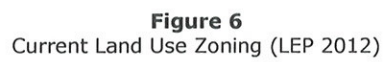


The land is currently zoned RE2 Private Recreation under LEP 2012.



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.



Current Lot Size

LEP 2012 currently applies a minimum lot size of 10 ha to the subject site and 700m² for the portion of land identified for acquisition by the RMS (currently zoned SP2 Infrastructure).

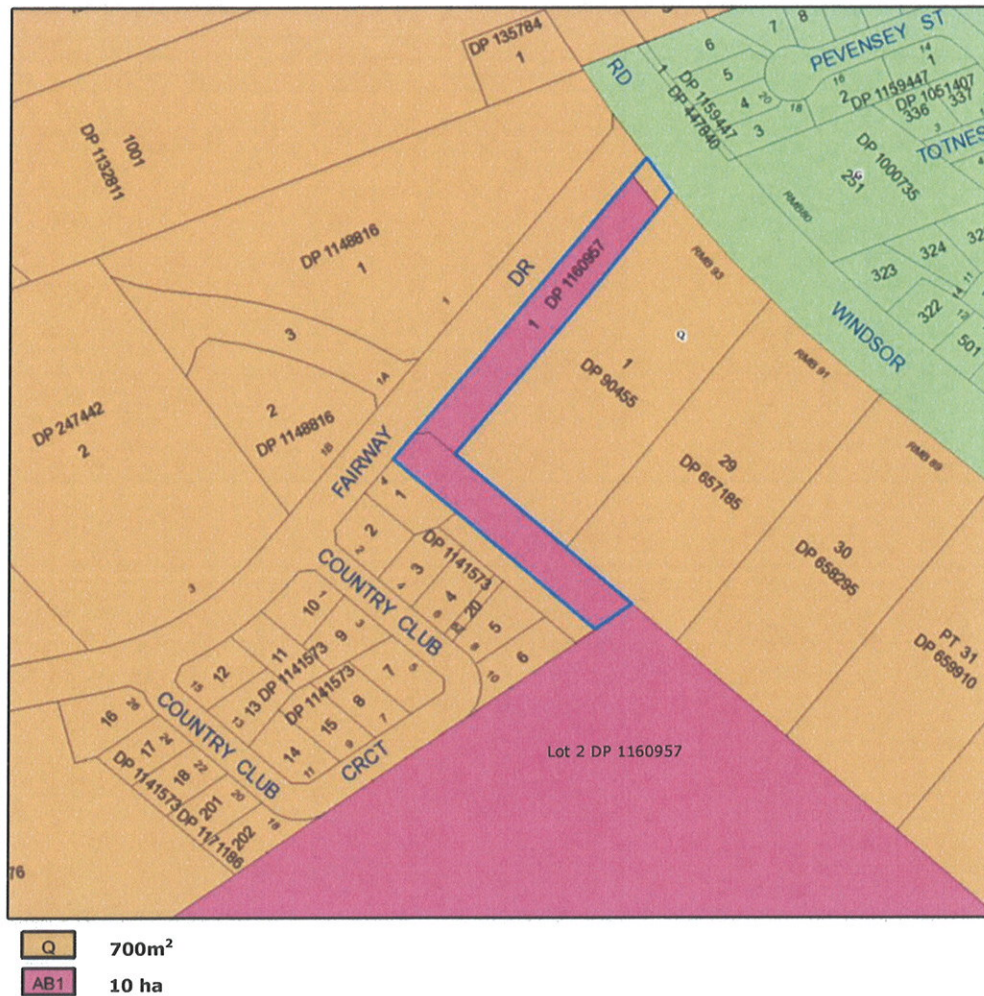


Figure 8
Current Minimum Lot Size (LEP 2012)

The proposal seeks to amend the Lot Size Map by applying a minimum lot size of 700m² (previous minimum lot size) to the subject site.



Currently no maximum building height applies to the subject site under LEP 2012.

The map displays a residential area with the following features:

- Streets:** PEVENSEY ST, WINDSOR, COUNTRY CLUB CRCT, FAIRWAY, and a road labeled DR.
- Highlighted Lot:** Lot 2 DP 1160957, outlined in blue.
- Other Lots and DP Numbers:**
 - DP 135784 (1)
 - DP 1159447 (356, 337)
 - DP 1000735 (251)
 - DP 1148816 (1)
 - DP 247442 (2)
 - DP 1148816 (2)
 - DP 90455 (1)
 - DP 657185 (29)
 - BP 658295 (30)
 - PT 31 DP 659910
 - DP 1141573 (multiple lots)
 - DP 1141573 DP 201
 - DP 1141573 DP 11/1186
 - DP 1153811 (1001)
 - DP 100735 (251)
 - DP 1061407 (356, 337)
 - DP 1159447 (356, 337)
 - DP 1148816 (1)
 - DP 247442 (2)
 - DP 1148816 (2)
 - DP 90455 (1)
 - DP 657185 (29)
 - BP 658295 (30)
 - PT 31 DP 659910
 - DP 1141573 (multiple lots)
 - DP 1141573 DP 201
 - DP 1141573 DP 11/1186
 - DP 1153811 (1001)
- Area Measurements:** Various numbers are scattered throughout the map, likely representing area measurements in square meters or hectares.

Figure 10
Current Height of Buildings Map (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.



Proposed Height of Buildings Map

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



Figure 12

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



PART 5 COMMUNITY CONSULTATION

Section 73A (1) of The Environmental Planning and Assessment Act 1979 (EP&A Act) includes a number of circumstances in which the Minister (or delegate) may dispense with all or part of the plan-making process, including community consultation, under Part 3 Division 4 of the EP&A Act. These circumstances include the following:

- (a) correct an obvious error in the principal instrument consisting of a mis-description, the inconsistent numbering of provisions, a wrong cross-reference, a spelling error, a grammatical mistake, the insertion of obviously missing words, the removal of obviously unnecessary words or a formatting error;*
- (b) address matters in the principal instrument that are of a consequential, transitional, machinery or other minor nature; or*
- (c) deal with matters that the Minister considers do not warrant compliance with the conditions precedent for the making of the instrument because they will not have any significant adverse impact on the environment or adjoining land.*

The subject land was formally rezoned for residential development through the gazettal of Baulkham Hills Local Environmental Plan 2005 (Amendment No.5) – Balmoral Road Release Area on 13 April 2006. However, as mentioned previously this land was inadvertently rezoned back to the Private Recreation zone during the preparation of LEP 2012. As this proposal seeks to correct this anomaly by reinstating the equivalent zoning and development standards that applied to the land prior to the commencement of LEP 2012, it is considered that the proposal will not have any significant adverse impact on the environment or adjoining land.

As the proposal is considered to satisfactorily address the requirements under Section 73A (1)(c) of the EP&A Act it is requested that the Minister (or delegate) expedite this amendment by dispensing with the community consultation requirements under Section 57 of the EP&A Act. It is also requested that the Minister (or delegate) dispense with the requirement for consultation with State and Commonwealth public authorities (under Section 56 of the EP&A Act) as no public authority will, or may, be adversely affected by the proposed instrument.

PART 6 PROJECT TIMELINE

STAGE	ESTIMATED DATE
Commencement Date (Gateway Determination)	June 2013
Legal Drafting of the Instrument	July/ August 2013
Date Council will make the plan (if delegated)	August/ September 2013
Date Council will forward to Department for notification (if not delegated)	August/ September 2013