

PLANNING PROPOSAL

LOCAL GOVERNMENT AREA: The Hills Shire Council

NAME OF PLANNING PROPOSAL: Proposed Housekeeping Amendment 1 to *The Hills Local Environmental Plan 2012* (Amendment No (xx)) – (13/2013/PLP)

ADDRESS OF LAND: Various

SUMMARY OF HOUSING AND EMPLOYMENT YIELD

	EXISTING	PROPOSED	TOTAL YIELD
Dwellings	N/A	N/A	N/A

SUPPORTING MATERIAL:

Attachment A	Land Use Table and Written Instrument Changes
Attachment B	State Environmental Planning Policies
Attachment C	Section 117 Ministerial Directions
Attachment D	Council Report and Resolution, 26 November 2013

BACKGROUND

The Hills Local Environmental Plan 2012 was notified on 5 October 2012. Given the existence of a number of known minor anomalies identified during the finalisation of the draft LEP or as part of its recent implementation, a consolidated housekeeping amendment is required to ensure the plan's accuracy and consistency with the strategic intent of Council. In order to limit the number of amendments to Council's LEP, it is accepted planning practice to consolidate multiple minor changes together within a single Planning Proposal commonly referred to as a 'Housekeeping' Amendment.

PART 1 OBJECTIVES OR INTENDED OUTCOME

The objective of the proposed housekeeping amendment is to ensure the Hills LEP 2012 is up to date, accurate and consistent with the strategic policy intent of Council. The amendments generally relate to minor administrative matters however are considered necessary to ensure The Hills Shire can be effectively governed in terms of land use planning and management in a manner that is clear, transparent, responsive and compliant with legislative requirements.

PART 2 EXPLANATION OF THE PROVISIONS

The proposed outcomes will be achieved by the correction of various discrepancies, inconsistencies and anomalies to The Hills Local Environmental Plan 2012. The changes fall under the following categories:

1. LAND USE TABLE AND WRITTEN INSTRUMENT CHANGES

The changes to the land use table predominately arise from changes or clarifications to the usage of standard instrument dictionary terms. The identified amendments include deletion of *airstrips* and *helipads* as permissible land uses in residential and some business zones, the insertion of *extractive industries* as permissible with consent in the RU2 – Rural Landscape zone to reflect the strategic policy position of Council, and the removal of *registered clubs* from the B1 Neighbourhood Centre zone given this is an inappropriate use within small scale neighbourhood centres. In addition, the changes clarify exempt development requirements in relation to real estate signage by including that real estate signs must be displayed at the premises which is being advertised.

Furthermore, the changes propose the exempt development criteria be extended to include the E3 Environmental Management, E4 Environmental Living and SP3 Tourist zones as it is considered that real estate signage should not require development approval within these locations. The changes also address minor corrections such as suburb names and property descriptions for various items within the Heritage Schedule to ensure heritage items are accurately identified.

A full list and explanation of the proposed Land Use Table and Written Instrument Changes are set out in Attachment A.

2. MAPPING AMENDMENTS

Mapping amendments include the adjustment to various maps for zone boundaries and building heights to reflect strategic land use intentions and ensure all mapping is consistent with the adopted policy position of Council. The amendments affect the Land Zoning Map, Height of Buildings Map, Floor Space Ratio Map, Minimum Lot Size Map, Heritage Map and the Land Reservation Acquisition Map.

A summary of the key types of mapping amendments is set out below:

Policy translation issues

The mapping changes address translation issues with former policy that occurred during the preparation of LEP 2012 including properties in the vicinity of Sylvan Grove, Glenhaven. These properties were previously were zoned Residential (2d) (Protected) under LEP 2005 but were applied the R2 – Low Density Residential zone under LEP 2012 rather than the equivalent E4 – Environmental Living zone under the Standard instrument. Other changes relate to maximum height of buildings and floor space ratios arising from site specific development control plans. This includes the Norwest Eastern Residential and Town Centre Resident Precincts to reinstate a maximum height of buildings of RL 116 rather than 16m as was inadvertently applied under LEP 2012.

Box Hill and Box Hill Industrial Precincts

The changes remove previous planning standards applying to the Box Hill and Box Hill Industrial Precincts that no longer apply given these are now governed by a State Planning Policy. This includes the removal of the RU2 – Rural Landscape zone from the precinct and other previous development standards such as height, minimum lot size and mapping of heritage items.

Roads and Height of Building mapping

The mapping amendments ensure consistency in the mapping of building heights across roads for example for lands in the Carlingford Precinct as well as portions of land with an acquisition liability for road widening or transport infrastructure. The proposed changes apply a height of building consistent with that of the adjoining land.

Zoning of Public Reserves

Under LEP 2005, a number of public reserves had a residential zoning and these were therefore applied a similar residential zone under LEP 2012. The changes propose to rezone these to RE1 Public Recreation and include land at Sunderland Avenue Reserve, Darcey Avenue Reserve, Castle Hill and River Oak Circuit Reserve in Kellyville.

Other site specific amendments

These changes include minor amendments to zone boundaries, building heights, and minimum lot size for various properties within the vicinity of Homeworld V, Kellyville to reflect the built outcomes in this locality. Additionally the rezoning of land at 2-4 Resolution Place Rouse Hill from R3 Medium Density Residential to B6 Enterprise Corridor is proposed given the site has now been developed for commercial uses.

The full list and explanation of the proposed mapping amendments are set out in Part 4 – Mapping.

3. SITE SPECIFIC REQUESTS RELATING TO REMOVAL OR AMENDMENT OF THE SP2 INFRASTRUCTURE ZONE

During the exhibition of draft LEP 2010 two site specific submissions were received to remove or alter the SP2 Infrastructure zone relating to Stormwater Management Systems for properties at 13 Greenwich Place, Kellyville and RMB 113 Windsor Road, Beaumont Hills (Items 3.2 and 3.2). Given necessary consultation requirements with Sydney Water, these requests could not be investigated prior to the finalisation of the LEP and landowners were advised the matters would be addressed as part of the first housekeeping amendment.

In relation to both requests, pre-gateway advice from Sydney Water has now been received. Sydney Water outline they no longer intend to acquire the land at 13 Greenwich Place Kellyville and Council may rezone this land from SP2 Infrastructure to a more suitable zoning if required. Given this advice it is proposed to rezone this land to R2 – Low Density Residential and apply a maximum height of buildings of 10m to be consistent with the remainder of the site and surrounding locality.

With respect to the site at Beaumont Hills, Sydney Water have an identified an amended boundary for the SP2 Infrastructure zone based on flood modelling and their acquisition requirements as shown within Item No. 3.2 in Part 4 – Mapping. It is therefore proposed to amend the SP2 Infrastructure zone based on this advice, and apply development standards consistent with the remaining land area of RMB 113 Windsor Road. It is noted the zone boundary proposed by Sydney Water additionally removes the SP2 Infrastructure zone on two adjoining lots to the south (Lots 28 and 29 DP 13822). The owners of these properties will be notified and consulted during the exhibition stage should the planning proposal proceed.

Full details of the proposed amendments are set out in Part 4 – Mapping.

PART 3 JUSTIFICATION

SECTION A - NEED FOR THE PLANNING PROPOSAL

1. Is the planning proposal a result of any strategic study or report

The planning proposal is not a result of any strategic study or report, however, is required to correct identified written and mapping anomalies and improve consistency within The Hills LEP 2012.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The planning proposal is the best means of achieving the intended outcome.

SECTION B - RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Yes. The planning proposal is consistent with the applicable regional and subregional strategies (including the Sydney Metropolitan Strategy and exhibited draft strategies) as detailed below.

Metropolitan Plan for Sydney 2036

The strategic plan prepared by the NSW Government titled the *Metropolitan Plan for Sydney 2036* aims to integrate land use and transport planning to provide a framework for the growth and development of the Sydney Region to 2036. The proposed amendments are predominantly administrative in nature and will have minor or nil impact on the plans objectives and actions.

Draft Metropolitan Strategy for Sydney 2031

The Draft Metropolitan Strategy for Sydney was released in March 2013 for public comment. Once finalised, the draft Strategy will replace the Metropolitan Plan for Sydney 2036. The draft Strategy establishes a vision with key objectives, policies and actions to guide the growth of Sydney to 2031 and is underpinned by the following key outcomes:

- Balanced growth;
- A liveable city;
- Productivity and prosperity;
- Healthy and resilient environment; and
- Accessibility and connectivity.

The proposed amendments are predominantly administrative in nature and will have minor or nil impact on the objectives and actions of the draft strategy.

Draft North West Subregional Strategy

The draft North West Subregional Strategy was prepared by the NSW Government to implement the Metropolitan Plan and the State Plan. It was exhibited in December 2007 through to March 2008 and is currently being reviewed by the Department of Planning and Infrastructure. The draft strategy has set the Hills Shire a target of an additional 36,000 dwellings by 2031. In addition to ensuring sufficient zoned land to accommodate housing targets, Council also has a role in considering proximity to public transport when planning for new dwellings to respond to State Plan targets for jobs closer to home.

The proposed amendments are predominantly administrative in nature and will have minor or nil impact on the objectives and actions of the draft strategy.

North West Rail Link Corridor Strategy – Norwest Railway Station Precinct

The Department of Planning & Infrastructure has produced a Corridor Strategy to guide future development. The Strategy predicts that the areas surrounding the eight (8) new stations of the North West Rail Link will accommodate 27,000 new dwellings and 49,500 new jobs by 2036.

The proposed amendments are predominantly administrative in nature and will have minor or nil impact on the objectives and actions of the draft strategy.

4. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Yes – The planning proposal is consistent with Council's Community Strategic Plan and other local strategies and directions as detailed below.

The Hills Future Community Strategic Plan

The planning proposal is considered to be consistent with the Hills Future Community Strategic Plan Outcomes as it will improve the clarity and accuracy of The Hills LEP 2012 and allow Council to better plan and manage the Shire in a transparent and accountable manner.

The proposed amendments to land use zoning and development standards as well as amendments to permissibility of land uses such as *extractive industries* and *registered clubs* will ensure the provision of attractive, safe and well maintained spaces which reflect Council's strategic land use intentions and adopted policy position. The rezoning of some residential land to public open space will assist the provision and maintenance of safe, accessible and sustainable open spaces and facilitate the provision of recreation, sporting and leisure activities and facilities. The proposed amendments to Schedule 5 – Environmental Heritage will ensure heritage items are correctly identified and assist in supporting local heritage throughout the Shire.

The planning proposal will contribute to balanced urban growth as it will ensure the orderly and efficient use of land through appropriate land use and development controls. The proposed amendments will ensure that development is appropriate and maintains a high quality environment that meets community needs and expectations.

Local Strategy and Directions

The Residential, Employment, Integrated Transport, Centres and Environment and Leisure Directions are the relevant components of the Local Strategy to be considered in assessing the planning proposal.

Residential Direction

The North West Subregional Strategy sets targets for the Shire to contribute additional housing to accommodate a share of Sydney's population growth. The Residential Direction indicates that there is sufficient capacity to accommodate these targets based on the existing planning framework and current projects.

Whilst the planning proposal seeks to rezone some R2 – Low Density Residential land to RE1 – Public Recreation, the land identified is existing parks and therefore no residential capacity will be lost. Additionally, building height amendments for residential land within Norwest, North Rocks and Castle Hill will reinstate controls previously adopted as part of Council's Development Control Plan and ensure the LEP can deliver envisaged development outcomes and growth targets for the sites.

Employment Lands Direction

The North West Subregional Strategy establishes an employment target for the Shire from 2001 to 2031 of 47,000 jobs. The Employment Lands Direction demonstrates that there is capacity to meet this target with capacity for 55,574 additional jobs to 2031. Much of this growth is to be accommodated in the Norwest Business Park, future Box Hill Industrial & Business Precinct and the major centres of Castle Hill and Rouse Hill.

It is proposed to rezone some land adjacent to the Box Hill and Box Hill Industrial Precincts from RU2 – Rural Landscape to IN2 – Light Industrial. This land predominantly relates to road reserves and is not expected to have any impact on the objectives and targets set out within the Employment Lands Direction. A further rezoning at Resolution Place, Rouse Hill from R3 Medium Density Residential to B6 Enterprise Corridor and introduction of a Floor Space Ratio of 1:1, Height of Building of 12m and Minimum Lot Size of 600 m² will support employment and reflect existing development on the site. Accordingly, the amendments are considered to have a minor or nil impact.

Integrated Transport Direction

A key objective of the Integrated Transport Direction is to ensure that planning and future development supports the provision of an efficient transport network. Relevant actions include planning for a concentration of and/or intensity of land use activities around major public transport nodes and higher order centres.

The Direction is underpinned by five key directions which are to:

- Plan and manage the Shire's transport network to meet community needs;
- Facilitate delivery of a cohesive transport network;
- Promote and enhance sustainable travel choices;
- Plan for an integrated transport network for new areas; and
- Encourage quality transport outcomes.

The planning proposal seeks to apply an adjoining building height on land zoned SP2 (Classified Road), SP2 (Local Road) and SP2 (Infrastructure). The proposed amendments will clarify mapping over land to be acquired for transport purposes and will ensure consistency in the identification of roads and transport infrastructure throughout the Shire.

Centres Direction

The Centres Direction seeks to establish a network of centres that provides places for residents to shop, work, and have social interaction and recreational opportunities. The Direction includes a centres hierarchy which provides a framework for the scale, location and function of centres. This ensures that the population has access to a range of centres that meet their needs and are appropriate in scale and design for their location.

The planning proposal seeks to amend building heights at a number of existing and planned centres including Norwest, North Rocks and various smaller local centres. The amendments will support the role and function of centres by reinstating previously adopted building heights that will help to achieve the envisaged scale and design. The proposed amendment will help to meet key objectives of the Centres Direction by creating vibrant, functional and attractive centres that meet the needs of the existing and future population.

Environment and Leisure Direction

A diverse range of open spaces are provided throughout the Shire including local parks, sporting fields, National Parks, bushland and wetlands. Council has adopted an Environment and Leisure Direction to protect these spaces and give Council and the community a clear strategy for the planning and management of land that has been identified as having leisure, scenic, recreation, environmental or heritage conservation value. The Direction includes mechanisms to ensure there is sufficient land dedicated for open space to accommodate recreational needs and preserve the high quality of life and amenity enjoyed by The Hills Shire's residents.

The planning proposal will rezone a number of parks from R2 – Low Density Residential to RE1 – Public Recreation. The changes are considered to be consistent with the Environment and Leisure Direction as the proposed public recreation zone best reflects Council's strategic intent for the land. The amendments will help to support the provision and protection of active and passive recreation for residents and visitors of the Shire.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The planning proposal is consistent with all applicable State Environmental Planning Policies as detailed below. An assessment of the proposal against applicable State Environmental Planning Policies is provided in Attachment B.

- *State Environmental Planning Policy No. 19 – Bushland in Urban Areas*

The overarching aim of this policy is to protect and preserve bushland within urban areas because of its community, aesthetic, recreational, educational or scientific value.

The planning proposal relates to some sites that contain bushland or are in the vicinity of bushland. Land in the vicinity of Glenhaven Road, Sylvan Drive, Camille Place and Muston Place, Glenhaven is proposed to be rezoned from R2 Low Density Residential to E4 Environmental Living which will help to preserve and protect the environmental qualities of the land. It is further proposed to reduce the building height applicable to 354-368 Old Northern Road which is not envisaged to create any adverse impacts on bushland. Land within Excelsior Reserve is proposed to be rezoned from R2 Low Density Residential to RE1 Public Recreation which will assist the protection of this land for public recreation purposes. A further site at Withers Road, Kellyville will be rezoned from part RE1 Public Recreation and part R4 High Density Residential to SP2 Infrastructure (Stormwater Management System) which reflects the intended use of land for drainage purposes and will not create any adverse impacts on the surrounding bushland.

Given the foregoing, it is considered that the planning proposal is consistent with the aims of the SEPP.

- *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development*

Key objectives of the SEPP include:

- to amend the definitions of hazardous and offensive industries where used in environmental planning instruments;
- to render ineffective a provision of any environmental planning instrument that prohibits development for the purpose of a storage facility on the ground that the facility is hazardous or offensive if it is not a hazardous or offensive storage establishment as defined in this Policy;
- to require development consent for hazardous or offensive development proposed to be carried out in the Western Division;
- to ensure that in determining whether a development is a hazardous or offensive industry, any measures proposed to be employed to reduce the impact of the development are taken into account;
- to ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact; and
- to require the advertising of applications to carry out any such development.

The planning proposal seeks to amend the Land Use Table to list *Extractive industries* as permitted with consent in the RU2 Rural Landscape zone. During the preparation of LEP 2012 there was a late change which removed *Extractive industries* from being identified as permitted within the RU2 zone. It has since been identified that extractive industries are prohibited as the group term 'agriculture' is prohibited.

The removal of extractive industries is an anomaly and it is proposed to reinstate the use as permissible within the RU2 Rural Landscape zone. Should any application be submitted to carry out an extractive industry in the RU2 zone, the application would be assessed having regard to the provisions of Council's LEP and DCP to ensure appropriate conditions are imposed to reduce or minimise any adverse impacts. Additionally, the application would be advertised in accordance with the relevant legislative requirements.

Accordingly, the proposal is considered to be consistent with the relevant objectives of the SEPP.

- *State Environmental Planning Policy (Infrastructure) 2007*

The Infrastructure SEPP aims to facilitate the delivery of infrastructure across the State including identifying matters to be considered for development adjacent to different types of Infrastructure.

The planning proposal seeks to clarify mapping over land to be acquired for transport purposes and will therefore ensure consistency in the identification of roads and transport infrastructure throughout the Shire. As part of the planning proposal, it is envisaged that consultation will be required with the relevant public authorities including Transport for NSW and Roads and Maritime Services.

- *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*

The aims of the policy are to promote the growth, development and proper management of State significant mining, petroleum and extractive industry development and establish appropriate controls to encourage ecologically sustainable development through environmental assessment and sustainable management.

The planning proposal will support the development of extractive industries by reinstating the permissibility of this land use into the RU2 Rural Landscape zone. Should an application be submitted to Council, the application would be assessed to ensure the proposal meets the aims and objectives of the SEPP and adverse impacts are minimised. As such, the planning proposal is considered to be consistent with the SEPP.

- *State Environmental Planning Policy (Rural Lands) 2008*

The rural lands SEPP seeks to facilitate the orderly and economic use and development of rural lands for rural and related purposes, implement measures to reduce land use conflicts and ensure the ongoing viability of agriculture. The SEPP establishes Rural Planning Principles and Rural Subdivision Principles to assist the proper management, development and protection of rural lands.

The amendments propose the rezoning of some land within the Box Hill Release Area precincts from RU2 Rural Landscape to RU6 Transition. These amendments predominantly relate to road reserves and are consistent with the rezoning of the subject land for urban purposes under the State Policy.

- *Sydney Regional Environmental Plan No. 9 – Extractive Industry (No. 2 – 1995)*

The aims of the plan are to facilitate development of extractive resources in proximity to Sydney Metropolitan Area, ensure consideration is given to the impact of encroaching development on the ability of extractive industries to realise their full potential and promote the carrying out of development for the purpose of extractive industries in an environmentally acceptable manner.

The planning proposal will reinstate the permissibility of extractive industries within the RU2 Rural Landscape zone across the Shire, facilitating the development of such industries in proximity to the Sydney Metropolitan Area. Additionally, Council's DCP includes controls to ensure adequate consideration of social, economic and environmental factors in the development of extractive industries. Accordingly, the planning proposal is considered to be consistent.

6. *Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?*

The consistency of the planning proposal with the s.117 Ministerial Directions is detailed within Attachment C. A discussion on the consistency of the proposal with each relevant Direction is provided below:

- Direction 1.1 – Business and Industrial Zones

This direction aims to encourage employment growth in suitable locations, protect employment land within business and industrial zones and support the viability of strategic centres.

It is proposed to rezone land adjacent to the Box Hill and Box Hill Industrial Release Areas (predominantly road reserves) from RU2 – Rural Landscape to IN2 – Light Industrial to correct minor mapping anomalies. It is further proposed to rezone land at Resolution Place, Rouse Hill from R3 – Medium Density Residential to B6 – Enterprise Corridor to reflect existing development at this site. In addition, an increase in building height is proposed at No. 355 North Rocks Road, North Rocks to reflect the previously adopted building height for this site.

Each of the above amendments is considered to be minor and will not result in any the loss of or any adverse impacts on employment land. Accordingly, the planning proposal is considered to be consistent with this direction.

- Direction 1.2 – Rural Zones

This direction applies when a planning proposal will affect land within an existing or proposed rural zone. The objective of the direction is to protect the agricultural production value of land.

Amendments relating to the Box Hill and Box Hill Industrial Precincts will rezone some land from RU2 – Rural Landscape to IN2 – Light Industrial and some land from RU2 – Rural Landscape to RU6 – Transition zone. These amendments will correct minor mapping anomalies predominantly affecting road reserves and will ensure that these areas are applied zoning and development standards consistent with adjacent land outside the precincts. The rezoning will not result in the loss of any productive agricultural land and is considered to be consistent with the objectives of this direction.

- Direction 1.5 – Rural Lands

Objectives of this direction are to protect the agricultural production value of land and facilitate orderly and economic development of rural lands for rural and related purposes. Where a planning proposal will affect land within an existing or proposed rural or environmental protection zone it must be consistent with the Rural Planning Principles and Rural Subdivision Principles listed in *State Environmental Planning Policy (Rural Lands) 2008*.

As noted previously, amendments to rural land adjoining the Box Hill and Box Hill Industrial Precincts involves the correction of minor mapping anomalies predominantly affecting road reserves and will not result in the loss of any productive agricultural land. Additionally, the rezoning of various properties in the Glenhaven area from R2 – Low Density Residential to E4 – Environmental Living to reflect the previously adopted zone at these localities which will ensure the environmental significance of these properties is recognised and protected.

The planning proposal will not result in the loss of any rural development opportunities, fragmentation of rural lands or land use conflicts between rural and other surrounding lands. Accordingly, it is considered that the planning proposal will not undermine the principles and objectives of the Rural Lands SEPP or the Rural Lands direction.

- Direction 2.1 – Environmental Protection Zones

This direction applies when a relevant planning authority prepares a planning proposal. The direction aims to protect and conserve environmentally sensitive areas and ensure that protection standards applying to environmentally sensitive land are not reduced.

The planning proposal will rezone some land within the Glenhaven area from R2 – Low Density Residential to E4 – Environmental Living to reflect the previously adopted zone at these localities. The proposed rezoning will assist in ensuring the environmental significance of these properties is recognised and protected.

- Direction 2.3 – Heritage Conservation

The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

The planning proposal seeks to make minor corrections to address details for a number of heritage items. Additionally, four (4) heritage items are being removed from the LEP as they are now included within State Environmental Planning Policy (Sydney Region Growth Centres) 2006 in relation to the Box Hill and Box Hill Industrial Precincts.

The proposed amendments support the identification and protection of environmental heritage as they will ensure heritage items are correctly identified. The planning proposal is therefore considered to be consistent with conserving and protecting environmental and indigenous heritage.

- Direction 3.1 – Residential Zones

This direction applies when a planning proposal will affect land within any zone in which significant residential development is proposed to be permitted. This Ministerial Direction is applicable in this instance as it proposes an intensification of residential densities within an existing residential zone. The objectives of the Direction are:

- *to encourage a variety and choice of housing types to provide for existing and future housing needs,*
- *to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and*
- *to minimise the impact of residential development on the environment and resource lands.*

The planning proposal is considered to be consistent with this direction as it will provide additional building height at various locations such as Norwest Town Centre and Nos. 19-21 Windsor Target Site. The proposed building heights are consistent with those previously adopted by Council and are considered unlikely to create any adverse environmental impacts.

It is proposed to rezone land within the vicinity of Glenhaven Road, Sylvan Drive, Camille Place and Munston Place, Glenhaven from R2 – Low Density Residential to E4 – Environmental Living and land at No. 69 Acres Road, Kellyville from R3 – Medium Density Residential to R2 – Low Density Residential. Whilst the revised zoning will reduce the permissible density of these sites, the current zonings are anomalies and the revised zonings are consistent with those previously adopted for these localities. The proposed

land use zones will not result in any decrease in density from that previously envisaged by Council.

- Direction 3.3 – Home Occupations

The purpose of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.

In relation to the planning proposal, it is proposed that home occupations be permitted for all land where residential uses are permitted.

- Direction 3.4 – Integrating Land Use and Transport

The purpose of this direction is to ensure that housing and jobs are easily accessible through a variety of means including walking, cycling and public transport, reliance on private vehicle use is minimised, and that development supports the viable operation of public transport.

The planning proposal predominately seeks to correct minor anomalies, inconsistencies and discrepancies. It is considered that the proposed changes are minor and will have a negligible impact on objectives of integrating land use and transport.

- Direction 4.4 – Planning for Bushfire Protection

Objectives of this direction are to protect life, property and the environment from bushfire hazards by discouraging the establishment of incompatible uses in bushfire prone areas. The direction also encourages the sound management of bushfire prone areas.

The planning proposal applies to a number of sites affected by or in the vicinity of land affected by the Bushfire Prone Land Map. These sites include:

- Properties in the vicinity of Glenhaven Road, Sylvan Drive, Camille Place and Munston Place, Glenhaven (Item No. 2.1);
- Nos. 354-368 Old Northern Road, Castle Hill (Item No. 2.5);
- Excelsior Reserve Jacana Place, West Pennant Hills (Item No. 2.17); and
- Lot 103 DP 1140711 Withers Road, Kellyville (Item No. 2.19).

The proposed amendments seek to rezone or amend development standards applying to the subject land to reinstate controls previously adopted for these localities. The amendments will correct mapping anomalies and are not envisaged to create any adverse bushfire impacts on human life, property or the environment.

- Direction 6.1 – Approval and Referral Requirements

This direction aims to minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority.

The planning proposal does not propose any additional approval or referral requirements and is consistent with this direction.

- Direction 6.2 – Reserving Land for a Public Purpose

The objectives of this direction are to facilitate the provision of public services and facilities by reserving land for public purposes and to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.

The planning proposal seeks to rezone some R2 Low Density Residential land to RE1 – Public Recreation. The subject land is existing parks and the proposed zoning will reflect that the land is reserved for a public purpose. It is further proposed to rezone land at Withers Road, Kellyville from part RE1 – Public Recreation and part R4 – High Density Residential to SP2 – Infrastructure as this correctly identifies the strategic intent of the land for drainage purposes.

In relation to two sites at Kellyville and Beaumont Hills, it is proposed to rezone the land from SP2 – Infrastructure to R2 – Low Density Residential and B6 – Enterprise Corridor, respectively. These amendments are considered appropriate as Sydney Water have indicated they no longer intend to acquire the land to be rezoned.

Given the above, it is considered that the planning proposal is consistent with the direction.

- Direction 6.3 – Site Specific Provisions

The direction aims to discourage unnecessarily restrictive site specific planning controls.

The planning proposal seeks to amend building height and lot size provisions for certain sites to reflect the development standards previously adopted by Council or ensure that adjoining sites are consistent where appropriate. The proposed development standards are consistent with Council's adopted policy position and will not place any unnecessarily restrictive development controls on the sites.

- Direction 7.1 – Implementation of the Metropolitan Plan for Sydney 2036

The strategic plan prepared by the NSW Government titled the Metropolitan Plan for Sydney 2036 aims to integrate land use and transport planning to provide a framework for the growth and development of the Sydney region to 2036. The planning proposal is consistent with the strategic directions and key policy settings of the strategy given the proposed changes are of minor significance and reflect existing policy or land use decisions.

SECTION C - ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

No.

8. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

No.

9. *How has the planning proposal adequately addressed any social and economic effects?*

The planning proposal is not anticipated to have any negative social or economic impacts on the locality.

SECTION D - STATE AND COMMONWEALTH INTERESTS

10. Is there adequate public infrastructure for the planning proposal?

The proposed amendments are predominantly administrative in nature and are unlikely to have any impacts on infrastructure provision or requirements.

11. What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal? (Note: The views of State and Commonwealth Public Authorities will not be known until after the initial gateway determination. This section of the planning proposal is completed following consultation with those public authorities identified in the gateway determination.)

The views of the State and Commonwealth Public Authorities will not be known until after the Gateway Determination. An initial list of public authorities to be consulted includes, but is not limited to the following:

- Transport for NSW;
- NSW Roads and Maritime Services;
- Office of Environment and Heritage;
- Sydney Water;
- NSW Rural Fire Service

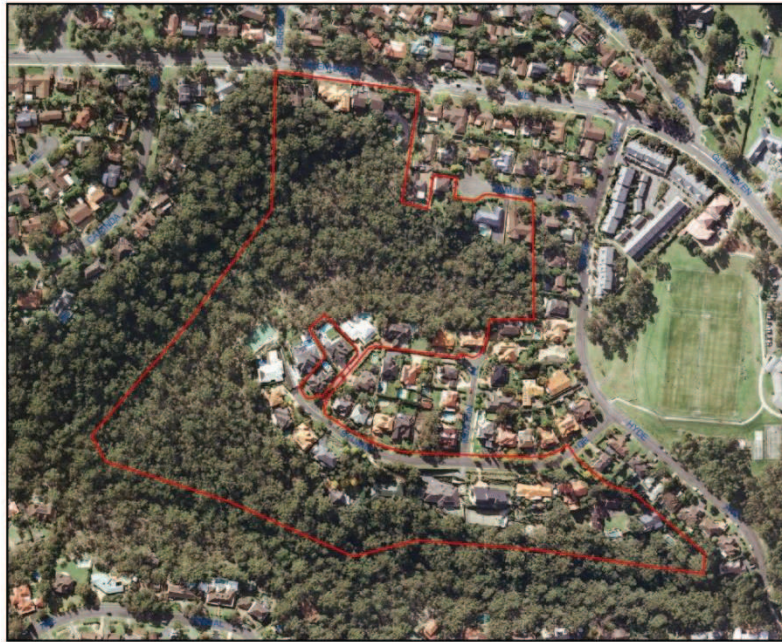
Schedule of Mapping Amendments

ITEM NO:	DESCRIPTION OF AMENDMENT
	LEP 2012 Translation Corrections - Zone
2.1	Amend zone for various properties in the vicinity of Glenhaven Road, Sylvan Drive, Camille Place and Munston Place, Glenhaven from R2 Low Density Residential to E4 Environmental Living to be consistent with previously adopted zoning for this locality.
2.2	Amend zone for 69 Acres Road Kellyville from R3 Medium Density Residential to R2 Low Density Residential to be consistent with previously adopted density controls for the site.
	LEP 2012 Translation Corrections – Height of Buildings
2.3	Amend maximum height of building of Norwest Town Centre Eastern Residential Precinct Norwest Town Centre Central Residential Precinct from 16m to RL116 to be consistent with previously adopted development standards for these localities.
2.4	Amend maximum height of building of 19-21 Windsor Road (25 North Rocks Road North Rocks (19-21 Windsor Road Target Site) from 16m to 30m to be consistent with previously adopted development standards for the site (10 storeys) and reflect recent development approval.
2.5	Amend maximum height of building for land at 354-368 Old Northern Road Castle Hill from 9m to 8m to be consistent with previously adopted development standards for the site.
2.6	Amend maximum height of building for land at 355 North Rocks Road, North Rocks from 9m to 8m to be consistent with previously adopted development standards for the site.
	LEP 2012 Translation Corrections – Minimum Lot Size
2.7	Amend minimum subdivision lot size from 700 m ² to 2,000 m ² for land at 115 & 115A Old Castle Hill Road Castle Hill to reflect previously adopted development standards for the land.
	Box Hill and Box Hill Industrial Precincts Gazettal – Various consequential amendments
2.8	a) Amend the Land Zoning Map to remove the Box Hill Precincts b) Amend the Lot Size Map to remove the Box Hill Precincts c) Amend the Height of Buildings Map to remove the Box Hill Precincts d) Amend the Heritage Map to remove Heritage Items (I38, I39, I40 and I186) e) Amend the Land Reservation Acquisition Map to remove the land identified for Local Road Widening within the Box Hill Precinct
	Box Hill and Box Hill Industrial Precincts Gazettal – Various anomalies affecting road reserves adjacent to the precincts
2.9	<i>Adjacent Eastern Boundary Amendments:</i> a) Rezone portion of road reserve adjacent to 354 Annangrove Road from RU2 Rural Landscape to IN2 Light Industrial, amend height of buildings from 10m to 16m and amend Minimum Lot Size from 40ha to 8,000 m²; b) Road reserve at corner of Annangrove Road and Withers Road: Rezone from RU2 Rural Landscape to IN2 Light Industrial, Amend Minimum Lot Size from 40ha to 8,000 m² and amend Height from 10m to 16m; Part of road reserve fronting 336 Annangrove Road amend Minimum Lot Size from 10ha to 8,000 m², Amend Height of Buildings from 10m to 16m;

	Part of road reserve fronting and adjacent to 336 Annangrove Road: Amend Minimum Lot Size for land zoned SP2 from 40ha to 8,000 m² and amend Height of Buildings from 16m to 10m. <i>Adjacent Northern Boundary Amendments:</i> c) Part of Old Pitt Town Road, Part of Nelson Road Part of Edwards Road from Nelson to Annangrove Road Rezone from RU2 Rural Landscape to RU6 Transition and amend Minimum Lot Size from 40ha to 2ha.
	Heritage
2.10	Amend Heritage Map to apply Heritage Item I29 over entirety of SP86046 to reflect recent lot consolidation.
2.11	Amend Heritage Map applying to item I25 (Avenue of trees leading to Castle Hill County Club) RMB 47-49 Spurway Drive to reflect recent subdivision approval.
	Height of Building Mapping on certain roads
2.12	Apply adjoining building height on land zoned SP2 (Classified Road), SP2 (Local Road) and SP2 (Public Transport Corridor).
2.13	Apply adjoining building height on roads within the Carlingford Precinct and other localities.
	Reserves
2.14	Amend zone from R2 Low Density Residential to RE1 Public Recreation and remove Height of Buildings Map for land at Sunderland Avenue Reserve, Castle Hill.
2.15	Amend zone from R2 Low Density Residential to RE1 Public Recreation and remove Height of Buildings Map for land at Darcey Avenue Reserve Castle Hill.
2.16	Amend zone from R3 Medium Density Residential to RE1 Public Recreation and remove Height of Buildings Map for land at River Oak Circuit Reserve, Kellyville.
2.17	Amend zone from R2 Low Density Residential to RE1 Public Recreation and remove Height of Buildings Map for land at Part of Excelsior Reserve Jacana Place, West Pennant Hills.
	Site specific mapping amendments
2.18	Various amendments for land within the vicinity of Broderick Blvd, Hartigan Ave, Burns Road, Fox Creek Circuit and Windsor Road Kellyville (Homeworld V) to align zone boundaries to be consistent with intended uses and the zoning of surrounding land.
2.19	Amend zone from part RE1 Public Recreation and part R4 - High Density Residential to SP2 Infrastructure (Stormwater Management System) and remove Height of Buildings Map for land at Withers Road Kellyville (Lot 103 DP 1140711).
2.20	Amend zone from R3 Medium Density Residential to B6 Enterprise Corridor, Floor Space Ratio of 1:1 and Height of Building of 12m and Minimum Lot Size of 600 m ² and for land at 2-4 Resolution Place, Rouse Hill.
2.21	Amend maximum height of building from 12m to 16m for land at Lot 5 DP 30916 Commercial Road, Rouse Hill. This change also includes applying a height of buildings of 16m to Commercial Road including Lot 101 DP 1060353 acquired for road widening to be consistent with practice for applying height of buildings to all roads.

ITEM NO. 2.1

Affected Property	Address	Various properties in vicinity of Glenhaven Road, Sylvan Drive, Camille Place, & Munston Place, Glenhaven
	Description	Lots 405, 406 & 408 DP 264667; SP 48200; Lots 801-807, 810, 811 & 815 DP 867926; Lot 12 DP 732514; Lot 15 DP 858326; Lot 16 DP 262765; SP 67338; Lots 9 & 10 DP 858326; Lot 29 DP 819332; Lots 10-13 DP 825919.
	Suburb	GLENHAVEN

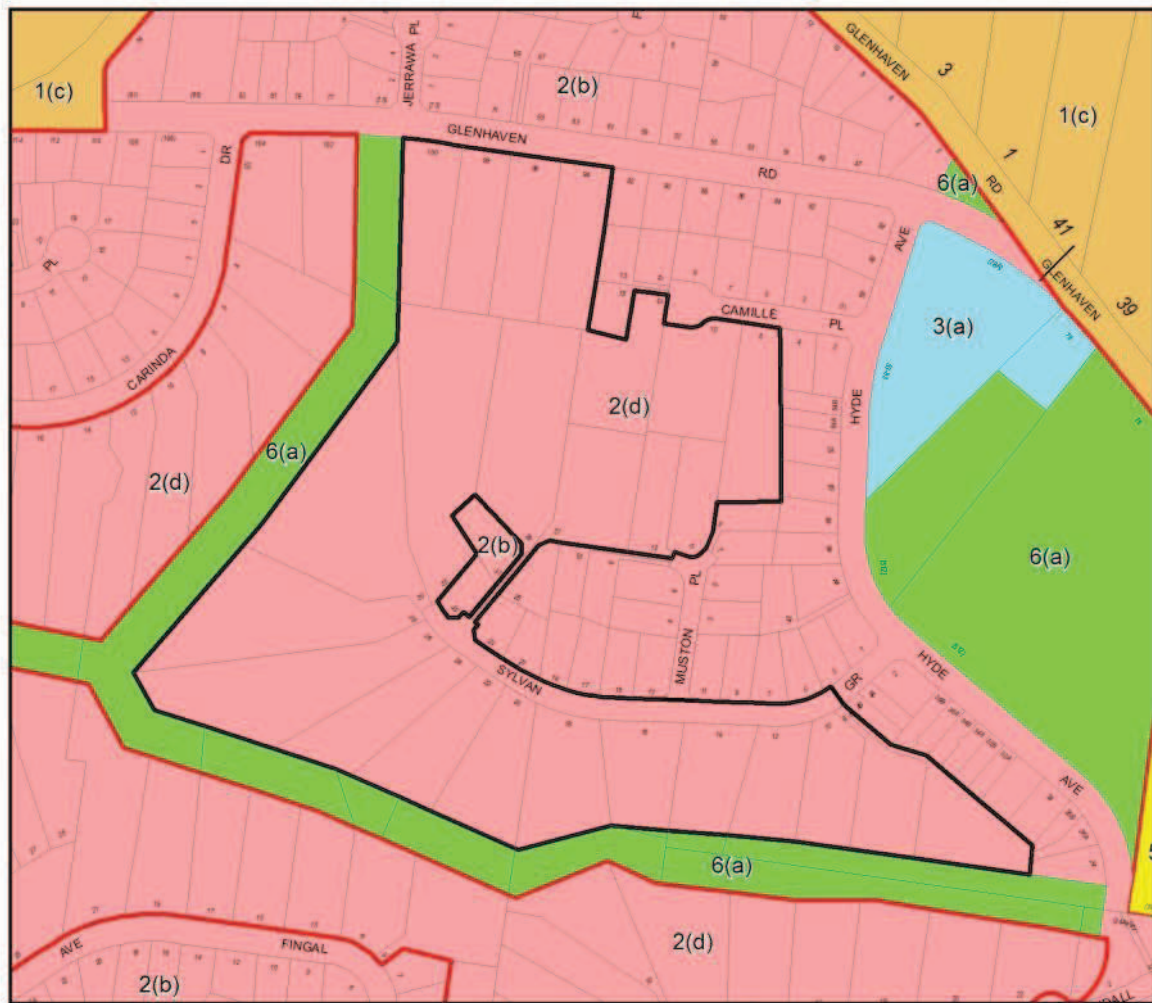
**REQUIRED AMENDMENT**

Amend zone for various properties in the vicinity of Glenhaven Road, Sylvan Drive, Camille Place and Munston Place, Glenhaven from R2 Low Density Residential to E4 Environmental Living.

EXPLANATION

During the preparation of The Hills Local Environmental Plan 2012 Council's policy position was to translate the Residential 2(d) Protected zone under Baulkham Hills Local Environmental Plan 2005 to the E4 Environmental Living zone. During the preparation of the LEP, certain land zoned 2(d) Protected within Glenhaven was inadvertently zoned R2 Low Density Residential instead of E4 Environmental Living. To ensure a correct translation of Council's existing policy position, it is recommended that this land be correctly rezoned to E4 Environmental Living.

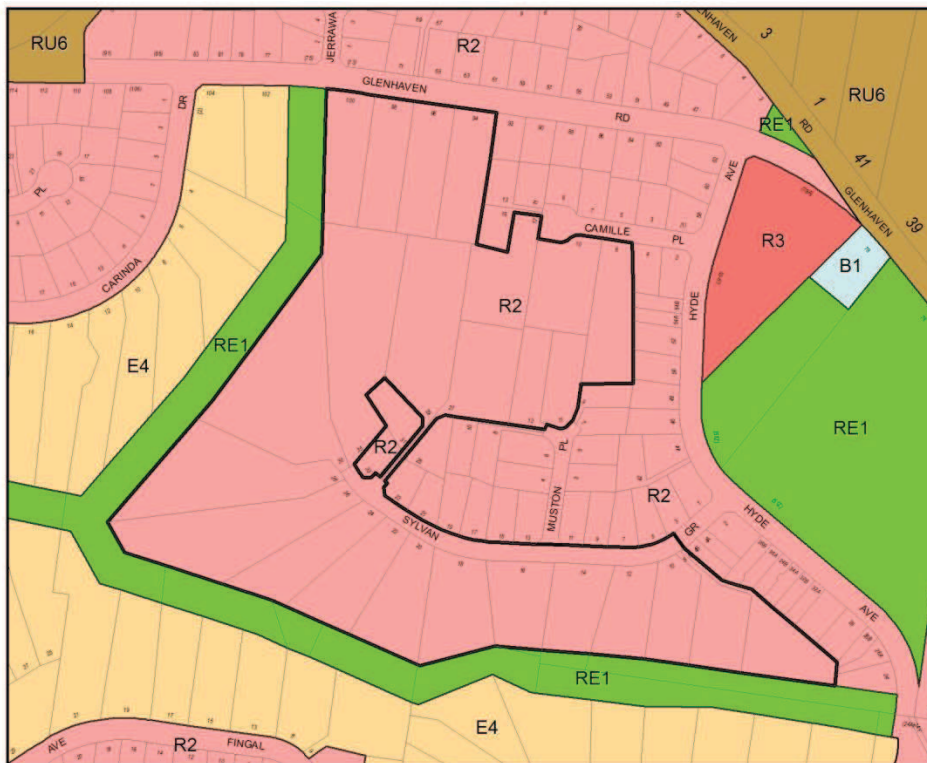
Previous Zone Map LEP 2005



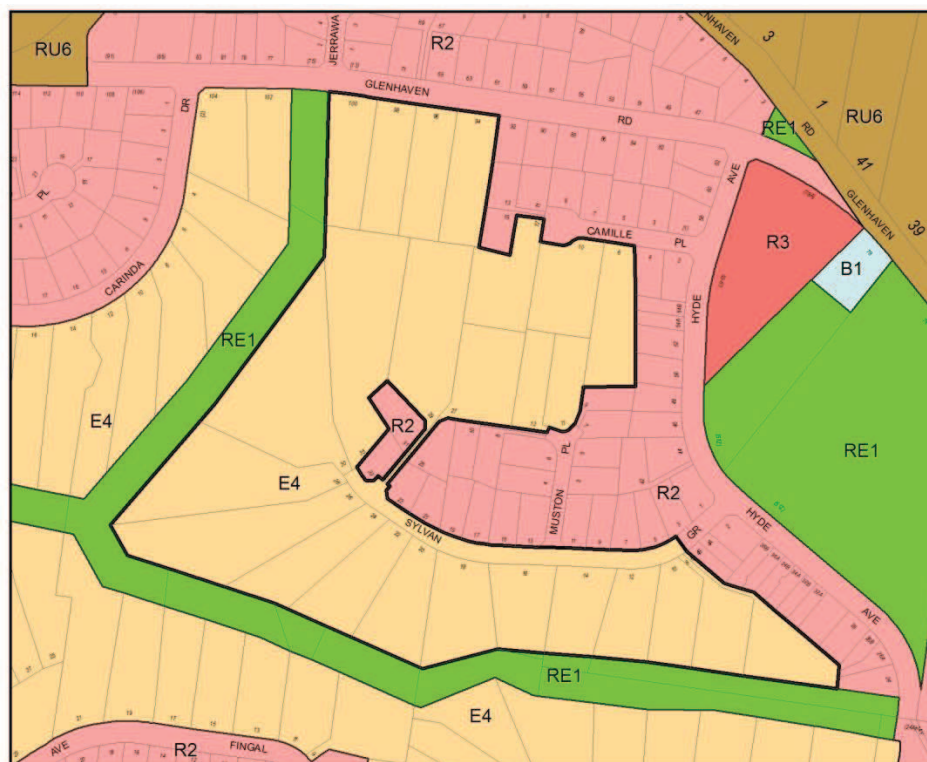
Land Zoning (LEP 2005)

- | | | |
|--|--|---|
|  Rural 1(c) |  Residential 2(d) (Protected) |  Special Uses 5(a) (Existing & Proposed) |
|  Residential 2(b) |  Business 3(a) (Retail) |  Open Space 6(a) (Existing & Proposed Public Recreation) |

Existing Map - Zone



Proposed Map - Zone

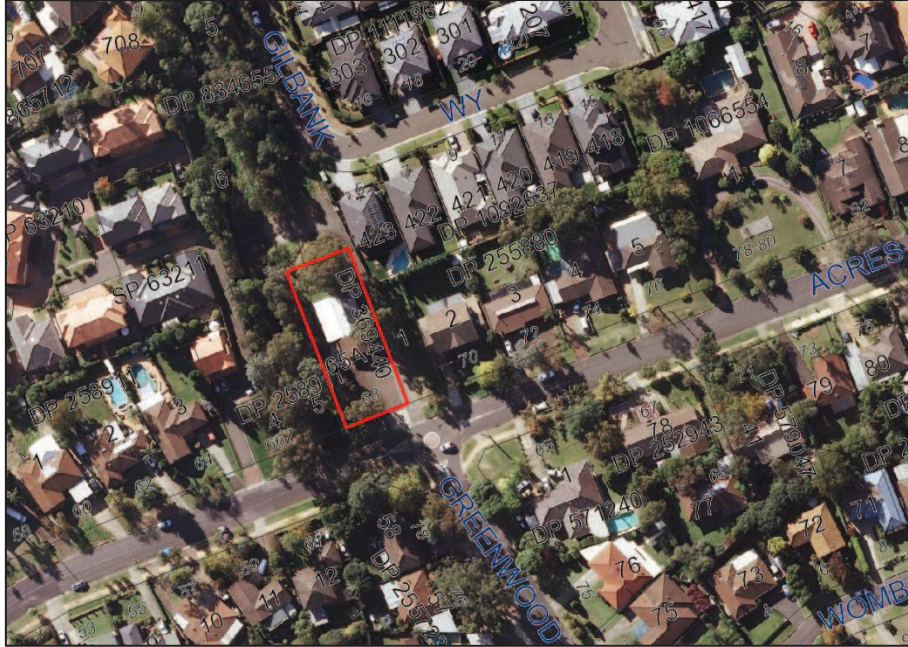


Land Zoning (LZN)

B1	Neighbourhood Centre	R3	Medium Density Residential
E4	Environmental Living	RE1	Public Recreation
R2	Low Density Residential	RU6	Transition

ITEM NO. 2.2

Affected Property	Address	68 Acres Road, Kellyville
	Description	Lot 65A DP 369440
	Suburb	KELLYVILLE

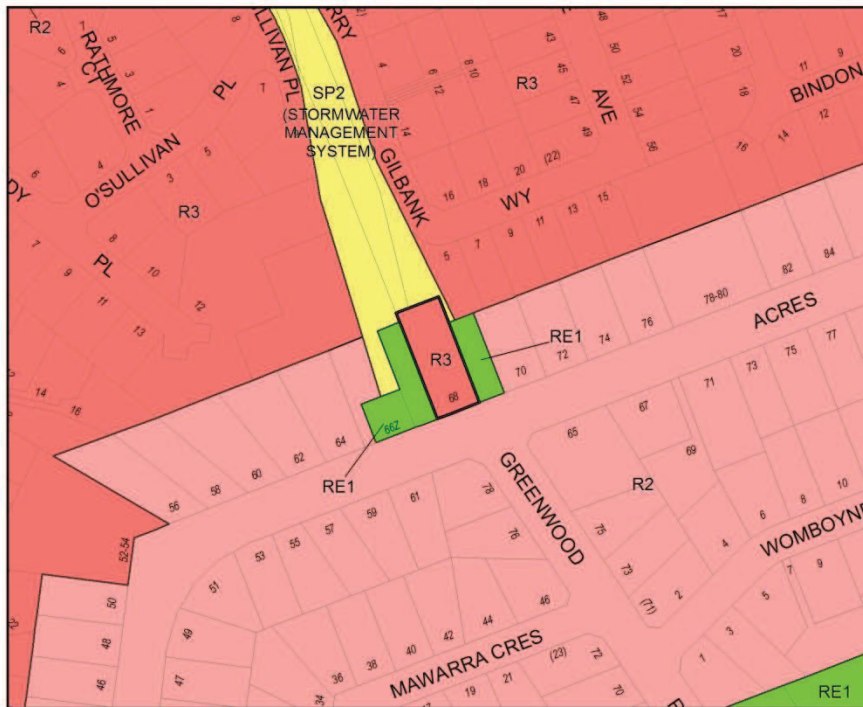
**REQUIRED AMENDMENT**

Amend zone for 69 Acres Road Kellyville from R3 Medium Density Residential to R2 Low Density Residential to be consistent with previously adopted density controls for the site.

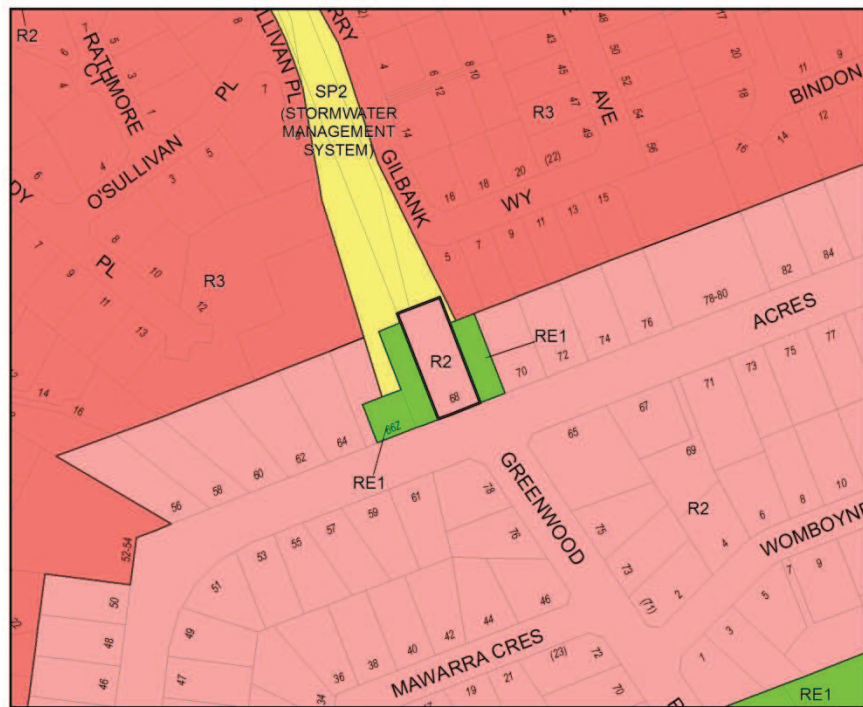
EXPLANATION

The lot is privately owned and operating as a Scout Hall and was formerly zoned Special Uses 5(a) (Existing and Proposed) under Baulkham Hills Local Environmental Plan 2005. During the preparation of The Hills Local Environmental Plan 2012 the densities within the then Baulkham Hills Development Control Plan Part E Section 15 (Kellyville/Rouse Hill Release Area) were translated into applicable Standard Instrument LEP zones. However, there was an anomaly in which this Scout Hall was thought to be within the Local Cluster Density area. However, a review control shows the site was not subject to the Local Cluster Density opportunity. Given its community purpose, and orientation to Acres Road, the most suitable adjoining zone is the R2 Low Density rather than the R3 Medium Density Residential zone.

Existing Map - Zone



Proposed Map - Zone



Land Zoning (LZN)

R2	Low Density Residential	RE1	Public Recreation
R3	Medium Density Residential	SP2	Infrastructure

ITEM NO. 2.3

Affected Property	Address	Norwest Town Centre Eastern Residential Town Centre Central Residential Precincts
	Suburb	BAULKHAM HILLS

**REQUIRED AMENDMENT**

Amend maximum height of building of Norwest Town Centre Eastern Residential Town Centre Central Residential Precincts from 16m to RL116.

EXPLANATION

During the preparation of The Hills Local Environmental Plan 2012, it was intended that the development standards reflect Council's existing policy position, where such controls existed. In this instance, the subject land had height of RL 116 under The Baulkham Hills DCP - Part E Section 18 - Norwest Town Centre - Residential Development. However during the preparation of the LEP 2012, a height limit of 16 metres was inadvertently applied to these precincts. In order to ensure consistency with established controls an amendment of the Height of Buildings Map is required.

Existing Map – Height of Buildings



Proposed Map - Height of Buildings



Height of Buildings RL (HOB)

108 116

Height of Building m (HOB)

K 10.0 O2 16.0

ITEM NO. 2.4

Affected Property	Address	19-21 Windsor Road
	Description	Lot 100 DP 1128357
	Suburb	NORTH ROCKS

**REQUIRED AMENDMENT**

Amend maximum height of building of 19-21 Windsor Road (25 North Rocks Road North Rocks (19-21 Windsor Road Target Site) from 16m to 30m to be consistent with previously adopted development standards for the site (10 storeys) and reflect recent development approval.

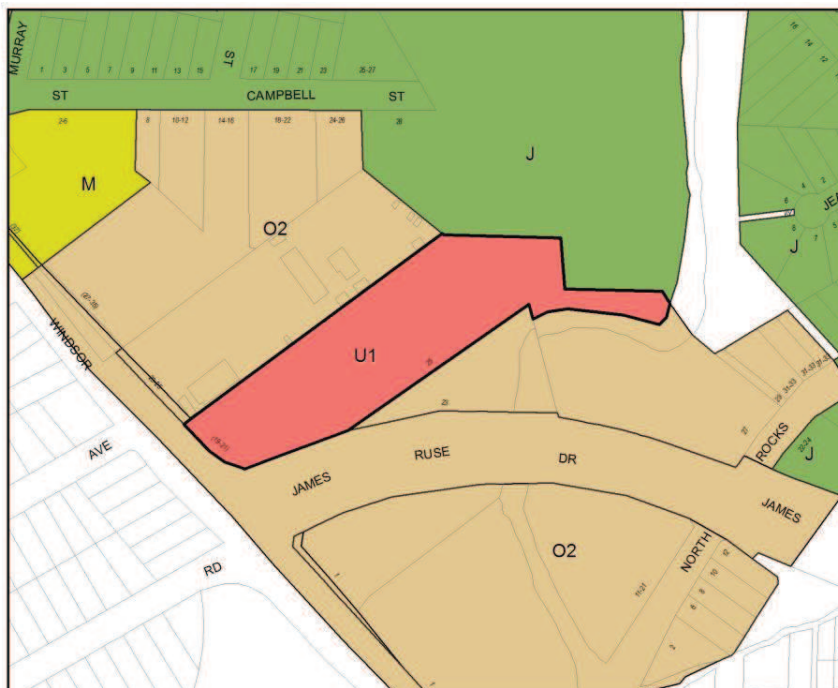
EXPLANATION

During the preparation of The Hills Local Environmental Plan 2012, it was intended that the development standards reflect Council's existing policy position, where such controls existed. In this instance, the subject property is a target site and is to be developed in accordance with The Hills Development Control Plan (Part D Section 9 – Target Site Windsor Road, Northmead) which set a height limit ranging from 5-10 storeys. However during the preparation of the LEP 2012 a height limit of 16 metres was inadvertently applied to this site. To ensure consistency with the established controls and a development approval (DA1137/2007/HC) for an apartment building up to 10 storeys in height, a maximum building height of 30 metres is to be applied to the site.

Existing Map – Height of Buildings



Proposed Map - Height of Buildings



Height of Building m (HOB)

J	9.0	O2	16.0
M	12.0	U1	30.0

ITEM NO. 2.5

Affected Property	Address	354-368 Old Northern Road
	Description	Lot 2002 DP 1090990
	Suburb	CASTLE HILL

**REQUIRED AMENDMENT**

Amend maximum height of building for land at 354-368 Old Northern Road Castle Hill from 9m to 8m to be consistent with previously adopted development standards for the site.

EXPLANATION

During the preparation of The Hills Local Environmental Plan 2012, it was intended that the development standards reflect Council's existing policy position, where such controls existed. In this instance, the subject land had a maximum height of buildings under The Baulkham Hills DCP Part E Section 23 - 354-368 Old Northern Road, Castle Hill. Accordingly the maximum height should be reduced to 8m to reflect the previous control within the DCP.

Existing Map – Height of Buildings



Proposed Map - Height of Buildings



Height of Building m (HOB)



8.0



9.0

ITEM NO. 2.6

Affected Property	Address	355 North Rocks Road
	Description	Lot 48 DP 28739
	Suburb	NORTH ROCKS

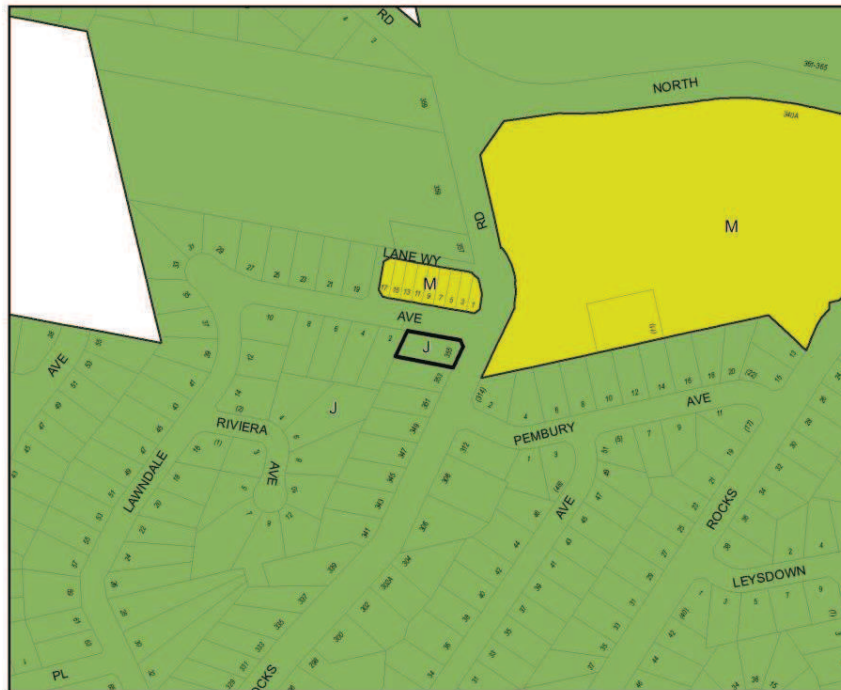
**REQUIRED AMENDMENT**

Amend maximum height of building for land at 355 North Rocks Road, North Rocks from 9m to 8m to be consistent with previously adopted development standards for the site.

EXPLANATION

During the preparation of The Hills Local Environmental Plan 2012, it was intended that the development standards reflect Council's existing policy position, where such controls existed. In this instance, the subject land had a maximum height of buildings under The Baulkham Hills DCP Part C Section 8 Business (Map Sheet 9). Accordingly the maximum height should be reduced to 8m to reflect the previous control within the DCP.

Existing Map – Height of Buildings



Proposed Map - Height of Buildings



Height of Building m (HOB)



8.0



9.0



12.0

ITEM NO. 2.7

Affected Property	Address	115 and 115A Old Castle Hill Road
	Description	Lot 121 DP 1159678 & Lot 122 DP 1159678
	Suburb	CASTLE HILL

**REQUIRED AMENDMENT**

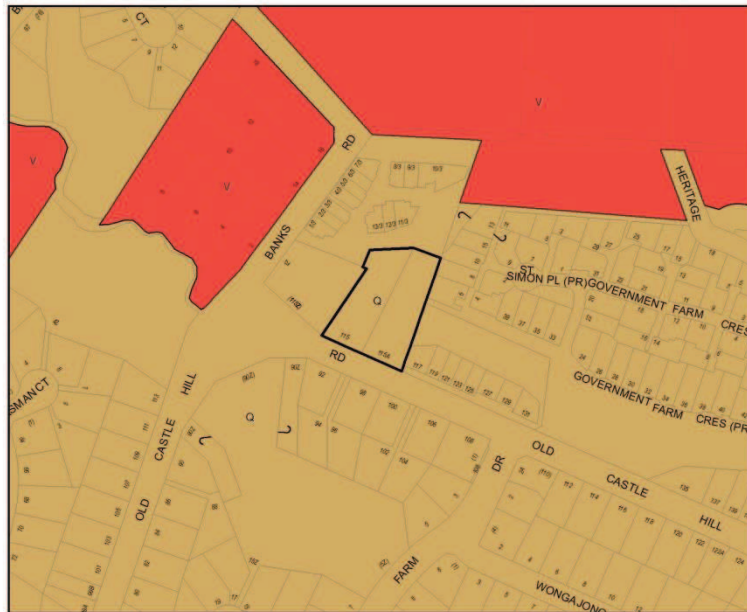
Amend minimum subdivision lot size from 700 m² to 2,000 m² to reflect previously adopted development standards for the land.

EXPLANATION

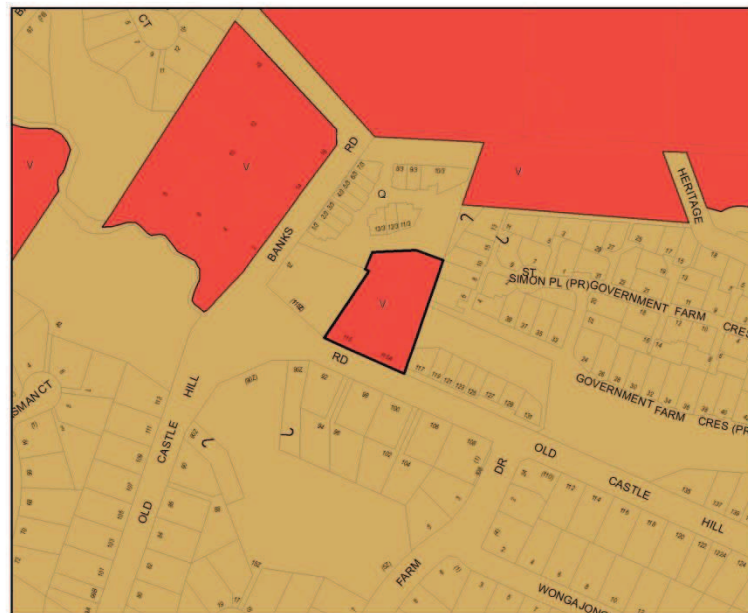
During the preparation of LEP 2012, it was intended that development standards within the LEP reflect Council's existing policy position, where such controls existed. This land was previously subject to the minimum lot size requirements contained within the former Baulkham Hills Development Control Plan (Part E Section 7 - Land Adjoining Heritage Park). Within this site specific DCP the minimum lot size control was 2,000m². However during the preparation of LEP 2012 this land was inadvertently identified as having a minimum lot size of 700m².

Whilst the 700m² minimum lot size would be consistent with the surrounding development, the subject site is heavily constrained by environmental features. Due to these constraints, it is proposed that the 2,000m² minimum lot size for the site be reinstated.

Existing Map – Lot Size



Proposed Map - Lot Size



Minimum Lot Size sq m (LSZ)



700



2000

ITEM NO. 2.8

Affected Property	Address	Box Hill and Box Hill Industrial Precincts
	Suburb	BOX HILL

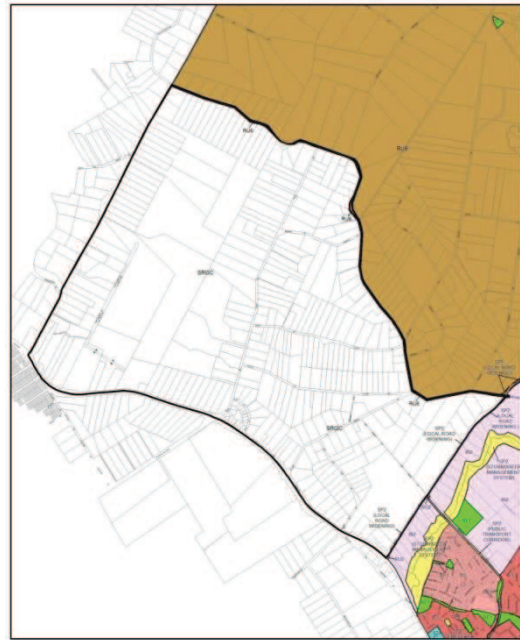
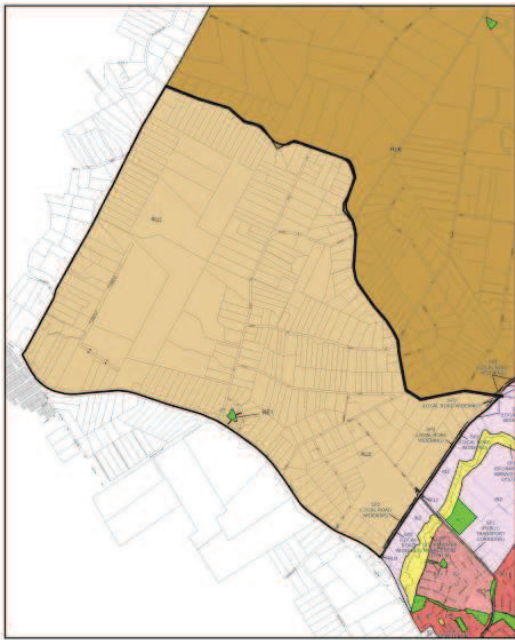
**REQUIRED AMENDMENT**

- Amend the Land Zoning Map to remove the Box Hill Precincts
- Amend the Lot Size Map to remove the Box Hill Precincts
- Amend the Height of Buildings Map to remove the Box Hill Precincts
- Amend the Heritage Map to remove Heritage Items (I38, I39, I40 and I186)
- Amend the Land Reservation Acquisition Map to remove the land identified for Local Road Widening within the Box Hill Precinct

EXPLANATION

State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (The Hills Growth Centres Precincts) 2013 was notified on 5 April 2013. The amendment rezoned the Box Hill and Box Hill Industrial Precincts from RU2 Rural Landscape to a range of urban zones and corresponding lot sizes and building heights. The amendment additionally lists the relevant heritage items and land acquisition responsibilities under the SEPP rather than The Hills LEP 2012. Accordingly, all affected LEP map sheets must be amended to remove previous development standards for the precincts given these are now governed by the Growth Centres SEPP.

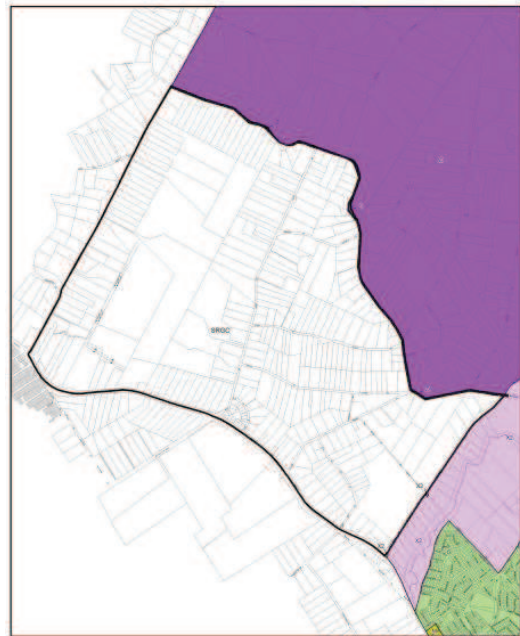
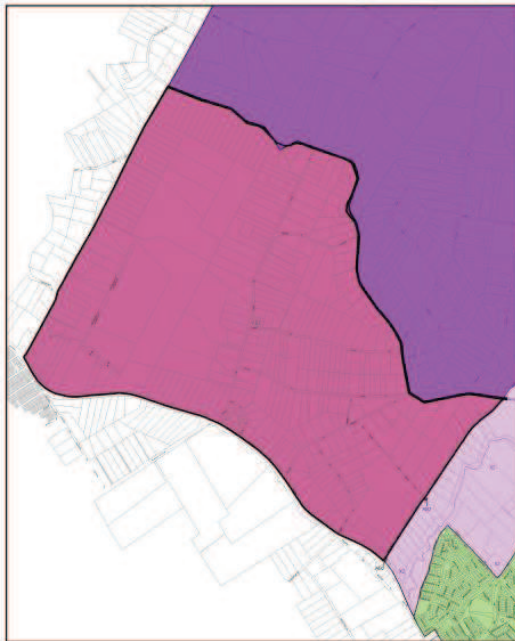
Existing and Proposed Zone Maps



Land Zoning (LZN)

IN2	Light Industrial	RU2	Rural Landscape
R2	Low Density Residential	RU6	Transition
R3	Medium Density Residential	SP2	Infrastructure
RE1	Public Recreation	SRGC	SEPP (Sydney Region Growth Centres) 2006

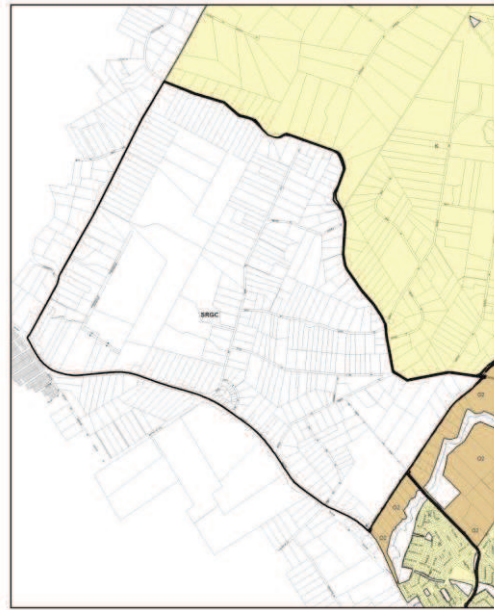
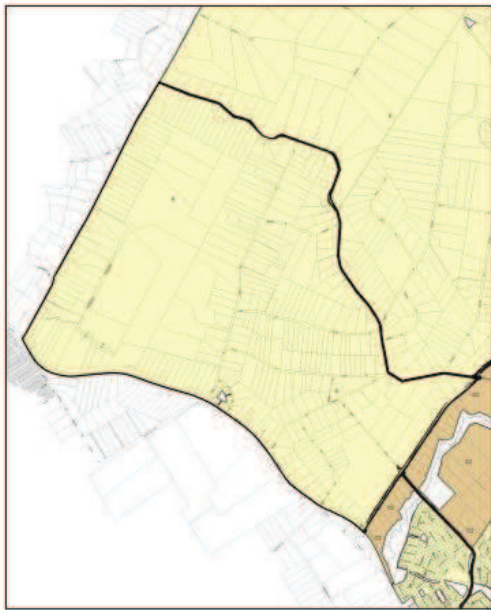
Existing and Proposed Lot Size Maps



Minimum Lot Size (sq m) (LSZ)

G	450	Z	2 ha
X2	8000	AB2	40 ha

Existing and Proposed Height of Building Maps



Height of Building m (HOB)

K 10.0 O2 16.0

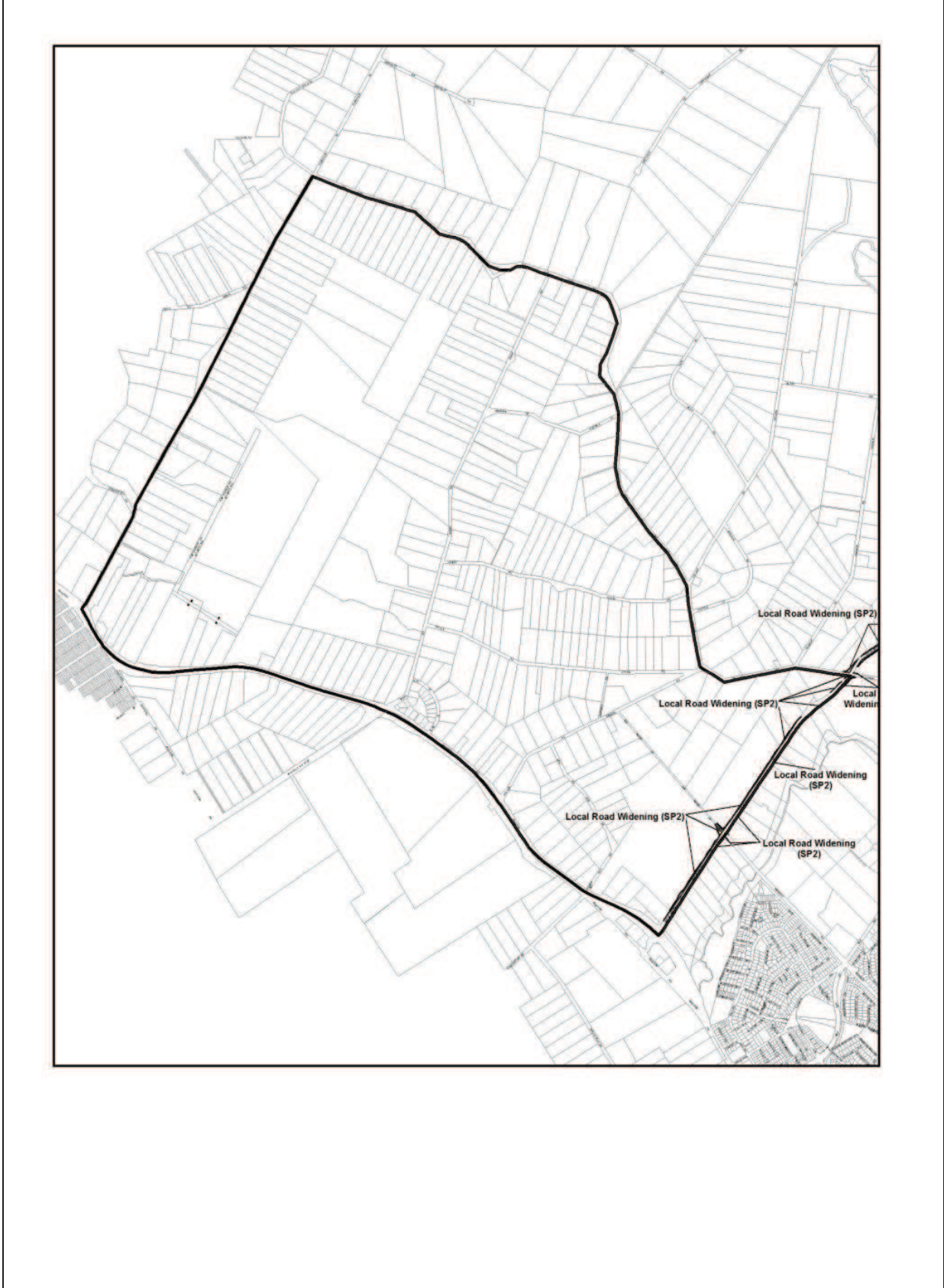
Existing and Proposed Heritage Maps



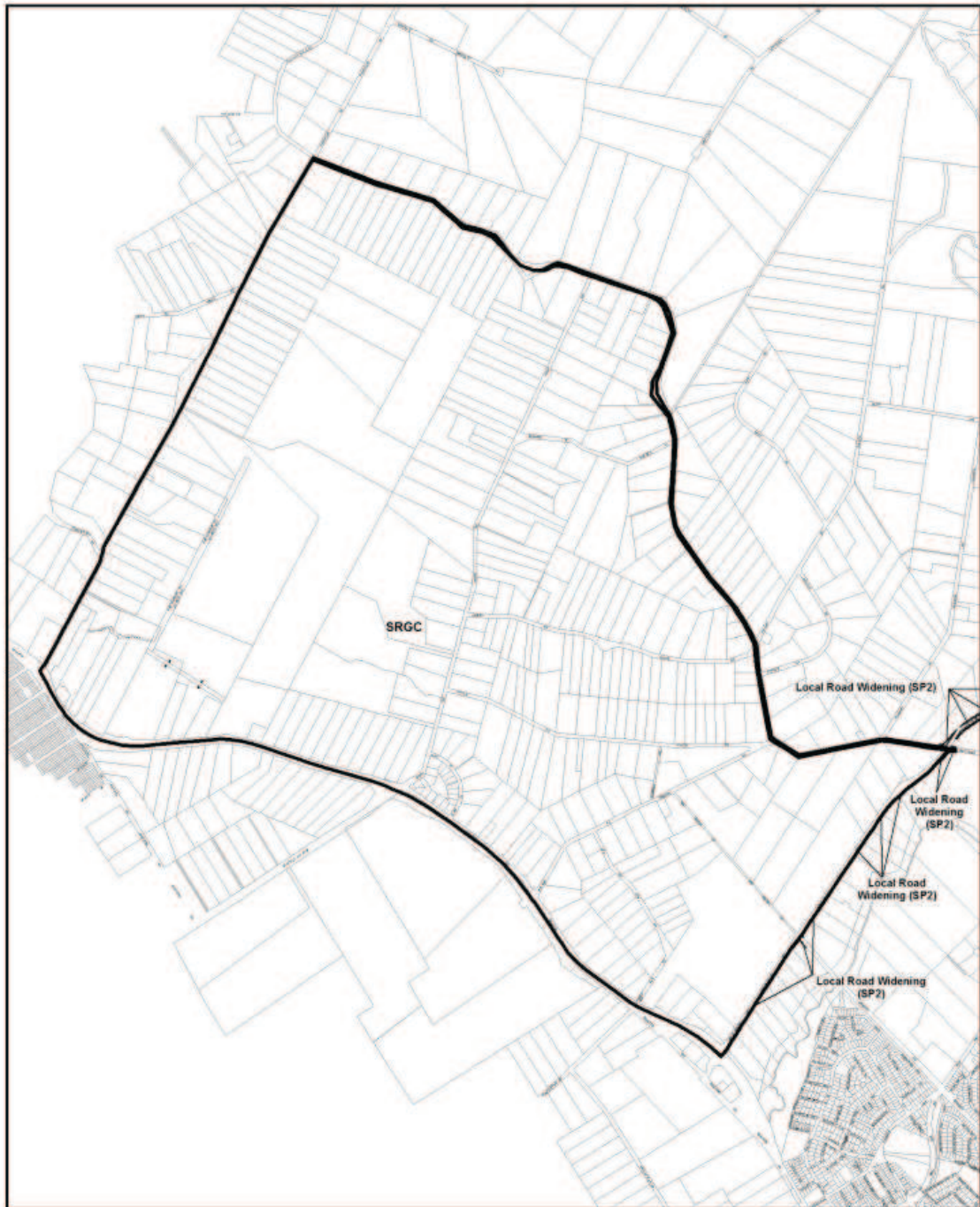
Heritage (HER)

Item - General Item - Archaeological

Existing Land Reservation Acquisition Map

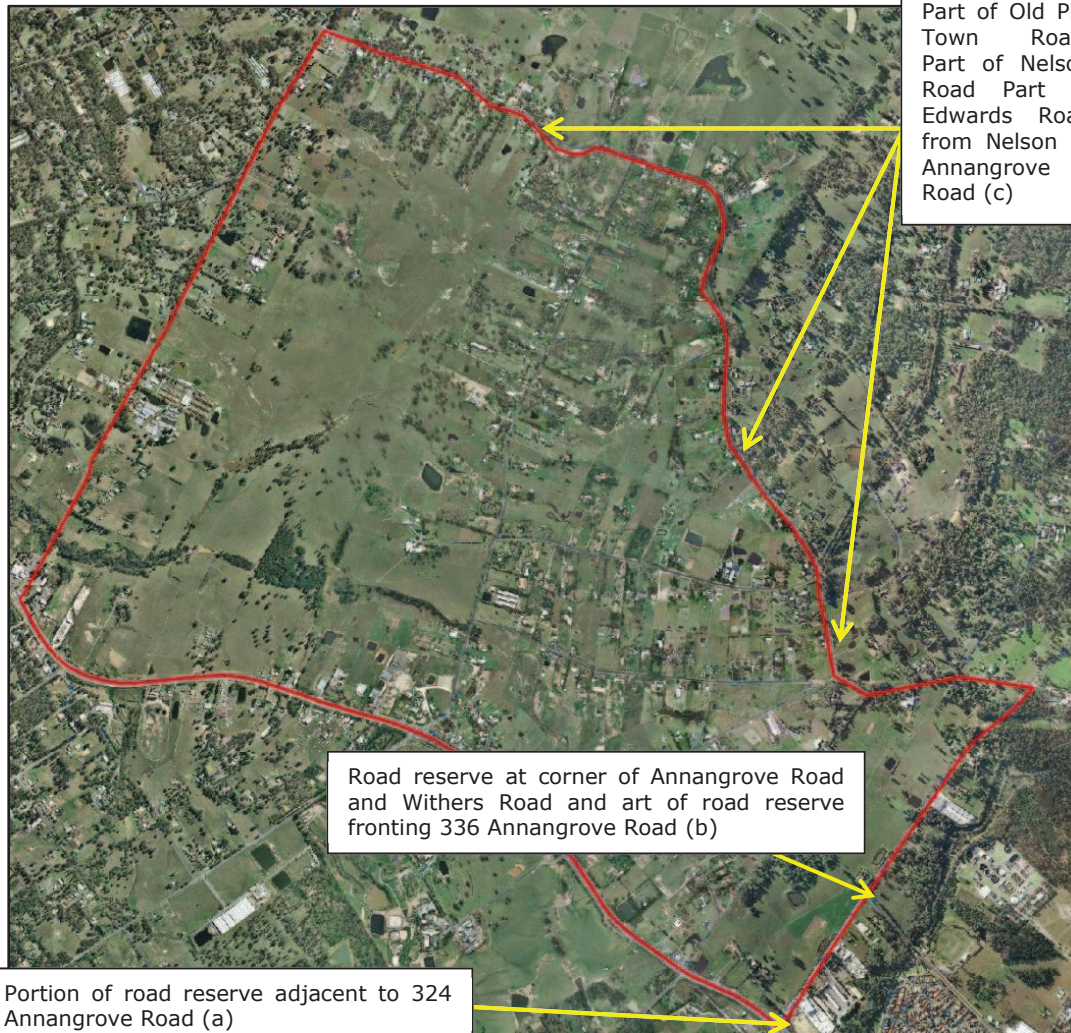


Proposed Land Reservation Acquisition Map



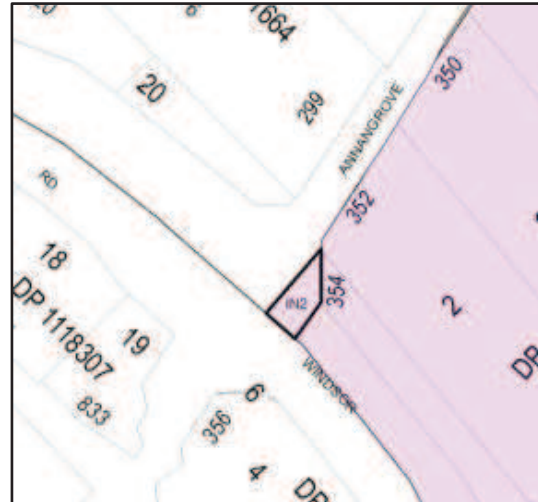
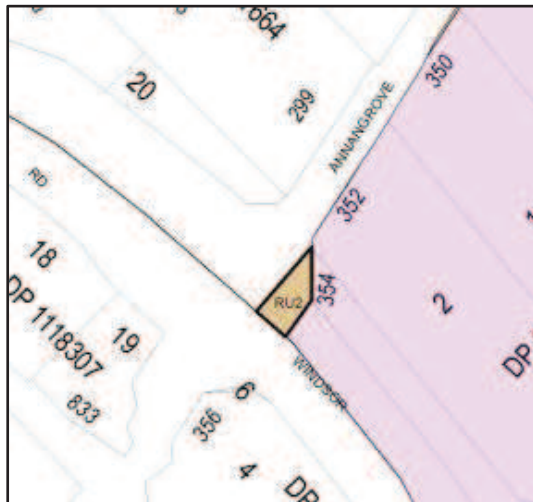
ITEM NO. 2.9

Affected Property	Address	Box Hill and Box Hill Industrial Precincts – Eastern and Northern adjacent boundaries
	Description	Road reserves - various
	Suburbs	BOX HILL, ANNANGROVE, ROUSE HILL



REQUIRED AMENDMENT	EXPLANATION
<i>Adjacent Eastern Boundary Amendments</i> a) Rezone portion of road reserve adjacent to 354 Annangrove Road from RU2 Rural Landscape to IN2 Light Industrial, amend height of buildings from 10m to 16m and amend Minimum Lot Size from 40ha to 8,000 m². b) Road reserve at corner of Annangrove Road and Withers Road: Rezone from RU2 Rural Landscape to IN2 Light Industrial, Amend Minimum Lot Size from 40ha to 8,000 m² and amend Height from 10m to 16m Part of road reserve fronting 336 Annangrove Road amend Minimum Lot Size from 10ha to 8,000 m², Amend Height of Buildings from 10m to 16m Part of road reserve fronting and adjacent to 336 Annangrove Road: Amend Minimum Lot Size for land zoned SP2 from 40ha to 8,000 m² and amend Height of Buildings from 16m to 10m. <i>Adjacent Northern Boundary Amendments:</i> c) Part of Old Pitt Town Road, Part of Nelson Road Part of Edwards Road from Nelson to Annangrove Road Rezone from RU2 Rural Landscape to RU6 Transition and amend Minimum Lot Size from 40ha to 2ha.	The gazettal of the Box Hill and Box Hill Industrial Precincts has resulted in a number of minor mapping anomalies arising from boundary adjustments predominantly affecting road reserves adjacent to the Eastern and Northern boundaries of the precincts. In order to ensure consistency and accuracy in Council's mapping these areas should be applied development standards consistent with the adjacent land outside the release area.

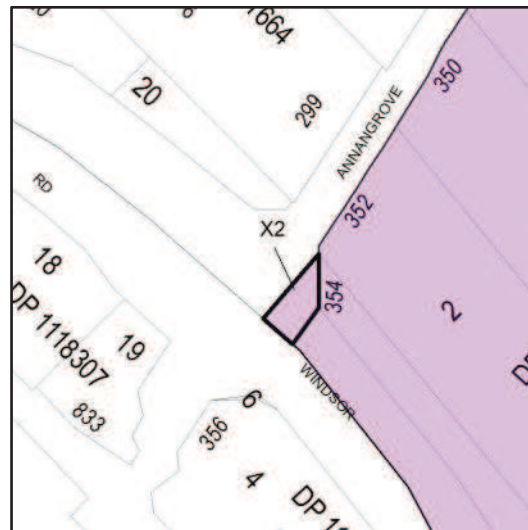
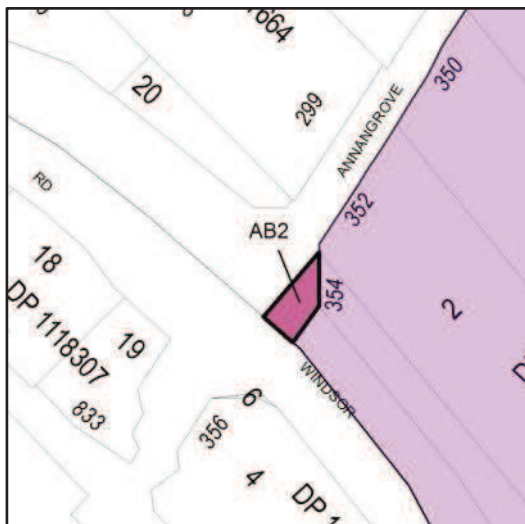
Existing and Proposed Zone Maps (a)



Land Zoning (LZN)

IN2	Light Industrial
RU2	Rural Landscape

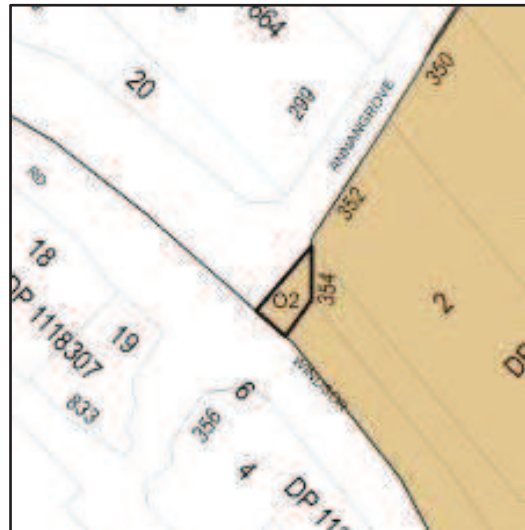
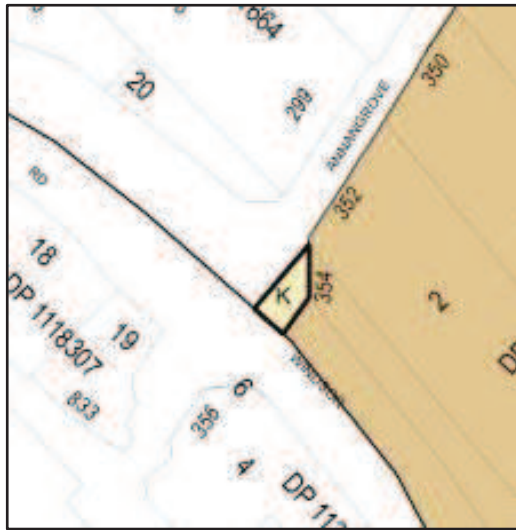
Existing and Proposed Lot Size Map (a)



Minimum Lot Size (sq m) (LSZ)

X2	8000	AB2	40 ha
Z	2 ha		

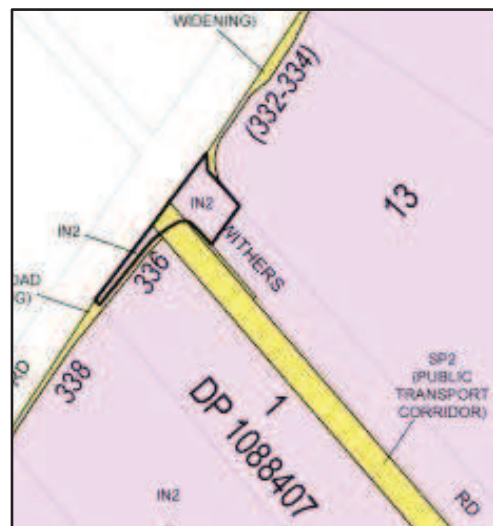
Existing and Proposed Height Map (a)



Height of Building m (HOB)

K 10.0 O2 16.0

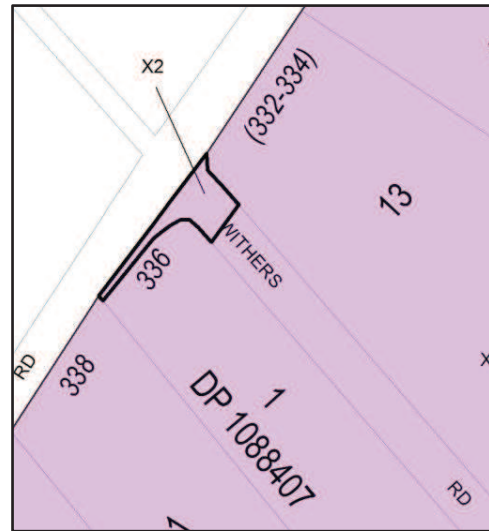
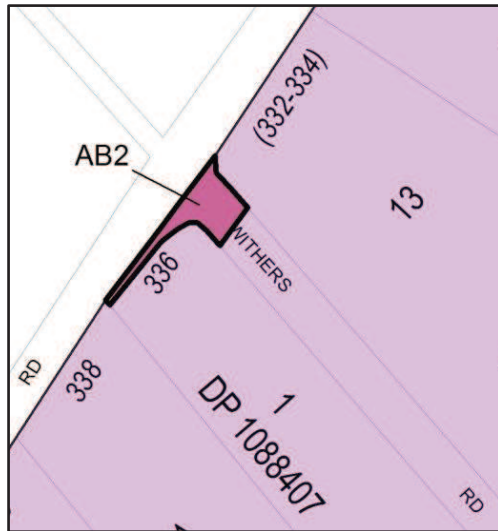
Existing and Proposed Zone Maps (b)



Land Zoning (LZN)

IN2 Light Industrial
 RU2 Rural Landscape
 RU6 Transition
 SP2 Infrastructure
 SRGC SEPP (Sydney Region Growth Centres) 2006

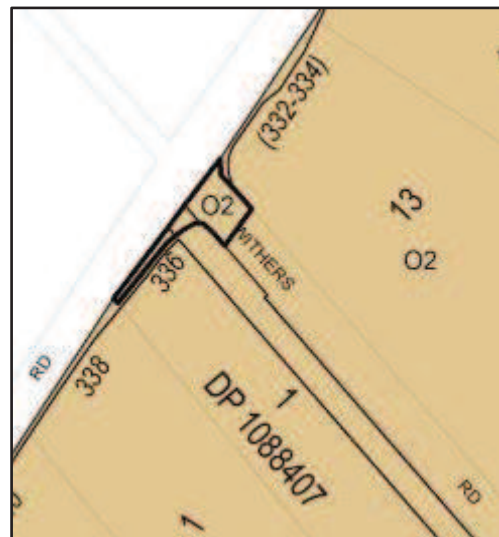
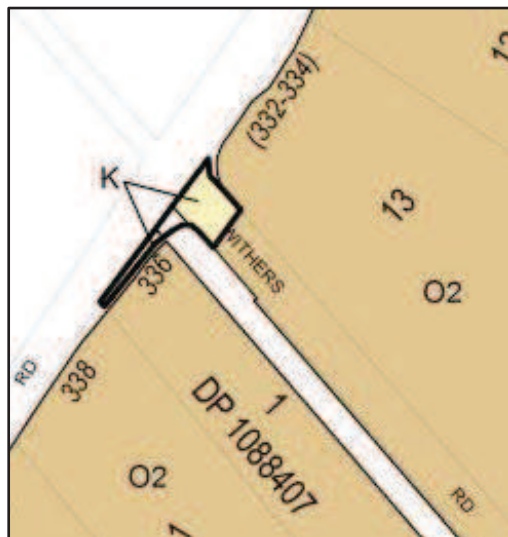
Existing and Proposed Lot Size Map (b)



Minimum Lot Size (sq m) (LSZ)

X2 8000 AB2 40 ha

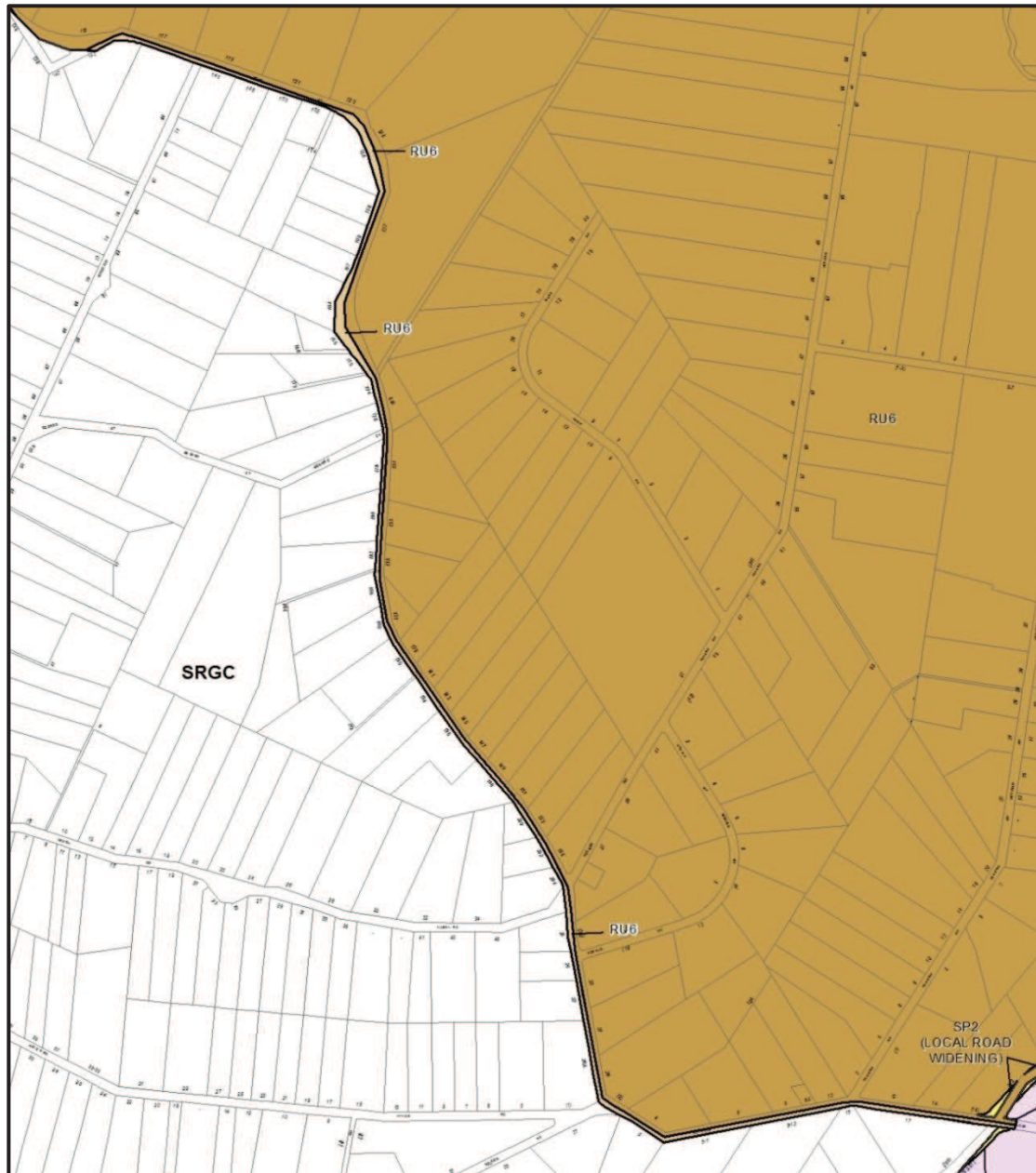
Existing and Proposed Height Map (b)



Height of Building m (HOB)

K 10.0 O2 16.0

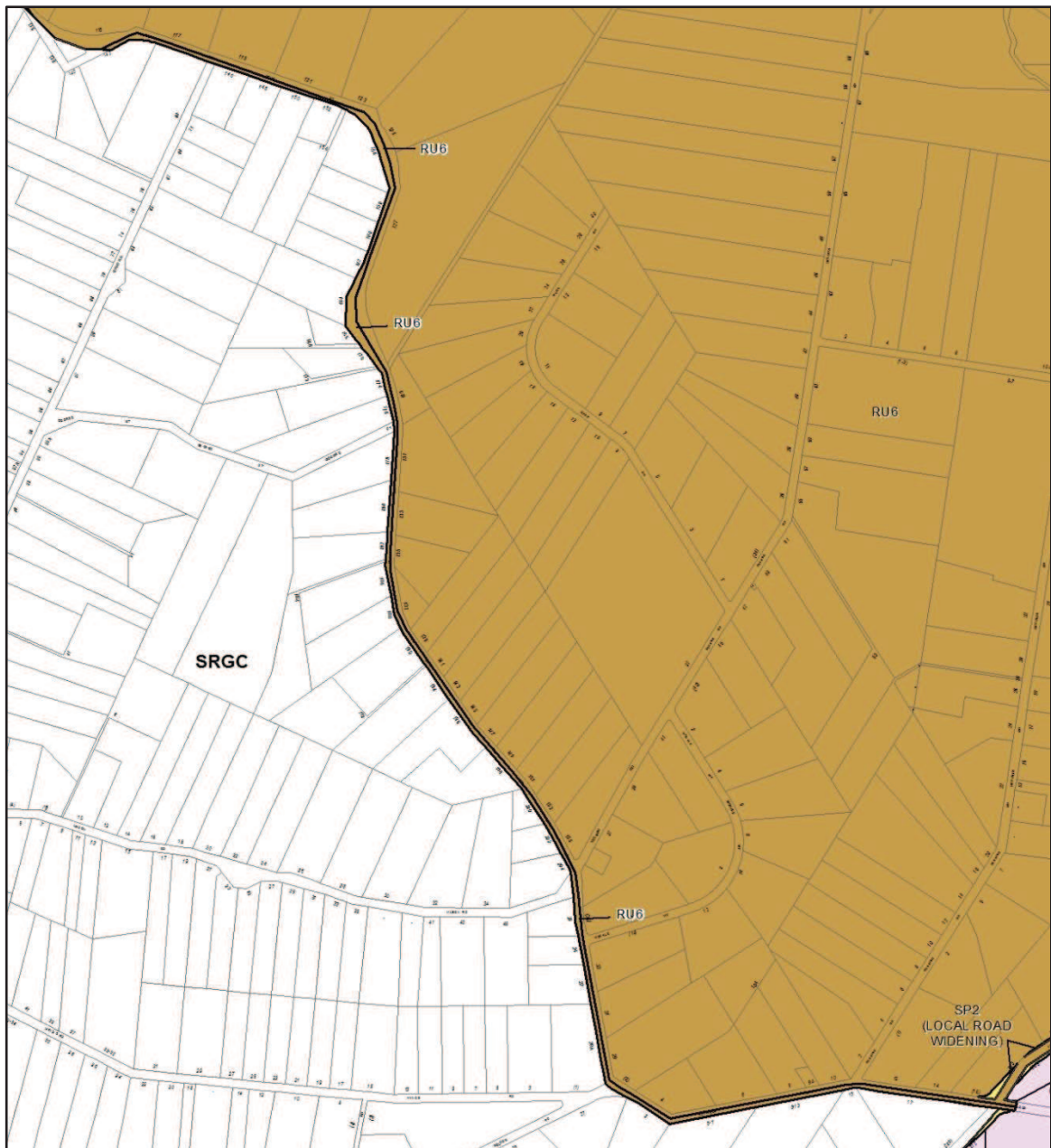
Existing Zone Map c)



Land Zoning (LZN)

IN2	Light Industrial
RU2	Rural Landscape
RU6	Transition

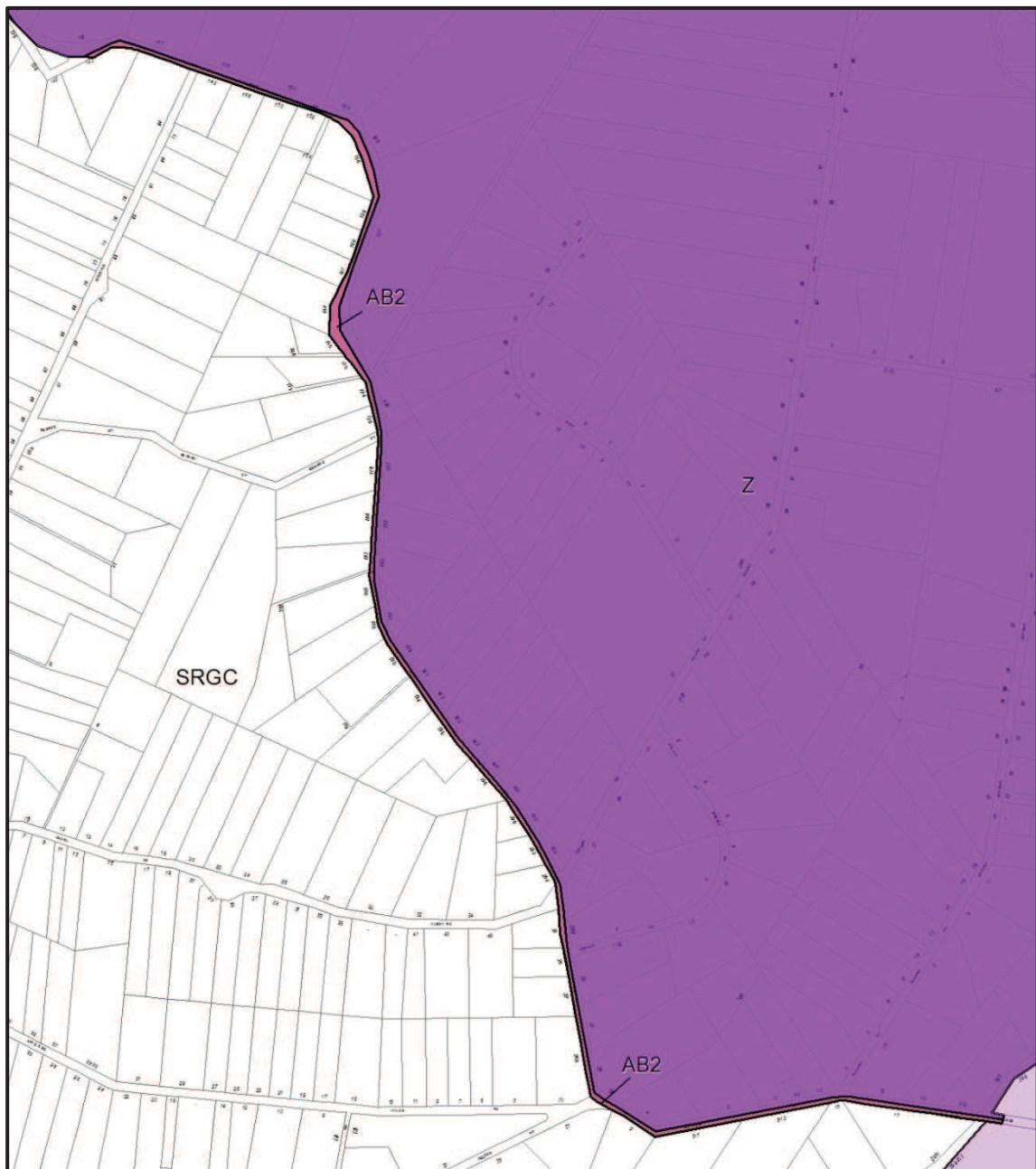
Proposed Zone Map c)



Land Zoning (LZN)

IN2	Light Industrial
RU2	Rural Landscape
RU6	Transition

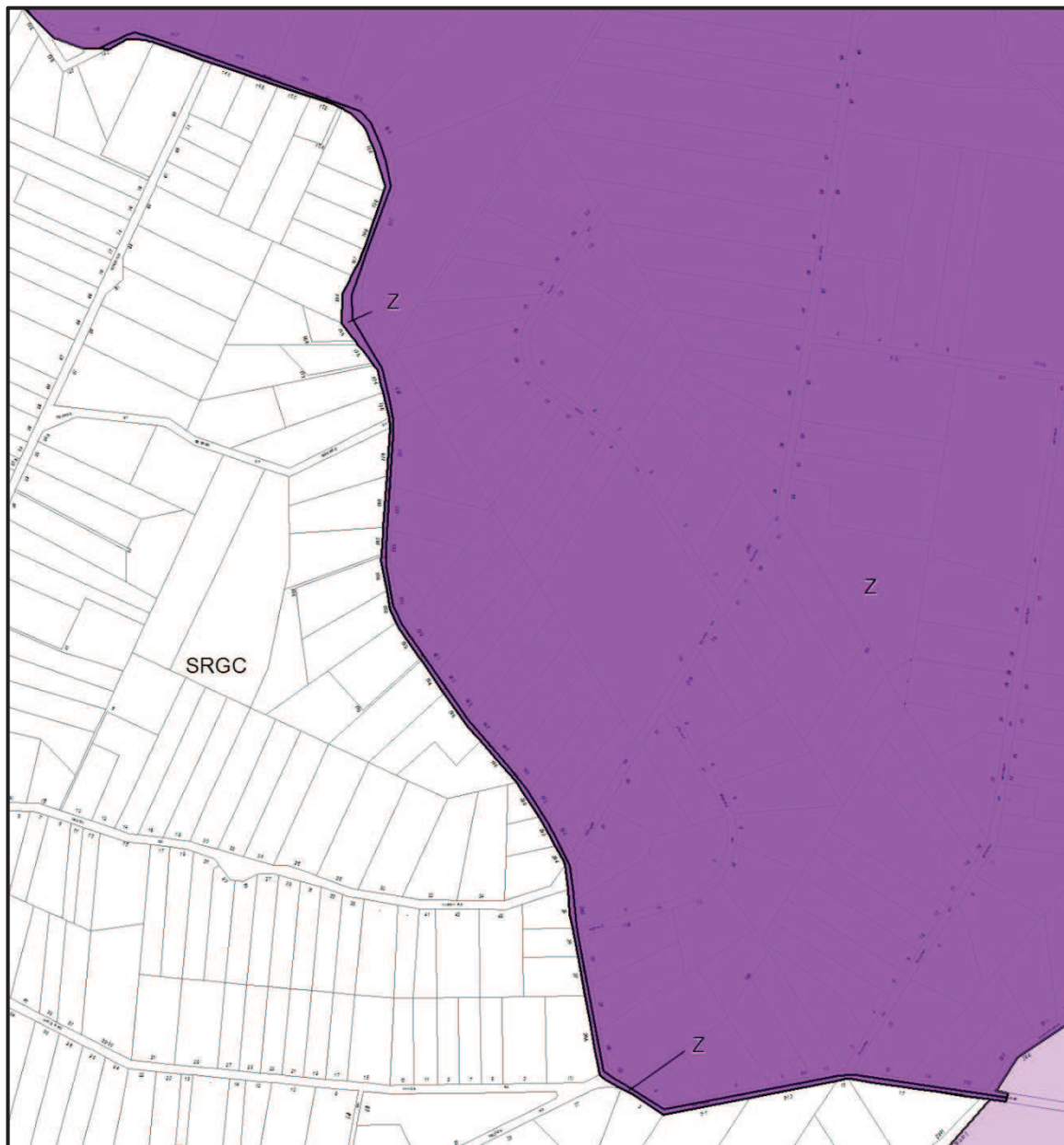
Existing Minimum Lot Size c)



Minimum Lot Size (sq m) (LSZ)

X2	8000	AB2	40 ha
Z	2 ha		

Proposed Minimum Lot Size c)



Minimum Lot Size (sq m) (LSZ)

X2	8000
Z	2 ha

ITEM NO. 2.10

Affected Property	Address	1 Russell Street
	Description	SP86046
	Suburb	BAULKHAM HILLS

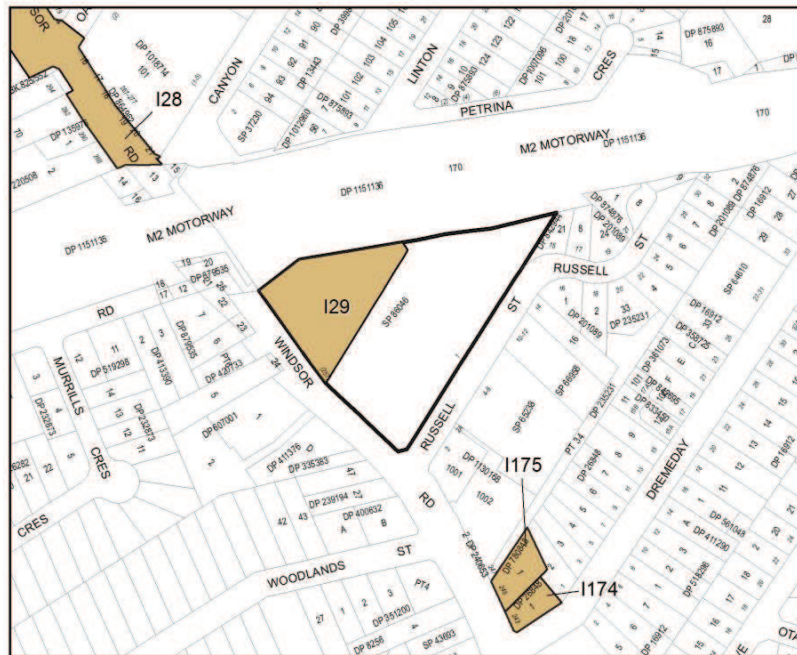
**REQUIRED AMENDMENT**

Amend Heritage Map to apply Heritage Item I29 over entirety of SP86046 to reflect recent consolidating subdivision and strata subdivision.

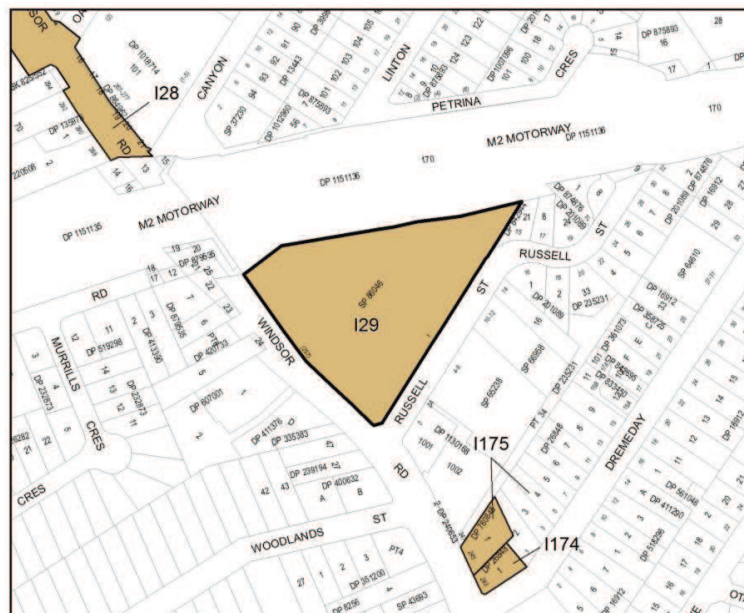
EXPLANATION

A consolidating subdivision 586/2012/ZC was approved 14 March 2012. The subdivision consolidated lots 1-6 DP 866897 and Lots 1-5 & 20-22 DP 8214. As Heritage Item I29 originally covered Lot 1 DP 866897. Accordingly the heritage item must now apply into the entirety of 1 Russell Street, Baulkham Hills SP 86046.

Existing Heritage Map



Proposed Heritage Map



Heritage (HER)

 Item - General

ITEM NO. 2.11		
Affected Property	Address	RMB 47 Windsor Road
	Description	Lot 100 DP 1176747
	Suburb	BAULKHAM HILLS
		
REQUIRED AMENDMENT		EXPLANATION
Amend Heritage Map applying to item I25 (Avenue of trees leading to Castle Hill County Club) RMB 47-49 Spurway Drive to reflect recent subdivision approval. (DA No's. 1338/2011/ZA and 1/2014/SC).		The Castle Hill Country Club contains a Heritage Item (Item No.I25) which applies to the avenue of trees along Spurway Drive leading to the Castle Hill Country Club. Spurway Drive (formerly Lot 1 DP 563812) has since been subdivided to create two lots being Lots 100 and 101 DP 1176747. As a result of the subdivision Lot 100 DP 1176747 no longer forms part of the parent lot to which the heritage item is connected. Accordingly the Heritage Map of LEP 2012 must be amended to remove the Heritage Item from Lot 100 DP 1176747 as the Heritage Item should not apply to this land. Schedule 5 Environmental Heritage must also be amended to include the current property description for the heritage item (being Lot 101 DP 1176747 and Lot 2 DP 1160957). (Refer item 1.17 of Attachment 1 for associated Schedule 5 Amendment).

Existing Heritage Map



Proposed Heritage Map



Heritage (HER)

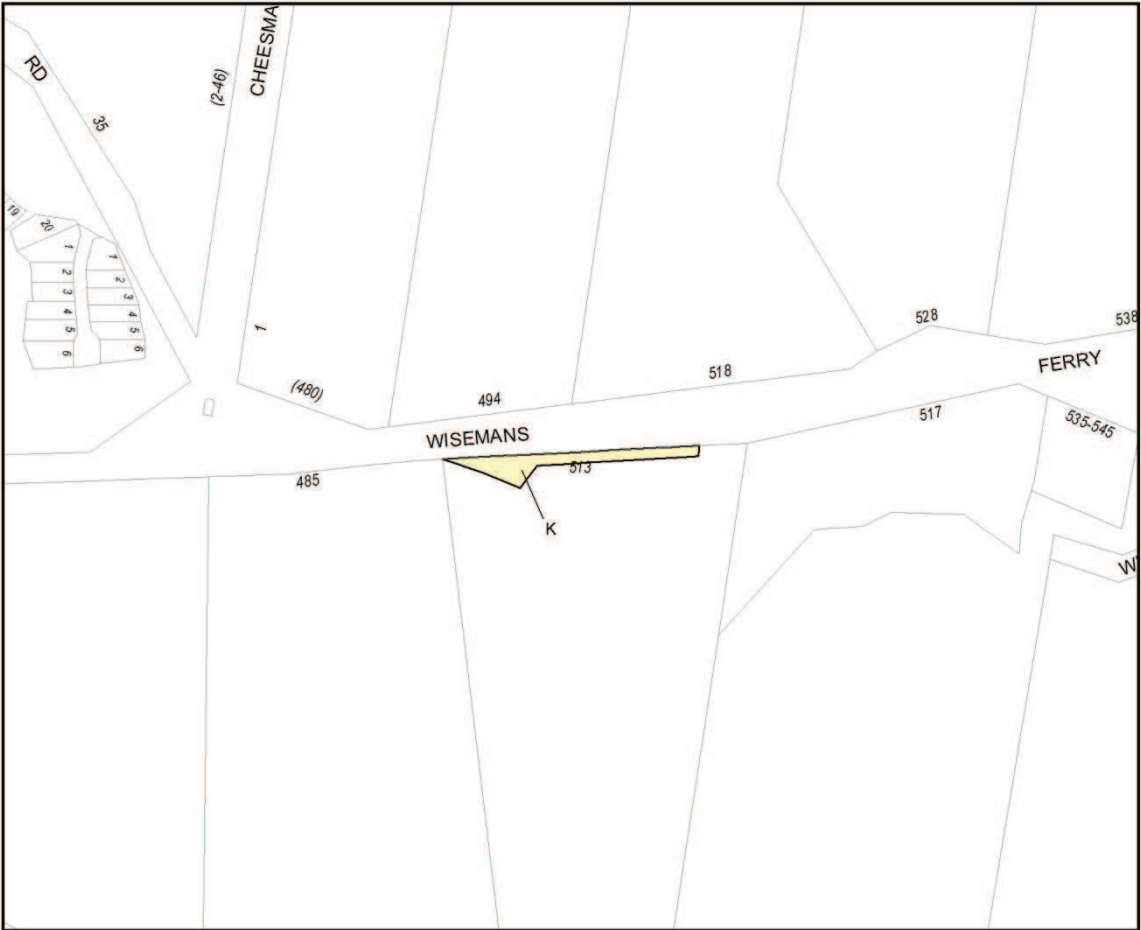
 Item - General

ITEM NO. 2.12		
Affected Property	Address	Various Roads and Public Transport Corridors within The Hills Shire
	Suburb	VARIOUS – SHIRE WIDE
REQUIRED AMENDMENT		EXPLANATION
Apply adjoining building height on land zoned SP2 (Classified Road), SP2 (Local Road) and SP2 (Public Transport Corridor)		During the preparation of The Hills Local Environmental Plan 2012 a position was taken to not apply a height of building requirement to land zoned SP2 Infrastructure given the permissibility of outcomes is guided by <i>State Environmental Planning Policy</i> 2007 (Infrastructure). Notwithstanding the foregoing, this approach has resulted in numerous minor anomalies in the height map for land which has been zoned SP2 (Classified Road), SP2 (Local Road) and SP2 (Public Transport Corridor). Land identified by these zones has acquisition liabilities, and once the land has been acquired (typically for road widening) the land will become road and must be zoned in accordance with the adjoining zone. In order to reflect this intention and to ensure the consistency in height mapping as applied to existing roads, it is proposed to insert a height of buildings consistent with that of the existing road reserve to the affected parcels. The amendment affects a total of 157 parcels across the Shire. The following maps show the proposed height for the individual parcels.

LOCATION NO. 1		
Affected Properties	Address	Part of 513 Wisemans Ferry Road
	Description	Part Lot 2 DP 517761
	Suburb	CATTAI

Existing Height of Buildings Map
No current height of buildings applicable.

Proposed Height of Buildings Map



Height of Building m (HOB)

K

10.0

LOCATION NO. 2

Affected Property	Address	Parts of various properties between 2 and 180 Wisemans Ferry Road
	Description	Part Lots 1 & 2 DP 605329, Part Lot 40 DP 1107031, Part Lot 38 DP 136838, Part Lot 1 DP 1003929, Part Lot 21 DP 843427, Part Lot 38 DP 136838, Part Lot 37 DP 752039, Part Lot 31 DP 136837, Part Lot 101 DP 807247, Part Lot 22 DP 843427, Part Lot 102 DP 807427, Part Lot 79 DP 752038, Part Lot 1 DP 731792, Part Lot 12 DP 814027, Part Lot 1012 DP 825145, Part Lot 1011 DP 825145 and Part Lot 11 DP 814027
	Suburb	CATTAI

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_DraftLEP\2013\13_2013_PLP\13_2013_PLP_HOB_Prop_2_12_Extract_work.mxd

Height of Building m (HOB)

K 10.0

LOCATION NO. 3

Affected Property	Address	Various properties between 251 and 334 Annangrove Road
	Description	Part Lots 1 & 3 DP 555310, Lot 1 DP 828278, Lots 2, 3, 4 & 5 DP 259604, Lot 2 DP 879450, Lot 10 DP 563695, Lot 2 DP 838278, Lot 3 DP 222080, Lots 26, 27, 28, 29 & 30 DP 834050, SP 78246, Lots 32, 33 & 34 DP 834050 and Lots 12 & 13 DP 833069
	Suburb	ROUSE HILL

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_DraftLEP\2013\13_2013_PLP\13_2013_PLP_HOB_Prop_2_12_Extract_work.mxd

Height of Building m (HOB)

K 10.0 **O2** 16.0

LOCATION NO. 4

Affected Property	Address	Parts of various properties and sections of road reserve along Annangrove Road, Withers Road, Mile End Road, St Andrews Way, Green Hills Drive and Commercial Road
	Description	Part Lot 1 DP 1175849, Lots 16, 17 & 18 DP 838563, Lots 57 & 58 DP 834049, Lot 1 DP 839875, Lot 1 DP 1088407, Lot 35 DP 834049, Lot 47 DP 834049, Lot 105 DP 871436, Lot 4 DP 865772, Lot 302 DP 860375, Lot 2542 DP 1142259, Lot 3042 DP 1110084 and Lot 5 DP 30916
	Suburb	ROUSE HILL

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_DraftLEP\2013\13_2013_PLP\13_2013_PLP_HOB_Prop_2_12_Extract_work.mxd

Height of Building m (HOB)

12.0



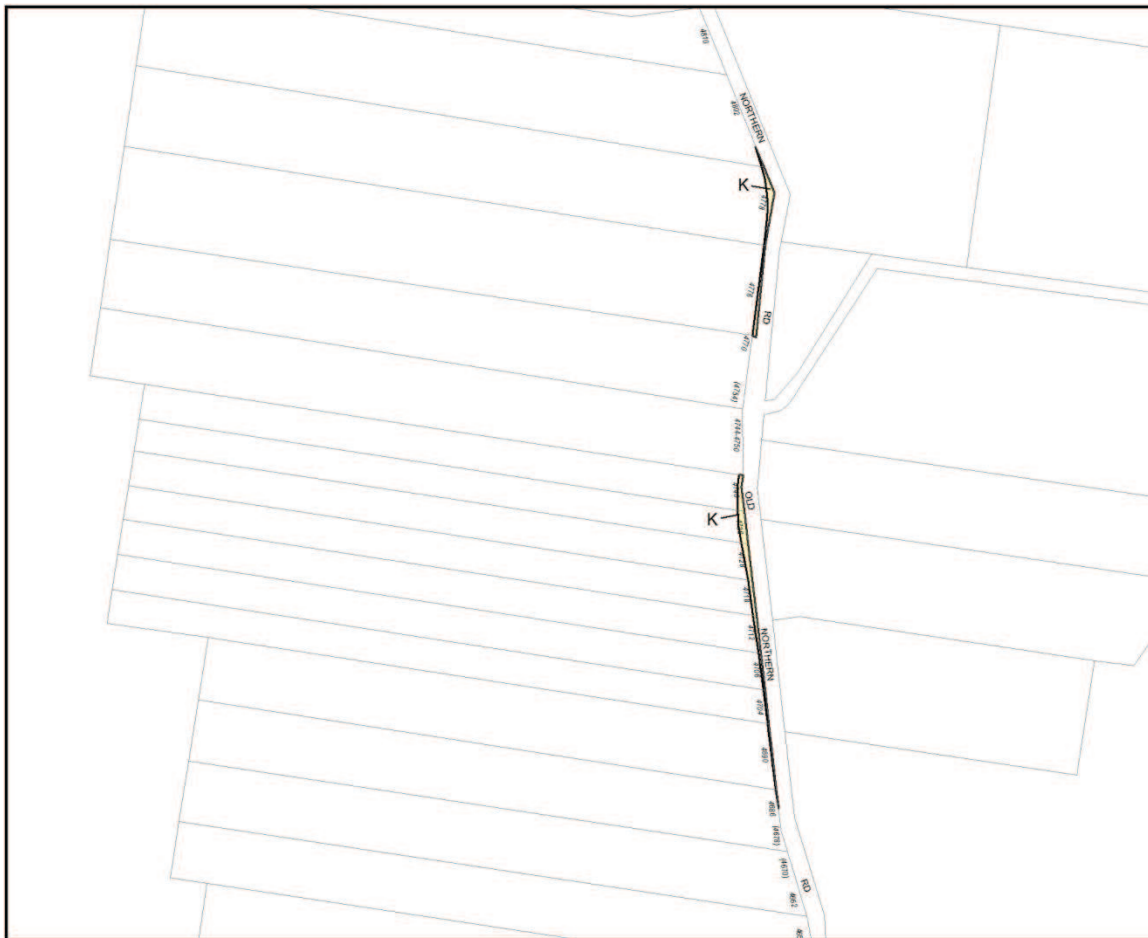
16.0

LOCATION NO. 5

Affected Property	Address	Part of various properties between 4686 and 4802 Old Northern Road
	Description	Part Lot 3 DP 575553, Lot 4 DP 575553, Lot 94 DP 752025, Lots 1, 2, 3, 4, 5, 6 & 7 DP 39392, Lot 31 DP 609547 and Lot 1 DP 621814
	Suburb	MAROOKA

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_Draft\LEP\2013\13_2013_PLP\13_2013_PLP_HOB_Prop_2_12_Extract_work.mxd

Height of Building m (HOB)

10.0

LOCATION NO. 6

Affected Property	Address	Part of various properties between 4490 and 4650 Old Northern Road
	Description	Part Lots 1, 2 & 3 DP 595538, Lot 1 DP 204159, Lot 117 DP 752025, Lots 1 & 2 DP 590937, Lots 1 & 2 DP 547255, Lot 2 DP 229941, Lots 1 & 2 DP 585677, Lot 2 DP 703821, Lots 1 & 2 DP 588936, Lots 1 & 2 DP 531835 and Pt. A DP 356946
	Suburb	MARROOTA

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_DraftLEP\2013\13_2013_PLP\13_2013_PLP_HOB_Prop_2_12_Extract_work.mxd

Height of Building m (HOB)

K 10.0

LOCATION NO. 7

Affected Property	Address	Part of Various properties between 1369 and 1407 Wisemans Ferry Road
	Description	Part Lot 6 DP 32064, Lot 7 DP 32064, Lot 1 DP 162911, Lot 2 DP 748889, Lot 3 DP 748889, and Lot 1 DP 748889
	Suburb	MARROOTA

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_DraftLEP\2013\13_2013_PLP\13_2013_PLP_HOB_Prop_2_12_Extract_work.mxd

Height of Building m (HOB)

K 10.0

LOCATION NO. 8

Affected Property	Address	Part of various Properties between 888 and 1126 Wisemans Ferry Road
	Description	Part Lot 3 DP 209139, Lot 6 DP 209139, Lot 2 DP 209139, Lot 7 DP 209139, Lot 8 DP 209139, Lot 5 DP 209139, Lot 4 DP209139, Lot A DP 414054, Lot 1 DP 510624, Lot 2DP 510624, Lot 2 DP 623429, Lot 1 DP 623429, Lot 153 DP 660490, Lot 248 DP 704612, Lot 165 DP 752039, Lot 158 DP 752039, Lot 162 DP752039, Lot 164 DP 752039, Lot 150 DP752039, Lot 147 DP 752039, Lot 232 DP752039, Lot 146 DP 752039, Lot 155 DP752039, Lot 149 DP752039, Lot 228 DP 752039, Lot 2 DP1141483 and Lot 161 DP1156872
	Suburb	SOUTH MAROOTA

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map



Map Document: S:\Projects\PlanServ\Zoning\PLP_DraftLEP\2013\13_2013_PLP\13_2013_PLP_HOB_Prop_2_12_Extract_work.mxd

Height of Building m (HOB)

K	10.0
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LOCATION NO. 9

Affected Property	Address	Part of various properties between 659 and 825 Wisemans Ferry Road
	Description	Part Lot A DP 350923, Lot B DP 350923, Lot 2 DP 567855, Lot 1 DP 567855, Lot 213 DP752039 and Lot 143 DP 806458
	Suburb	SOUTH MAROOTA

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_Draft\LEP\2013\13_2013_PLP_HOB_Prop_2_12_Extract_work.mxd

Height of Building m (HOB)

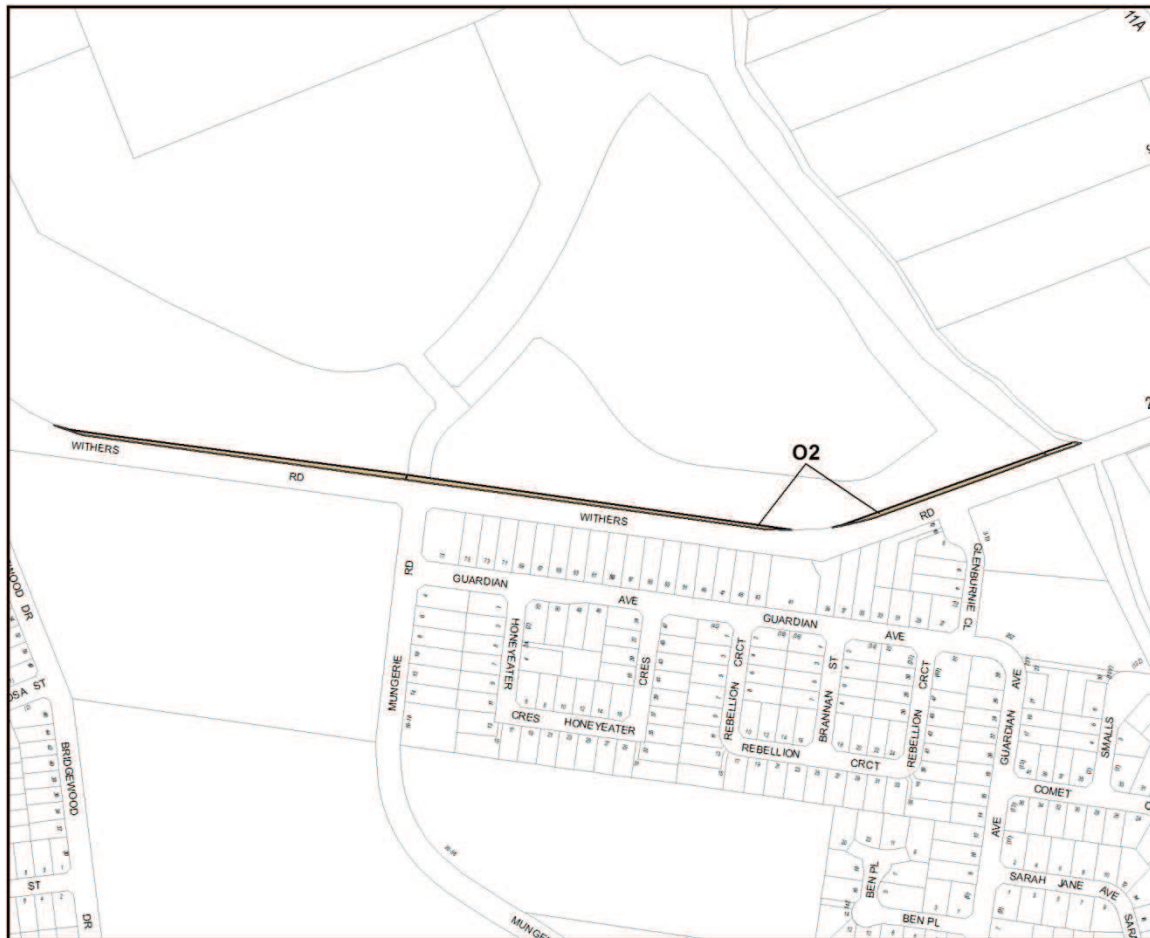
K 10.0

LOCATION NO. 10

Affected Property	Address	Part of Withers Road
	Description	Part of Lot 103 DP 1140711, Lot 1023 DP 1149731 and Lot 1021 DP 1119473
	Suburb	KELLYVILLE

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_DraftLEP\2013\13_2013_PLP\13_2013_PLP_HOB_Prop_2_12_Extract_work.mxd

Height of Building m (HOB)

02 16.0

LOCATION NO. 11**Affected Property****Address**

Part of various properties along Memorial Avenue, Windsor Road, Old Windsor Road, Hector Court, Burns Road, Brunner Court, Pellizzer Boulevard and Arnold Avenue

Description

Part Lots 42 & 43 DP 10702, Lots 3, 6 & 7 DP 19177, Lots 15, 16, 17 & 19 DP 21212, Lot 9 DP 135349, Lot 12 DP 135350, Lot 13 DP 135351, Lot 14 DP 135352, Lot 18 DP 135353, Lot 1 DP 135365, Lot 1 DP 203813, Lot 2 DP 241547, Lots A & B DP 349914, Lots A, B, C & D DP 368901, Lots A & B DP 393864, Lots 1 & 2 DP 504421, Lot 11 DP 654798, Lot 10 DP 662069, Lots 11 & 15 DP 701925, Lot 1 DP 844963, Lot 1 DP 1032679, Lots 3 & 4 DP 1032691, Lots 7 & 8 DP 1032692, Lot 10 DP 1034116, Lots 5 & 6 DP 1034121, Lots 5 & 6 DP 1034142, Lots 1 & 2 DP 1034287, Lot 1 DP 1034290, Lot 2 DP 1087781, Lot 2 DP 1103318, Lot 2 DP 1103329, Lot 2 DP 1103337, Lot 142 DP 1117780, Lot 400 DP 1148538, Lot 211 DP 1149830, Lot 20 DP 1162522, Lot 11 DP 1176789, Lot 101 DP 1179289 and Lots 104 & 105 DP 1154282. Lot 1 DP 1135062 and Lots 34 & 35 1149683 and Lot 1003 DP 1172742 and Lots 10, 11 & 12 DP 1129346 and Lot 3 DP 1171952 and Lot 39 DP 1153570 and Lots 7 & 8 DP 1034142 and Lots 3 & 4 DP 1034287 and Lot 2 DP 1034290 and Lot 101 DP 1163410 and Lot 2 DP 1180837

Suburb

KELLYVILLE

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_DistLEP2013\13_2013_PLP\13_2013_PLP_HOB_Prop_2_12_Extract_work.mxd

Height of Building m (HOB)

K	10.0	M	12.0
O2	16.0		

LOCATION NO. 12

Affected Property	Address	Part of various properties along Windsor Road, Memorial Avenue, Fairway Drive and Spurway Drive
	Description	Part Lot 37 DP 38439, Lot 1 DP 90455, Lot 1 DP 135784, Lots 1, 2 & 3 DP 135989, Lot 45 DP 215026, Lot 1 DP 518740, Lot 1 DP 528019, Lot 40 DP 551631, Lot 1 DP 554972, Lot 1 DP 566580, Lot 48 DP 650441, Lot 46 DP 650442, Lot 32 DP 650518, Lot 36 DP 650519, Lot 34 DP 654306, Lot 29 DP 657185, Lot 39 DP 658291, Lot 43 DP 658292, Lot 30 DP 658295, Lot 33 DP 658296, Lot 35 DP 658297, Lot 31 DP 659910, Lot 42 DP 662070, Lot 122 DP 1113073, Lot 1001 DP 1132811, Lot 100 DP 1143901, Lot 1 DP 1148816, Lot 1 DP 1160957, and Lot 100 DP 1176747. Lot 1 DP 1176743
	Suburb	KELLYVILLE/BAULKHAM HILLS

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_Draft\EP2013\13_2013_PLP\13_2013_PLP_HOB_Prop_2_12_Extract.mxd

Height of Building m (HOB)



10.0

LOCATION NO. 13

Affected Property	Address	Part of various properties along Windsor Road, Alex Place, Barina Downs Road, Alysse Close, Nola Place and Delaney Drive
	Description	Part Lots 1, 2 & 3 DP 242275, Lot 1 DP 713066, Lots 319, 320, 402 & 403 DP 786450, Lots 4, 5, 6, 7, 8 & 22 DP 800241, Lot 1 DP 1062985 and Lot 20 DP 1075051. Lot 40 DP 1045183
	Suburb	BAULKHAM HILLS

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_Draft\LEP\2013\13_2013_PLP\13_2013_PLP_HOB_Prop_2_12_Extract_work.mxd

Height of Building m (HOB)



9.0

LOCATION NO. 14

Affected Property	Address	Part of various properties along Old Northern Road
	Description	Part Lot 1 DP 121908, Lots 1 & 2 DP 235375, Lot 2 DP 416521 and Lots Y & X DP 417466
	Suburb	MIDDLE DURAL

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_DraftLEP\2013\13_2013_PLP\13_2013_PLP_HOB_Prop_2_12_Extract_work.mxd

Height of Building m (HOB)

10.0

LOCATION NO. 15

Affected Property	Address	Part of various properties along Old Northern Road
	Description	Part Lot 1 DP 158349, Lot B DP 361083, Lot B DP 391561 and Lot 3 DP 512455
	Suburb	GLENORIE

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_DraftLEP\2013\13_2013_PLP\13_2013_PLP_HOB_Prop_2_12_Extract_work.mxd

Height of Building m (HOB)

10.0

LOCATION NO. 16

Affected Property	Address	Part of various properties along Derriwong Lane and Old Northern Road
	Description	Part Lot CON 931 BK 1066, Lot Y DP 39261, Lot 1 DP 125261, Lots 1 & 2 DP 136011, Lot 1 DP 228521, Lot 2 DP 315212, Lot 2 DP 541329, Lot 1 DP 564716, Lot 2 DP 863435, Lot 4 DP 1006461 and Lots 10 & 11 DP 1071929
	Suburb	DURAL

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_DraftLEP\2013\13_2013_PLP\13_2013_PLP_HOB_Prop_2_12_Extract_work.mxd

Height of Building m (HOB)

10.0

LOCATION NO. 17

Affected Property	Address	Part of various properties along Old Northern Road, Fullers Road and Crego Road
	Description	Part Lot 7 DP 13789, SP 46522, Lot 1 DP 135401, Lots 1 & 3 DP 369807, Lot B DP 420145, Lots 2 & 4 DP 568234, Lots 31 & 32 DP 716548, Lot 1 DP 814302 and Lot 2 DP 1016541
	Suburb	GLENHAVEN

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_DraftLEP\2013\13_2013_PLP\13_2013_PLP_HOB_Prop_2_12_Extract_work.mxd

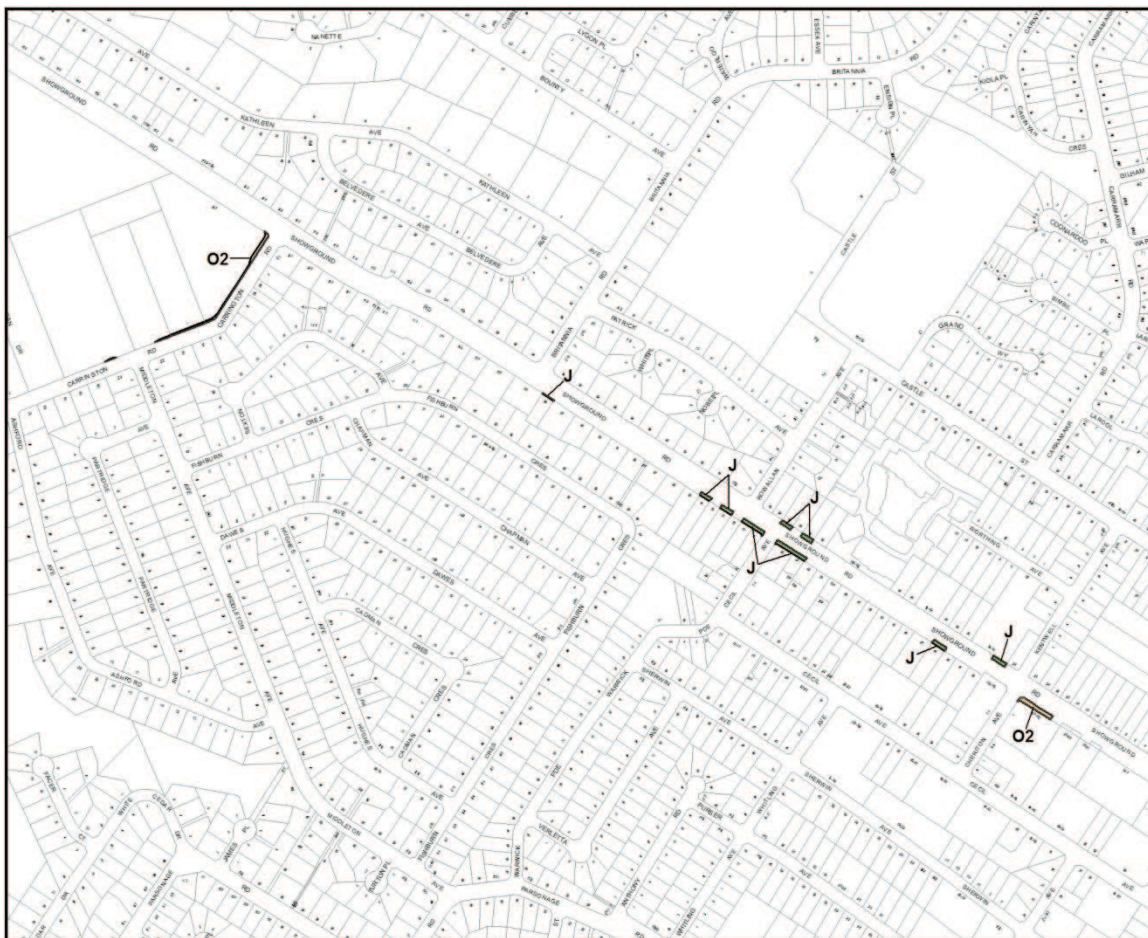
Height of Building m (HOB)

LOCATION NO. 18

Affected Property	Address	Part of various properties along Carrington Road and Showground Road
	Description	Part Lot 38 DP 3520, Lot A DP 26438, Lot 2 DP 27223, Lot 1 DP 135696, Lots 1 & 2 DP 309510, Lots 1 & 3 DP 392868, Lots C & D DP 398374, Lot X DP 406454, Lot 1 DP 844028, Lot 21 DP 1149252, Lot 2 DP 1149253 and Lot 11 DP 1149255. Lot 2 DP 1035768
	Suburb	CASTLE HILL

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_DraftLEP2013\13_2013_PLP_HOB_Prop_2_12_Extract_work.mxd

Height of Building m (HOB)

9.0



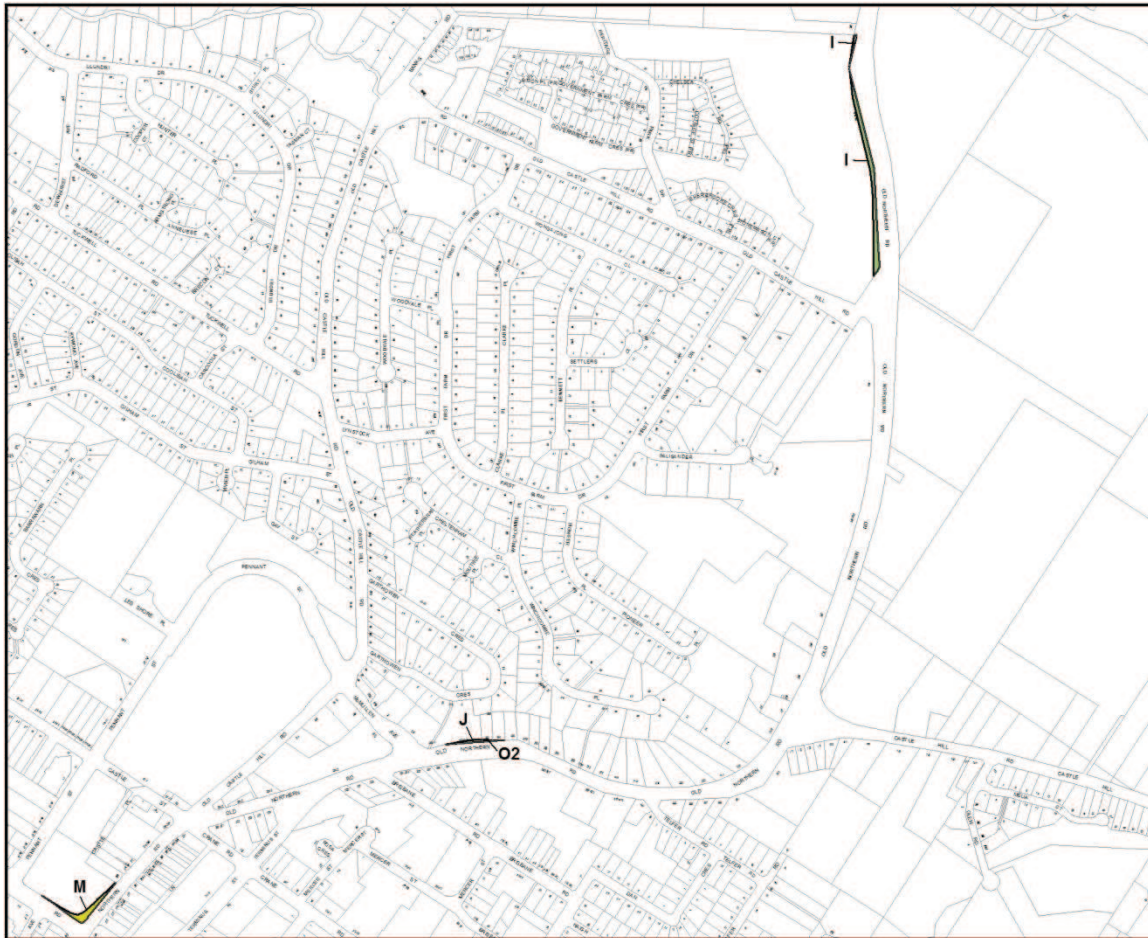
16.0

LOCATION NO. 19

Affected Property	Address	Part of various properties along Old Northern Road, Garthowen Crescent and Heritage Park Drive
	Description	Part Lot 52 DP 10761, SP 85544, Lot A DP 401651, Lot 101 DP 1000798 and Lot 2002 DP 1090990
	Suburb	CASTLE HILL

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_DraftLEP\2013\13_2013_PLP_13_2013_PLP_HOB_Prop_2_12_Extract_work.mxd

Height of Building m (HOB)

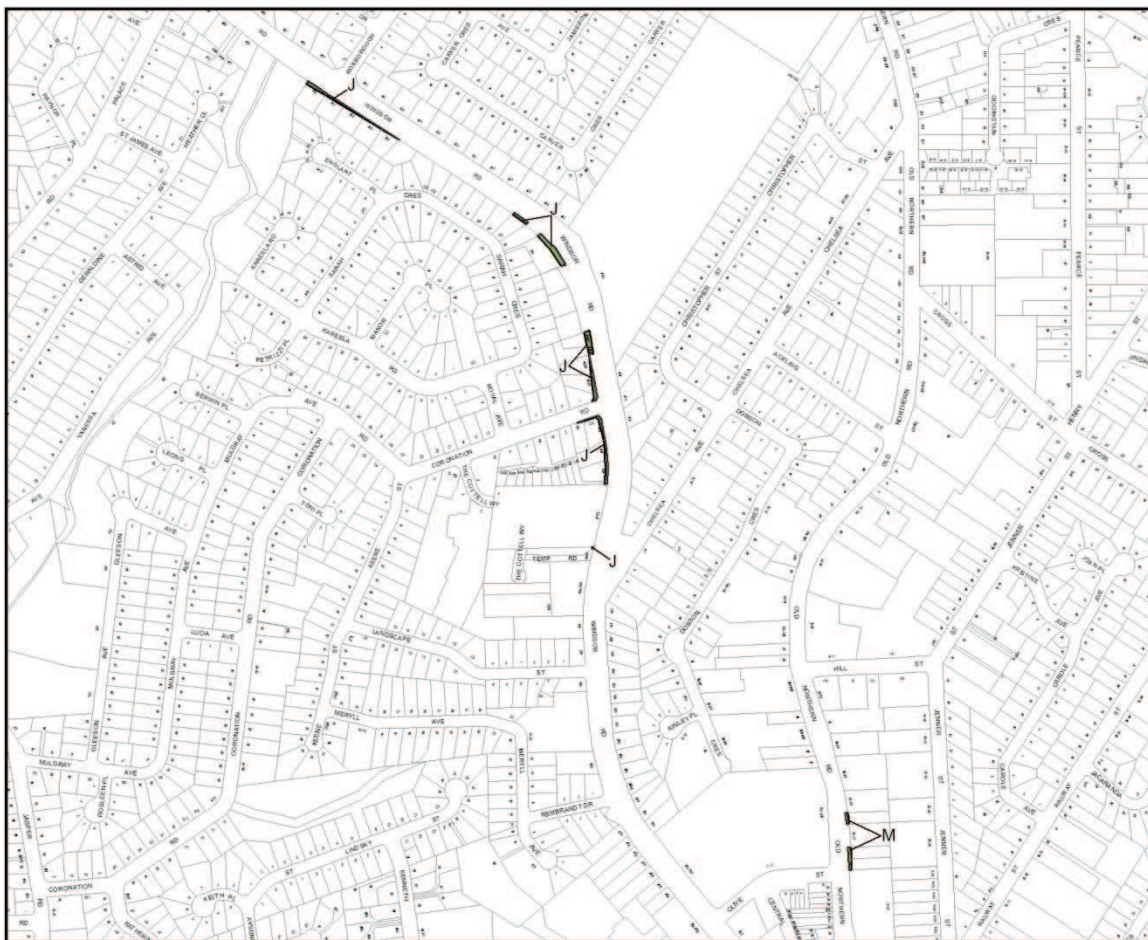
I	8.0	J	9.0
M	12.0	O2	16.0

LOCATION NO. 20

Affected Property	Address	Part of various properties along The Cottell Way, Windsor Road, Coronation Road, Sarah Crescent and Old Northern Road
	Description	Part SP 74096, Lots 1, 2 & 3 DP 137301, Lots 37 & 48 223689, Lot 2 DP 244012, Lots 5, 6 & 7 DP 255472, Lots 5, 6 & 7 DP 258781, Lot 2 DP 285314, Lots 1 & 2 DP 1088918, Lots 1, 2, & 3 DP 1108855
	Suburb	BAULKHAM HILLS

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_DraftLEP\2013\13_2013_PLP\13_2013_PLP_HOB_Prop_2_12_Extract_work.mxd

Height of Building m (HOB)

9.0



12.0

LOCATION NO. 21

Affected Property	Address	Part of various properties along Russell Street, Windsor Road Torrs Street and Canyon Road
	Description	Part SP 86046, Lot 2 DP 500214, Lot 3 DP 858501, Lot 1 DP 866949 and Lot 101 DP 1018714. Lot 3 DP 856041
	Suburb	BAULKHAM HILLS

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_DraftLEP2013\13_2013_PLP\13_2013_PLP_HOB_Prop_2_12_Extract_work.mxd

Height of Building m (HOB)

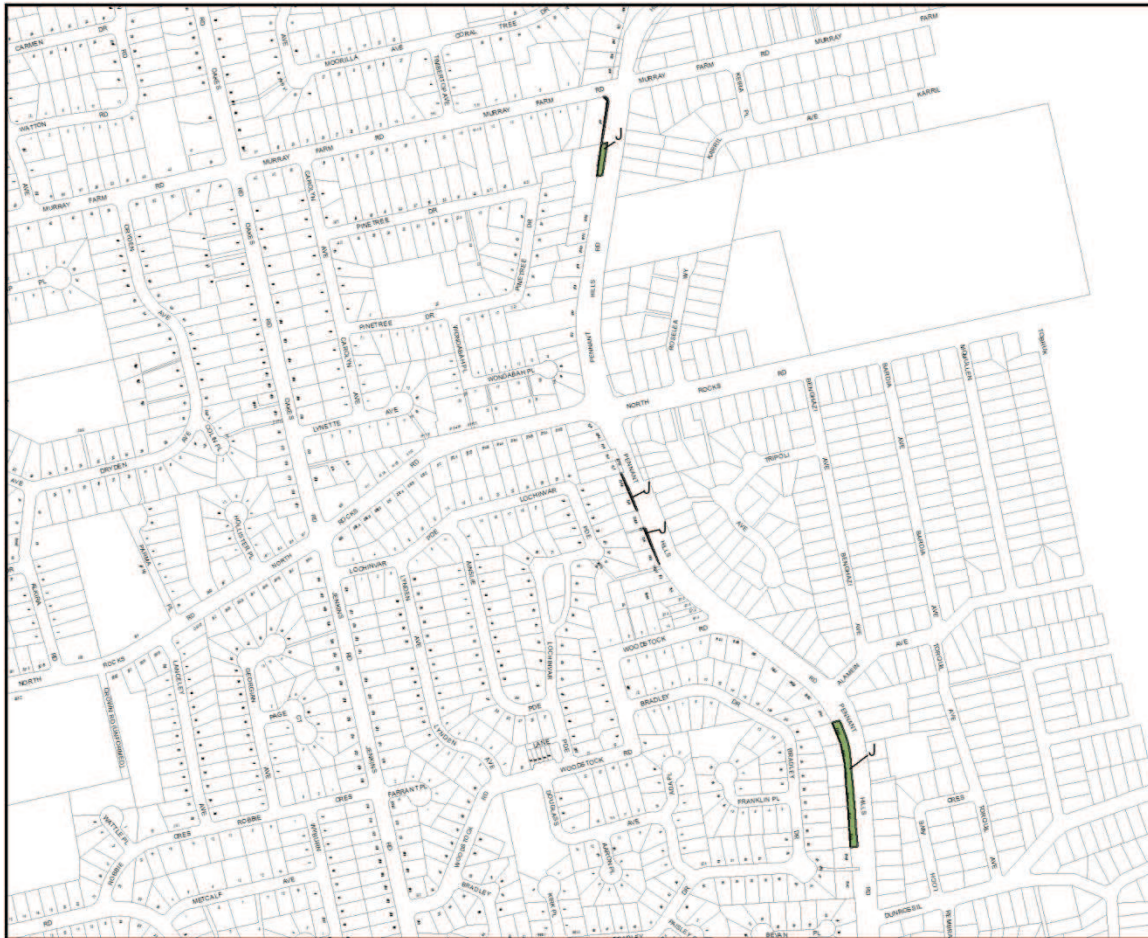
J	9.0	K	10.0
N	14.0	O2	16.0

LOCATION NO. 22

Affected Property	Address	Part of various properties along Pennant Hills Road
	Description	Part Lot 1 DP 135927, Lots 7 & 8 DP 211951, Lots 3, 4, 5, 6, 7 & 8 DP 212140, Lot 5 DP 520822, Lot 101 DP 864027 and Lot 31 DP 1060821
	Suburb	CARLINGFORD

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_Draft\LEP\2013\13_2013_PLP_13_2013_PLP_HOB_Prop_2_12_Extract_work.mxd

Height of Building m (HOB)

9.0

LOCATION NO. 23

Affected Property	Address	Part of various properties along Windsor Road, Mary Street, Anderson Road, Margaret Street, Windermere Avenue and Mary Street
	Description	Part Lots 5 & 6 DP 8884, Lots 1, 30, 31, 32 & 33 DP 11345, Lot 3 DP 14725, Lots 3 & 4 DP 22278, SP 41791, Lot 11 SP 50794, SP 68169, Lot 2 DP 303713, Lots 1, 3 & 4 DP 303713, Lot 12 DP 311794, Lot C DP 338168, Lots E & F DP 339346, Lot A DP 373199, Lot B DP 384412, Lots D & E DP 393541, Lot BX DP 402414, Lot 1 DP 500482, Lot 1 DP 537415, Lot 41 DP 841313 and Lot 1 DP 863720
	Suburb	NORTHMEAD

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_DraftLEP\2013\13_2013_PLP_HOB_Pmp_2_12_Extract_work.mxd

Height of Building m (HOB)



9.0

LOCATION NO. 24

Affected Property	Address	Part of various properties along Windsor Road, Martha Avenue, Murray Street, North Rocks Road, Campbell Street and Fletcher Street
	Description	Part Lots 1, 2, 7, 8 & 13 DP 6436, Lots 1, 2, 3, 4 & 5 DP 23124, SP 47006, SP 61727, SP 68606, SP 83124, Lot 1 DP 112482, Lots 1 & 2 DP 135749, Lot 1 DP 175636, Lot 6 DP 247452, Lot 1 DP 310383, Lot 12 DP 660257, Lot 11 DP 664818, Lot 1 DP 777220, Lot 11 DP 808275, Lot 100 DP 855042, Lot 91 DP 876278, Lot 1 DP 946630, Lots 10 & 11 DP 1061802, Lot 1 DP 1124475 and Lot 100 DP 1184156. Lot 11 DP 1056634
	Suburb	NORTHMEAD

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_Draft\LEP2013\13_2013_PLP\13_2013_PLP_HOB_Prop_2_12_Extract_work.mxd

Height of Building m (HOB)

J	9.0	M	12.0
O2	16.0		

LOCATION NO. 25

Affected Property	Address	Part of various properties along Pennant Hills Road, Baker Street and Lloyds Avenue
	Description	Part Lots 4 & 5 DP 7967, Lots 9 & 10 DP 8508, Lot 32 DP 24777, Lots 17 & 18 DP 35505, SP 79261, SP 83882, SP 84740, Lot 51 DP 137403, Lots 2 & 3 DP 153796, Lots 1 & 2 DP 211775, Lot 1 DP 231810, Lots B & C DP 384767, Lot 4 DP 552206, Lot 1 DP 579949, Lot 1 DP 634580, Lot 1 DP 805059 and Lots 341 & 342 DP 1011768
	Suburb	CARLINGFORD

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

Map Document: S:\Projects\PlanServ\Zoning\PLP_Draft\EP2013\13_2013_PLP\13_2013_PLP_HOB_Prop_2_12_Extract_work.mxd

Height of Building m (HOB)

J	9.0		
T2	27.0	T3	28.0

LOCATION NO. 26

Affected Property	Address	Part of various properties along Pennant Hills Road, Gollan Avenue, Vista Street, Bettington Road, Blackwood Place, Glencoe Avenue and Lincluden Place
	Description	Part Lot 13 DP 16222, Lots 3 & 4 DP 18476, Lots 2, 3 & 4 DP 18962, SP 39306, SP 56703, Lot 1 DP 57491, Lot 1 DP 59169, SP 67117, SP 78165, Lots 52 & 53 DP 210040, Lots C & D DP 399607, Lots 22, 23 & 24 DP 635130, Lot 12 DP 669034, Lot 1251 DP 718622, Lot 227 DP 718810, Lot 3 DP 775621 and Lot 1 DP 791898
	Suburb	OATLANDS

Existing Height of Buildings Map

No current height of buildings applicable.

Proposed Height of Buildings Map

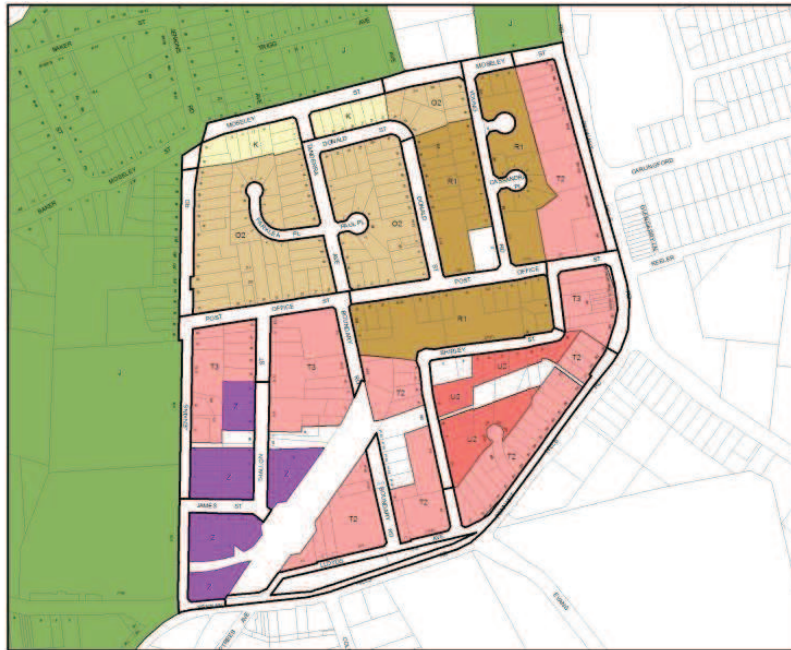
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Height of Building m (HOB)

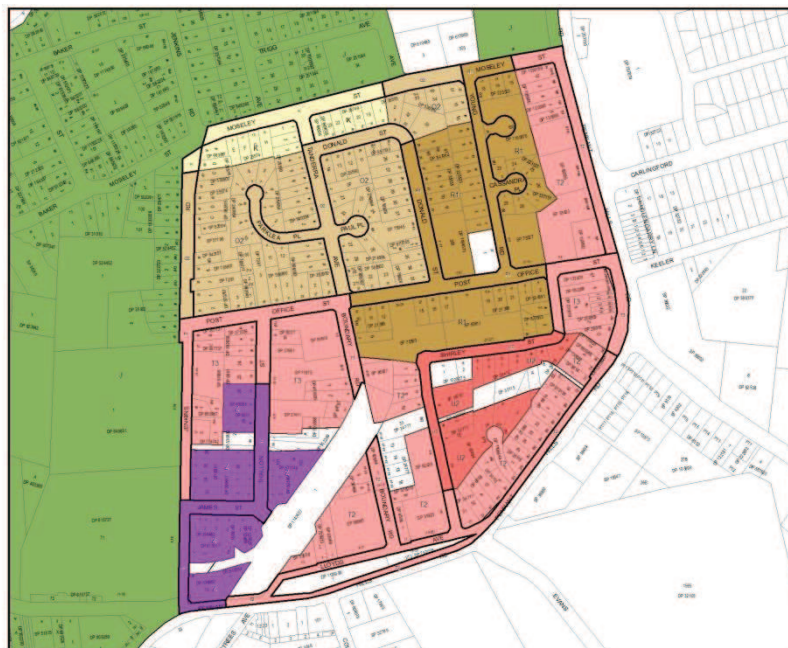
9.0

ITEM NO. 2.13		
Affected Property	Address	Road reserves: Carlingford Precinct, Windsor Road and James Ruse Drive at Northmead and Wisemans Ferry Road, Cattai
	Description	Road reserves
	Suburb	VARIOUS - CARLINGFORD, NORTHMEAD & CATTAI
REQUIRED AMENDMENT		EXPLANATION
Apply adjoining building height on roads within the Carlingford Precinct and other localities.		During the preparation of The Hills Local Environmental Plan 2012 a position was taken to apply a height of buildings to roads across the Shire. The approach involved the application of the highest adjacent building height, consistent with the land zoning to each portion of road. Following the gazettal of the LEP a small number of areas have been identified where this did not occur. These include Carlingford and a portion of James Ruse Drive and Windsor Road at Northmead and a portion of Wisemans Ferry Road at Cattai. In order to ensure consistency in Council's mapping standards it is proposed that the applicable adjoining height of buildings be applied to affected road reserves.

Existing Height of Buildings Map – (Carlingford Precinct - roads)



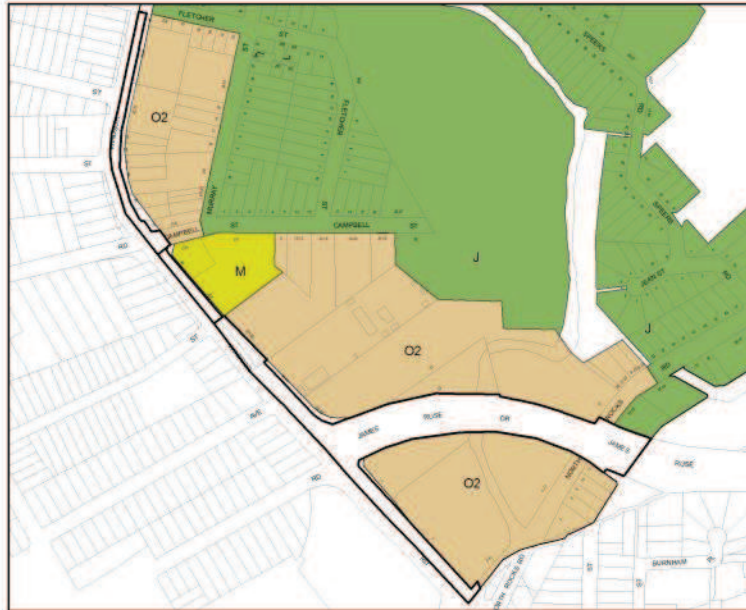
Proposed Height of Buildings Map – (Carlingford Precinct - roads)



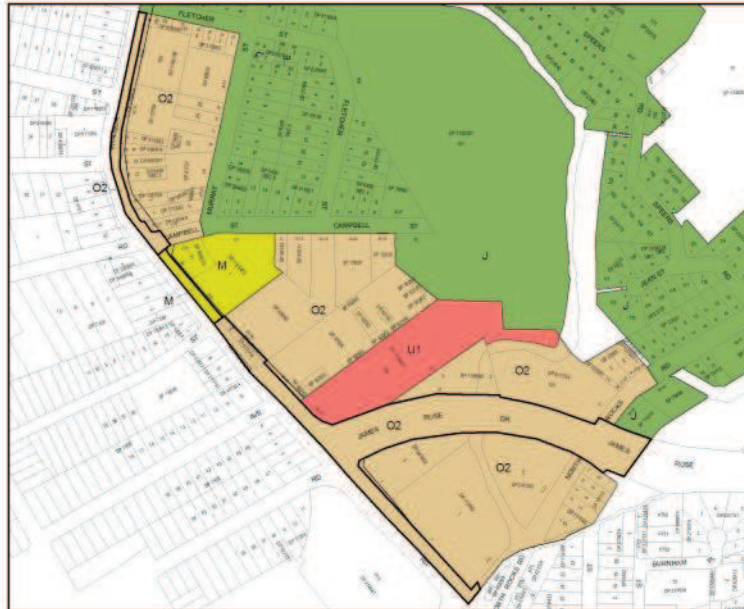
Height of Building m (HOB)

J	9.0	O2	16.0	T2	27.0	U2	33.0
K	10.0	R1	21.0	T3	28.0	Z	57.0

Existing Height of Buildings Map (Windsor Road/James Ruse Drive)



Proposed Height of Buildings Map (Windsor Road/James Ruse Drive)



Height of Building m (HOB)

J	9.0	O2	16.0	M	12.0
K	10.0	R1	21.0		

Existing Height of Buildings Map (Windsor Road Northmead)



Proposed Height of Buildings Map (Windsor Road Northmead)



Height of Building m (HOB)



9.0



16.0

Existing Height of Buildings Map (Wisemans Ferry Road)



Proposed Height of Buildings Map (Wisemans Ferry Road)



Height of Building m (HOB)

K

10.0

ITEM NO. 2.14

Affected Property	Address	Sunderland Avenue Reserve No 448, 7Z Sunderland Avenue
	Description	Lots 14 and 15 DP 1050744, Lot 22 1046729
	Suburb	CASTLE HILL

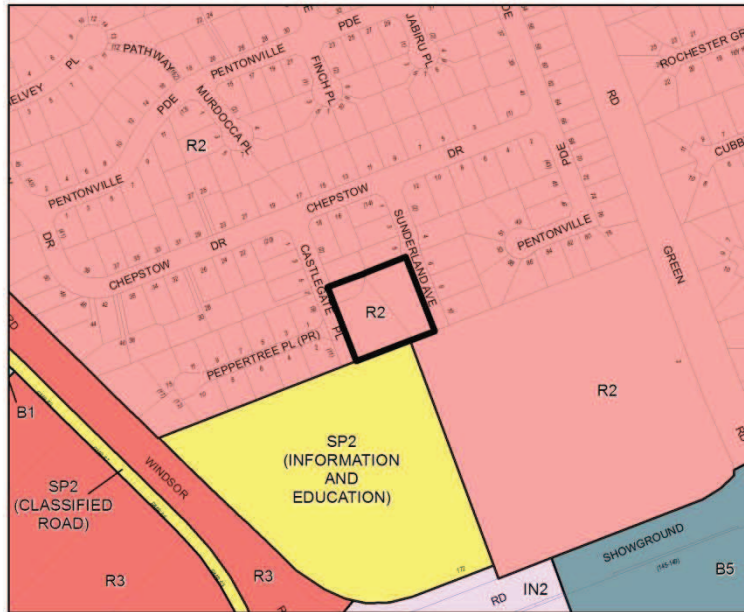
**REQUIRED AMENDMENT**

Amend zone from R2 Low Density Residential to RE1 Public Recreation and remove Height of Buildings Map for land at Sunderland Avenue Reserve.

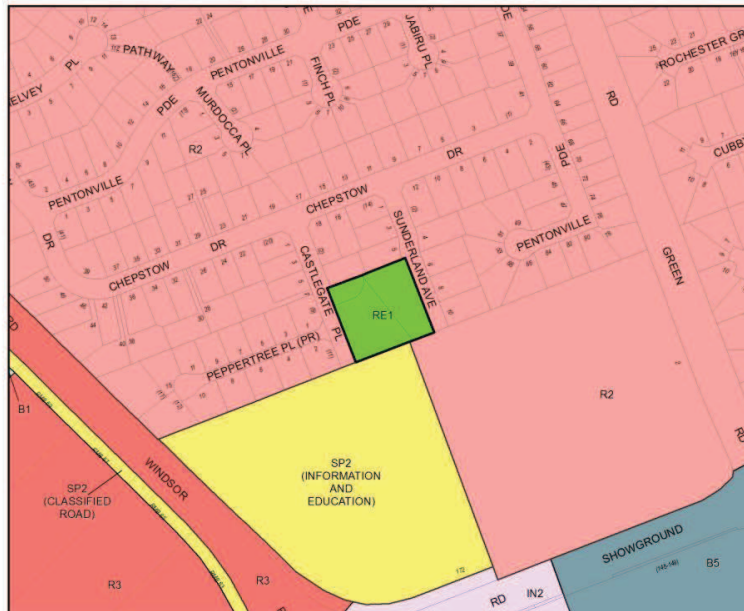
EXPLANATION

Under LEP 2005, a number of public reserves had a residential zoning and these were therefore applied a similar residential zone under LEP 2012. The changes propose to rezone these to RE1 Public Recreation. In this instance the Council reserve at Sunderland Avenue Castle Hill was zoned as R2 Low Density Residential and was applied a height of buildings of 10m. Given the site is a public reserve owned by Council it must be zoned RE1 Public Recreation and the height of buildings map must be removed.

Existing Zone Map



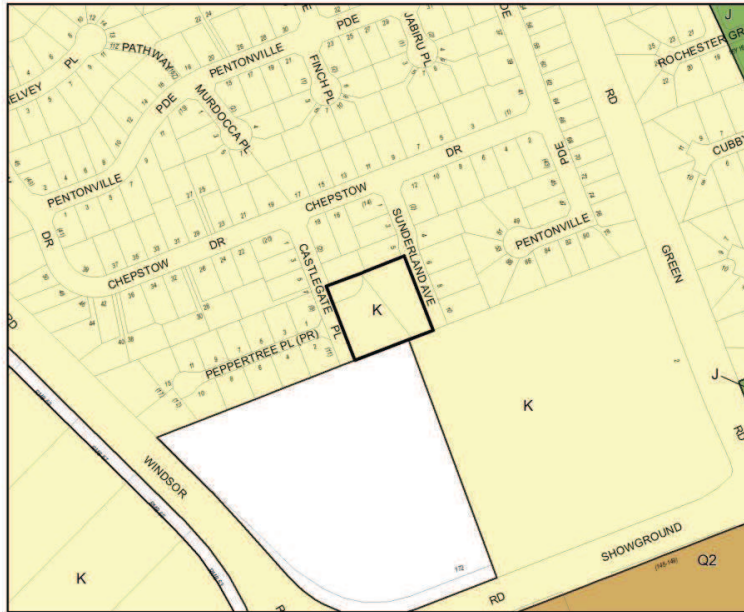
Proposed Zone Map



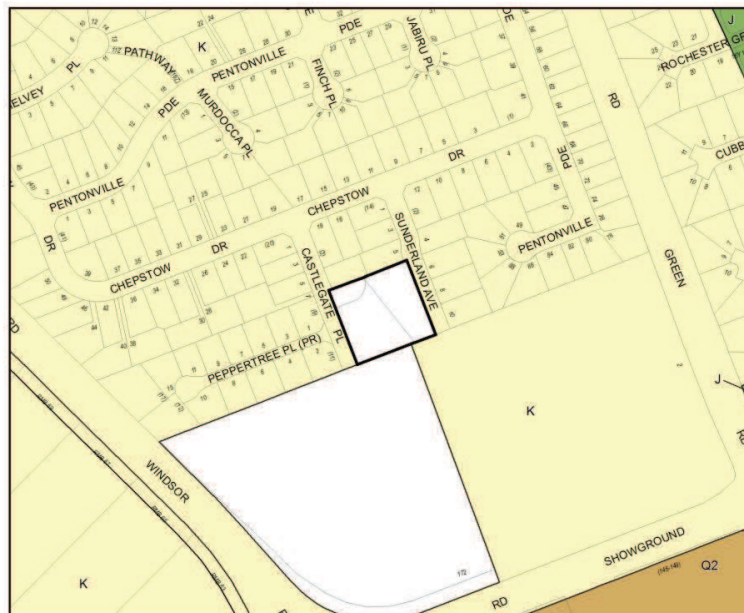
Land Zoning (LZN)

R2	Low Density Residential	RE1	Public Recreation
R3	Medium Density Residential	SP2	Infrastructure

Existing Height of Buildings Map



Proposed Height of Buildings Map



Height of Building m (HOB)

K

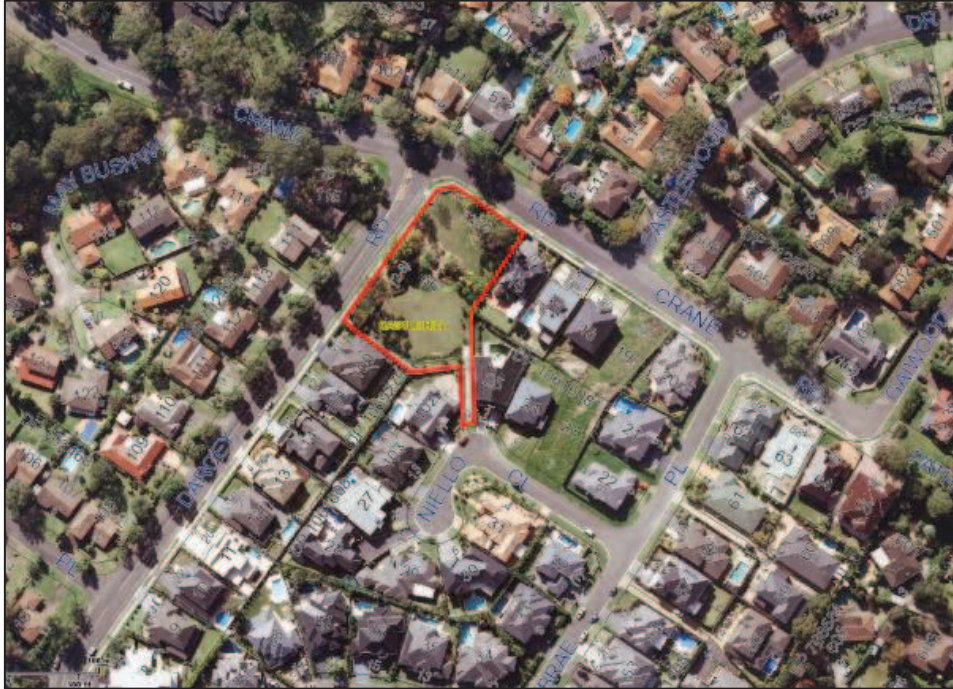
10.0

Q2

16.0

ITEM NO. 2.15

Affected Property	Address	Darcey Road Reserve, 2-8 Darcey Road
	Description	Lot 66 DP 1061608
	Suburb	CASTLE HILL

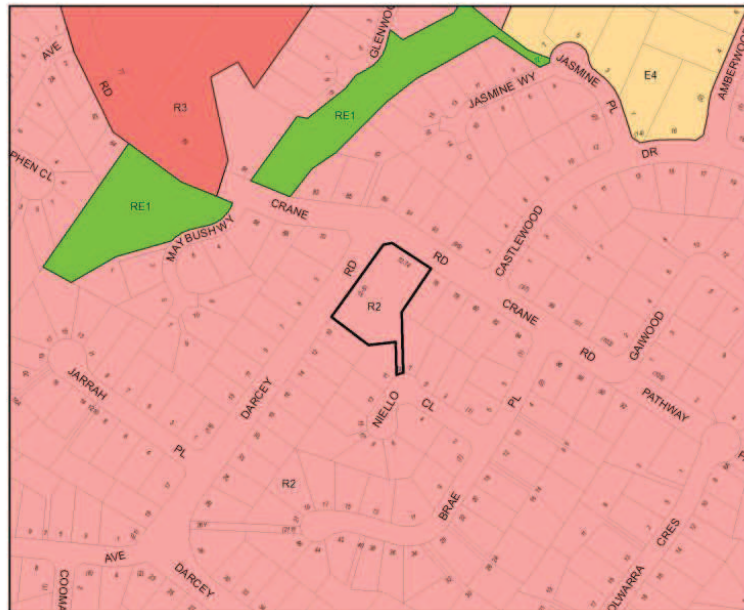
**REQUIRED AMENDMENT**

Amend zone from R2 Low Density Residential to RE1 Public Recreation and remove Height of Buildings Map for land at Darcey Road Reserve.

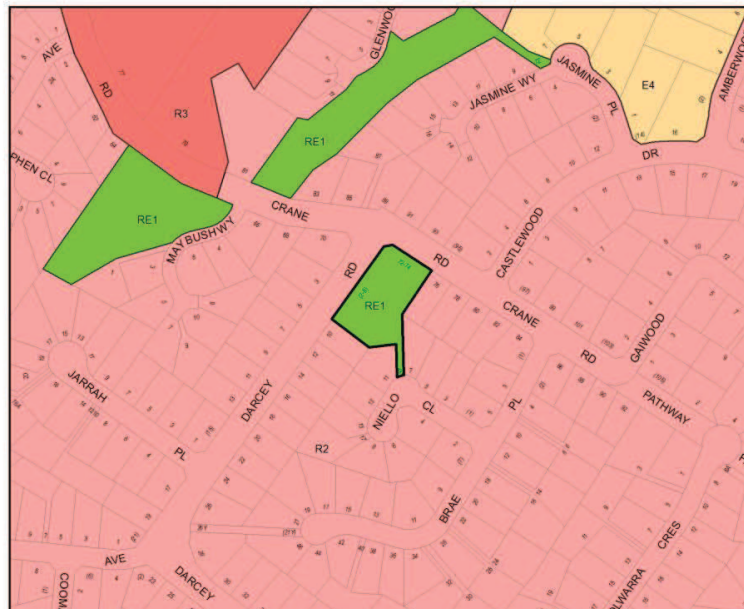
EXPLANATION

Under LEP 2005, a number of public reserves had a residential zoning and these were therefore applied a similar residential zone under LEP 2012. The changes propose to rezone these to RE1 Public Recreation. In this instance the Council reserve at Darcey Road Castle Hill was zoned as R2 Low Density Residential and was applied a height of buildings of 9m. Given the site is a public reserve owned by Council it must be zoned RE1 Public Recreation and the height of buildings map must be removed.

Existing Zone Map



Proposed Zone Map



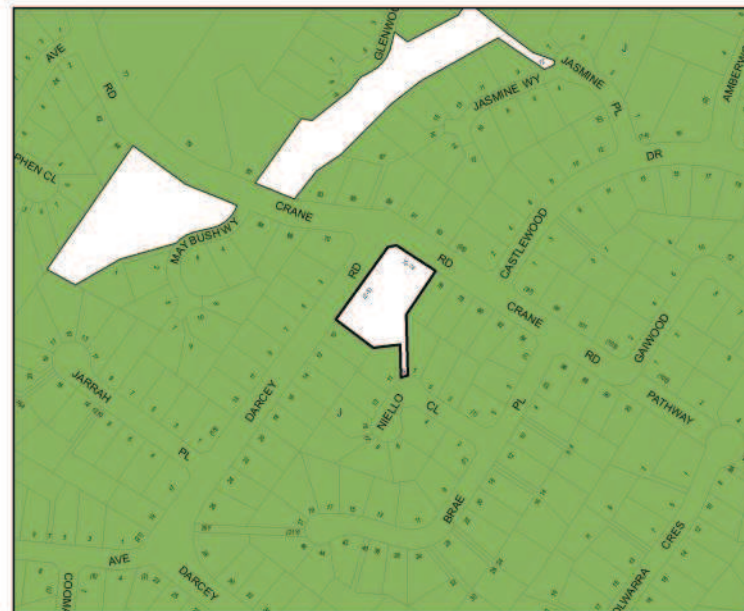
Land Zoning (LZN)

R2	Low Density Residential	RE1	Public Recreation
R3	Medium Density Residential	SP2	Infrastructure

Existing Height of Buildings Map



Proposed Height of Buildings Map



Height of Building m (HOB)

J

9.0

ITEM NO. 2.16

Affected Property	Address	River Oak Circuit Reserve No. 494, 46Z River Oak Circuit
	Description	Lot 900 DP 1043033
	Suburb	KELLYVILLE

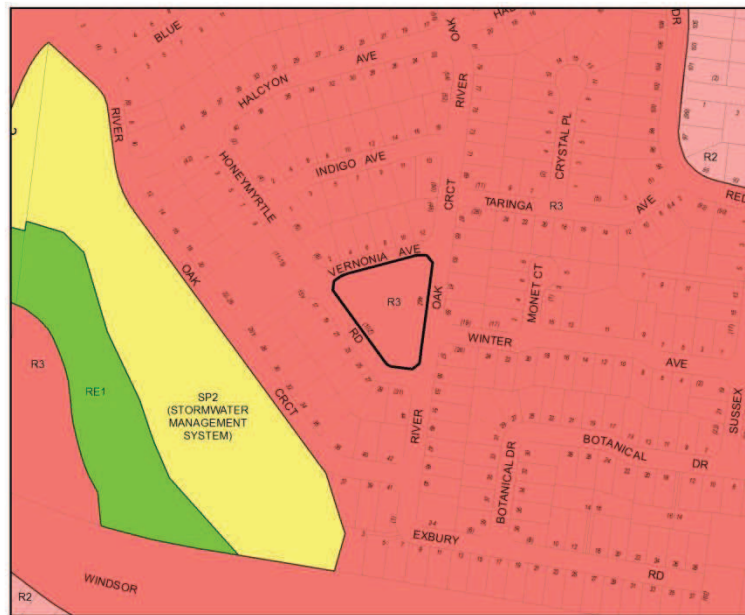
**REQUIRED AMENDMENT**

Amend zone from R3 Medium Density Residential to RE1 Public Recreation and remove Height of Buildings Map for land at River Oak Circuit Reserve.

EXPLANATION

Under LEP 2005, a number of public reserves had a residential zoning and these were therefore applied a similar residential zone under LEP 2012. The changes propose to rezone these to RE1 Public Recreation. In this instance the Council reserve at River Oak Circuit, Kellyville was zoned as R3 Medium Density and was applied a height of buildings of 10m. Given the site is a public reserve owned by Council it must be zoned RE1 Public Recreation and the height of buildings map must be removed.

Existing Zone Map



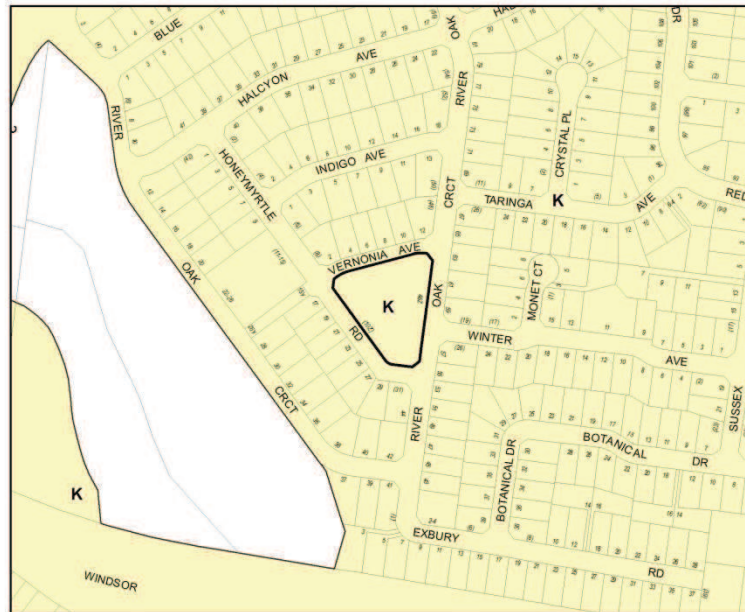
Proposed Zone Map



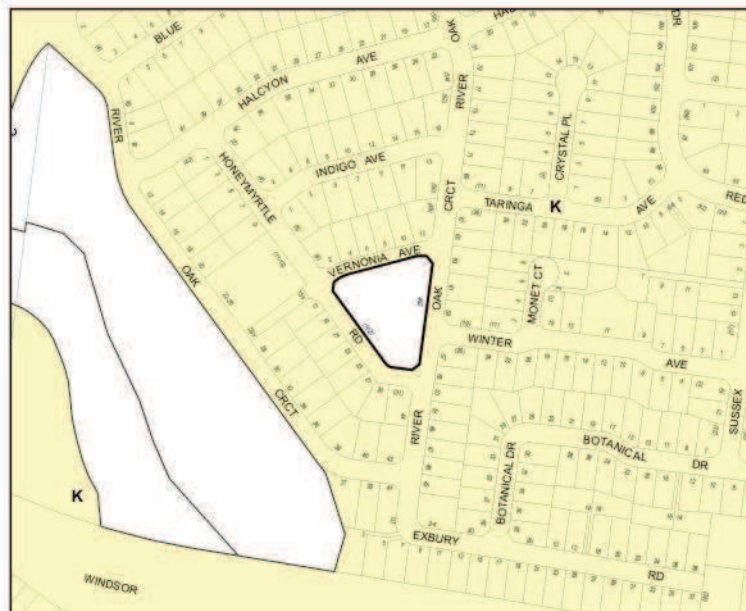
Land Zoning (LZN)

R2	Low Density Residential	RE1	Public Recreation
R3	Medium Density Residential	SP2	Infrastructure

Existing Height of Buildings Map



Proposed Height of Buildings Map



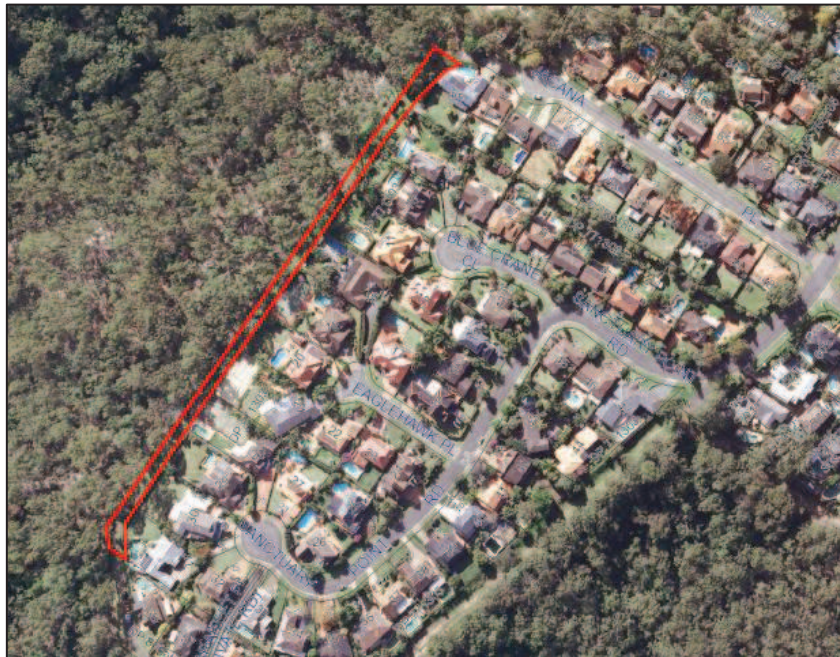
Height of Building m (HOB)

K

10.0

ITEM NO. 2.17

Affected Property	Address	Part of Excelsior Reserve (near Jacana Place)
	Description	Lot 48 DP771303
	Suburb	WEST PENNANT HILLS

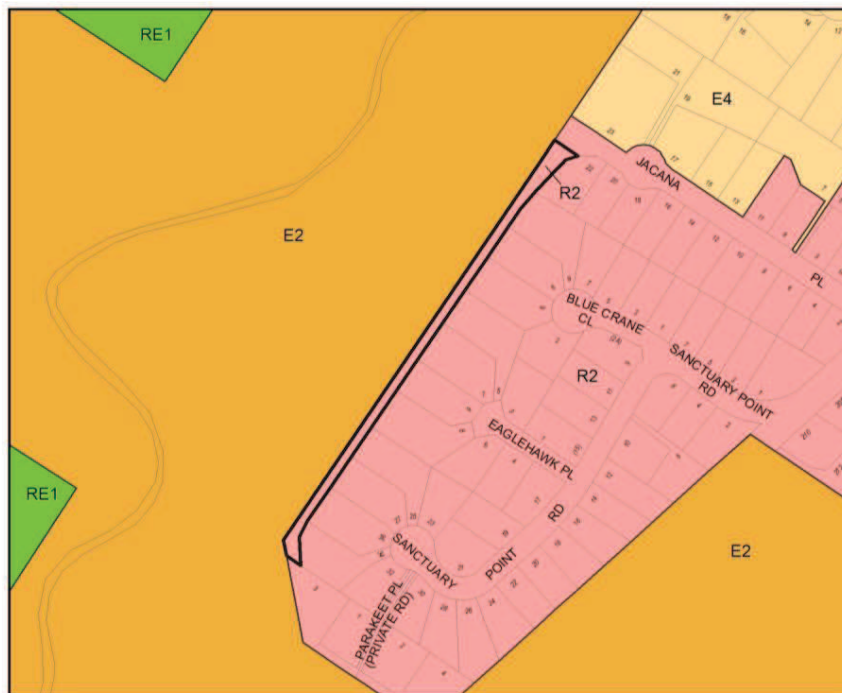
**REQUIRED AMENDMENT**

Amend zone from R2 Low Density Residential to RE1 Public Recreation and remove Height of Buildings Map for land at Part of Excelsior Reserve (nr Jacara Place)

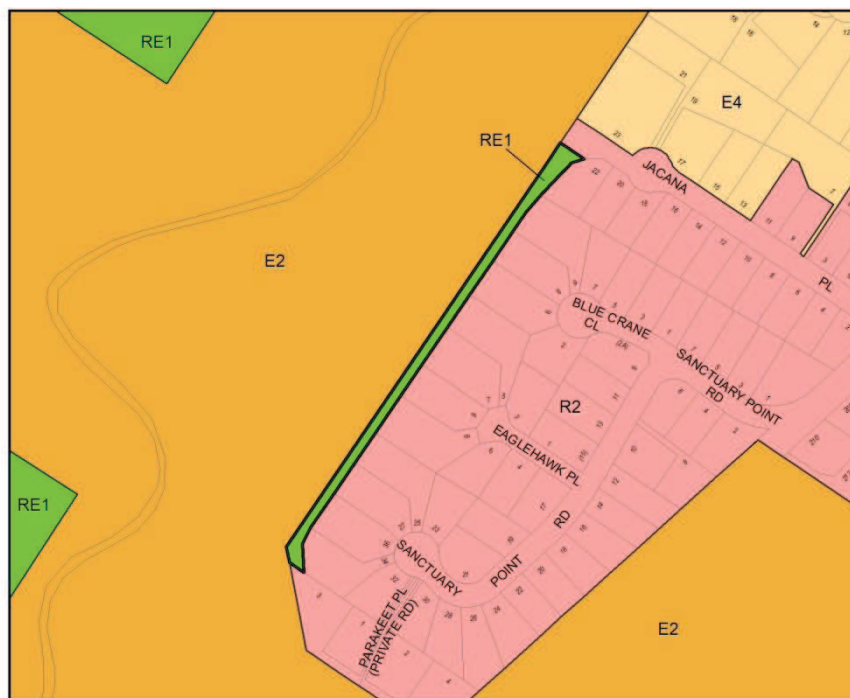
EXPLANATION

Land lies adjacent to Bidgial reserve however it forms part of Excelsior Reserve and is under the ownership of Council. The land should therefore be zoned RE1 Public Recreation. Given the Height of Buildings Map is not applicable to land zoned RE1 Public Recreation the existing 9m height should be removed from the land.

Existing Zone Map



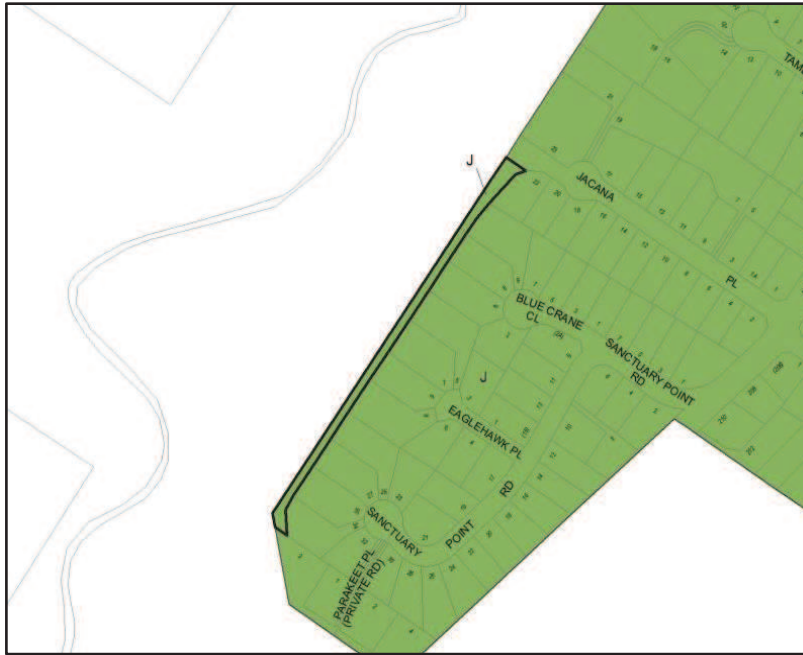
Proposed Zone Map



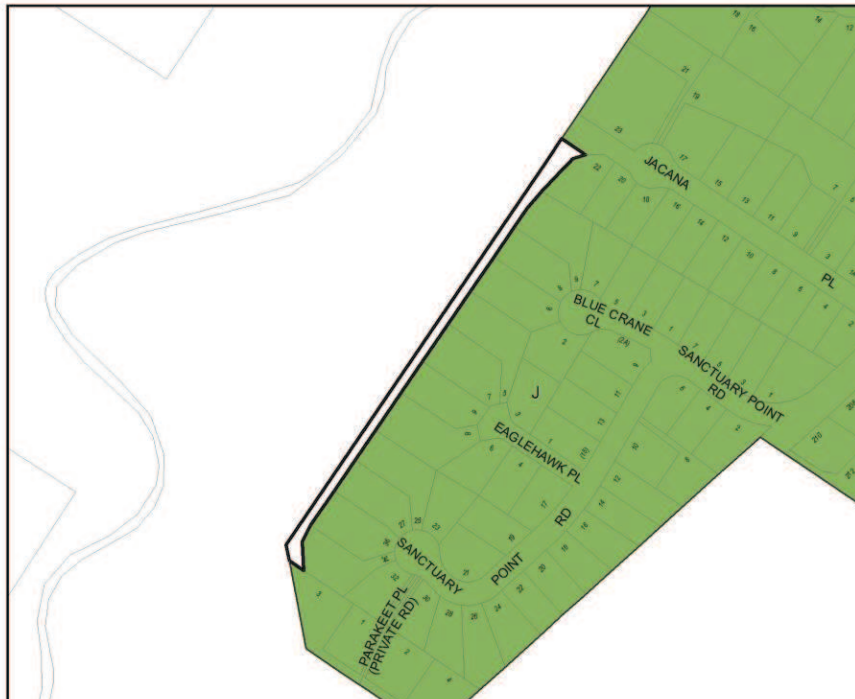
Land Zoning (LZN)

E2	Environmental Conservation	R2	Low Density Residential
E4	Environmental Living	RE1	Public Recreation

Existing Height of Buildings Map



Proposed Height of Buildings Map



Height of Building m (HOB)

J

9.0

ITEM NO. 2.18

Affected Property	Address	Various properties within vicinity of Broderick Blvd, Hartigan Ave, Burns Rd, Fox Creek Crct & Windsor Rd, Kellyville (Homeworld V).
	Description	Lots 3 & 4 DP 1032692, Lots 7 & 8 DP 1032692, Lot 36 DP 1153570, Lots 104-106 DP 1159241, Lots 200-206, 224-249, 261-265, 288 & 299 DP 1152852, Lot 79 DP 1163621.
	Suburb	KELLYVILLE

**REQUIRED AMENDMENT**

- a) Amend the Land Zoning Map to rezone the R2 Low Density Residential zoned land to R3 Medium Density Residential.
- b) Rezone the portion of land known as Links Place from the RE1 Public Recreation zone to the R3 Medium Density Residential.
- c) Rezone part of 26 Burns Road and the adjoining road reserve from R2 Low Density Residential to R3 Medium Density Residential.
- d) Amend the Land Reservation Acquisition Map to remove the acquisition requirement over the land currently zoned RE1 Public Recreation.
- e) Amend the Height of Buildings Map to apply a maximum building height of 10 metres to the portion of land

EXPLANATION

- a) The purpose of the rezoning is to align the zone boundary consistent with the zoning of the surrounding land.
- b) With respect to the portion of land zoned RE1 Public Recreation, the intended use of this land is for a local road connecting with Broderick Boulevard. The R3 Medium Density Residential zone more appropriately reflects the intended use of this land.
- c) 26 Burns Road is bisected by the R2 Low Density Residential Zone and the R3 Medium Density Residential zone. This land must be rezoned R2 Low Density Residential to more appropriately align with the surrounding zones.
- d) The portion of land identified for Local Open Space on the Land

which is being rezoned from RE1 Public Recreation to R3 Medium Density Residential. f) Amend the Lot Size Map to apply a minimum lot size of 700m² to the portion of Windsor Road zoned R3 Medium Density Residential.	Reservation Acquisition Map has either already been acquired for open space or has been dedicated as road (Links Place). Accordingly, this land must be removed from the Land Reservation Acquisition Map. e) The height restriction being applied to the portion of land will be consistent with the height restriction applied to the surrounding residential land. f) This portion of Windsor Road is zoned R3 Medium Density Residential. It is proposed that the minimum lot size be amended to 700 square metres from 450 square metres to reflect the minimum lot size requirement which applies to the surrounding land zoned R3 Medium Density Residential.
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Existing Zone Map (a-c)



Proposed Zone Map (a-c)

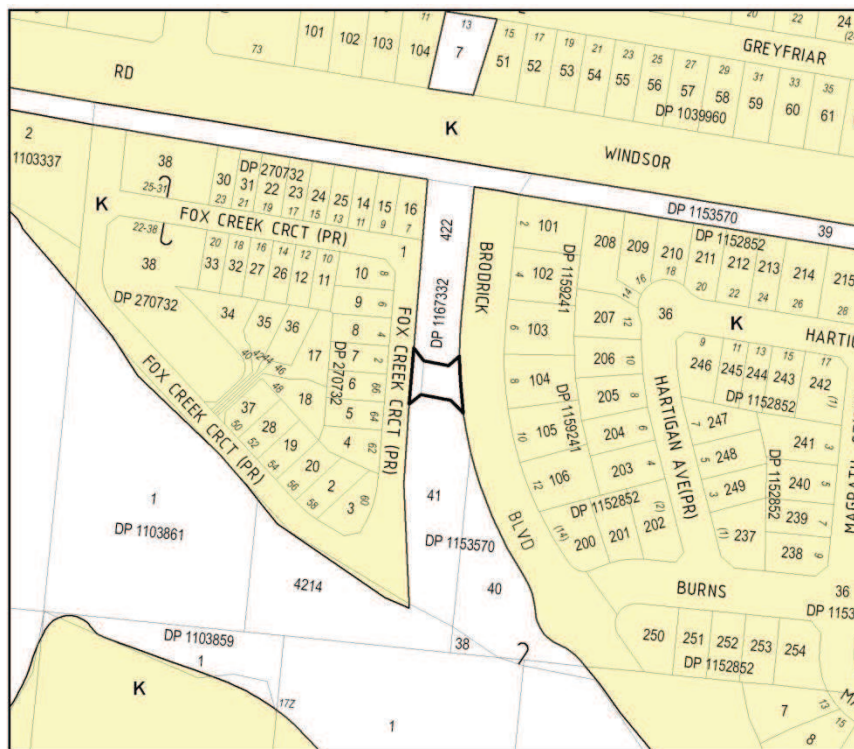


Land Zoning (LZN)

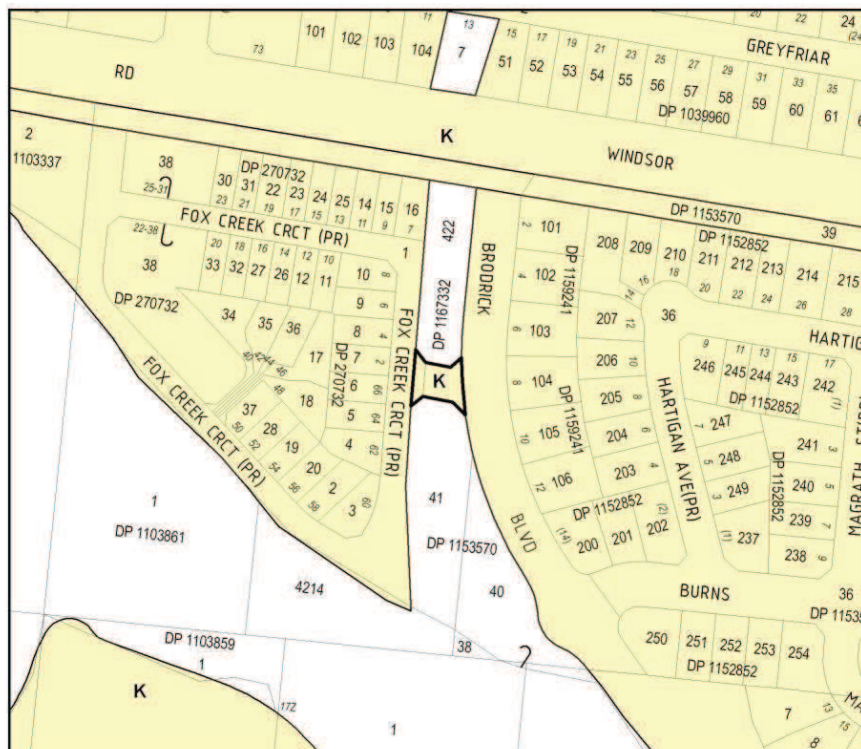
B2	Local Centre	RE1	Public Recreation
R2	Low Density Residential	SP2	Infrastructure
R3	Medium Density Residential		

[illegible]

Existing Height of Buildings Map



Proposed Height of Buildings Map



Height of Building m (HOB)

K

10.0

Existing Lot Size Map



Proposed Lot Size Map



Minimum Lot Size (sq m) (LSZ)

G 450 **Q** 700

ITEM NO. 2.19

Affected Property	Address	Lot 103 DP 1140711 Withers Road
	Description	103 DP 1140711
	Suburb	KELLYVILLE

**REQUIRED AMENDMENT**

Amend zone from part RE1 Public Recreation and part R4 - High Density Residential to SP2 Infrastructure (Stormwater Management System) and remove height of buildings map for land at Withers Road Kellyville (Lot 103 DP 1140711)

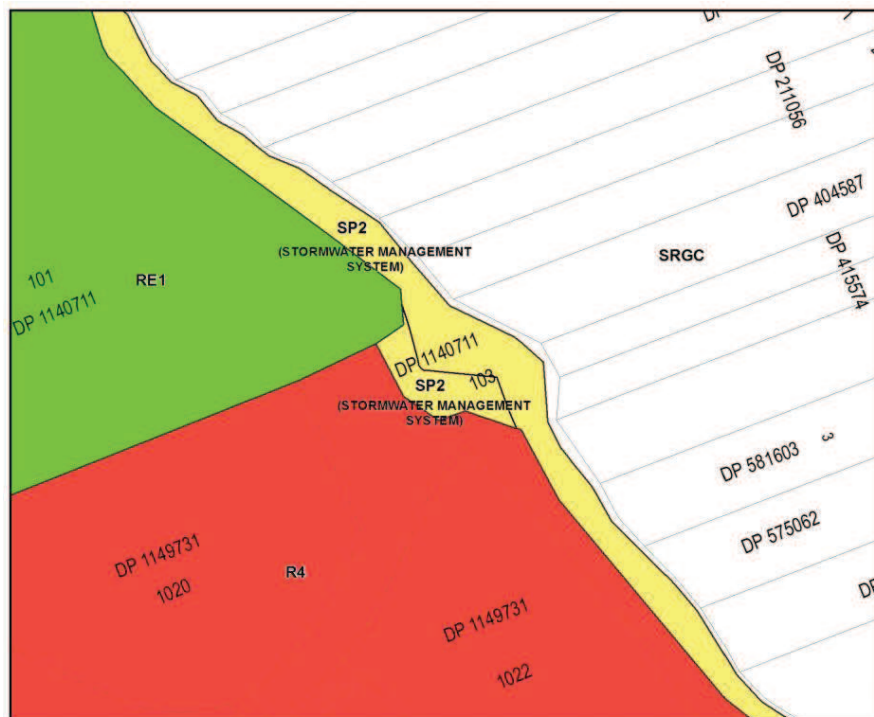
EXPLANATION

The application of the R4 High Density Residential zone and RE1 Public Recreation Zone was an inadvertent mapping anomaly that occurred during the preparation of the LEP. The SP2 Infrastructure (Stormwater Management System) must be applied as it correctly reflects the intended use of land for drainage purposes. Accordingly, the 16m height of buildings map must also be removed.

Existing Zone Map



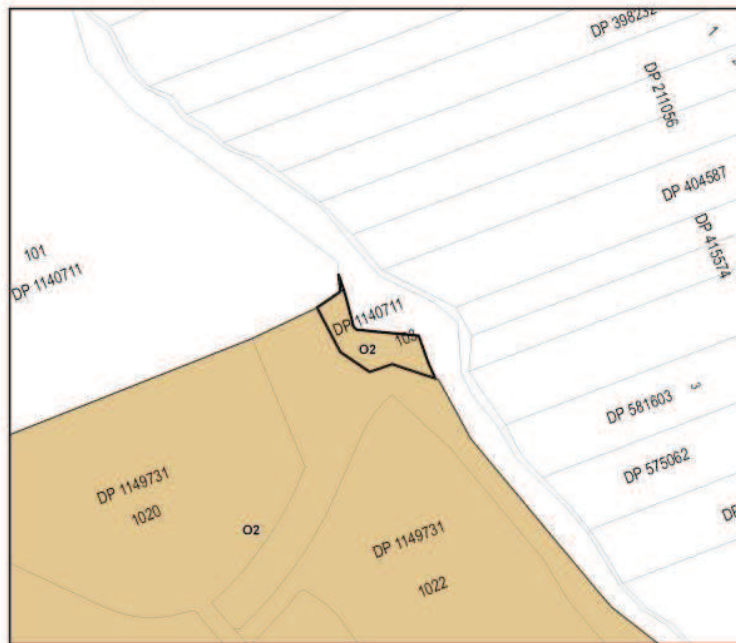
Proposed Zone Map



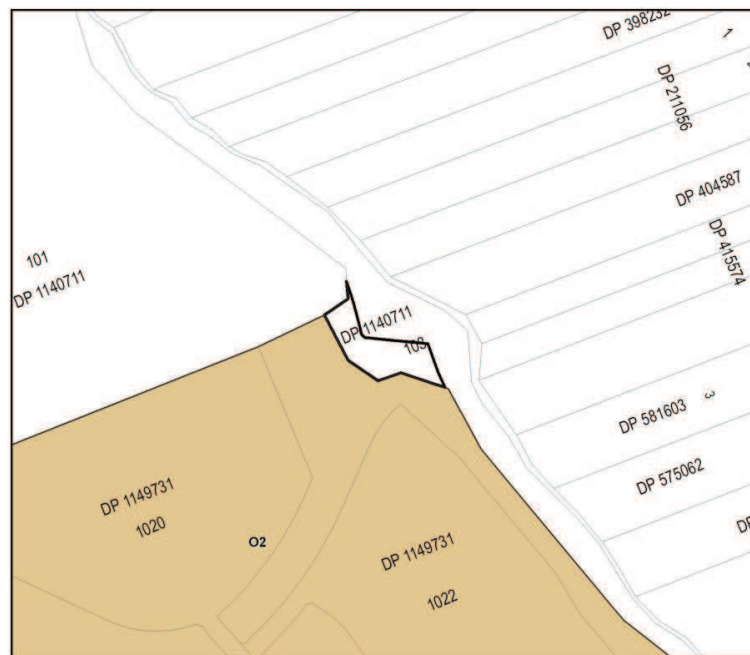
Land Zoning (LZN)

R4	High Density Residential	SP2	Infrastructure
RE1	Public Recreation	SRGC	SEPP (Sydney Region Growth Centres) 2006

Existing Height of Buildings Map



Proposed Height of Buildings Map



Height of Building m (HOB)

O2 16.0

ITEM NO. 2.20

Affected Property	Address	2-4 Resolution Place
	Description	Lot 301 DP 303366
	Suburb	ROUSE HILL

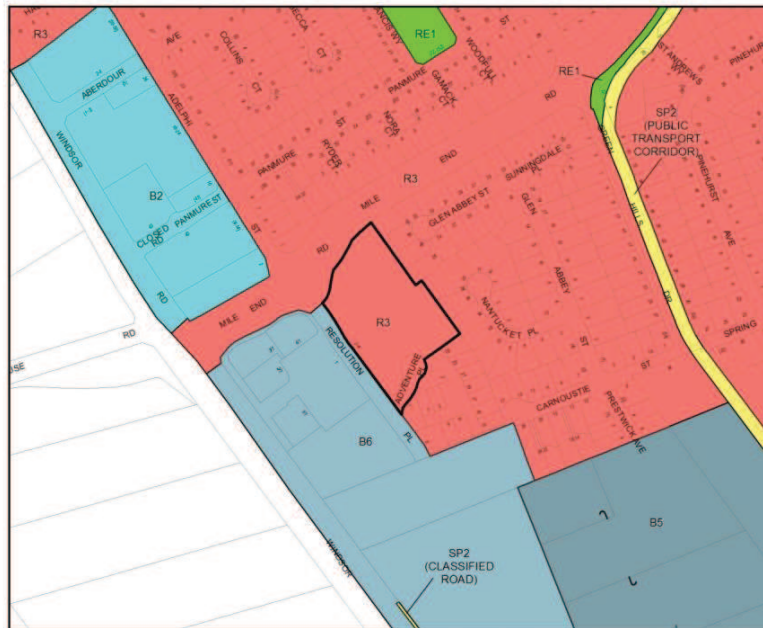
**REQUIRED AMENDMENT**

Amend zone to B6 Enterprise Corridor, Floor Space Ratio of 1:1 and Height of Building of 12m and Minimum Lot Size of 600 m² for land at 2-4 Resolution Place, Rouse Hill.

EXPLANATION

The Site was previously was a 4(b) (Light Industry) zone under LEP 2005. Consent 971/2009/HB granted 11 Nov 2009 for bulky goods/light industrial development which has commenced. Given the site has not been developed for residential purposes it is proposed to alter the zone and associated LEP development standards to be contiguous with adjoining lots to the west along Windsor Road.

Existing Zone Map



Proposed Zone Map



Land Zoning (LZN)

B2	Local Centre	R3	Medium Density Residential
B5	Business Development	RE1	Public Recreation
B6	Enterprise Corridor	SP2	Infrastructure

Existing Floor Space Ratio Map



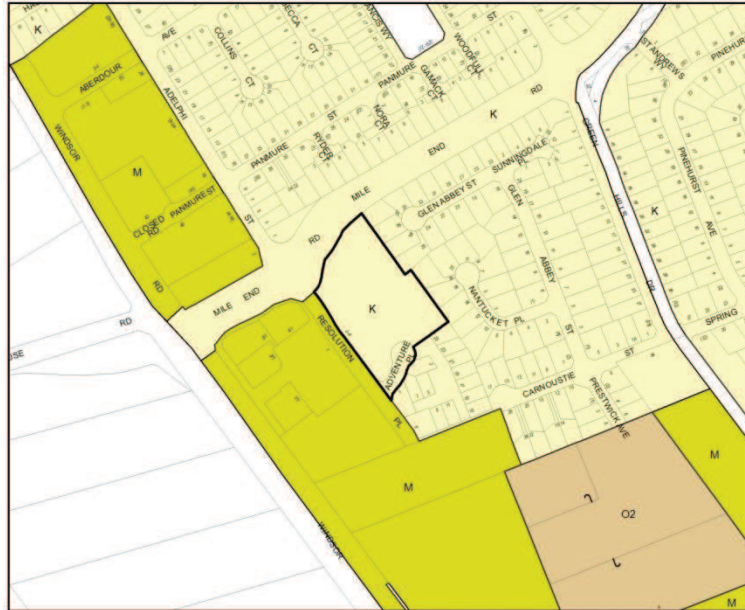
Proposed Floor Space Ratio Map



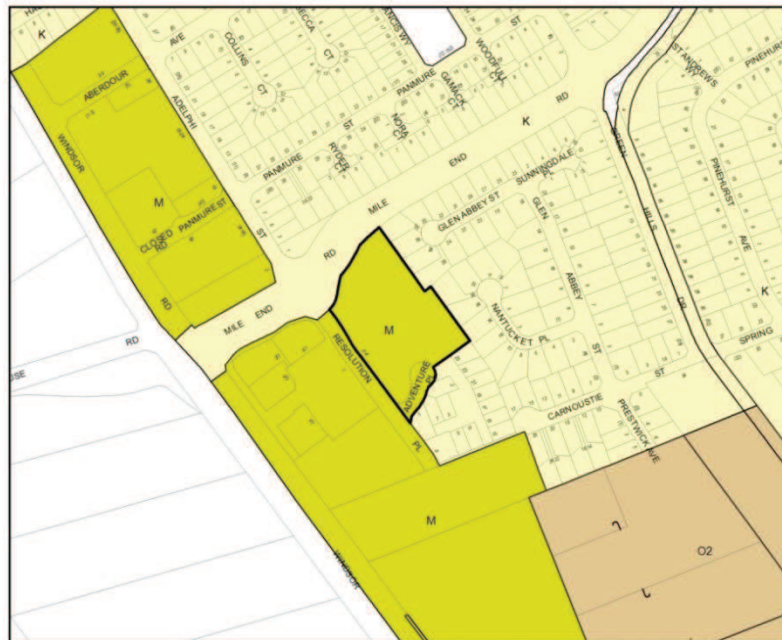
Floor Space Ratio (FSR)

 N 1.0

Existing Height of Buildings Map



Proposed Height of Buildings Map



Height of Buildings (HOB)

K	10.0	M	12.0	O2	16.0
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Existing Lot Size Map



Proposed Lot Size Map



Minimum Lot Size (sq m) (LSZ)

G 450 M 600 X2 8000

ITEM NO. 2.21

Affected Property	Address	Lot 5 DP 30916 Commercial Road Rouse Hill and adjacent road reserve at Commercial Road to Windsor Road including Lot 101 DP 1060353
	Description	Lot 5 DP 30916
	Suburb	ROUSE HILL

**REQUIRED AMENDMENT**

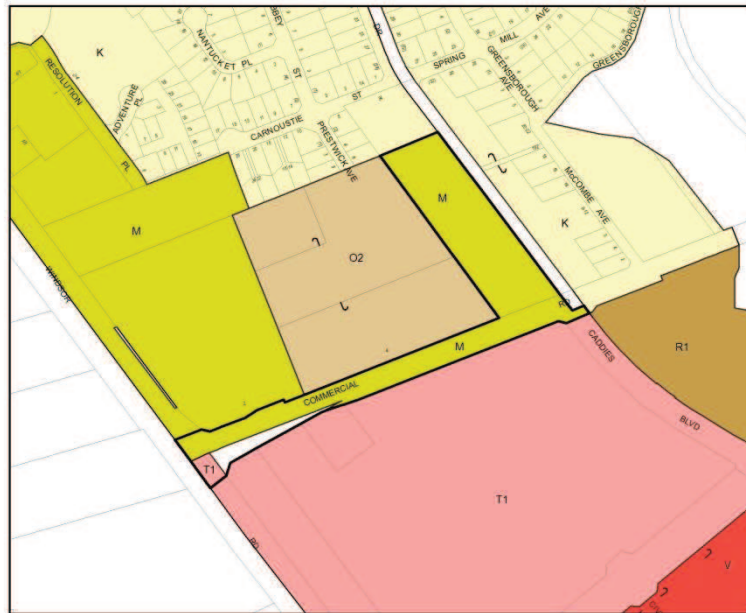
Amend maximum height of building from 12m to 16m for land at Lot 5 DP 30916 Commercial Road, Rouse Hill.

This change also includes applying a height of buildings of 16m to Commercial Road and to Windsor Road including Lot 101 DP 1060353 acquired for road widening to be consistent with practice for applying height of buildings to all roads.

EXPLANATION

A planning proposal on adjoining property Lots 1021 and 1022 DP 1091484 sought to amend the LEP to enable a home improvement centre and bulky goods development with a maximum height of building to 16m. This amendment was incorporated into LEP 2012. To ensure consistency with the adjoining property a maximum height of buildings to 16m is considered appropriate.

Existing Height of Buildings Map



Proposed Height of Buildings Map



Height of Buildings (HOB)

K	10.0	O2	16.0	T1	25.0
M	12.0	R1	21.0	V	36.0

Schedule of Site Specific Amendments

ITEM NO.	DESCRIPTION
3.1	Rezone Lot 1 DP 1017968 part of 13 Greenwich Place Kellyville) from SP2 – Infrastructure (Stormwater Management System) to R2 Low Density Residential and apply a maximum height of buildings of 10m.
3.2	Rezone part of RMB 113 Windsor Road, Beaumont Hills and Lots 28 and 29 DP 13822 Windsor Road from SP2 – Infrastructure (Stormwater Management System) to B6 Enterprise Corridor and apply a maximum height of buildings of 12m; a floor space ratio of 1:1 and a minimum lot size of 600m ² . Amendment of the Land Reservation Acquisition (LRA) map to show to revised extent of land to be acquired is also proposed.

ITEM 3.1**PROPOSED
AMENDMENT**

Rezone Lot 1 DP 1017968 (part of 13 Greenwich Place Kellyville) from SP2 –Infrastructure (Stormwater Management System) to R2 Low Density Residential and apply a maximum height of buildings of 10m.

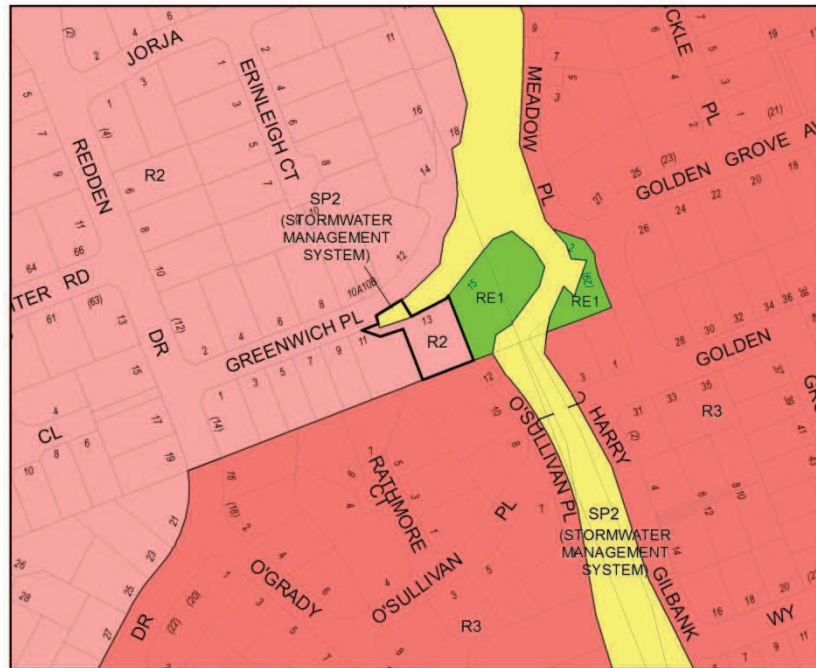
EXPLANATION

During the exhibition of draft LEP 2010 a site specific submission was received to remove the SP2 Infrastructure zone relating to Stormwater Management Systems for 13 Greenwich Place. Given necessary consultation requirements with Sydney Water, this request could not be investigated prior to the finalisation of the LEP and the landowners was advised the matter would be addressed as part of the first housekeeping amendment of LEP 2012.

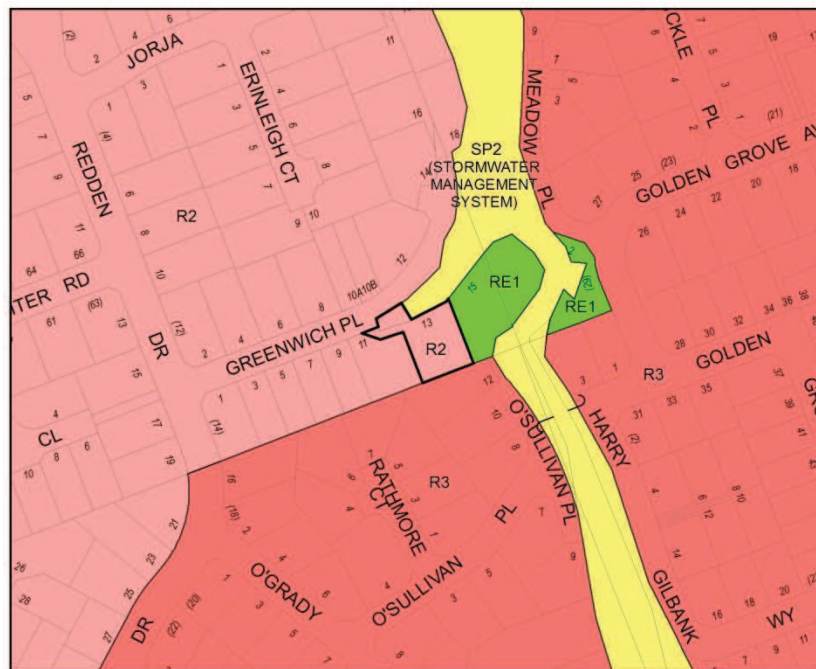
Pre-Gateway advice Sydney Water (attached) has outlined they no longer intend to acquire the land at 13 Greenwich Place Kellyville and Council may rezone this land from SP2 Infrastructure to a more suitable zoning if required. Given this advice it is proposed to rezone this land to R2 – Low Density Residential and apply a height of buildings of 10m to be consistent with the zoning of the remainder of the property and the surrounding area



Existing Zone Map



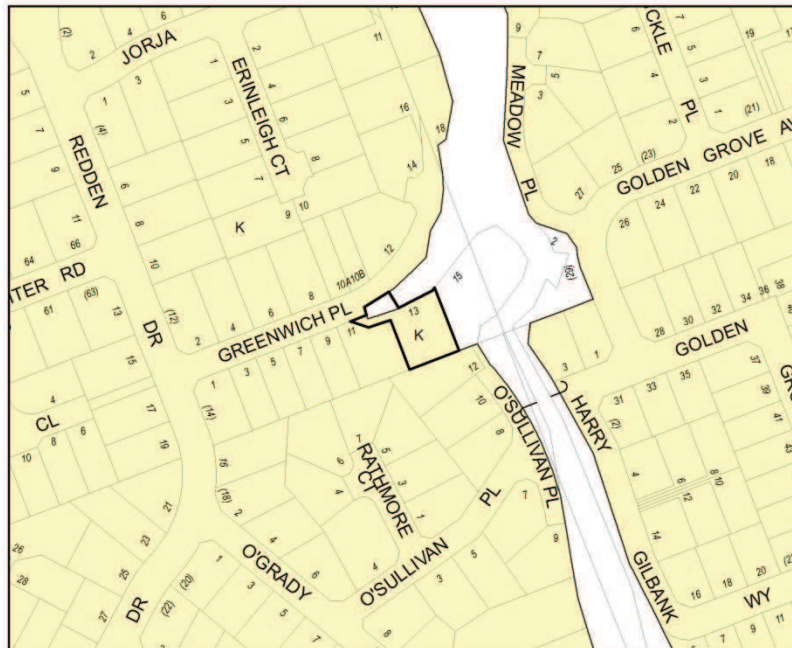
Proposed Zone Map



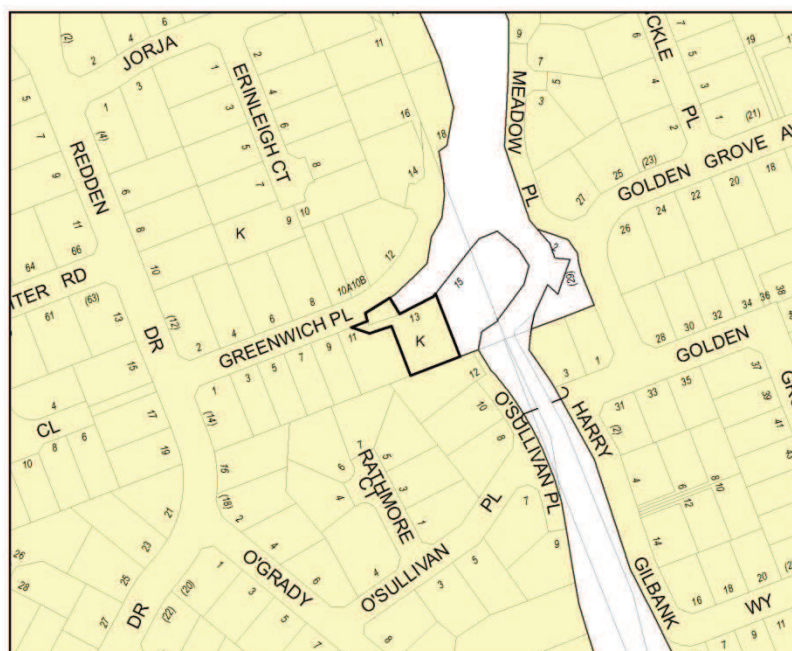
Land Zoning (LZN)

R2	Low Density Residential	RE1	Public Recreation
R3	Medium Density Residential	SP2	Infrastructure

Existing Height of Buildings Map



Proposed Height of Buildings Map



Height of Building m (HOB)

K

10.0

ITEM 3.2**PROPOSED AMENDMENT**

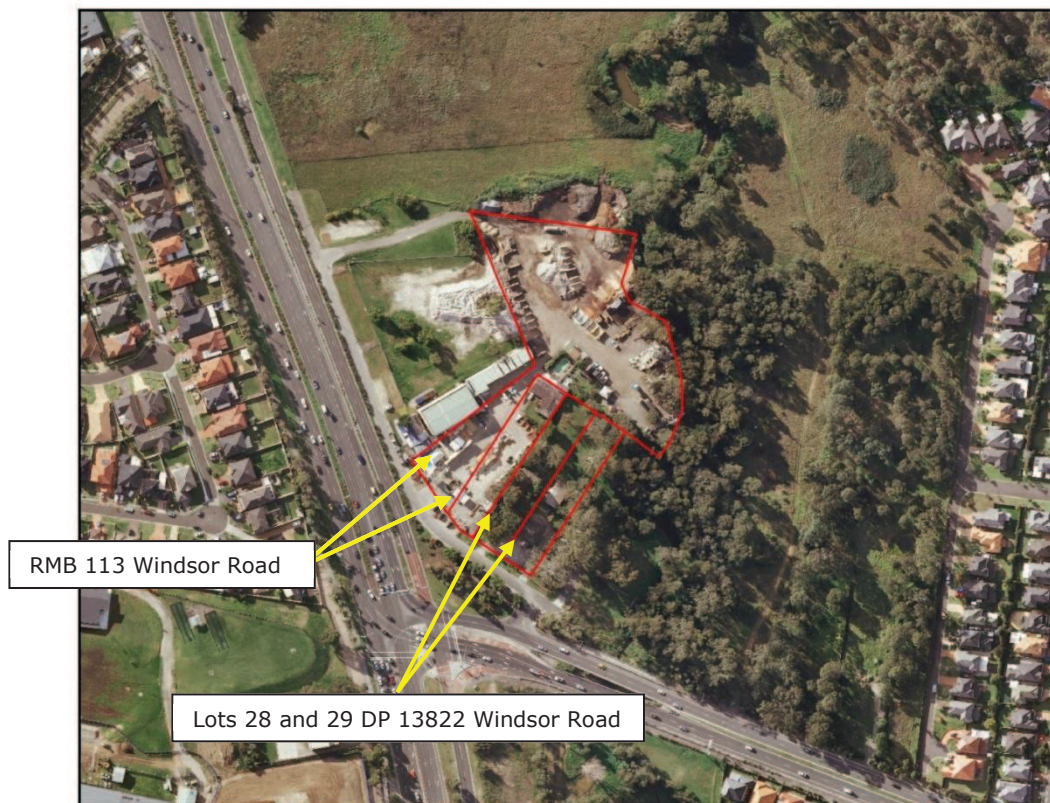
Rezone part of RMB 113 Windsor Road, Beaumont Hills and Lots 28 and 29 DP 13822 Windsor Road, Beaumont Hills from SP2 – Stormwater Management System to B6 Enterprise Corridor and apply a maximum height of buildings of 12m; a floor space ratio of 1:1 and a minimum lot size of 600m². Amend the LRA map to show to revised extent of land to be acquired.

EXPLANATION

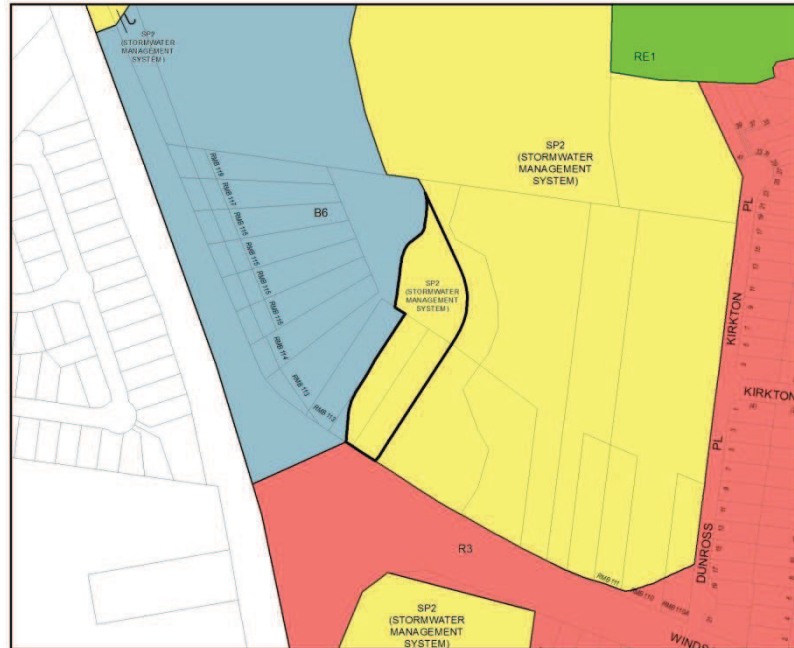
During the exhibition of draft LEP 2010 a site specific submission was received to remove the SP2 Infrastructure zone relating to Stormwater Management Systems for RMB 113 Windsor Road, Beaumont Hills. Given necessary consultation requirements with Sydney Water, this request could not be investigated prior to the finalisation of the LEP and the landowners was advised the matter would be addressed as part of the first housekeeping amendment of LEP 2012.

Pre-Gateway advice (attached) from Sydney Water has outlined an amended boundary for the SP2 Infrastructure zone based on flood modelling and their acquisition requirements. It is proposed to amend the SP2 Stormwater Management System zone and other development standards in line with this correspondence.

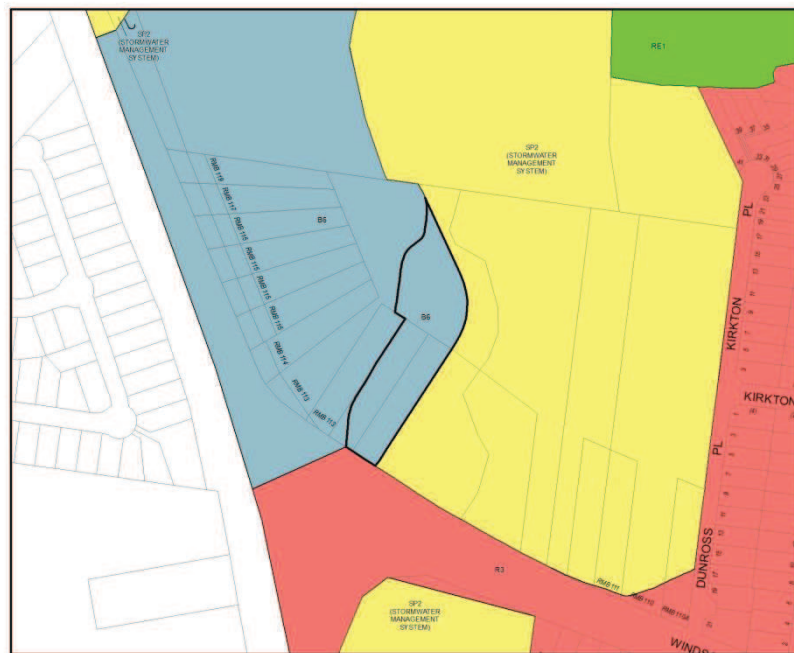
It is noted the zone boundary proposed by Sydney Water additionally removes the SP2 Infrastructure zone on two adjoining lots to the south (Lots 28 and 29 DP 13822). The owners of these properties will be notified and consulted during the exhibition stage should the planning proposal proceed.



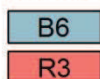
Existing Zone Map



Proposed Zone Map



Land Zoning (LZN)



Enterprise Corridor

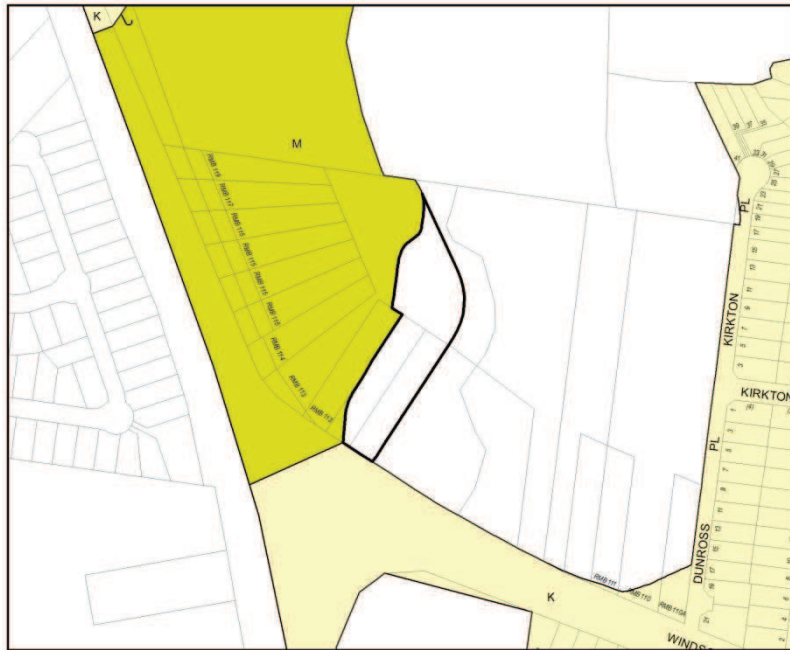
Medium Density Residential



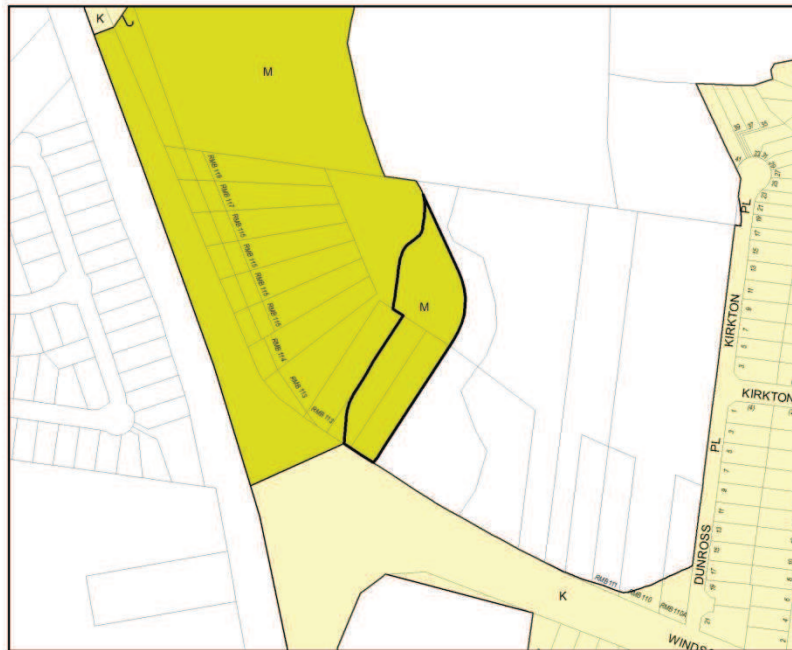
Public Recreation

Infrastructure

Existing Height of Buildings Map



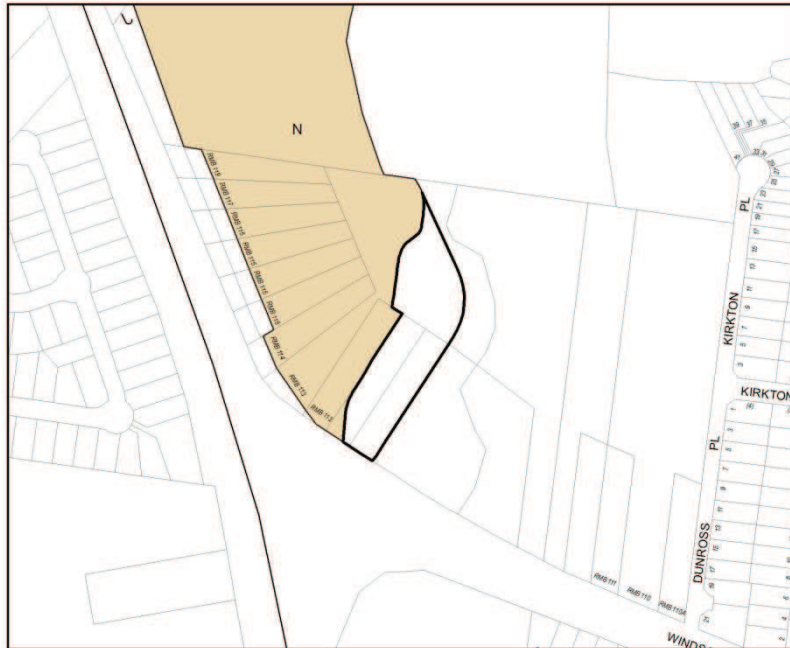
Proposed Height of Buildings Map



Height of Buildings (HOB)

K	10.0	M	12.0
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Existing Floor Space Ratio Map



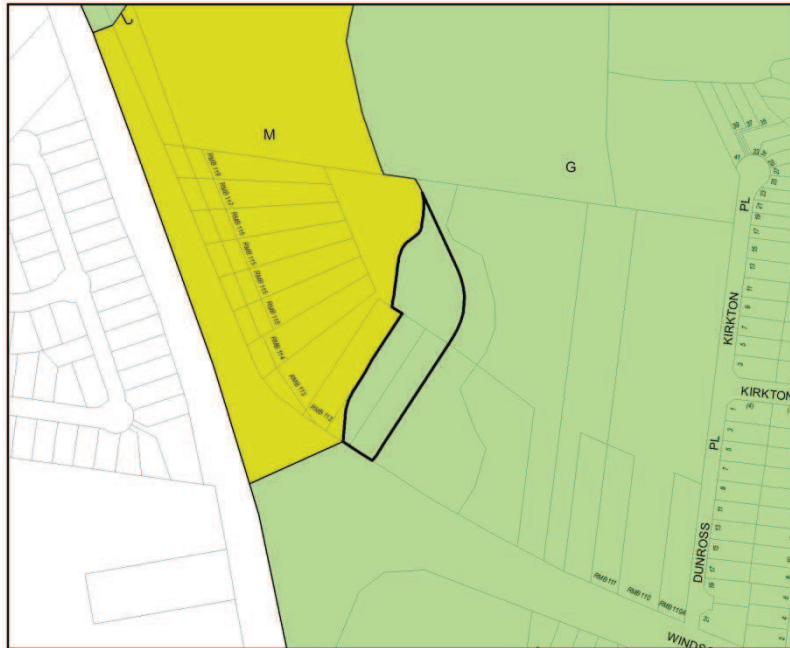
Proposed Floor Space Ratio Map



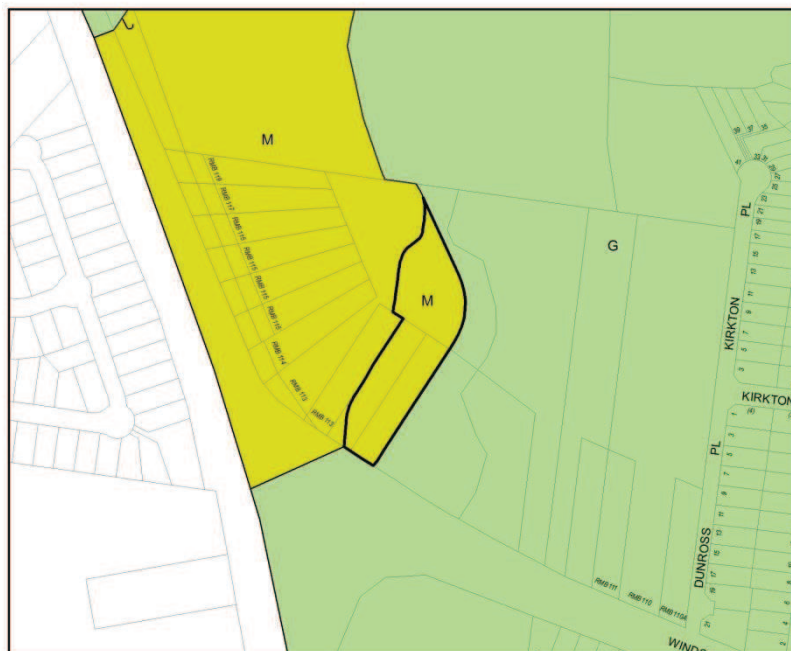
Floor Space Ratio (FSR)

 N 1.0

Existing Lot Size Map



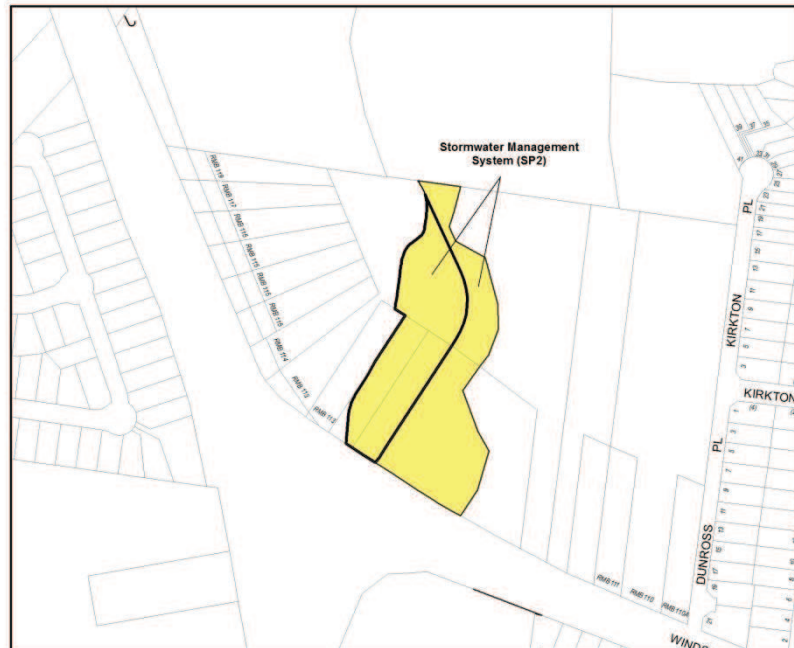
Proposed Height of Lot Size Map



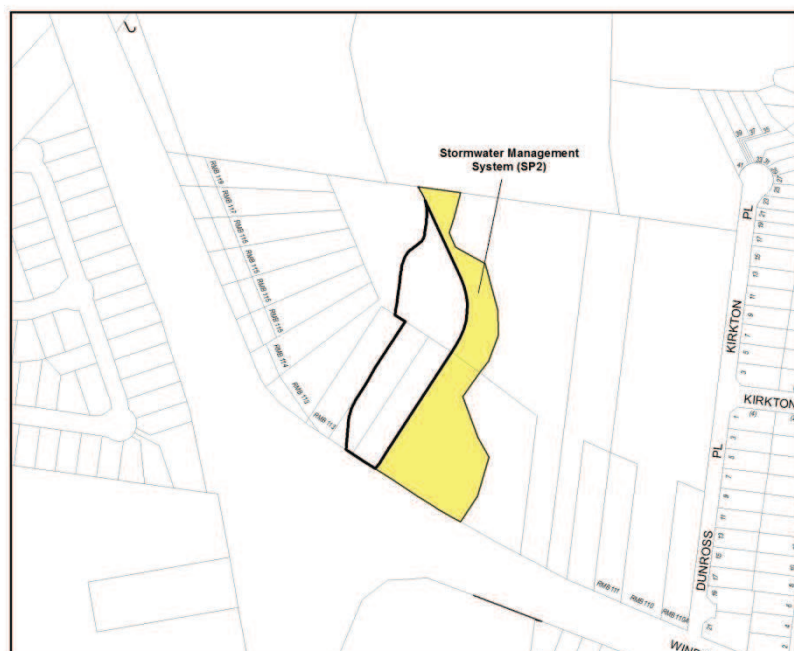
Minimum Lot Size sq m (LSZ)

Color	Minimum Lot Size sq m (LSZ)
G	450
M	600

Existing Land Reservation Acquisition Map



Land Reservation Acquisition Map



Land Reservation Acquisition (LRA)

 Stormwater Management System (SP2)

Copy of Sydney Water Pre-Gateway Correspondence



17 July 2013

Stewart Seale
Manager, Forward Planning
PO Box 75
Castle Hill NSW 1765

DOC. No.:
BOX No.:
22 JUL 2013
THE HILLS SHIRE COUNCIL

Reference: 13/2013/PLP

The Hills Local Environmental Plan 2012 (Housekeeping Amendment 1)

Dear Mr Seale,

Thank you for your letter of 10 May regarding Sydney Water's requirements for acquiring land at 13 Greenwich Place, Kellyville and 113 and 114 Windsor Road, Beaumont Hills.

1. Greenwich Place, Kellyville

Sydney Water has no intention of acquiring this lot. Council may rezone this land from SP2 Infrastructure to a more suitable zoning if required.

2. RMB 113 and 114 Windsor Road, Beaumont Hills

Flood modelling has shown that Lot 2 DP 1067179 is flood affected and a portion of the land should remain zoned SP2 Infrastructure. However, not all of the lot currently marked as SP2 Infrastructure in The Hills Local Environmental Plan 2012 needs to be zoned SP2 Infrastructure with Sydney Water as the acquisition authority.

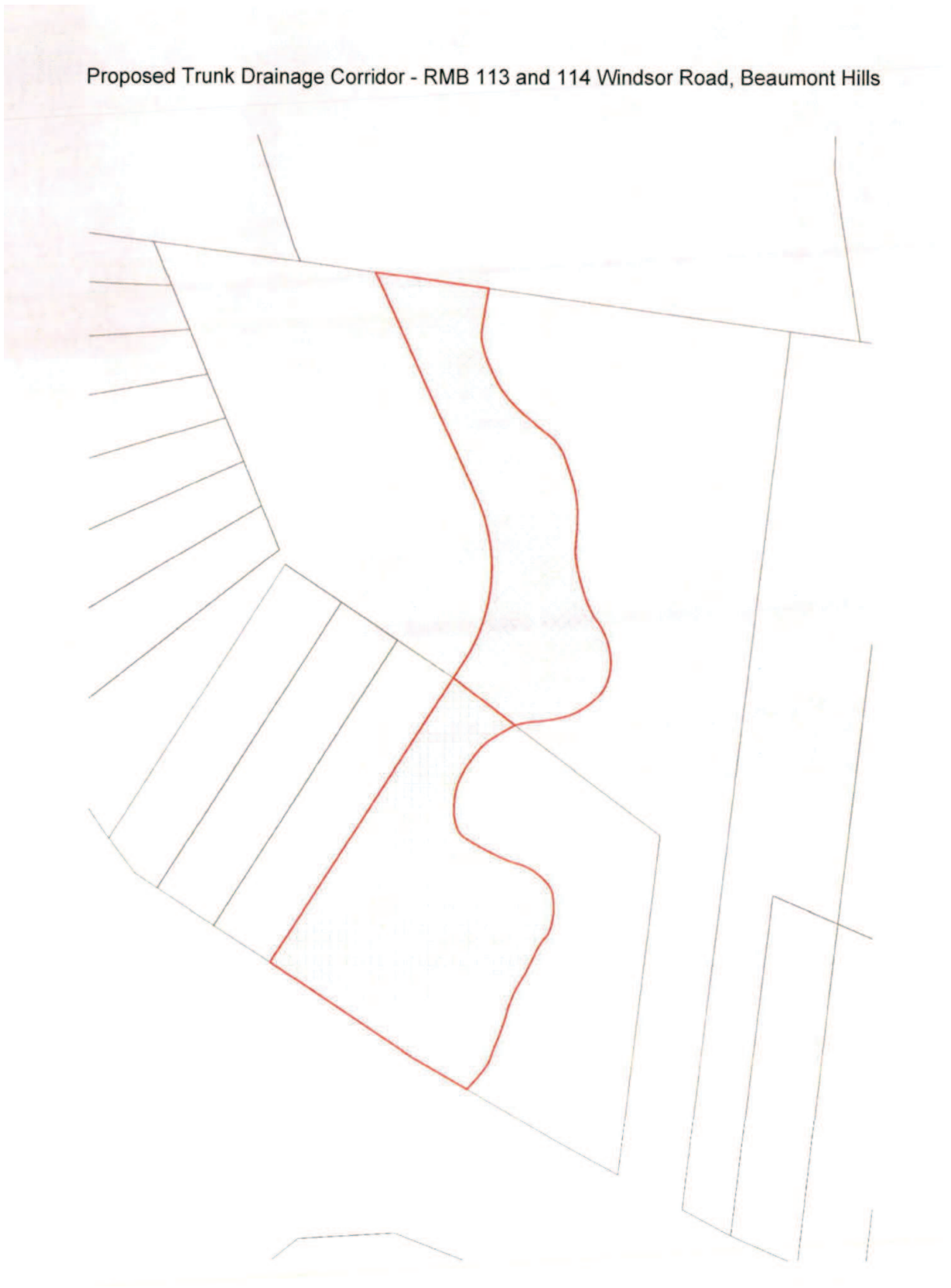
We have attached a plan showing the extent of the lot that Sydney Water requires for acquisition due to its level of flood affectedness. The land within the red boundary on the attached plan should remain zoned SP2 Infrastructure. The remaining portion of the land may be flood affected but is not required by Sydney Water for acquisition and may be rezoned accordingly.

If you want an electronic version of the attached plan to incorporate into your mapping system, please contact Raymond Parsell on 8849 4182 or email raymond.parsell@sydneywater.com.au

Yours sincerely

Adrian Miller
Manager, Growth Strategy

Proposed Trunk Drainage Corridor - RMB 113 and 114 Windsor Road, Beaumont Hills



PART 5 COMMUNITY CONSULTATION

The planning proposal will be advertised in local newspapers and on display at Council's administration building and at all libraries within the Shire. The planning proposal will also be made available on Council's website. In addition, letters will be issued to all affected property owners as well as surrounding property owners (where appropriate) advising them of the planning proposal.

PART 6 PROJECT TIMELINE

STAGE	DATE
Commencement Date (Gateway Determination)	March 2014
Commencement of government agency consultation and public exhibition	April 2014
Completion of public exhibition period	May 2014
Timeframe for consideration of submissions	June 2014
Timeframe for consideration of proposal post exhibition	June 2014
Report to Council on submissions	July 2014
Date Council will make the plan (if delegated)	August 2014
Date Council will forward to department for notification (if delegated)	August 2014