

ANNEXURE A

Site Description

1 LOCALITY AND SITE ANALYSIS

1.1 The Site

The subject site abuts the northern part of the western boundary to the Castlebrook Memorial Park, extending almost 360m from Schofields Road, with a width of almost 47m. The allotment is generally rectangular with a narrow access handle extending approximately 55m into the site from Schofields Road at its north-western corner. The total site area is 1.509 hectares. The following figures identify the site locality (Figure 1), provide an aerial image (Figure 2) and the Deposited Plan showing the site dimensions and area (Figure 3).

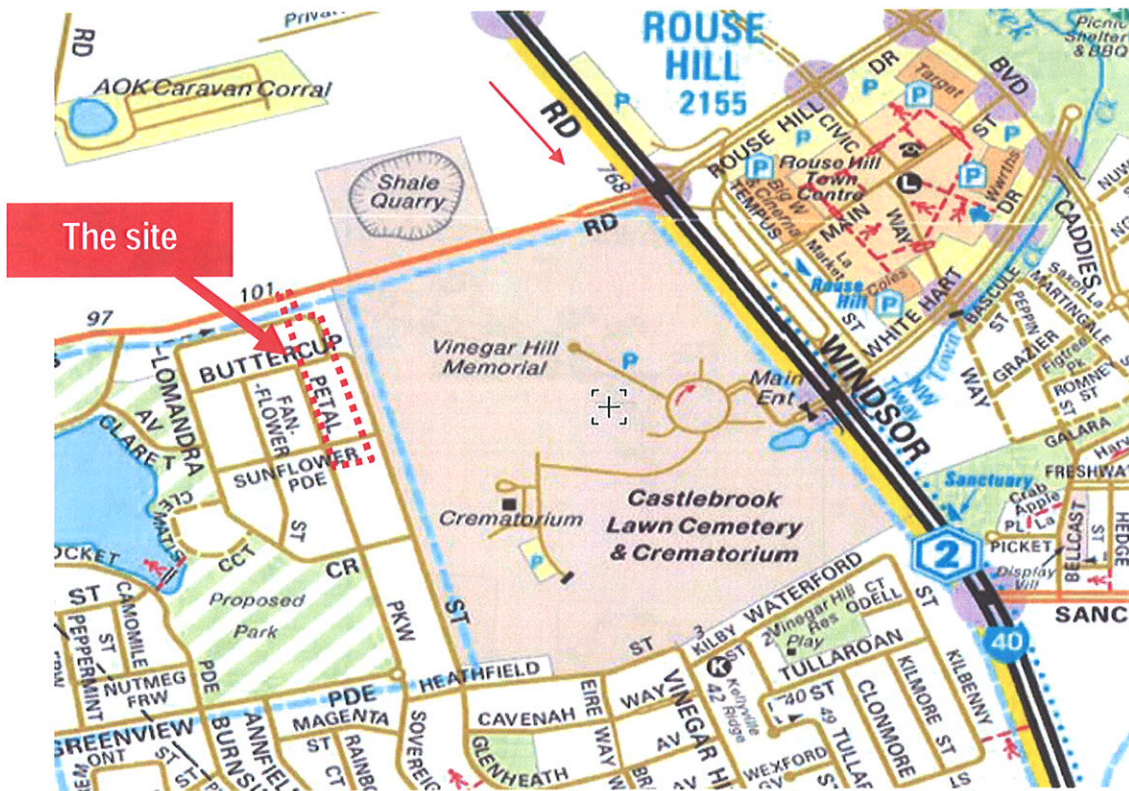


Figure 1: Site location (Source: <http://www.street-directory.com.au>)



Figure 2: Aerial photograph of site context (Source: Nearmap, 2011)

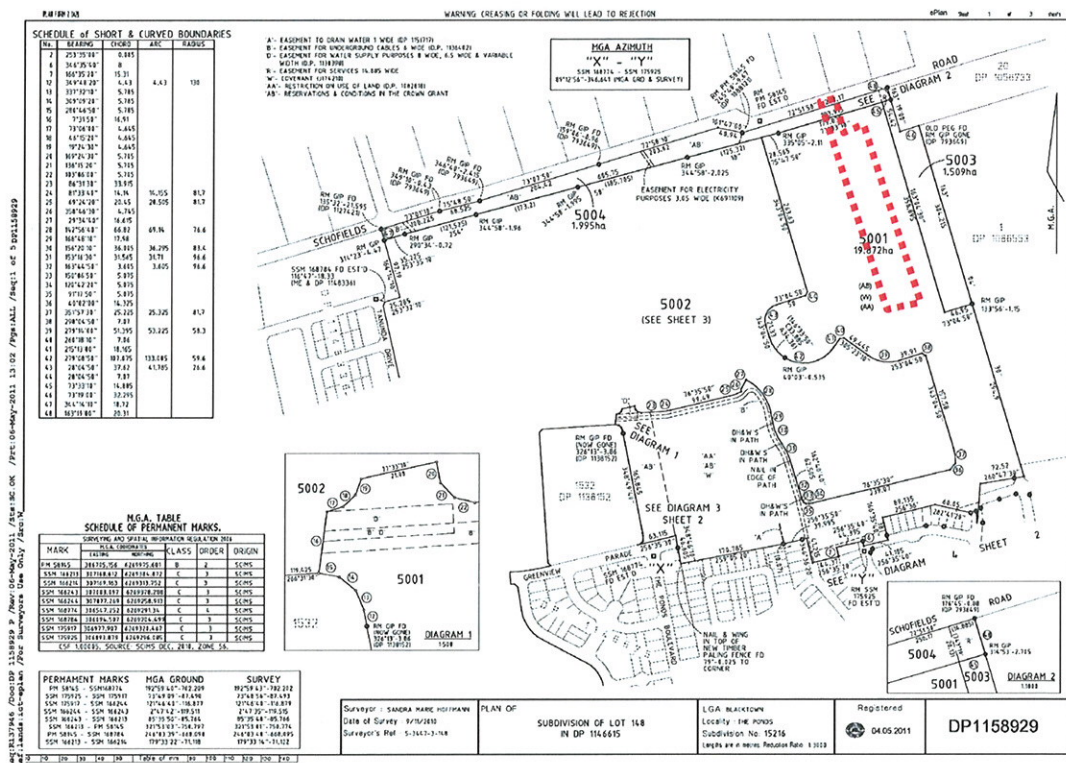


Figure 3: Deposited Plan (site shown in red shade)

The subject site is situated at the north-eastern corner of "The Ponds" residential estate, which is currently under construction. The site is vacant land and has grass cover and some scattered vegetation. The site slopes gently from east to west, falling from a small ridge that sits within the western part of the existing memorial park.

1.2 Site Context

To the north of the site on the opposite side of Schofields Road is land within Council's rural zone, known as Vinegar Hill. Immediately fronting Schofields Road opposite the site is a shale quarry and further to the north is a caravan park, boarding kennels and other rural uses.

To the east of the subject site is the Castlebrook Memorial Park, with which the subject allotment will be consolidated. The memorial park development is in its infancy and comprises areas of lawn cemetery, crypts, a chapel and crematorium, administration facilities and a maintenance depot shed. Development is generally concentrated towards the centre and western parts of the site, with the perimeter of the site including that adjacent to the subject site being largely open lawn areas.

To the east of the existing Castlebrook Memorial Park site, on the opposite side of Windsor Road, is the recently constructed Rouse Hill Town Centre and to the south of the town centre is a large scale residential development which is currently under construction.

To the south and west of the subject site is the eastern part of The Ponds residential estate (refer to Figure 4). The subject site abuts residential allotments that are set for release in 2012.

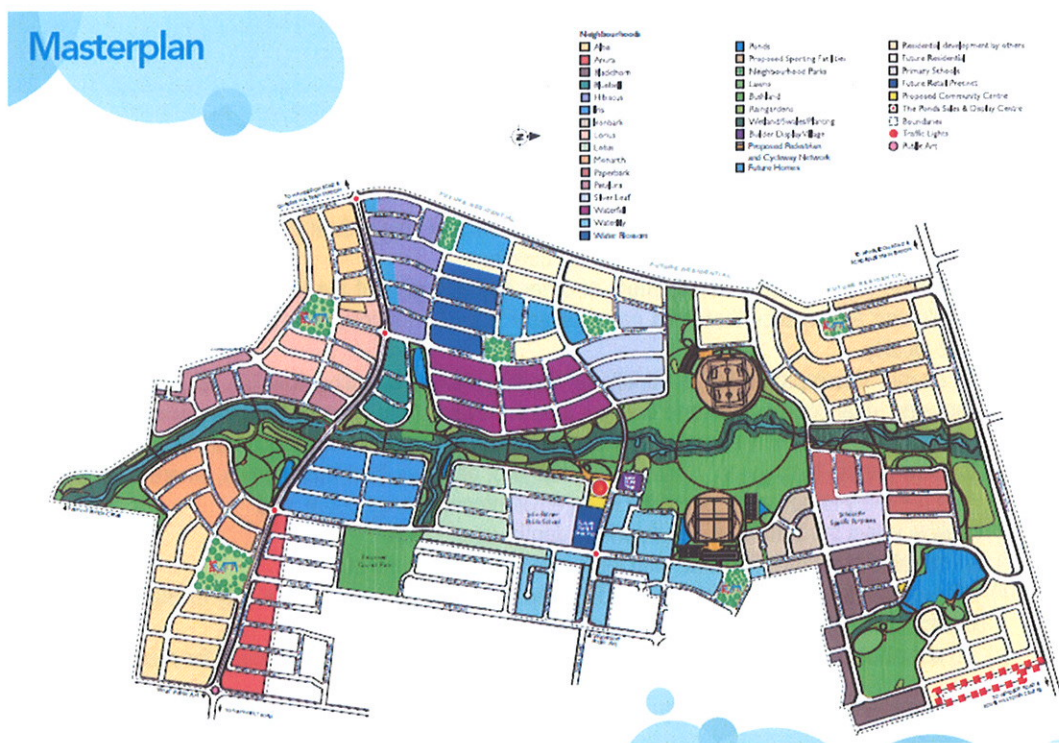


Figure 4: The Ponds Masterplan (site shown in red shade)

1.3 Current Zoning and Permissibility

Blacktown Local Environmental Plan (BLEP) 1988 is the applicable local environmental planning instrument for the subject site. The subject site is within Zone No 2 (a) (Residential "A" Zone) as shown in Figure 5 below.

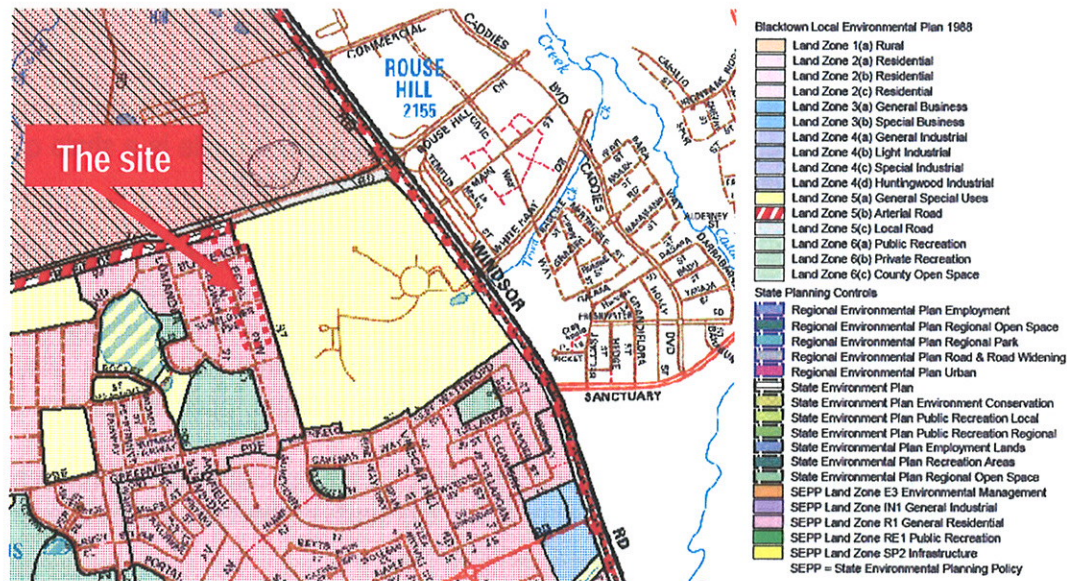


Figure 5: Zoning (Source: BLEP 1988)

Clause 9 of BLEP 1988 outlines the objectives and permissible forms of development within each zone. In relation to the 2(a) zone, the LEP states the following:

“ **Zone No 2 (a) (Residential “A” Zone)**

1 Objectives of zone

The objectives are:

- (a) to make general provision to set aside land to be used for the purpose of housing and associated facilities,
- (b) to identify existing residential areas of a predominantly single dwelling character, and to maintain that character by prohibiting residential flat buildings,
- (c) to enable sensitive infill development of other housing types if the infill development is of a bulk, scale and appearance that does not adversely impact on adjoining development or the amenity of the locality,
- (d) to enable development for a variety of housing forms, including townhouses, villas, integrated housing, dual occupancies and the like, if such development does not interfere with the amenity of surrounding residential areas by way of overshadowing, overlooking, or loss of privacy,
- (e) to allow people to carry out a reasonable range of activities from their homes, where such activities are not likely to adversely affect the living environment of neighbours, and
- (f) to allow within the zone a range of non-residential uses which:
 - (i) are capable of visual integration with the surrounding environment,
 - (ii) either serve the needs of the surrounding population or the needs of the City of Blacktown without conflicting with the basic intent of the zone, and
 - (iii) do not place demands on public services beyond the level reasonably required for residential use.

2 Development that does not require consent

Nil.

3 Development which requires consent

Any purpose other than a purpose included in Item 2 or 4 of the matter relating to this zone.

4 Prohibited

Residential flat buildings; purposes listed in Schedule 1.”

Accordingly, the objectives of the zone are essentially to promote low and medium density housing development. Permitted uses are generally limited to residential uses with some commercial or community uses (not excluded by Schedule 1) such as child care centres or community centres being permitted.

Also applicable to the subject site is:

- Clause 48 of BLEP 1988 which states that dual occupancies, integrated housing and medium density housing are permissible with development consent;
 - Clause 20C which sets out environmental criteria for assessment of development applications relating to the subject land;
 - Clause 20D which sets controls in relation to subdivision of the subject land.
-

