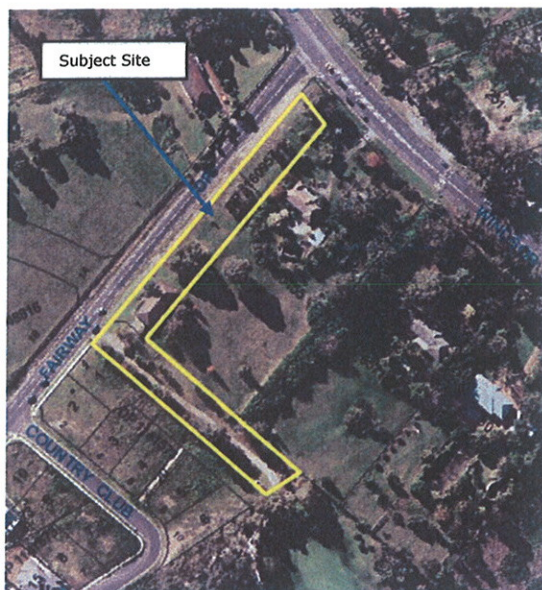


SUBJECT SITE - DOES NOT INCLUDE RMS LAND ALONG WINDSOR ROAD.

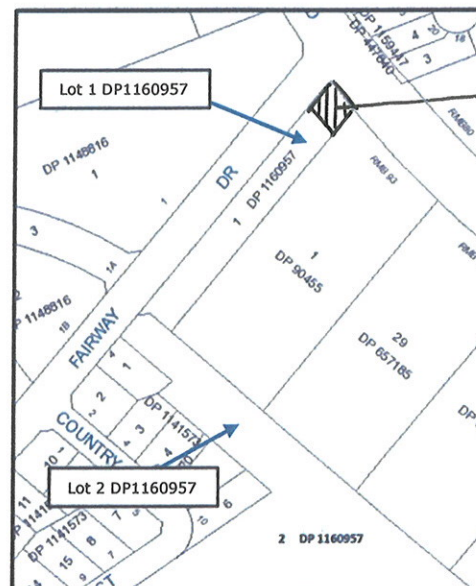


**Figure 1**  
Site location within the Castle Hill Country Club

The subject site includes Lot 1 DP 1160957 and part of Lot 2 DP 1160957. Whilst Lot 1 DP 1160957 is owned by the Castle Hill Country Club it does not form part of the Country Club or Golf Course. The site and the existing cadastral boundaries are identified on the following figures.



**Figure 2**  
Subject site



**Figure 3**  
Cadastral Map

— RMS LAND  
(NOT INCLUDED)

An extract of the Land Zoning Map of LEP 2005, following the gazettal of Amendment No.5, is included below as Figure 4. In support of the Balmoral Road Release Area Council prepared Development Control Plan No.20 – Balmoral Road Release Area. This plan was prepared to ensure that future development within the Balmoral Road Release Area occurred in an efficient and orderly manner. The proposed road layout as identified within the Development Control Plan is included below in Figure 5.

As can be seen the proposed road along the rear boundaries of the properties fronting Windsor Road will provide direct vehicular access to future development lots. Following the construction of this road the existing temporary access handle will become surplus to requirements of the Golf Club. For this reason it was considered appropriate during the planning of the Balmoral Road Release Area that the subject land be rezoned consistent with adjoining residential areas.



**Figure 4**  
**Land Zoning under Baulkham Hills Local Environmental**  
**Plan 2005**  
**(Amendment No.5)**



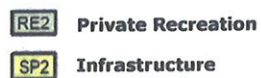
Proposed Road Layout – Baulkham Hills Development  
Control Plan No.20

In preparing LEP 2012 land zoned Residential 2(b1) was translated to the R2 Low Density Residential zone and land zoned Residential 2(a2) was translated to the R3 Medium Density Residential zone. However, during this process there was a minor mapping anomaly which inadvertently rezoned the subject land to the RE2 Private Recreation zone. The Minimum Lot Size and Building Height Maps were also inadvertently amended to reflect the development standards applying to the remainder of the Castle Hill Country Club.

This anomaly needs to be corrected by reinstating the equivalent zoning and development standards to those which originally applied to the site prior to the commencement of LEP 2012.

The land is currently zoned RE2 Private Recreation under LEP 2012.

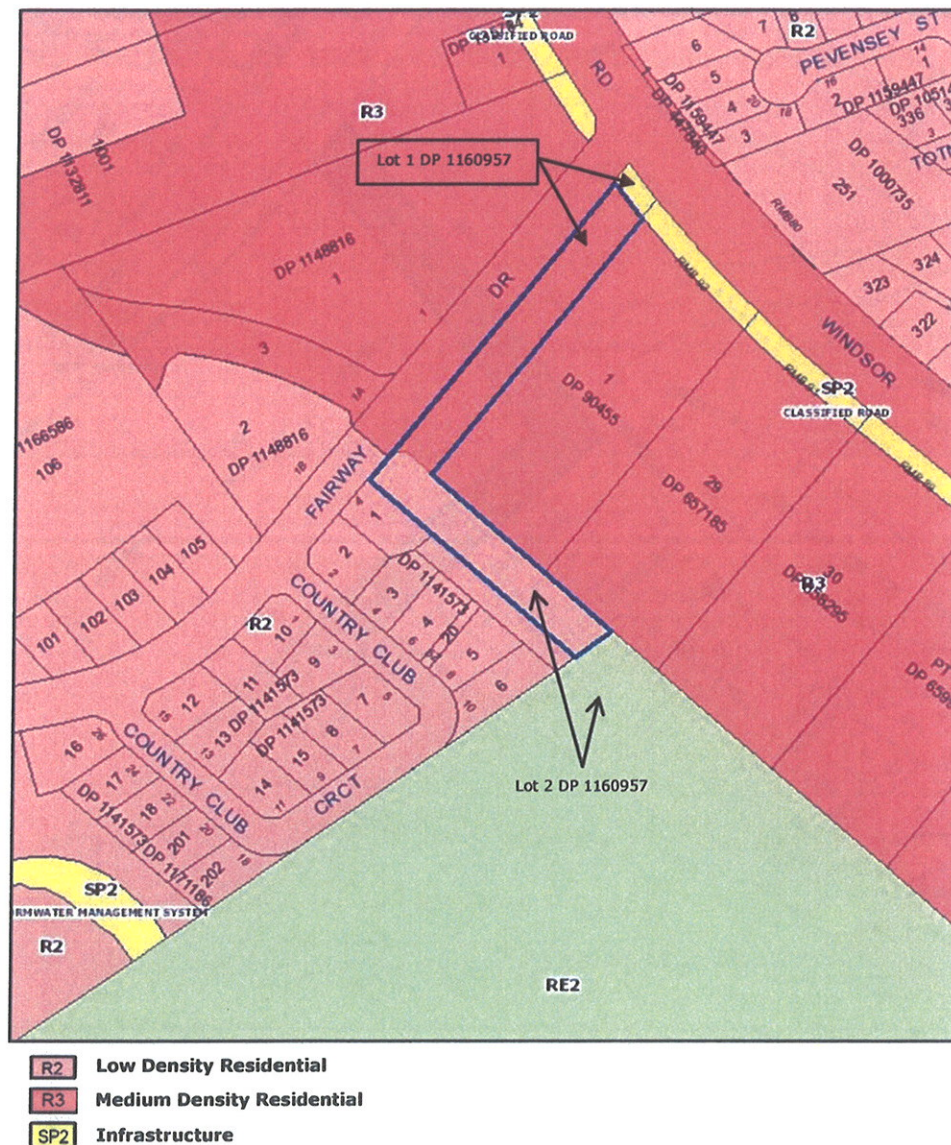
The land is currently zoned RE2 Private Recreation under LEP 2012.



**Figure 6**  
Current Land Use Zoning (LEP 2012)

### Proposed Land Use Zone

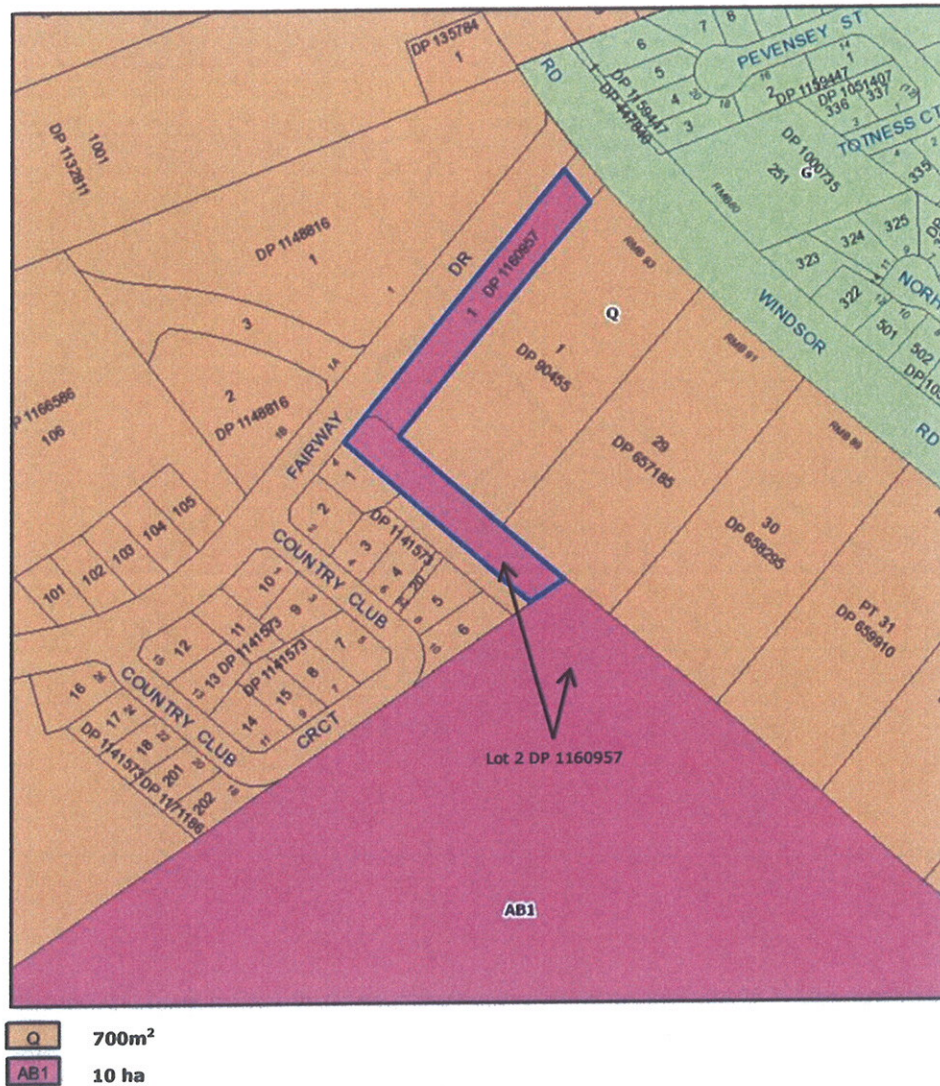
The planning proposal seeks to amend the Land Zoning Map to change the zone of the subject land from the RE2 Private Recreation zone to the R3 Medium Density Residential zone for Part of Lot 1 DP 1160957 and the R2 Low Density Residential zone for part of Lot 2 DP 1160957.



**Figure 7**  
Proposed Land Use Zoning

### Current Lot Size

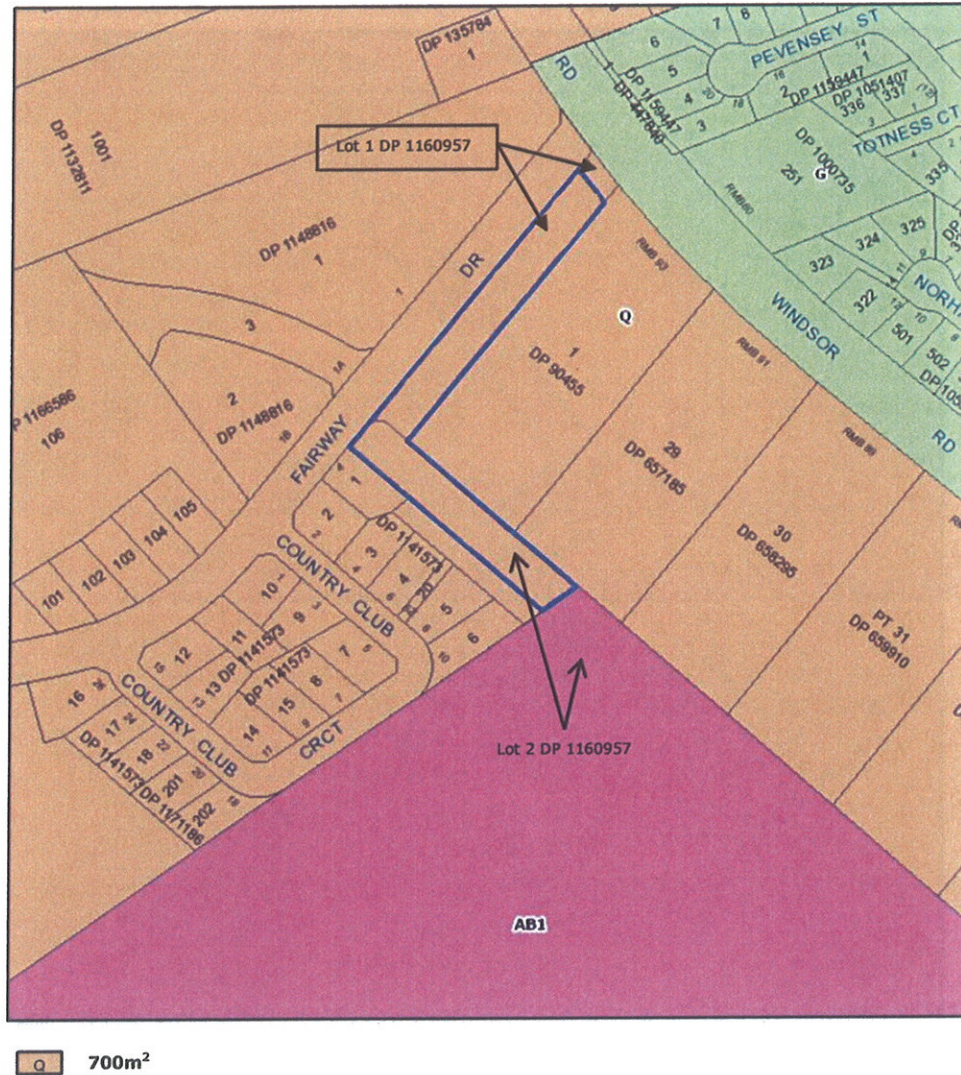
LEP 2012 currently applies a minimum lot size of 10 ha to the subject site and 700m<sup>2</sup> for the portion of land identified for acquisition by the RMS (currently zoned SP2 Infrastructure).



**Figure 8**  
Current Minimum Lot Size (LEP 2012)

### Proposed Lot Size

The proposal seeks to amend the Lot Size Map by applying a minimum lot size of 700m<sup>2</sup> (previous minimum lot size) to the subject site.



**Figure 9**  
Proposed Minimum Lot Size

**Current Height of Buildings**  
Currently no maximum building height applies to the subject site under LEP 2012.



The Height of Buildings Map will be amended to apply a maximum building height of 10 metres to the subject site (excluding the land identified for acquisition by the RMS). The land identified for acquisition by the RMS will not be allocated within a Height of Buildings Standard.



**Current Heritage Map**  
The Heritage Map currently identified Heritage Item I25 as applying to Lot 1 DP 1160957.

[illegible]

**Figure 12**  
Current Heritage Map (LEP 2012)

The Heritage Map will be amended to remove Heritage Item I25 from Lot 1 DP 1160957.

