 April, 2012 for Gateway Determination (A copy of Council's covering letter; planning proposal; supporting maps, reports and studies are attached).

POLITICAL DONATIONS DISCLOSURE STATEMENT

The political donation disclosure laws commenced on 1 October, 2008. The legislation requires public disclosure of donations or gifts for certain circumstances relating to the Planning system.

The disclosure requirements under the new legislation are triggered by the making of relevant planning applications and relevant public submissions on such applications.

The term relevant planning application means:

"A formal request to the Minister, a council or the Director-General to initiate the making

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of an environmental planning instrument..."

Planning Circular PS 08-009 specifies that a person who makes a public submission to the Minister or Director General is required to disclose all reportable political donations (if any).

No disclosures were provided for this planning proposal.

External Supporting

Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment : The application clearly identifies the objectives of the planning proposal (Refer to page 1 of the attached planning proposal).

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment : The application contains an adequate explanation of provisions (refer to page 1 of the attached planning proposal).

This planning proposal seeks to amend the Draft Hills LEP 2010 as follows:

- Rezone part of the site at No.64 Mackillop Drive, Baulkham Hills, from R2 Low Density Residential to part R3 Medium Density Residential and Part R4 High Density Residential; and

- Amend the proposed height of buildings map, to apply a maximum building height control of 16 metres to the part of the site which is proposed to be rezoned R4 High Density Residential.

An indicative map of the proposed land use rezonings and height controls for the subject site are included in Attachments B and C.

Additionally, Council seeks to amend Part C Section 3 of the existing Baulkham Hills DCP, to include site specific development controls to guide the future development of the site (The proposed site specific development controls are included in Attachment F).

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? No

b) S.117 directions identified by RPA :

* May need the Director General's agreement

1.1 Business and Industrial Zones

1.2 Rural Zones

1.3 Mining, Petroleum Production and Extractive Industries

1.5 Rural Lands

2.1 Environment Protection Zones

2.3 Heritage Conservation

2.4 Recreation Vehicle Areas

3.1 Residential Zones

3.2 Caravan Parks and Manufactured Home Estates

3.3 Home Occupations

3.4 Integrating Land Use and Transport

3.5 Development Near Licensed Aerodromes

4.1 Acid Sulfate Soils

4.2 Mine Subsidence and Unstable Land

4.3 Flood Prone Land

4.4 Planning for Bushfire Protection
6.1 Approval and Referral Requirements
6.2 Reserving Land for Public Purposes
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036

Is the Director General's agreement required? Yes

c) Consistent with Standard Instrument (LEPs) Order 2006 : Yes

d) Which SEPPs have the RPA identified?

SEPP No 1—Development Standards
SEPP No 4—Development Without Consent and Miscellaneous
Exempt and Complying Development
SEPP No 6—Number of Storeys in a Building
SEPP No 19—Bushland in Urban Areas
SEPP No 21—Caravan Parks
SEPP No 22—Shops and Commercial Premises
SEPP No 30—Intensive Agriculture
SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)
SEPP No 33—Hazardous and Offensive Development
SEPP No 50—Canal Estate Development
SEPP No 55—Remediation of Land
SEPP No 62—Sustainable Aquaculture
SEPP No 64—Advertising and Signage
SEPP No 65—Design Quality of Residential Flat Development
SEPP No 70—Affordable Housing (Revised Schemes)
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Housing for Seniors or People with a Disability) 2004
SEPP (Infrastructure) 2007
SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP (Sydney Region Growth Centres) 2006
SEPP (Temporary Structures and Places of Public Entertainment)
2007
SEPP (Affordable Rental Housing) 2009

e) List any other
matters that need to
be considered :

SECTION 117 DIRECTIONS

2.1 ENVIRONMENTAL PROTECTION ZONE

This direction requires that a planning proposal include provisions that facilitate the protection and conservation of environmentally sensitive areas.

This direction is relevant as Council has indicated that the site contains a small area of remnant vegetation, comprising species of Sydney Turpentine-Ironbark Forest (STIF) and Cumberland Plain Woodland (CPW), which are identified as critically endangered ecological communities under the Environmental Protection and Biodiversity Conservation Act 1999, and the Threatened Species Conservation Act 1995.

A Flora and Fauna Survey and Assessment, undertaken by Ambrose Ecological Services Pty Ltd (March, 2011), identified the presence of approximately 1.318 ha of critically endangered ecological communities within the site (Refer to page 44 of the assessment at Attachment H).

This report also recommended that a 10 metre buffer zone be created around the existing native vegetation remnants, to mitigate any potential impacts of the future development of the site (Refer to page 47 of the attached Flora and Fauna Survey and Assessment at Attachment H).

It is noted that the concept plan for the development of the site included in the proposal has regard to the location of this existing vegetation, as the proposed urban footprint is located outside the main habitat areas (Refer to page 2 and 8 of the attached planning proposal).

The existing Baulkham Hills DCP (Part C Section 3) also contains provisions which seek to conserve and protect the biodiversity of the Hills Shire, including habitats of threatened flora and fauna species and communities.

Notwithstanding the above, the regional team recommends that Council consult with the Office of Environment and Heritage.

2.3 HERITAGE CONSERVATION

This Direction requires that a planning proposal contain provisions to ensure the conservation of any items, places, buildings, works, relics, objects or precincts of environmental heritage significance or indigenous heritage significance.

The planning proposal has identified that a heritage item of local significance (an inter-war period Californian Bungalow) is located within the eastern portion of the site (Refer to pages 5 and 6 of the attached planning proposal for details).

A Heritage Impact Statement was undertaken by Tropman & Tropman Architects in November 2010, which identified the need to retain an appropriate curtilage around this building, to protect the local heritage significance of this building (Refer to page 26 of Heritage Impact Statement at Attachment G).

While it is noted that the existing heritage item (and curtilage) is not located within the area of the site that is proposed to be rezoned, the draft site specific development controls (that are proposed to be included in the Baulkham Hills DCP), contain provisions which seek to ensure the protection and conservation of this heritage item with any future development of the site (Refer to the proposed amendment to the Baulkham Hills DCP Part C Section 3 Residential, included in Attachment F).

In light of the above, it is considered that the planning proposal is not inconsistent with this direction.

3.1 RESIDENTIAL ZONES

The planning proposal is generally consistent with this direction as the proposed land use rezoning seeks to increase the permissible residential density and encourage a variety and choice of housing types within the site; maximise the use of existing infrastructure and services; ensure new housing has appropriate access to infrastructure and services; and reduce the consumption of land for housing on the urban fringe through infill development.

It is estimated that a total 195 dwellings may be permissible within the site as a result of the rezoning.

3.4 INTEGRATING LAND USE AND TRANSPORT

The Planning Proposal is considered consistent with this direction as the proposed rezoning seeks to encourage a variety and choice of housing types in the Hills LGA by increasing the density of existing residential zoned land under the Draft Hills LEP 2010. This will assist in supporting the viable operation of existing infrastructure and services, as the site is located in close proximity to local and regional bus routes; road infrastructure; shopping and entertainment facilities and employment opportunities in Castle Hill, Baulkham Hills town centre and Norwest Business Park.

4.3 FLOOD PRONE LAND

This direction specifies (in part) that a planning proposal must not rezone land within the flood planning areas, or permit a significant increase in the development of that land.

There are five drainage catchments located within the site. Council have identified a potential flood risk management issue in the southern catchment, where three overland flow paths converge on the site (Refer to page 7-8 of the attached planning proposal).

It is noted that the proposed residential up-zoning relates to land within the northern

part of the site, which has not been identified by Council as being constrained by flooding issues.

Notwithstanding this, Council has prepared draft site specific development controls (which are proposed to be incorporated into the existing Baulkham Hills DCP) to mitigate the potential impacts of stormwater runoff on the site and adjoining land uses, which require that a Local Drainage Management Plan (which provides a hydrological and hydraulic analysis of existing stormwater infrastructure) be included in any future development application for the subject site (Refer to page 30 of the site specific development controls at Attachment F).

In light of the above, the regional team considers that any inconsistency with this direction is of a minor nature and it is recommended that the Director General's delegate agrees that the proposal may proceed on this basis.

4.4 PLANNING FOR BUSHFIRE PROTECTION

This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone.

This direction is considered relevant to this proposal as it has been identified that the portion of the site proposed to be rezoned R4 High Density Residential, contains areas of remnant vegetation.

Under this direction, a relevant planning authority is required to consult with the Commissioner of the NSW Rural Fire Service (RFS) following the receipt of a Gateway Determination under section 56 of the Act, and prior to undertaking community consultation in accordance with section 57 of the Act.

This direction also requires the planning proposal to have regard to 'Planning for Bushfire Protection 2006' and to introduce development controls to ensure bushfire hazard protection and provision of Asset Protection Zones.

It is noted that the planning proposal does not contain any reference to the provisions of 'Planning for Bushfire Protection 2006', however Part C Section 3 of the existing Baulkham Hills DCP requires that 'development subject to bushfire risk will be required to address the requirements in these guidelines'.

To satisfy the requirements of this direction and mitigate the potential bushfire threat to any future residential development on the site, the regional team recommends that Council consult the Commissioner of the NSW RFS prior to undertaking community consultation.

6.3 SITE SPECIFIC PROVISIONS

It is considered that the planning proposal is justifiably inconsistent with s.117 direction 6.3, which discourages the use of unnecessarily restrictive site specific planning controls.

This planning proposal seeks to increase the proposed maximum building height controls for the part of the site proposed to be rezoned R4 under the draft Hills LEP 2010, to 16 metres. The proposed maximum height control of 16 metres is considered appropriate for the type of residential uses that are permitted within the proposed R4 zone (ie. apartments), and will ensure consistency with the proposed building height provisions which apply to the surrounding R4 zoned land under the draft Hills LEP.

The Department's LEP Practice Note PN08-001 'Height and floor space ratio', issued in January 2008, encourages Council to include height controls where high density residential development is proposed, and the practice note recommends that these controls be set out within Local Environmental Plans rather than Development Control Plans.

Additionally, Council has prepared new draft site specific development controls for the

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site, which are proposed to be incorporated into Part C Section 3 of the existing Baulkham Hills DCP (A copy of the proposed site specific development controls are included in Attachment F of this planning proposal).

In light of the above it is recommended that the DG's delegate agree to the inconsistency with this direction.

7.1 IMPLEMENTATION OF THE METROPOLITAN PLAN FOR SYDNEY 2036

Table 2 included in the attached planning proposal identifies compliance with this direction.

It is considered that the planning proposal is generally consistent with the vision; transport and land use strategy; policies; outcomes and actions contained in the Metropolitan Plan for Sydney 2036 as the proposed land use rezoning seeks to increase the permissible residential density of the site, providing increased housing opportunities within close proximity to existing transport infrastructure.

RELEVANT STATE ENVIRONMENTAL PLANNING POLICIES & REGIONAL ENVIRONMENTAL PLANNING POLICIES (DEEMED SEPPs)

Table 1 included in the attached planning proposal, indicates that the Planning Proposal is not inconsistent with any relevant SEPPs or SREPs.

SEPP No.55 – REMEDIATION OF LAND

As noted in a report to an Ordinary Meeting of Council on 28 February, 2012, a preliminary environmental site assessment was undertaken, which found that it was 'unlikely that there [was] widespread contamination over the site'(Refer to page 138 of the report to Council included in Attachment E).

Notwithstanding this, the Council report outlined the need for any future development application for the site to be supported by a contamination assessment. This approach is supported by the regional team.

SEPP (SYDNEY REGION GROWTH CENTRES) 2006

It is noted that Table 1 of the attached planning proposal identifies this SEPP as being applicable to this planning proposal. However, this environmental planning instrument does not apply to the subject site, as the provisions contained in this SEPP relate to land within a growth centre.

STANDARD INSTRUMENT (LEPs) ORDER 2006

It is considered that the planning proposal is generally consistent with the Standard Instrument (LEPs) Order 2006.

Have inconsistencies with items a), b) and d) being adequately justified? **No**

If No, explain :

As previously outlined, the planning proposal is considered inconsistent with the following section 117 directions:

- *4.3 – Flood Prone Land
- *4.4 - Planning for Bushfire Protection
- *6.3 – Site Specific Provisions

These inconsistencies are justified and/or are required to be addressed prior to consultation.

It is recommended that the DG's delegate agree to the inconsistencies of the proposal with the above mentioned local planning directions, on the grounds that the inconsistencies are considered of minor significance.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : Council has submitted maps which identify the proposed rezoning and revised building height control for the site, under the draft Hills LEP (Refer to Attachment B and C of the attached planning proposal).

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : Council intends to advertise the public exhibition of the planning proposal in the local newspaper, and distribute letters to nearby property owners to advise them of the proposed rezoning. The planning proposal will be exhibited at Councils administration building, Castle Hill library and on Council's website (Refer to page 11 of the attached planning proposal).

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment : This proposal is considered to have merit for progression.

The regional team recommends that this proposal proceed, subject to the conditions included in the 'Recommendations' section of this report.

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : The draft Hills principal LEP was submitted to the Department in September, 2011, for finalisation and gazettal.

The draft principal Hills LEP is currently in the final stages of legal drafting.

Assessment Criteria

Need for planning proposal : The need for this planning proposal has been adequately addressed by Council (Refer to pages 1-2 of the attached planning proposal; and pages 126,142-143 of the attached report to Council dated 28 February, 2012 at Attachment E).

Between March and July, 2011 Council received an application to amend the Baulkham Hills DCP to include site specific development controls for the land at No.64 Mackillop Drive, Baulkham Hills; and a development application for a concept masterplan and staged residential subdivision, for the proposed development of a mix of residential uses (including apartment buildings; small lot integrated housing and detached dwellings) on the subject site.

The subject site is zoned 5(a) Special Uses (Place of Worship) under the existing Baulkham Hills LEP 2005, with the adjoining land zoned 2(a) Residential (to the north and west) and 2(b) Residential (to the south and east)(Refer to page 128 and 142 of the Council report included in Attachment E).

The proposed medium and high density residential uses are permissible on the site under

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the existing zoning provisions of the Baulkham Hills LEP 2005, which allow for development of land uses on the site that are permissible in adjacent zones (Refer to page 128 of the report at Attachment E).

However, the adopted draft Hills Principal LEP 2010 seeks to zone the whole of the site R2 Low Density Residential, which prohibits the proposed development of medium and high density residential uses.

At an Ordinary Meeting on 28 February, 2012, Council resolved to prepare and forward a planning proposal to the Department to amend the proposed zoning of the site under the draft Hills LEP and incorporate a building height of 16m for the part of the site proposed for high density residential uses.

The rezoning will facilitate the development of a mix of low, medium and high density residential uses on the site, and ensure consistency with the proposed zoning pattern of land immediately north of the site, which is proposed to be R3 and R4 zoned under the adopted draft Hills LEP 2010.

Consistency with strategic planning framework :

The planning proposal is generally consistent with the strategic planning framework, including the Metropolitan Plan for Sydney 2036 and draft North West Subregional Strategy.

The Metropolitan Plan seeks to plan for housing mix near jobs, transport and services and ensure an adequate supply of land and sites for residential development to accommodate Sydney's projected population growth, with 70% of new housing to be incorporated within existing urban areas.

The key directions of the draft North West Subregional Strategy include accommodating housing needs of existing and future communities; plan for 140,000 new dwellings; and integrate land use and transport opportunities.

The outcomes of the planning proposal will assist Council in delivering the key directions of the Metropolitan Plan for Sydney 2036 and draft North West Subregional Strategy as it seeks to provide an increased supply of dwellings (an estimated total dwelling yield of 195 dwellings for the site) to meet the expected future housing needs, located in close proximity to existing transport infrastructure, employment, retail and recreational opportunities.

Environmental social economic impacts :

The potential environmental, social and economic implications of the Planning Proposal have been adequately addressed (Refer to pages 7-10 of the attached planning proposal).

Preliminary Fauna and Flora investigations, undertaken by Ambrose Ecological Services Pty Ltd in 2011, identified the presence of areas of remnant vegetation within the site (predominantly in the north western portion of the site) which provide a transition between the two endangered Sydney Turpentine Ironbark Forest and Cumberland Plain Woodland ecological communities.

Notwithstanding this, the habitat potential of the land for native fauna was considered to be limited (Refer to page 30 of Attachment H).

As outlined in the planning proposal, two independent traffic studies have been undertaken to identify the potential traffic impacts of the future development of the site. The studies found that the proposed future residential development would have 'little impact on critical intersections', however it was noted that the resulting increase in traffic would have potential impacts on the environmental capacity of a number of surrounding streets, including Reston Grange, Mackillop Drive and Barina Downs Road (Refer to pages 9-10 of the attached proposal).

To adequately address this issue, Council recommends that a Local Area Traffic Management Plan be prepared, to accompany any future development application for the site.

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It is considered that any potential environmental issues pertaining to storm water management and traffic can be addressed at the DA stage, in accordance with the provisions of Council's draft site specific development controls which are proposed to be included in the Baulkham Hills DCP.

Subject to consultation with the Office of Environment and Heritage, it is not expected that the Planning Proposal will generate any likely significant environmental impacts.

The Planning Proposal also indicates that the proposed rezoning will generate a number of social and economic benefits, including providing an increase and diversity in the range of housing choices for the local community, in close proximity to existing services, transport infrastructure and employment.

Council outlined that the provisions of its section 94A Contribution Plan will assist in accomodating the increased demand for existing services and amenities in the area, which is expected to occur with the proposed development of this site.

Assessment Process

Proposal type : **Routine** Community Consultation **28 Days**
Period :

Timeframe to make **12 Month** Delegation : **DDG**
LEP :

Public Authority **Office of Environment and Heritage**
Consultation - s56(2)(d) **NSW Rural Fire Service**
: **Transport for NSW - Roads and Maritime Services**
Sydney Water

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

A Flora and Fauna Survey & Assessment, containing a bushland rehabilitation management plan (Ambrose Ecological Services Pty Ltd, March 2011); Heritage Impact Statement (Tropman & Tropman Architects, November 2010); and Traffic Impact Assessment (Traffix, March 2011) was included in Council's submission to the Department on 4 April, 2012. Copies of these reports are attached.

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Planning Proposal.pdf	Proposal	Yes
Attachment_A_Locality_Map_(existing_zoning).pdf	Map	Yes

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Attachment_B_Proposed_Zoning_Map.pdf	Map	Yes
Attachment_C_Proposed_Height_of_Buildings_Map.pdf	Map	Yes
Attachment_D_Aerial_PhotoGraph_of_Subject_Site.pdf	Photograph	Yes
Attachment_E_Council_Report_and_Minute_28_February_2012.pdf	Study	Yes
Attachment_F_Proposed_amendment_to_Baulkham_Hills_DCP_Part_C.pdf	Study	Yes
Attachment_G_Heritage_Impact_Assessment_Tropman_and_Tropman_.pdf	Study	Yes
Cover Letter.pdf	Proposal Covering Letter	Yes
Attachment_I_Traffic_Impact_Assessment_Traffic_March_2011.pdf	Study	Yes
Attachment_H_Flora_and_Fauna_Survey_and_Assessment_Ambrose (Part 1).pdf	Study	Yes
Attachment_H_Flora_and_Fauna_Survey_and_Assessment_Ambrose (Part 2).pdf	Study	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

- S.117 directions:
- 1.1 Business and Industrial Zones
 - 1.2 Rural Zones
 - 1.3 Mining, Petroleum Production and Extractive Industries
 - 1.5 Rural Lands
 - 2.1 Environment Protection Zones
 - 2.3 Heritage Conservation
 - 2.4 Recreation Vehicle Areas
 - 3.1 Residential Zones
 - 3.2 Caravan Parks and Manufactured Home Estates
 - 3.3 Home Occupations
 - 3.4 Integrating Land Use and Transport
 - 3.5 Development Near Licensed Aerodromes
 - 4.1 Acid Sulfate Soils
 - 4.2 Mine Subsidence and Unstable Land
 - 4.3 Flood Prone Land
 - 4.4 Planning for Bushfire Protection
 - 6.1 Approval and Referral Requirements
 - 6.2 Reserving Land for Public Purposes
 - 6.3 Site Specific Provisions
 - 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended that:

The Planning Proposal proceeds, subject to the following conditions:

1. The Director General's delegate agrees that the inconsistency with section 117 Directions 4.3 Flood Prone Land and 6.3 Site Specific Provisions is justified;
2. Council is to consult with the Office of Environment and Heritage;
3. Council is to consult with the NSW Rural Fire Service, prior to the exhibition of the proposal;
4. Community consultation is required for a period of 28 days; and
5. The planning proposal is completed within 12 months.

Supporting Reasons : It is considered that this planning proposal holds merit for progression.

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Signature: Derryn John

Printed Name: DERRYN JOHN Date: 18/5/12