



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

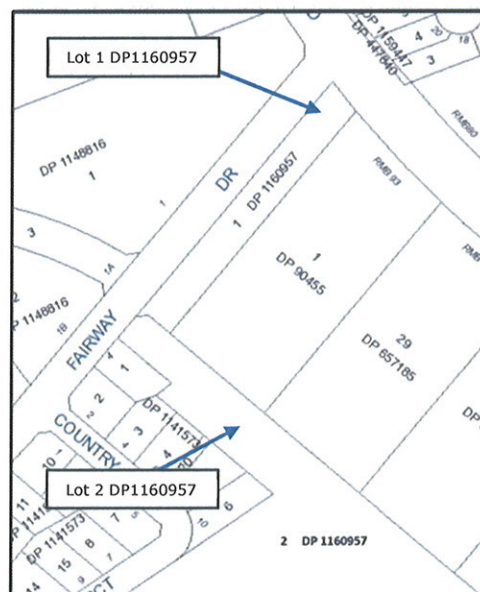


Figure 3
Cadastral Map

As part of the planning for the Balmoral Road Release Area it was determined that the land should be rezoned from the Open Space 6(b) Private Recreation zone to the Residential 2(b1) and Residential 2(a2) zones under Baulkham Hills Local Environmental Plan 2005.

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.

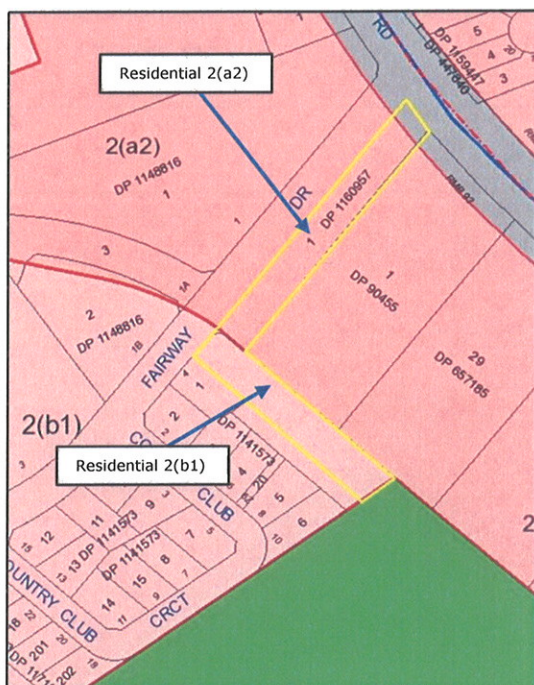


Figure 4
Land Zoning under Baulkham Hills Local Environmental
Plan 2005
(Amendment No.5)

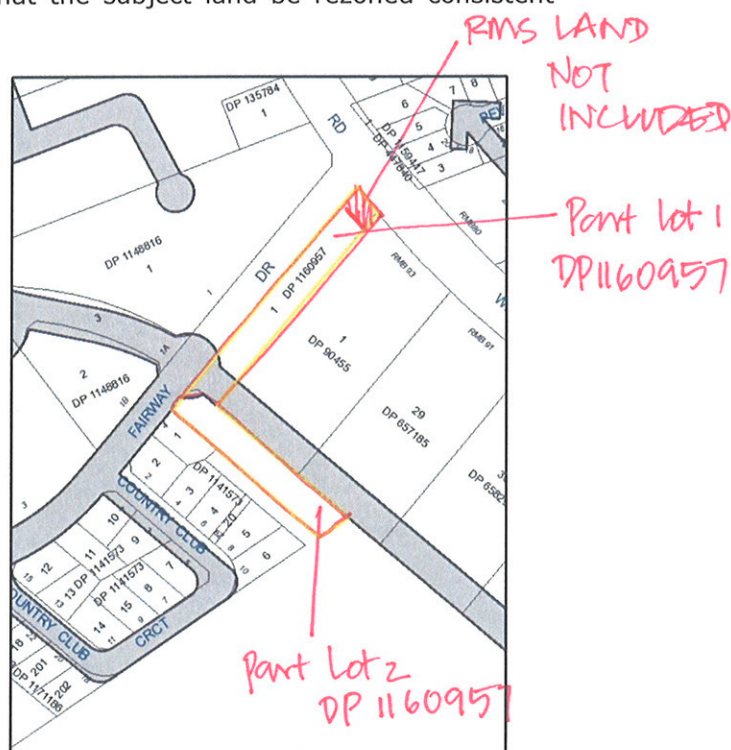


Figure 5
Proposed Road Layout – Baulkham Hills Development
Control Plan No.20

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 site of the Castle Hill Country Club contains a Heritage Item 'Item No. I25', which applies to an avenue of trees along Spurway Drive leading to the Castle Hill Country Club.