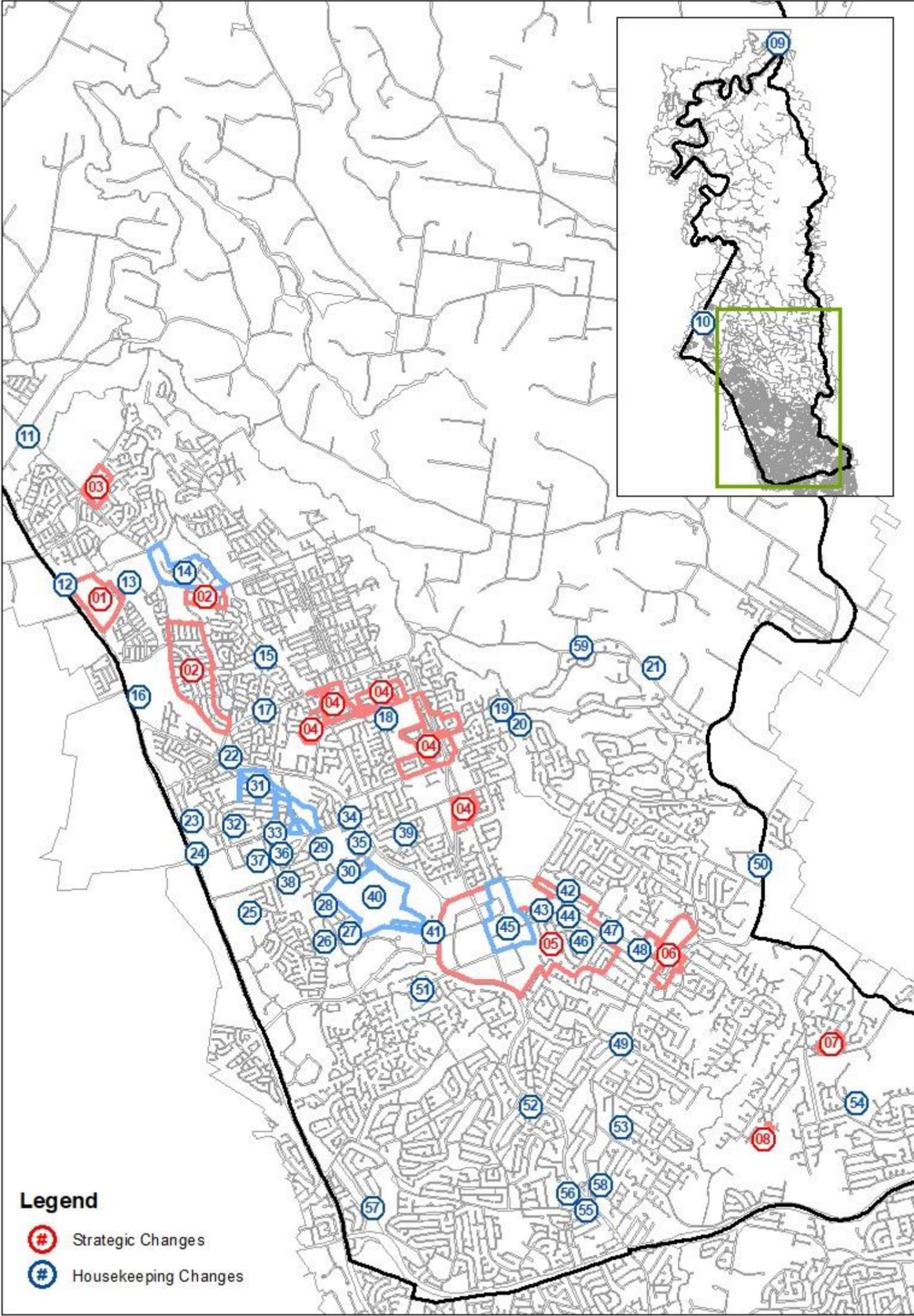


SUMMARY OF PROPOSED LOCAL ENVIRONMENTAL PLAN MAPPING CHANGES



This key map provides the general location of proposed mapping changes within the Shire, grouped as strategy related changes or housekeeping changes. More information on the proposed mapping amendments are available in the following tables, referenced by colour code and number.

Strategy Changes			
1	Rouse Hill Town Centre, Rouse Hill – Height of Buildings Map & Key Site Provision to reflect approved Precinct Plan	5	Showground Precinct, Castle Hill – Introduction of Built Character Map
2	Bridgewood Drive, Benson Road, The Parkway, Glasshouse Road and Samantha Riley Drive, Beaumont Hills – Zone Change to reflect built form	6	Castle Hill Town Centre, Castle Hill – Changes to Height & Floor Space Ratio to match approved expansion of Castle Towers
3	Mile End Rd & Milford Drive, Rouse Hill – Zone change to reflect built form	7	Coonara Ave, Crompton Place, Glendale Grove, Glenhope Rd, West Pennant Hills – Lot size change to reflect character
4	James Mileham Dr, Green Road, President Rd Kellyville – Zone change to reflect built form	8	Governor Philip Place, Blacks Road, West Pennant Hills – Lot size change to reflect character
Housekeeping Changes			
9	River Road, Wisemans Ferry	35	Memorial Ave and Windsor Rd Kellyville
10	Valletta Dr & Ironstone Parkway, Box Hill	36	Florence Ave & Hector Court, Kellyville
11	Corner Annangrove & Withers Rd, Rouse Hill	37	Hodges Rd and Pellizzer Boulevard Kellyville
12	Corner Windsor & Commercial Rd, Rouse Hill	38	Balmoral Road Kellyville
13	Adjacent to Bruce Purser Reserve Caballo Street, Rouse Hill	39	St Pauls Avenue, Kellyville
14	Grey Gums Estate, Withers Rd, Kellyville	40	Spurway Drive Norwest
15	Buffalo Way, Beaumont Hills	41	Stone Mason Drive (at Spurway Drive), Norwest
16	Windsor Rd & part of the Caddies Creek Sports Complex Reserve, Beaumont Hills	42	Kathleen Avenue Castle Hill
17	Samantha Riley Dr & Poole Rd, Kellyville	43	Carrington Road Castle Hill
18	Vantage Crescent Reserve, Kellyville	44	Showground Road Castle Hill
19	Ballymena Way, Kellyville	45	Showground Rd, Anella Ave, Carrington Rd & Hoyle Ave, Castle Hill
20	Ballymena Way, Kellyville	46	Dawes Avenue, Castle Hill
21	Glenhaven Road, Glenhaven	47	Showground Road Castle Hill
22	Windsor Road, Kellyville	48	Showground Road Castle Hill
23	Lewis Jones Drive, Kellyville	49	Excelsior Avenue Castle Hill
24	Memorial Avenue towards Balmoral Road, Kellyville & Bella Vista	50	Old Northern Road Castle Hill
25	Balmoral Rd and Free Settlers Dr Bella Vista	51	Barina Downs Road Norwest
26	Fairway Drive and Pasquale Avenue Norwest and Bella Vista	52	Windsor Road Baulkham Hills
27	Laura Street and Spurway Drive Norwest	53	Henry Street Baulkham Hills
28	Fairway Drive Norwest	54	Hill Road West Pennant Hills
29	Memorial Avenue, Severn Vale Drive and Fairway Drive Kellyville	55	Seven Hills Road Baulkham Hills
30	Fairway Drive Kellyville and Norwest	56	Seven Hills Road Baulkham Hills
31	Windsor Rd & Memorial Ave Kellyville	57	Appian Circuit Baulkham Hills
32	Half Penny Avenue Reserve Kellyville	58	Old Northern Road Baulkham Hills
33	Memorial Avenue Kellyville	59	Glenhaven Road Glenhaven
34	Memorial Ave and Windsor Rd Kellyville		

TABLE OF PROPOSED LEP MAPPING CHANGES						
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STRATEGY CHANGES						
1	Rouse Hill Town Centre Rouse Hill 21 Parcels Affected	Application of Height of Buildings Map to match with maximum heights approved in Level 2 development application for the northern precinct plan and town centre core of the Rouse Hill Regional Centre. HEIGHT OF BUILDINGS CHANGE: J – 9m K – 10m M1 – 12m O1 – 15m O2 – 16m Q1 – 19m Q2 – 20m R1 – 21m T1 – 25m U2 – 32m			HOB FSR	007
1	Rouse Hill Town Centre Northern Frame Precinct Rouse Hill 9 Parcels Affected	Proposed Key Sites Map corresponding to a proposed local provision to limit the maximum number of dwellings to 375, consistent with the approved scale of development under the northern precinct plan. CL2 KEY SITE CHANGE: Area P			CL2	007

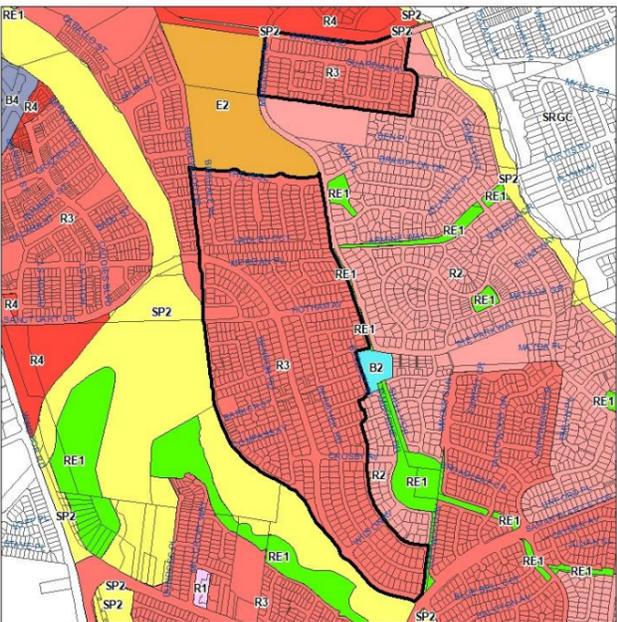
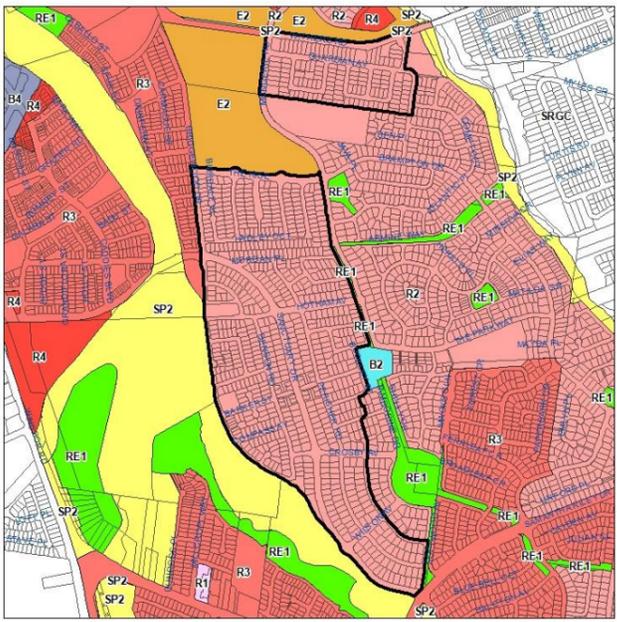
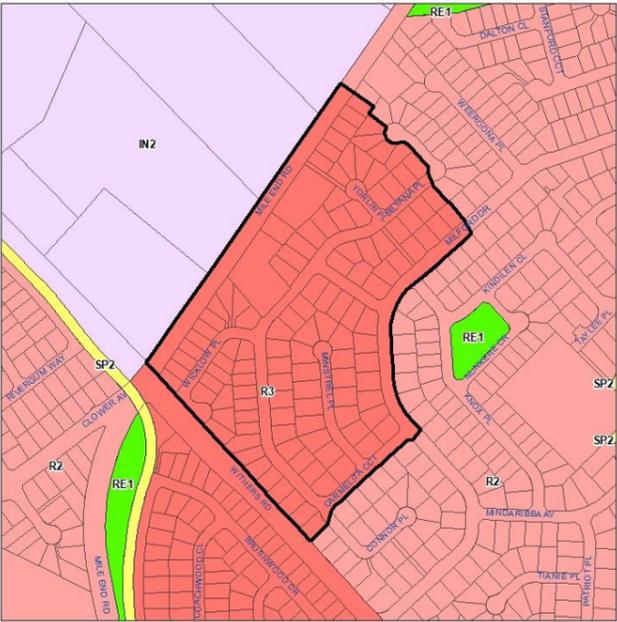
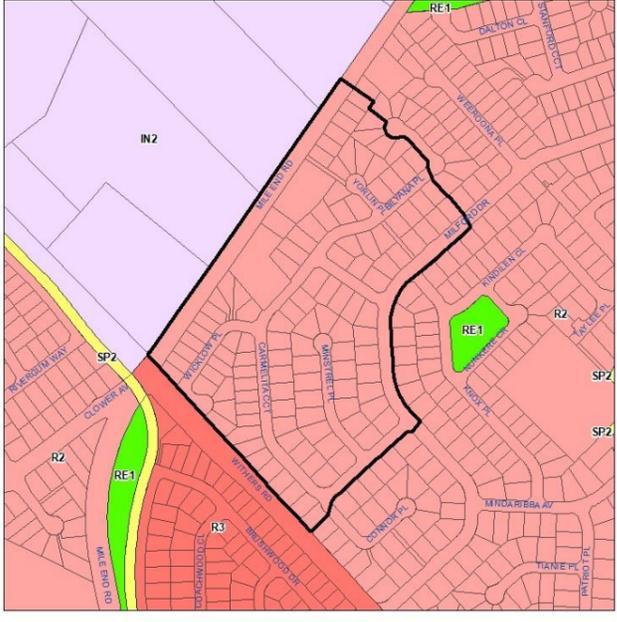
TABLE OF PROPOSED LEP MAPPING CHANGES						
No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
2, 3 & 4	<p>Beaumont Hills, Rouse Hill and Kellyville</p> <p>Approx 2130 Parcels Affected</p>	<p>Amend land zone from R3 Medium Density Residential to R2 Low Density Residential to reflect built development.</p> <p>Development completed on significant land currently zoned R3 Medium Density Residential is conventional single dwellings that is best suited to R2 Low Density Residential zoning.</p> <p>In determining areas where an R2 zoning would be appropriate, consideration was given to the following criteria:</p> <ul style="list-style-type: none"> • Age of existing building stock • Distance from centres • Prevailing built form and character • Protection of amenity for residents • Capacity of existing infrastructure to accommodate significant development change. <p>ZONE CHANGE: Remove R3 Medium Density Residential and apply R2 Low Density Residential.</p> <p><u>Corresponding changes:-</u></p> <p>Nil</p>			LZN	006 007 015
						

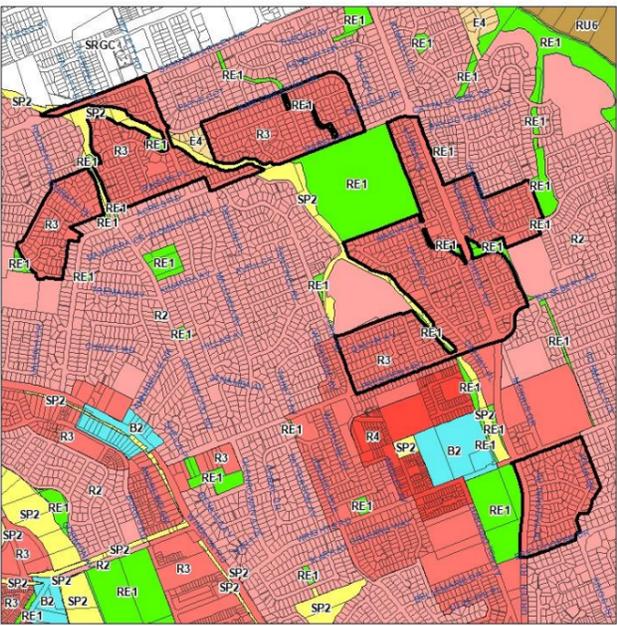
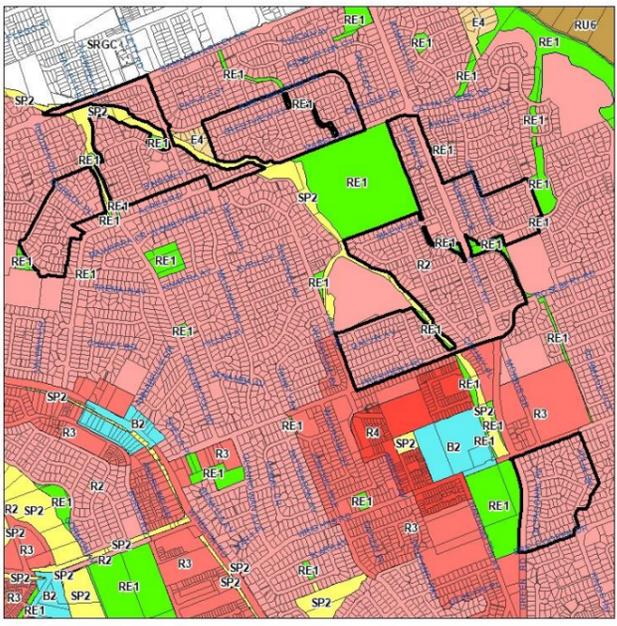
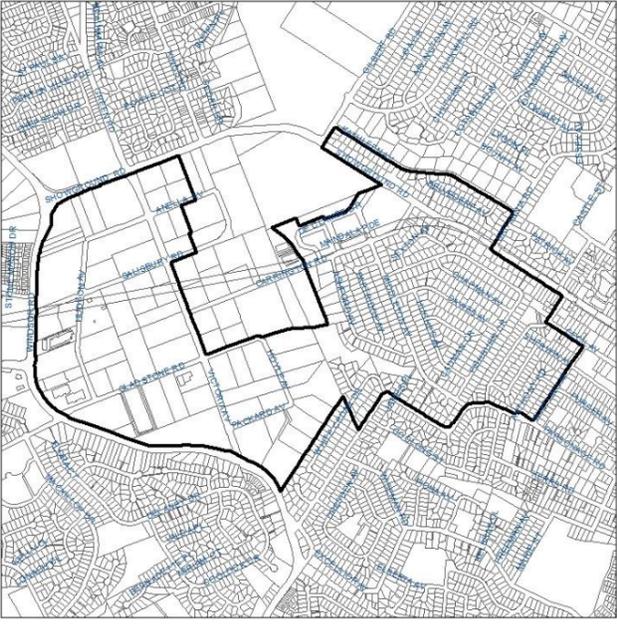
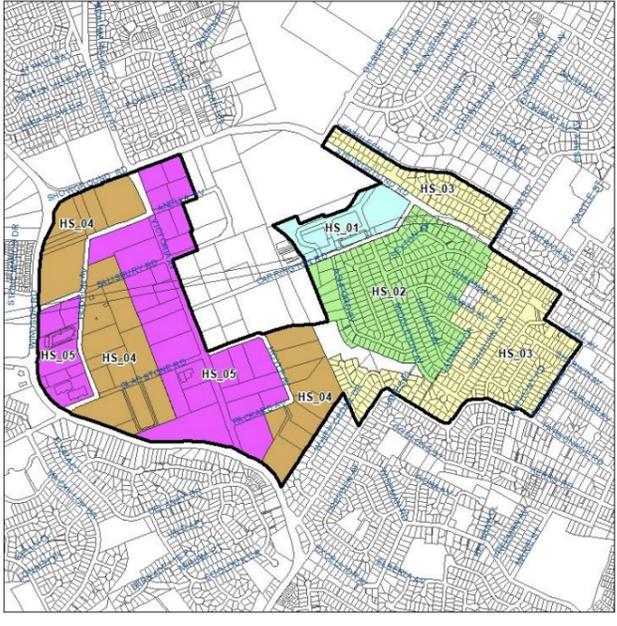
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5	<p>Showground Precinct Castle Hill</p> <p>Various Parcels Affected</p>	<p>Introduction of Built Character Map for Showground Station Precinct.</p> <p>Character areas nominated on the map will be subject to a clause containing place specific objectives related to existing or desired future character. The proposed objectives have been adapted from the character articulated in the Precinct Master Planning and the adopted development control plan and give greater weight to the intended outcomes.</p> <p>NEW LOCAL CHARACTER MAP:- HS_01 – Hills Showground Mixed Use HS_02 – Hills Showground Residential HS_03 – Hills Showground Residential Terraces HS_04 – Hills Showground Light Industrial HS_05 – Hills Showground Business</p>			BCH	016 024

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No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
6	Castle Hill Town Centre Castle Hill Various Parcels Affected	<p>Changes to height and floor space ratio controls in Castle Hill strategic centre to reflect approved heights and floor space ratio for Stage 3 expansion of Castle Towers (864/15/JP/B).</p> <p>Existing buildings on the Castle Towers development site exceed the current maximum floor space ratio and height controls, requiring preparation of a clause 4.6 applications and regulatory process and cost for even minor changes to the shopping centre. The approved Stage 3 development has a maximum floor space ratio of 1.86:1 and a maximum height of 46 metres. Reflecting the existing development consent brings the controls for this site up to date and recognises the role and function of the centre, pending a more detailed planning process.</p> <p>HEIGHT OF BUILDING CHANGE: Remove M1 – 12m and apply X2 – 46m</p> <p>FLOOR SPACE RATIO CHANGE: Remove N – 1 and apply S3 – 1.9</p>			HOB FSR	024

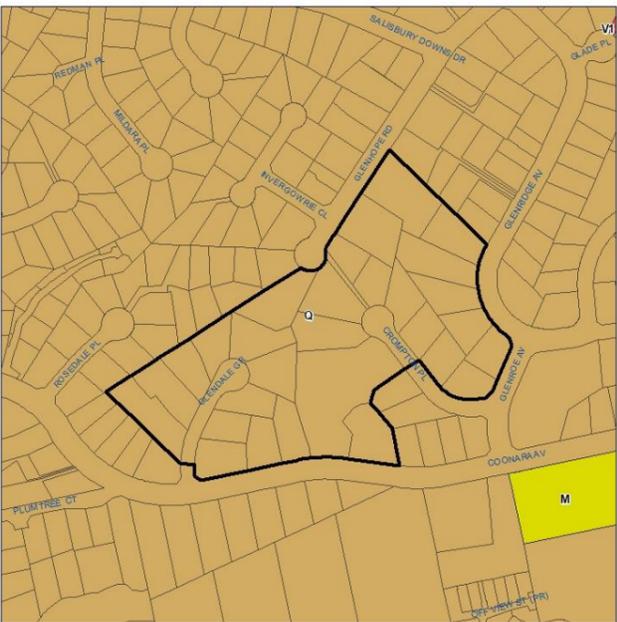
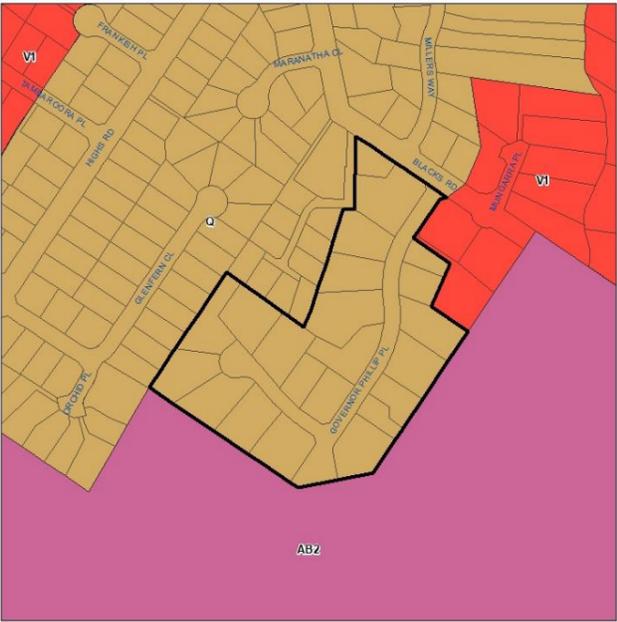
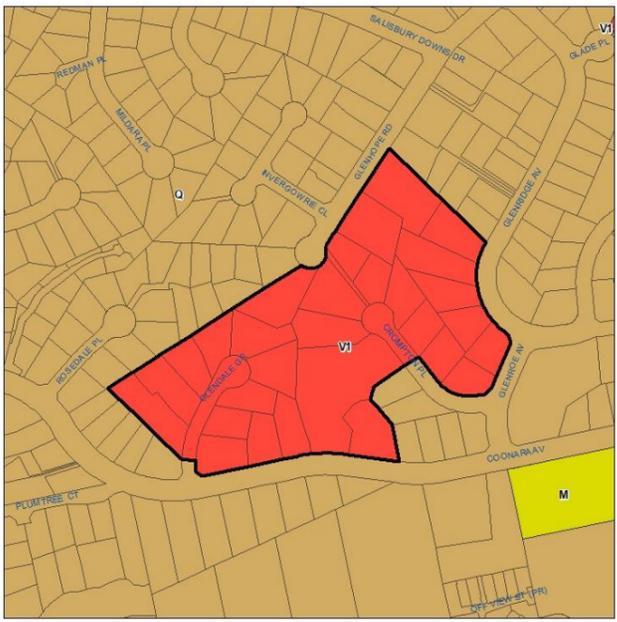
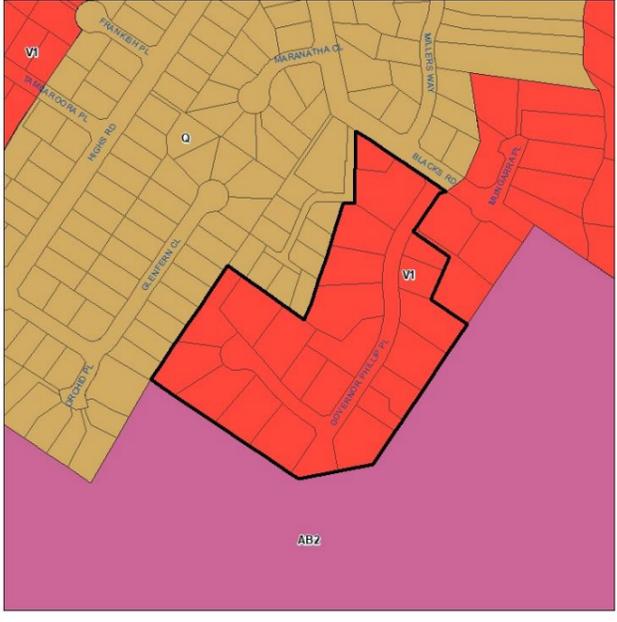
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7 & 8	<p>Coonara Avenue, Crompton Place, Glendale Grove, Glenhope Road West Pennant Hills</p> <p>28 Parcels Affected</p> <p>Governor Phillip Place and Blacks Road West Pennant Hills</p> <p>22 Parcels Affected</p>	<p>In July 2017 Council resolved to undertake a review of lot size standards in The Hills LEP 2012 as they relate to streets with prevailing established character, specifically streets with lot sizes larger than the minimum specified in the LEP.</p> <p>The review was in response to the subdivision of land occurring in West Pennant Hills where there is an established, consistent pattern of development that contributes significantly to streetscape character, yet the mapped minimum lot sizes permit subdivision into three or more lots which would significantly alter existing streetscape qualities.</p> <p>The review identified two locations for change to minimum lot size mapping being Governor Phillip Place and land between Glendale Grove and Crompton Place, West Pennant Hills. These two areas were specifically developed as large lot estates to cater to a specific housing demand and is a housing product which still holds significant appeal in The Hills.</p> <p>It is therefore proposed to amend the minimum lot size for the identified locations from 700m² to of 2,000m².</p> <p>The proposed 2,000m² minimum lot size reflects the prevailing lot size on the subject sites and will assist in preserving established streetscape character as well as supporting a diversity of housing types in the established urban area.</p> <p>MINIMUM LOT SIZE CHANGE: Remove Q – 700sqm and apply V1 – 2000sqm</p>	 	 	LSZ	024

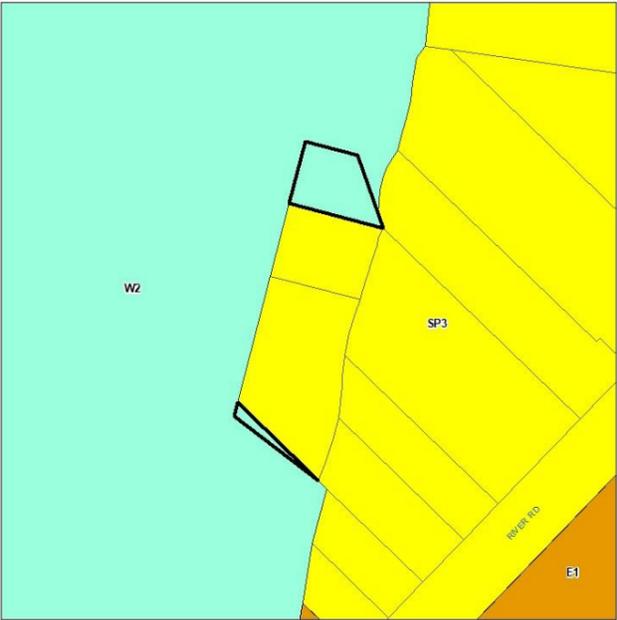
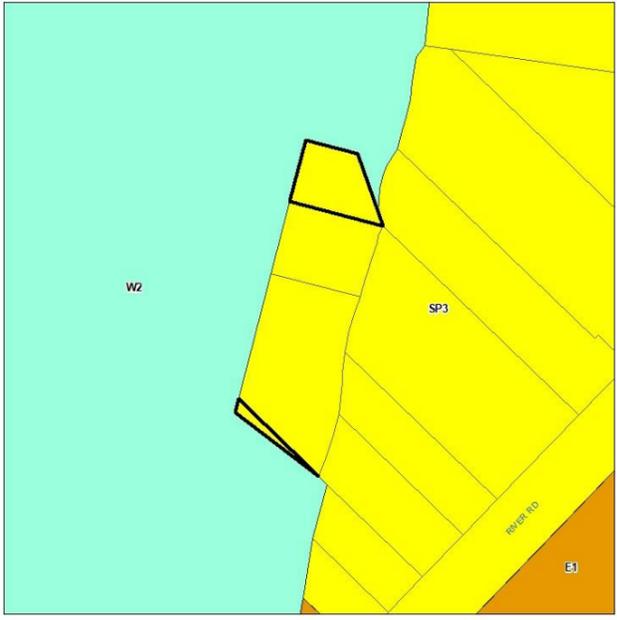
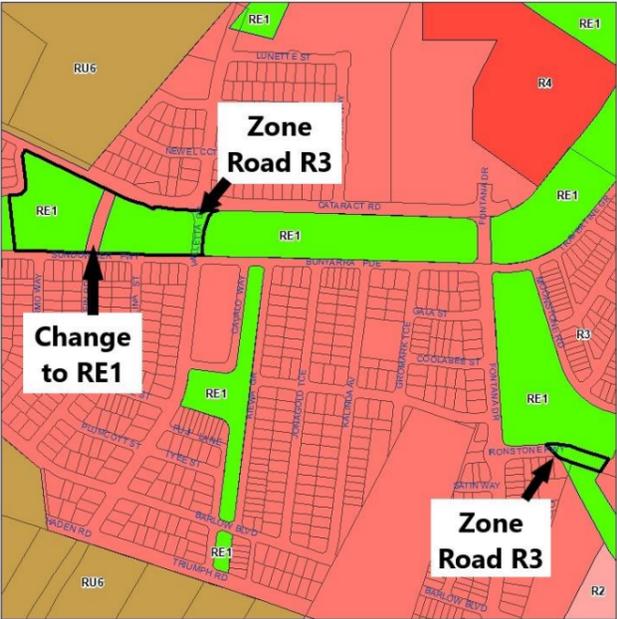
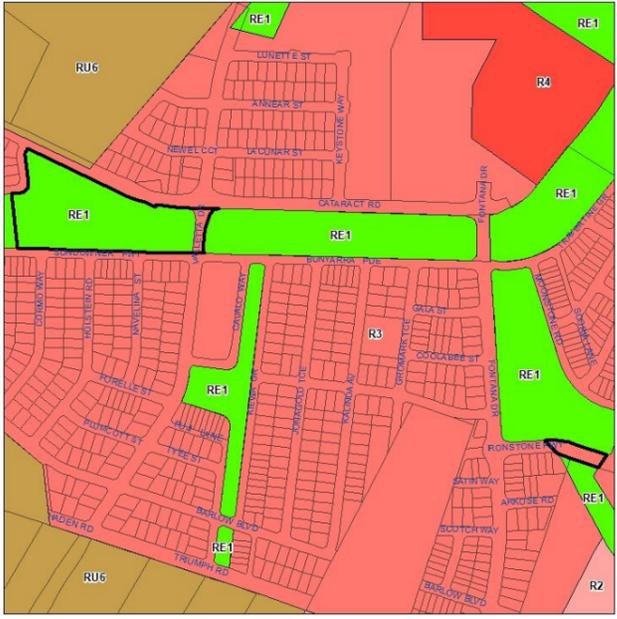
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No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
HOUSEKEEPING CHANGES						
9	River Road and Hawkesbury River Wisemans Ferry 2 Parcels Affected	Review of land zoned SP3 Tourist to adjust land zoning to match new cadastral boundaries. ZONE CHANGE : Remove W2 Recreational Waterways and apply SP3 Tourist			LZN HOB LSZ CL2	008
10	Valletta Drive and Ironstone Parkway Box Hill 1 Parcel affected and Public Road	Apply Zone RE1 Public Recreation over entire Council reserve to align with cadastre and remove from public road. ZONE CHANGE:- Apply RE1 Public Recreation to entire Council reserve. Remove Zone RE1 Public Recreation from Valletta Drive and Ironstone Parkway public roads and apply R3 Medium Density Residential. <u>Corresponding changes:</u> HEIGHT OF BUILDING CHANGE: K - 10m MINIMUM LOT SIZE CHANGE: G - 450sqm			LZN HOB LSZ	006

TABLE OF PROPOSED LEP MAPPING CHANGES						
No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
11	<p>Corner Annangrove Road and Withers Road Rouse Hill</p> <p>Public Road</p>	<p>Land for road widening now dedicated as public road therefore Zone SP2 Infrastructure (Local Road Widening) and Land Reservation Acquisition Map should be removed.</p> <p>ZONE CHANGE: Remove Zone SP2 Infrastructure (Local Road Widening) from dedicated public road.</p> <p>Change to adjoining Zone IN2 Light Industrial</p> <p><u>Corresponding changes:</u></p> <p>FLOOR SPACE RATIO CHANGE: Apply N – 1.0 to dedicated public road as per adjoining FSR.</p> <p>LAND RESERVATION ACQUISITION CHANGE:- Remove land acquisition mapping from dedicated public road.</p>			LZN LRA FSR	006
12	<p>Corner Windsor Road and Commercial Road Rouse Hill</p> <p>1 Parcel Affected</p>	<p>Amend zoning over the road to be consistent with the adjoining B6 and B5 zones.</p> <p>ZONE CHANGE:- Remove Zone B4 Mixed Use and apply Zone B6 Enterprise Corridor and Zone B5 Business Development over future public road.</p> <p><u>Corresponding changes:</u></p> <p>MINIMUM LOT SIZE CHANGE: M – 600sqm and X2 – 8000sqm</p> <p>FLOOR SPACE RATIO CHANGE: N – 1.0</p>			LZN LSZ FSR	007

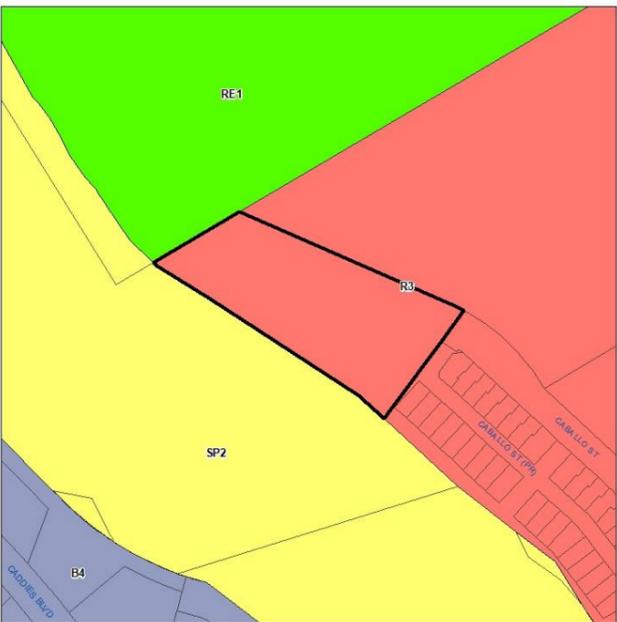
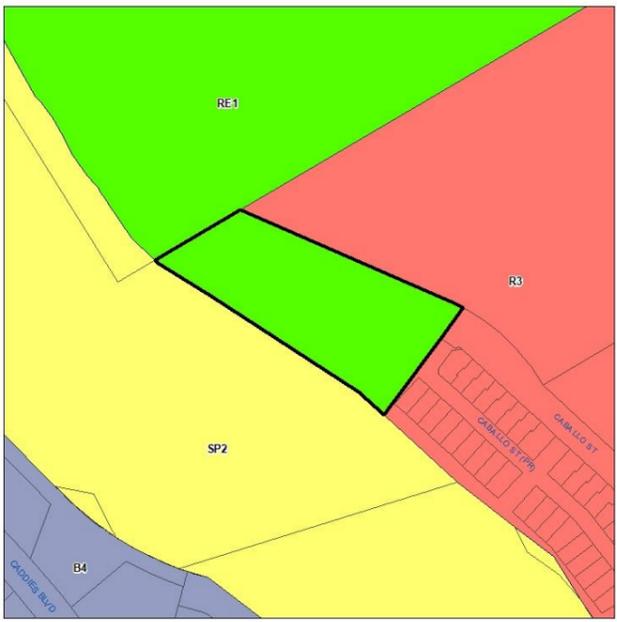
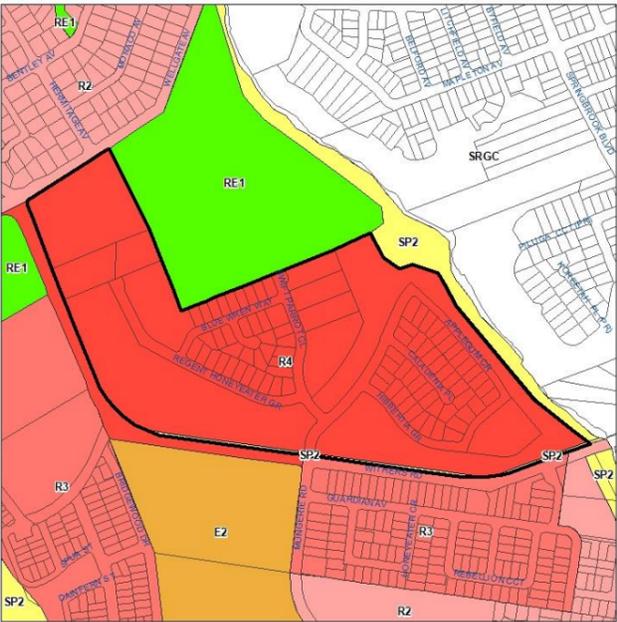
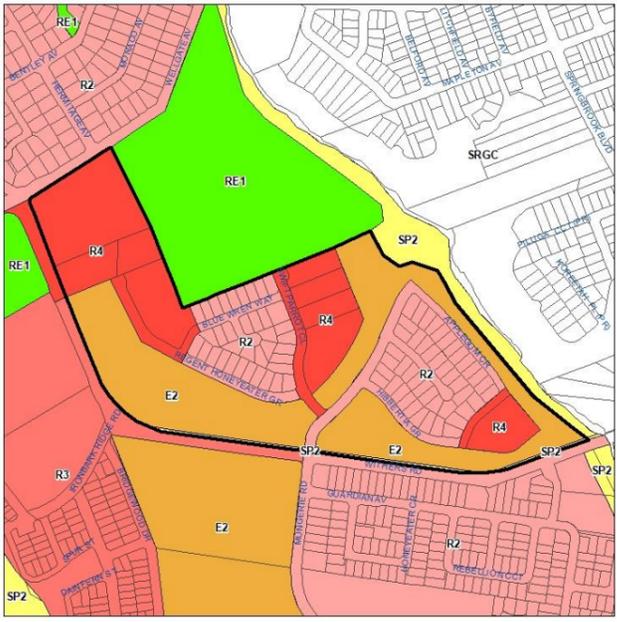
TABLE OF PROPOSED LEP MAPPING CHANGES						
No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
13	Adjacent to Bruce Purser Reserve Caballo Street Rouse Hill 1 Parcel Affected	<p>Land created and dedicated to Council under the Rouse Hill Regional Centre Planning Agreement. Land was zoned R3 Medium Density Residential to prevent acquisition liability prior to dedication.</p> <p>Dedication is now complete therefore appropriate to re-zone to reflect role and function as it adjoins Bruce Purser Reserve.</p> <p>ZONE CHANGE: Remove R3 Medium Density Residential and apply RE1 Public Recreation.</p> <p><u>Corresponding changes:</u></p> <p>HEIGHT OF BUILDINGS CHANGE: Remove K 10m from public land</p>			LZN HOB	007 015
14	Grey Gums Estate Withers Road North Kellyville 93 Parcels Affected	<p>Changes to Land Zone, Height of Buildings and min lot size map to reflect master planning and built form on the site.</p> <p>Whole site previously zoned as R4 High Density Residential with a view to amend zoning once master planning was completed.</p> <p>Development is nearing completion and therefore it is appropriate to amend zoning to reflect approved and constructed built form.</p> <p>ZONE CHANGE: R4 High Density Residential R2 Low Density Residential E2 Environmental Conservation</p> <p><u>Corresponding changes:</u></p> <p>HEIGHT OF BUILDINGS CHANGE: R4 Zone – apply O2 - 16m (Existing) R2 Zone – apply G - 10m (consistent with adjoining residential land) E2 Zone – NIL</p> <p>MINIMUM LAND SIZE CHANGE: R4 Zone – U2 - 1,800m2 (existing) R2 Zone – G - 700m2 (prevailing lot size) E2 Zone – AB2 - 40ha (consistent with adjoining E2 Zone, prevents further subdivision)</p>			LZN HOB LSZ	015

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No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
15	Buffalo Way Beaumont Hills 1 Parcel Affected	<p>Land was acquired under Deposited Plan 1011141 by Sydney Water for drainage purposes. Zone should be changed to reflect land usage.</p> <p>ZONE CHANGE: Remove R2 Low Density Residential and apply SP2 Infrastructure (Stormwater Management System) consistent with adjoining SP2 lots.</p> <p><u>Corresponding changes:</u></p> <p>HEIGHT OF BUILDINGS CHANGE: Remove K – 10m from public land.</p>			LZN HOB	015
16	Windsor Road and part of the Caddies Creek Sports Complex Reserve Beaumont Hills 21 Parcels Affected	<p>Review of land Zoned SP2 Infrastructure (Stormwater Management System) owned by Sydney Water and match to cadastre.</p> <p>Land is owned by various government authorities consisting of The Minister, Sydney Water and Council, therefore Land Reservation Acquisition Map is to be removed.</p> <p>ZONE CHANGE: Remove R3 Medium Density Residential and apply SP2 Infrastructure (Stormwater Management System) to Sydney Water land.</p> <p><u>Corresponding changes:</u></p> <p>HEIGHT OF BUILDING CHANGE: Remove from public owned land</p> <p>LAND RESERVATION ACQUISITION CHANGE: Remove from land acquisition mapping.</p>			LZN HOB LRA	015

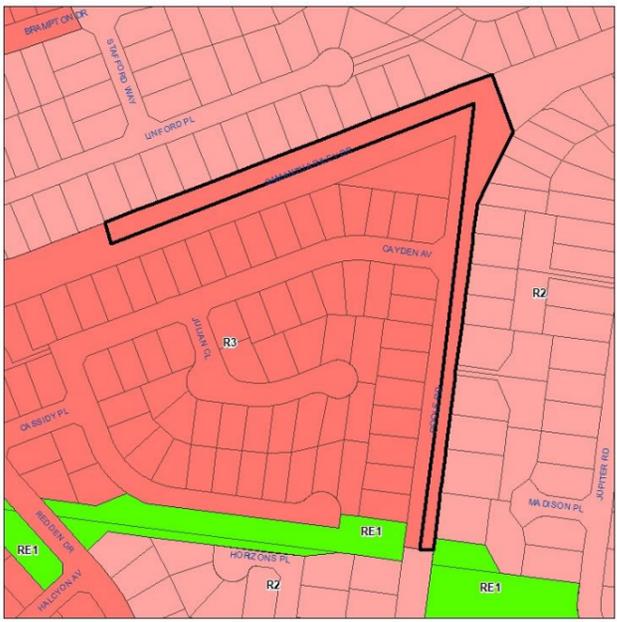
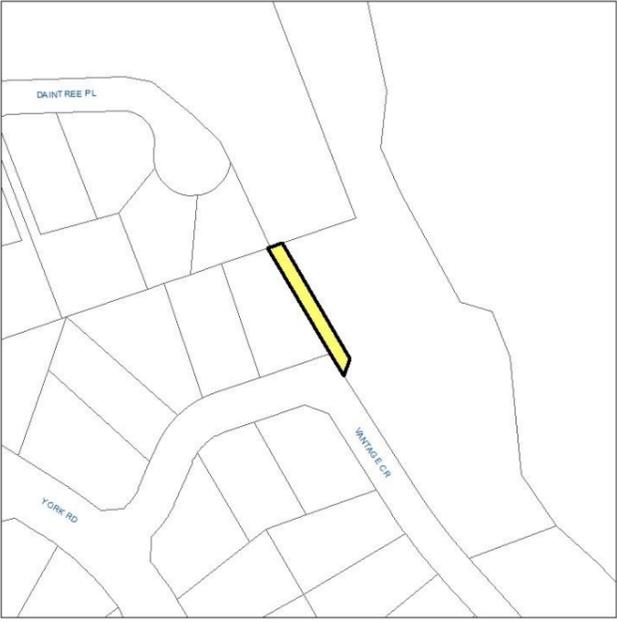
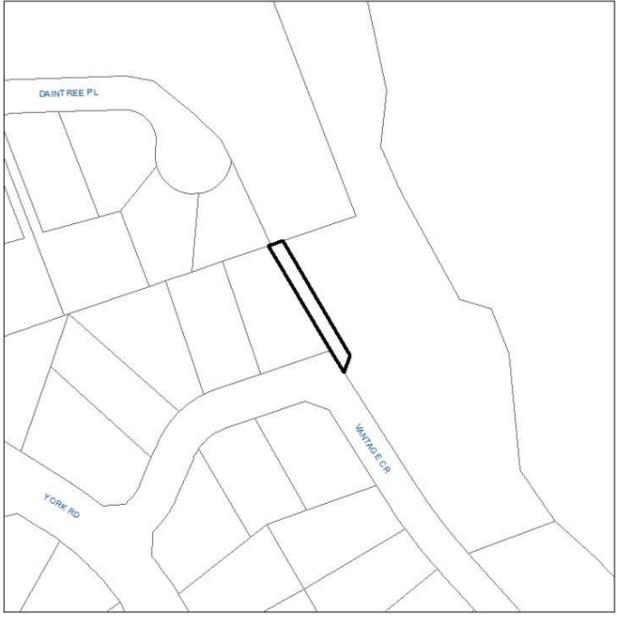
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17	Samantha Riley Drive and Poole Road Kellyville Public Road	The boundary of the R3 Medium Density Residential zone should be extended to cover the full width of the road to be consistent with legislated map requirements. ZONE CHANGE: Remove R2 Low Density Residential and apply R3 Medium Density Residential across the whole width of the road. <u>Corresponding changes:-</u> NIL			LZN	015
18	Vantage Crescent Reserve Kellyville 1 Parcel Affected	Land now owned by Council and therefore should be removed from the Land Reservation Acquisition Map. LAND RESERVATION ACQUISITION CHANGE: Remove from land acquisition mapping			LRA	015

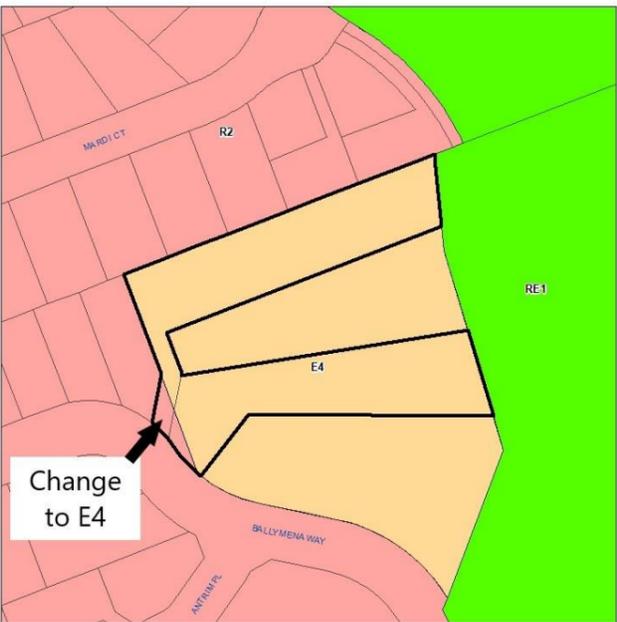
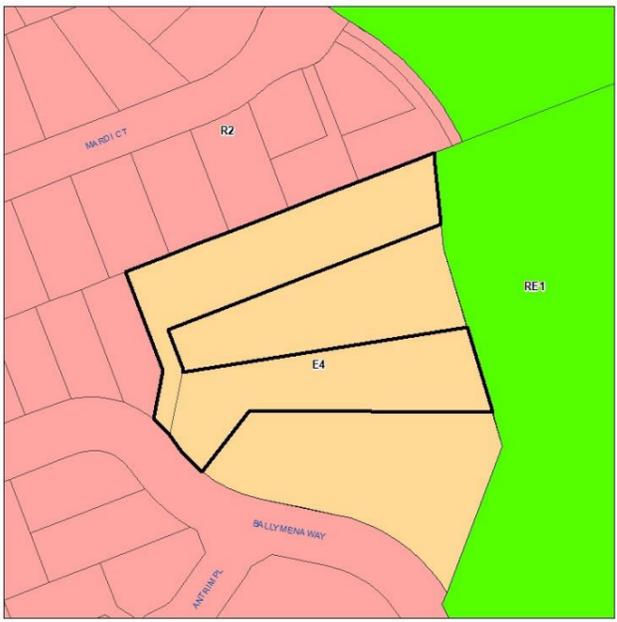
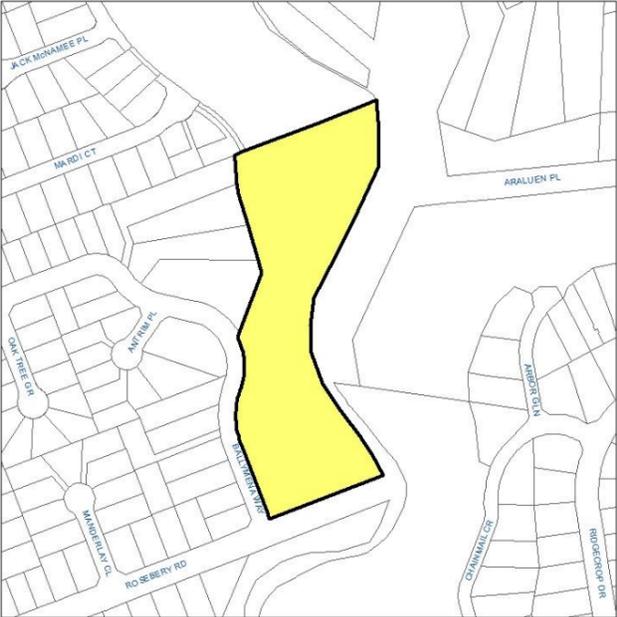
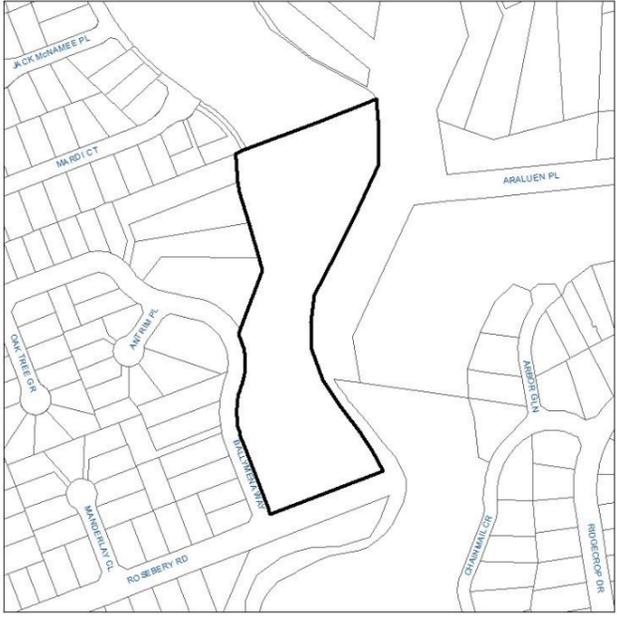
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No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
19	Ballymena Way Kellyville 2 Parcels Affected	Apply E4 Environmental Living to match to cadastre for a consistent zoning. ZONE CHANGE: Remove R2 Low Density Residential and apply E4 Environmental Living to entire parcels. <u>Corresponding changes:</u> MIMIMUM LOT SIZE CHANGE: Remove G 450sqm and apply V1 2000sqm to be consistent with E4 Zoned area.			LZN LSZ	015
20	Ballymena Way Kellyville 1 Parcel Affected	Land now owned by Council and therefore should be removed from the Land Reservation Acquisition Map. LAND RESERVATION ACQUISITION CHANGE: Remove from land acquisition mapping			LRA	015

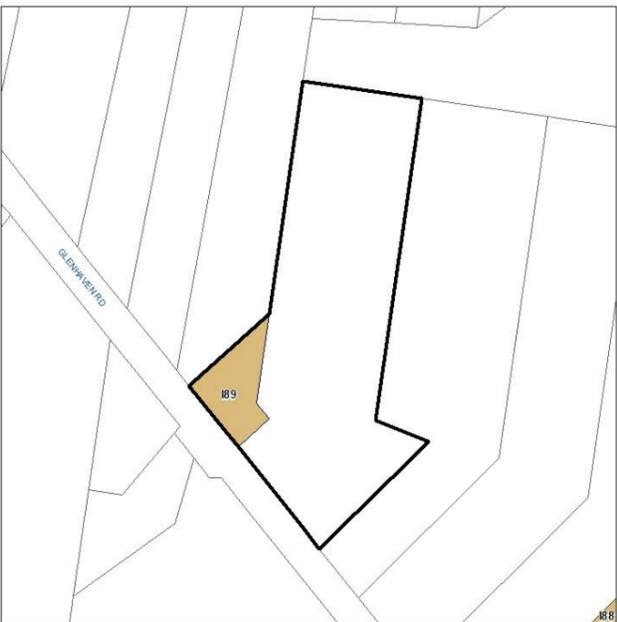
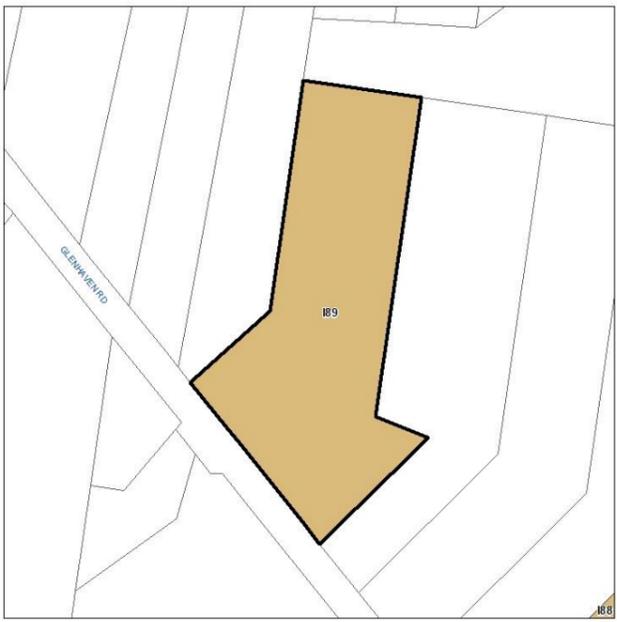
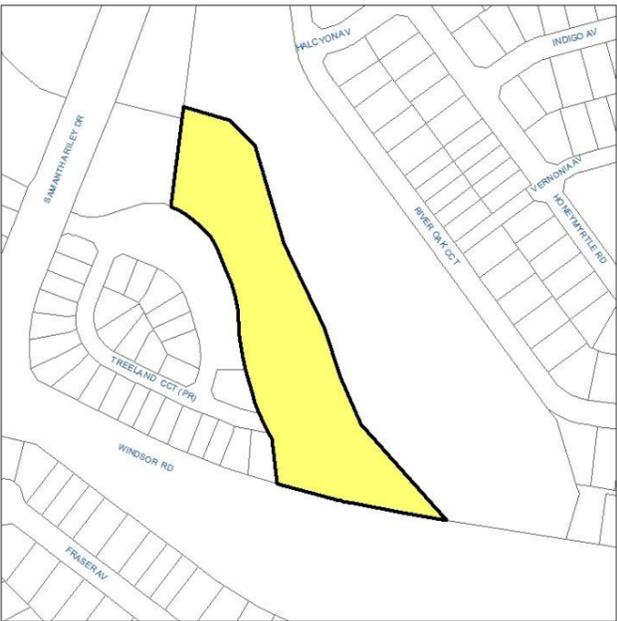
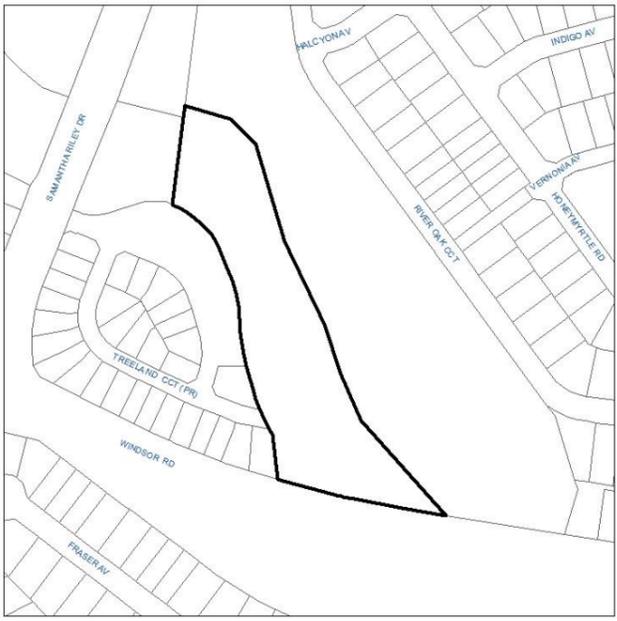
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21	Glenhaven Road Glenhaven 1 Parcel Affected	Update of Heritage Item Map for Item I89 being Emmanuel Anglican Church following consolidation of 2 Parcels. HERITAGE ITEM CHANGE: Update map to show Heritage Item I89 over whole Parcel as per legislation requirements.			HER	023
22	Windsor Road Kellyville 1 Parcel Affected	Land now owned by Council and therefore should be removed from the Land Reservation Acquisition Map. LAND RESERVATION ACQUISITION CHANGE: Remove from land acquisition mapping			LRA	015

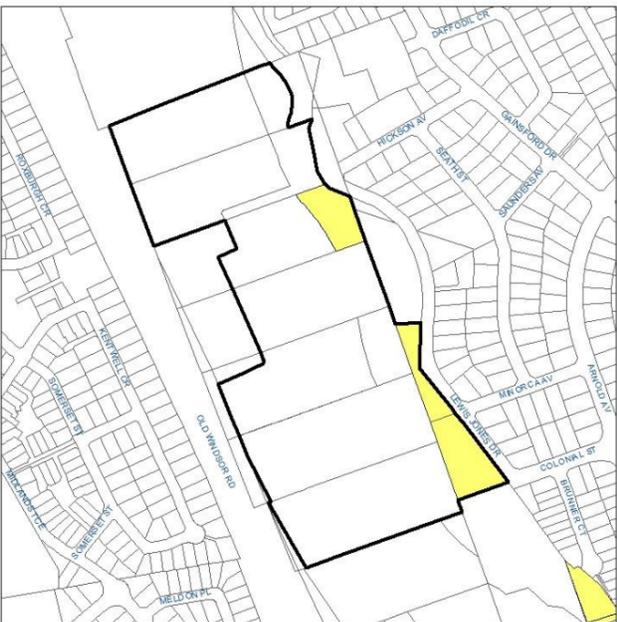
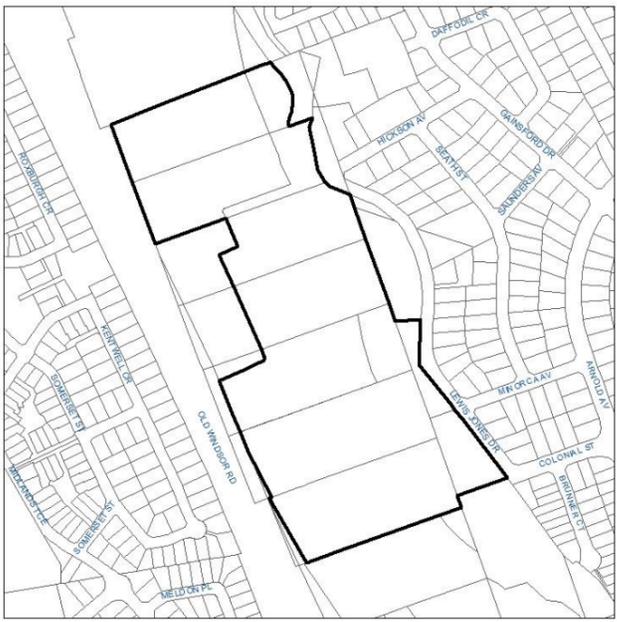
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23	Lewis Jones Drive Kellyville 3 Parcels Affected	Land now owned by acquisition authority and therefore should be removed from the Land Reservation Acquisition Map. Minimum Lot Sizes require alteration to match land zones. LAND RESERVATION ACQUISITION CHANGE: Remove land acquisition map from public owned land MIMIMUM LOT SIZE CHANGE: Match both U2 1800sqm & Q 700sqm to zone boundaries.			LRA LSZ	015
24	Various land Memorial Avenue towards Balmoral Road Kellyville & Bella Vista 21 Parcels Affected	Review Land Zoned RE1 Public Recreation, SP2 Infrastructure (Stormwater Management System) and SP2 Infrastructure (Classified Road) where acquisition by public authority is now completed. Apply appropriate zoning to match cadastre based on intended use of the land. Extend various maps directly across road for consistency of mapping. ZONE CHANGE: Remove RE1 Public Recreation and apply SP2 Infrastructure (Classified Road) to dedicated public road fronting Lots 2 & 3 DP 1240115. <u>Corresponding changes:-</u> HEIGHT OF BUILDING CHANGE: Continue adjoining R1 – 21.0 across road. FLOOR SPACE RATIO CHANGE: Continue adjacent FSR across road. MIMIMUM LOT SIZE CHANGE: Amend boundary to which clause 8.2 applies to continue directly across road. Clause 8.2 sets minimum lot sizes for residential flat buildings and shop top housing. LAND RESERVATION ACQUISITION CHANGE: Remove from acquisition mapping except for Lot 4 DP 1203920 that is privately owned. CL3 SYDNEY METRO NORTHWEST MAP CHANGE: Extend directly across road.			LZN HOB FSR LSZ LRA APU CL3	015 016

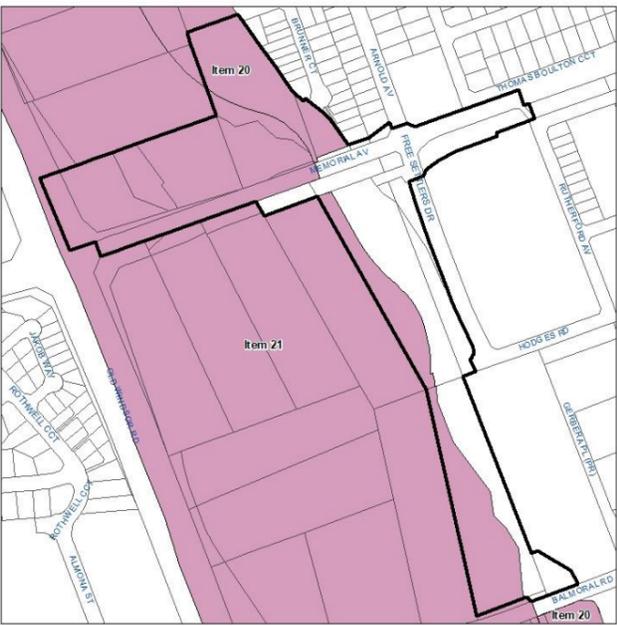
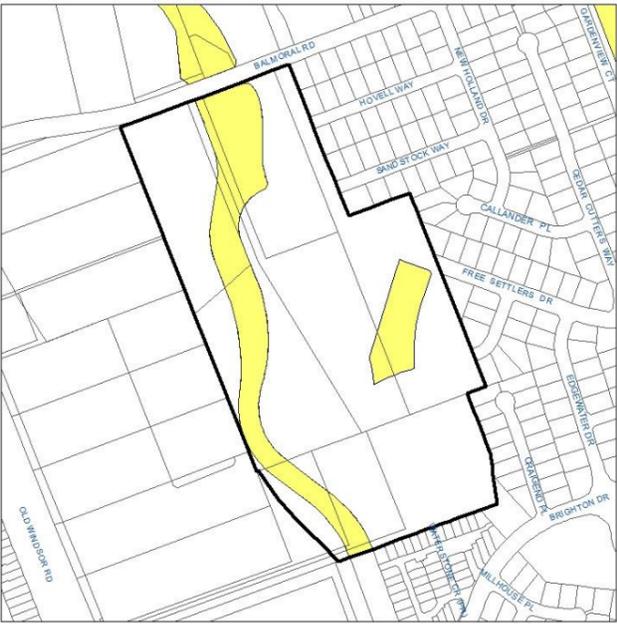
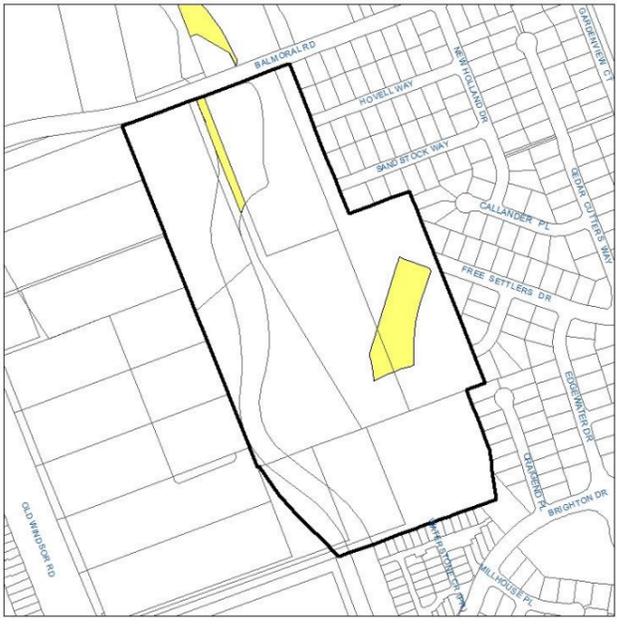
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		<p>The Sydney Metro Precincts are mapped and defined for the purpose of a number of clauses in the LEP including application of FSR controls, minimum building setbacks, design excellence, maximum number of dwellings. Noting that the proposed changes only affect land that is part of Memorial Ave and/or road widening, they are considered to be simple housekeeping without material change or environmental impact.</p> <p>ADDITIONAL PERMITTED USES CHANGE: Under the Priority Precincts process, environmental facilities and recreation areas have been included as additional permitted uses within land zoned SP2 Infrastructure (stormwater Management System).</p> <p>Proposed changes will apply to Item 20 to permit development for purposes of an environmental facility of recreation area across the full extent of the Infrastructure zoned land.</p>				
25	Balmoral Road and Free Settlers Drive Bella Vista 21 Affected Parcels	<p>Where acquisition by a public authority is now complete the Land Reservation Acquisition map requires changes. In addition the Sydney Metro Station Precinct rezoning in December 2017 did not update Minimum Lot Size mapping – this is included as part of the housekeeping.</p> <p>The proposed Lot Size changes are consistent with previous approach in other similar zoned locations.</p> <p>LAND RESERVATION ACQUISITION CHANGE: Remove from acquisition mapping except for land in private ownership that is yet to be acquired.</p> <p>MIMIMUM LOT SIZE CHANGE: R4 Zone – U2 - 1,800m² (consistent with the lot size used for R4 High Density Residential zone elsewhere in the shire) SP2 Zone - U2 - 1,800m² (consistent with adjoining land) RE1 Zone – Q 700m² (existing)</p>			LRA LSZ	016

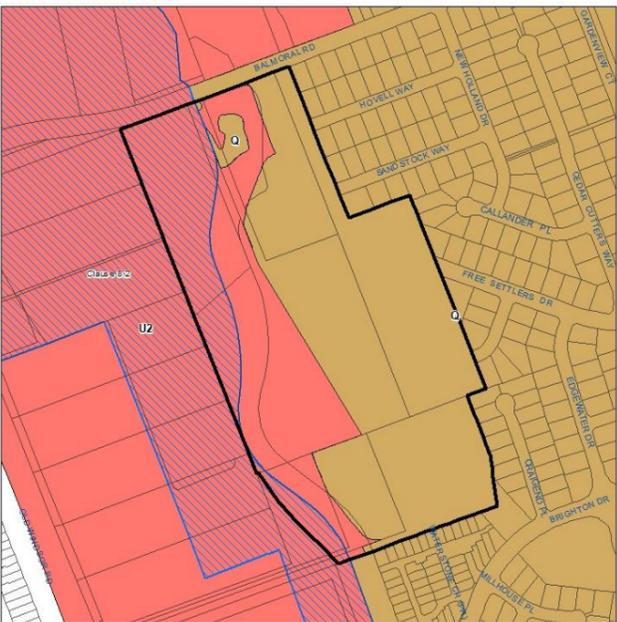
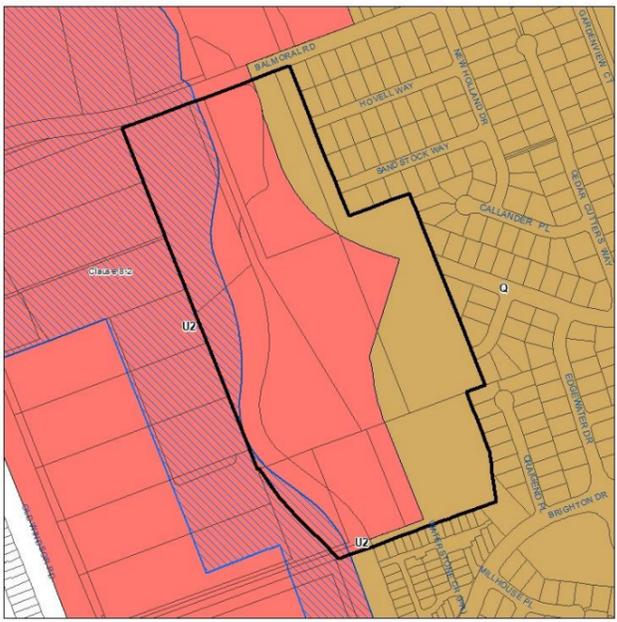
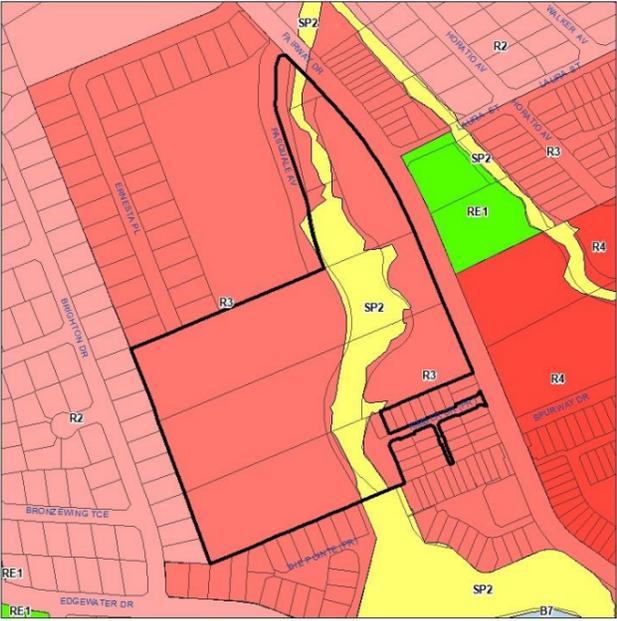
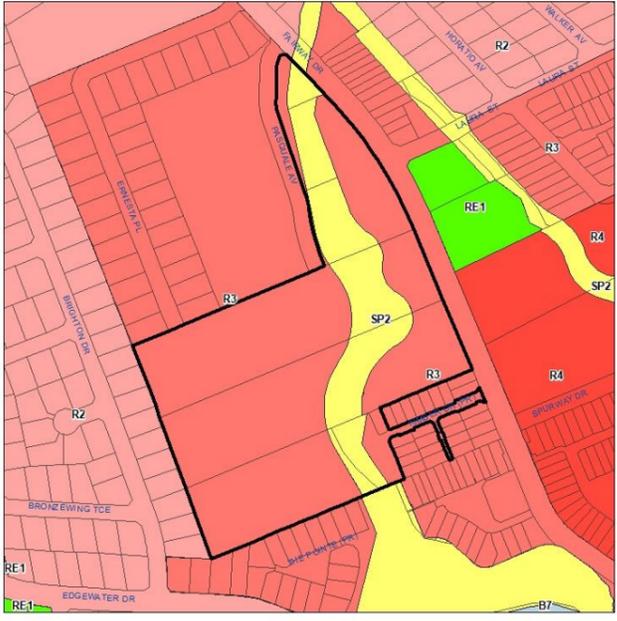
TABLE OF PROPOSED LEP MAPPING CHANGES						
No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
						
26	Fairway Drive and Pasquale Avenue Norwest and Bella Vista 36 Affected Parcels	<p>Review Land Zoned SP2 Infrastructure (Stormwater Management System) where acquisition by public authority is now completed.</p> <p>Apply appropriate zoning to match cadastre and based on intended use of the land</p> <p>ZONE CHANGE: Remove R3 Medium Density Residential and apply SP2 Infrastructure (Stormwater Management System) to all land owned by Sydney Water.</p> <p>Remove any SP2 Infrastructure (Stormwater Management System) zone and apply R3 Medium Density Residential to privately owned land as per adjoining zone.</p> <p><u>Corresponding changes:-</u></p> <p>LAND RESERVATION ACQUISITION CHANGE: Remove from acquisition mapping except for land in private ownership that is yet to be acquired.</p> <p>HEIGHT OF BUILDINGS CHANGE:</p> <ul style="list-style-type: none"> - Remove K - 10m from all public land - Apply K – 10m to all privately owned land 			LZN HOB LRA	016

TABLE OF PROPOSED LEP MAPPING CHANGES						
No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
27	Laura Street and Spurway Drive Norwest 7 Affected Parcels	<p>Review Land Zoned SP2 Infrastructure (Stormwater Management System) where acquisition by public authority is now completed. Apply appropriate zoning to match cadastre and based on intended use of the land</p> <p>ZONE CHANGE: Remove R2 Low Density Residential and R3 Medium Density Residential and apply SP2 Infrastructure (Stormwater Management System) to all land owned by Sydney Water.</p> <p>Remove any SP2 Infrastructure (Stormwater Management System) zone and apply R2 Low Density Residential and R3 Medium Density Residential to privately owned land as per adjoining zone.</p> <p>Remove RE1 Public Recreation from dedicated road.</p> <p><u>Corresponding changes:-</u></p> <p>FLOOR SPACE RATIO CHANGE: Remove from all public land</p> <p>HEIGHT OF BUILDINGS CHANGE:</p> <ul style="list-style-type: none"> - Remove from all public land - Apply relevant adjoining HOB to all privately owned land <p>LAND RESERVATION ACQUISITION CHANGE: Remove from land acquisition mapping except for land in private ownership that is yet to be acquired.</p>			LZN FSR HOB LRA	016
28	Fairway Drive Norwest 36 Parcels Affected	<p>Review Land Zoned SP2 Infrastructure (Stormwater Management System) where acquisition by public authority is now completed. Apply appropriate zoning to match cadastre and based on intended use of the land</p> <p>ZONE CHANGE: Remove R2 Low Density Residential and apply SP2 Infrastructure (Stormwater Management System) to all land owned by Sydney Water.</p> <p>Lot 18 DP 1198944 – SP2 Infrastructure (Stormwater Management System) applied to northern portion to complete drainage connection. No change to R2 Low Density Residential and R3 Medium Density Residential to enable development potential.</p> <p>Remove any SP2 Infrastructure (Stormwater Management System) zone and apply R2 Low Density Residential to privately owned land as per adjoining zone.</p> <p>Apply SP2 Infrastructure (Stormwater Management System) to dedicated road.</p> <p><u>Corresponding changes:-</u></p> <p>HEIGHT OF BUILDINGS CHANGE:</p> <ul style="list-style-type: none"> - Remove from all public land - Apply relevant adjoining HOB to all privately owned land 			LZN HOB LRA	016

TABLE OF PROPOSED LEP MAPPING CHANGES						
No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
		<p>LAND RESERVATION ACQUISITION CHANGE: Remove from land acquisition mapping except for land in private ownership that is yet to be acquired.</p>				
29	<p>Memorial Avenue, Severn Vale Drive and Fairway Drive Kellyville</p> <p>7 Parcels Affected Public Road</p>	<p>Review Land Zoned SP2 Infrastructure (Stormwater Management System) where acquisition by public authority is now complete.</p> <p>Apply appropriate zoning based on intended use of the land</p> <p>ZONE CHANGE: Apply SP2 Infrastructure (Stormwater Management System) to Sydney Water land and across Fairway Drive as drainage continues under road.</p> <p><u>Corresponding changes:-</u></p> <p>HEIGHT OF BUILDING CHANGE: Remove from public land.</p> <p>FLOOR SPACE RATIO CHANGE: Remove from public land.</p> <p>MIMIMUM LOT SIZE CHANGE: Amend to match cadastre</p>			LZN HOB FSR LSZ	015 016
30	<p>Fairway Drive Kellyville and Norwest</p> <p>6 Affected Parcels</p>	<p>Review Land Zoned SP2 Infrastructure (Stormwater Management System) where acquisition by public authority is now complete.</p> <p>Apply appropriate zoning based on cadastre and intended use of the land</p> <p>ZONE CHANGE: Remove any other zones and apply SP2 Infrastructure (Stormwater Management System) to all land owned by Sydney Water.</p> <p>Remove SP2 Infrastructure (Stormwater Management System) from privately owned land and apply R2 Low Density Residential.</p> <p>The site is developed as a seniors living facility. The development included the installation of a culvert under Fairway Drive and diversion of Strangers Creek to the south western side of the site, then along the southern boundary before draining to the golf course, therefore the infrastructure zone is no longer required.</p> <p><u>Corresponding changes:-</u></p> <p>HEIGHT OF BUILDING CHANGE:</p> <ul style="list-style-type: none"> - Remove from public land. - Apply K – 10m to privately owned land. <p>LAND RESERVATION ACQUISITION CHANGE:</p> <ul style="list-style-type: none"> - Remove from land acquisition mapping 			LZN HOB LRA	016

TABLE OF PROPOSED LEP MAPPING CHANGES						
No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
31	Trunk Drainage land between Windsor Road and Memorial Avenue Kellyville 37 Affected Parcels	<p>Review of Land Zoned RE1 Public Recreation and SP2 Infrastructure (Stormwater Management System) where acquisition by public authority is now complete. Apply appropriate zoning to match cadastre and based on intended use of the land.</p> <p>ZONE CHANGE: Remove any other zones and apply SP2 Infrastructure (Stormwater Management System) to all land owned by Sydney Water.</p> <p>Remove SP2 Infrastructure (Stormwater Management System) and apply R2 Low Density Residential for Lots 48 and 54 DP 1198456 and various public roads to match cadastre.</p> <p>Lot 38 DP 1153570 – Remove RE1 Public Recreation and apply SP2 Infrastructure (Stormwater Management System) for connection to adjoining drainage reserve.</p> <p>Remove SP2 Infrastructure (Stormwater Management System) and R2 Low Density Residential and apply RE1 Public Recreation to Council owned land.</p> <p><u>Corresponding changes:-</u></p> <p>HEIGHT OF BUILDING CHANGE: Remove from public land.</p> <p>LAND RESERVATION ACQUISITION CHANGE:</p> <ul style="list-style-type: none"> - Remove from acquisition mapping - Apply to Lot 38 DP 1153570 			LZN HOB LRA	015
32	Half Penny Avenue Reserve Kellyville 1 Parcel Affected	<p>Land now owned by Council and therefore should be removed from the Land Reservation Acquisition Map.</p> <p>LAND RESERVATION ACQUISITION CHANGE: Remove from land acquisition mapping</p>			LRA	015

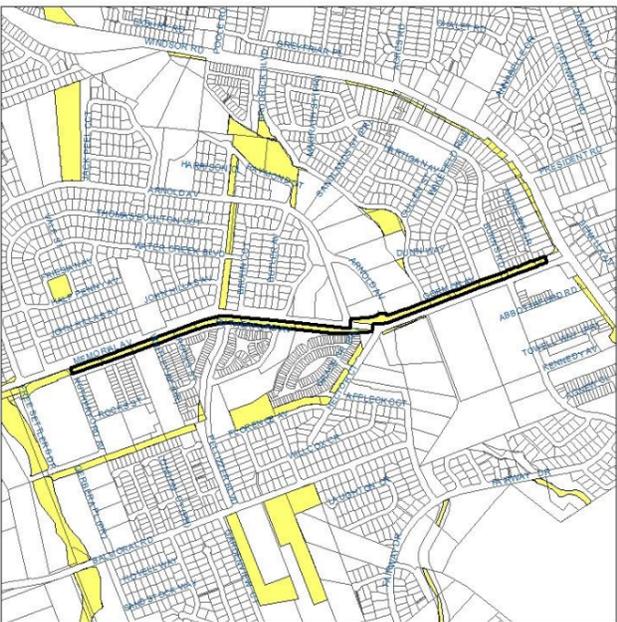
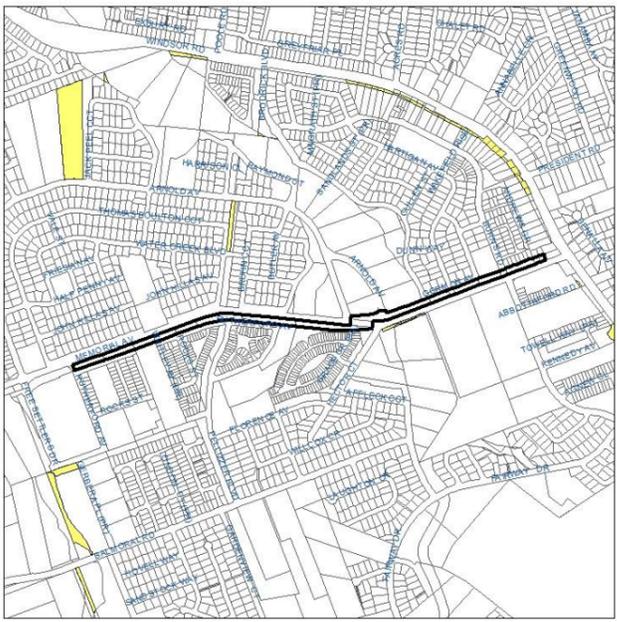
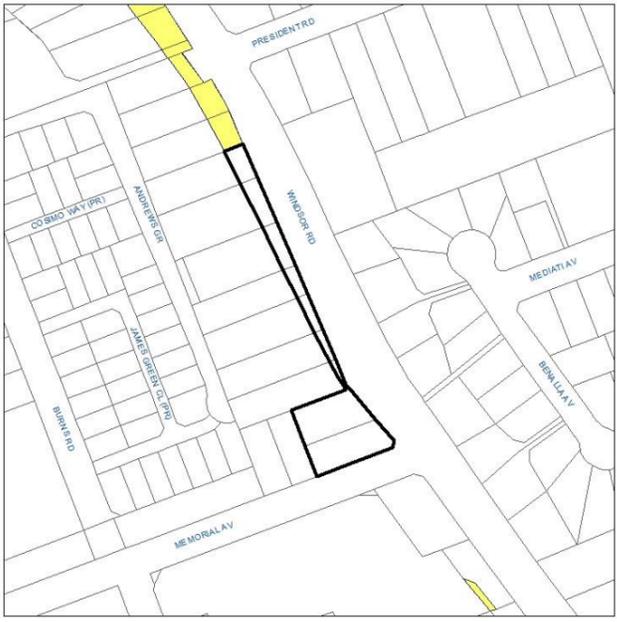
TABLE OF PROPOSED LEP MAPPING CHANGES						
No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
33	Memorial Avenue Kellyville 14 Parcels Affected	Land now owned by Roads and Maritime Services and therefore should be removed from the Land Reservation Acquisition Map. LAND RESERVATION ACQUISITION CHANGE: Remove from land acquisition mapping			LRA	015
34	Memorial Avenue & Windsor Road Kellyville 9 Parcels affected	Land now owned by Roads and Maritime Services and therefore should be removed from the Land Reservation Acquisition Map. LAND RESERVATION ACQUISITION CHANGE: Remove from land acquisition mapping			LRA	015

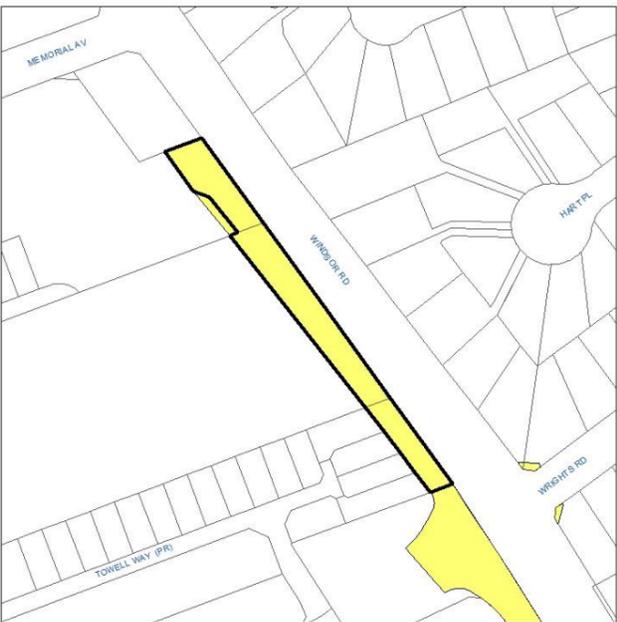
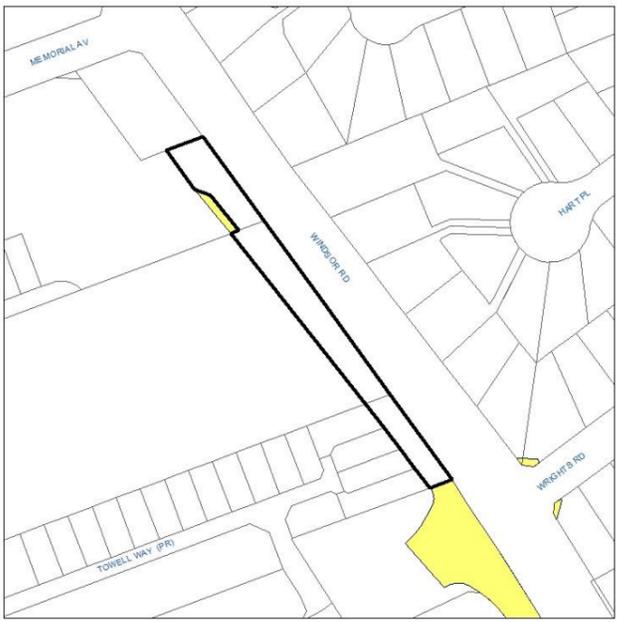
TABLE OF PROPOSED LEP MAPPING CHANGES						
No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
35	Memorial Avenue & Windsor Road Kellyville 3 Parcels Affected	Land now owned by Roads and Maritime Services and therefore should be removed from the Land Reservation Acquisition Map. LAND RESERVATION ACQUISITION CHANGE: Remove from land acquisition mapping			LRA	015
36	Florence Avenue and Hector Court Kellyville 3 Parcels Affected	Land now owned by Council and therefore should be removed from the Land Reservation Acquisition Map. LAND RESERVATION ACQUISITION CHANGE: Remove from land acquisition mapping				

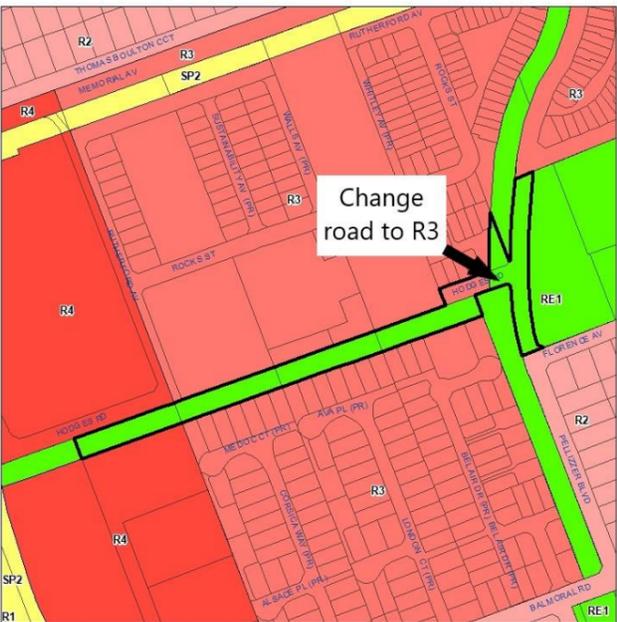
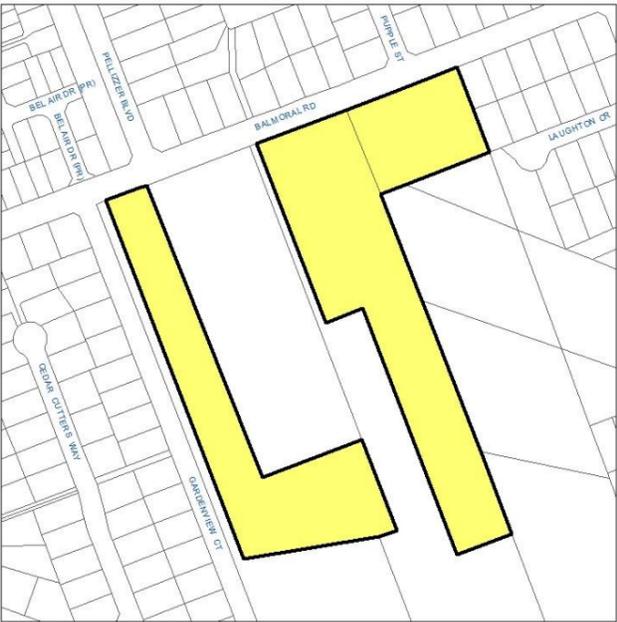
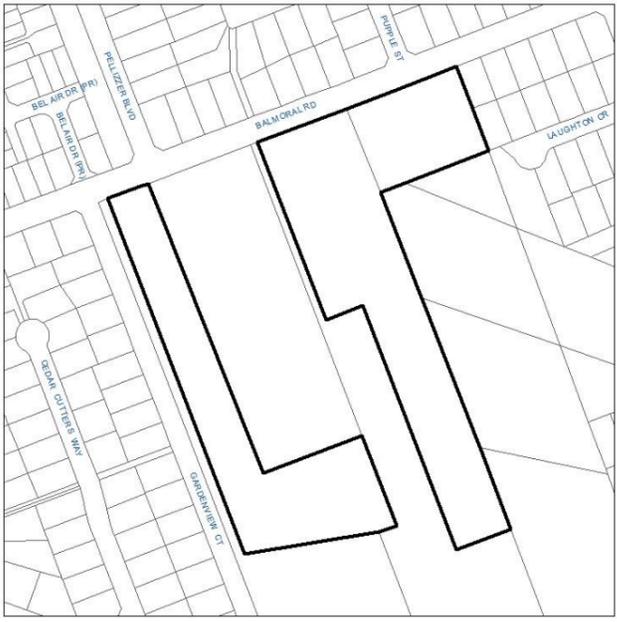
TABLE OF PROPOSED LEP MAPPING CHANGES						
No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
37	Hodges Road and Pellizzer Boulevard Kellyville 5 Parcels Affected and Public Road	Land now owned by Council therefore should be removed from the Land Reservation Acquisition Map and dedicated Public Road update Land Zone Map. ZONE CHANGE: Remove RE1 Public Recreation from dedicated Public Road and apply adjoining R3 Medium Density Residential. Corresponding changes:- HEIGHT OF BUILDING CHANGE: Remove K – 10m from public road. LAND RESERVATION ACQUISITION CHANGE: Remove from acquisition mapping			LZN HOB LRA	015 016
38	Balmoral Road Kellyville 3 Parcels Affected	Land now owned by Council and therefore should be removed from the Land Reservation Acquisition Map. LAND RESERVATION ACQUISITION CHANGE: Remove from land acquisition mapping			LRA	016

TABLE OF PROPOSED LEP MAPPING CHANGES						
No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
39	St Pauls Avenue Kellyville Public Road	<p>The boundary of the R3 Medium Density Residential zone should be extended to cover the full width of the road to be consistent with legislated map requirements.</p> <p>ZONE CHANGE: Remove R2 Low Density Residential and apply R3 Medium Density Residential across the whole of the road.</p> <p><u>Corresponding changes:-</u> NIL</p>			LZN	015
40	Spurway Drive Norwest 6 Parcels Affected	<p>Update of Heritage Item Map for Item I25 being an Avenue of trees leading to Castle Hill Country Club following subdivision.</p> <p>HERITAGE ITEM CHANGE: Update map to show Heritage Item I25 over Lot 3 DP 271187, Lot 18 DP 1200327 and Lot 2 DP 1246113. Remove Heritage Item from Lot 15 DP 1200327.</p>			HER	016

TABLE OF PROPOSED LEP MAPPING CHANGES						
No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
41	Stone Mason Drive (at Spurway Drive) Norwest	<p>Update Maps to match cadastre and dedication of land as public road.</p> <p>ZONE CHANGES: Remove RE2 Private Recreation and apply R3 Medium Density Residential as per adjoining zone.</p> <p><u>Corresponding changes:</u></p> <p>HEIGHT OF BUILDING CHANGE: Extend K – 10m across public road as per adjoining HOB.</p> <p>MINIMUM LOT SIZE CHANGE: Remove AB1 – 10ha and apply Q – 700sqm across public road as per adjoining LSZ.</p> <p>LAND RESERVATION ACQUISITION CHANGE: Remove from dedicated public road</p>			LZN HOB LSZ LRA	016
42	Kathleen Avenue Castle Hill Public Road	<p>Kathleen Avenue is currently zoned R2 Low Density Residential. The R3 Medium Density Residential zone should be extended across Kathleen Ave to ensure this road is zoned consistent with the adjacent zoning.</p> <p>ZONE CHANGE: Remove R2 Low Density Residential and apply R3 Medium Density Residential.</p> <p><u>Corresponding changes:-</u></p> <p>NIL</p>			LZN	016 024

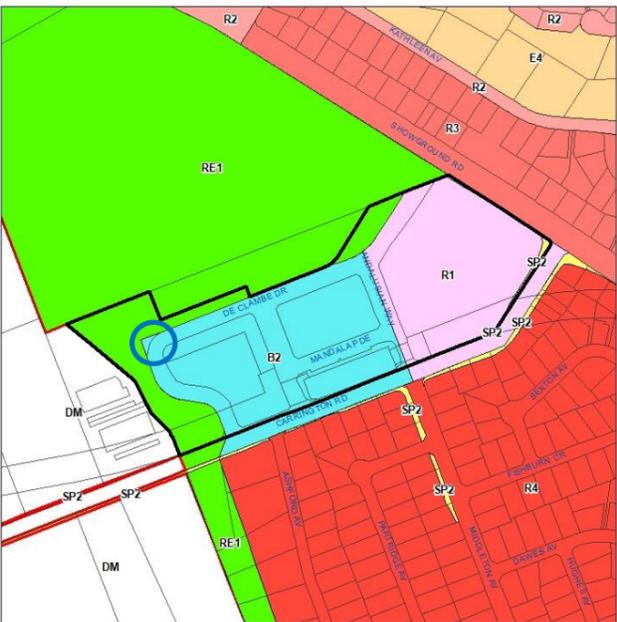
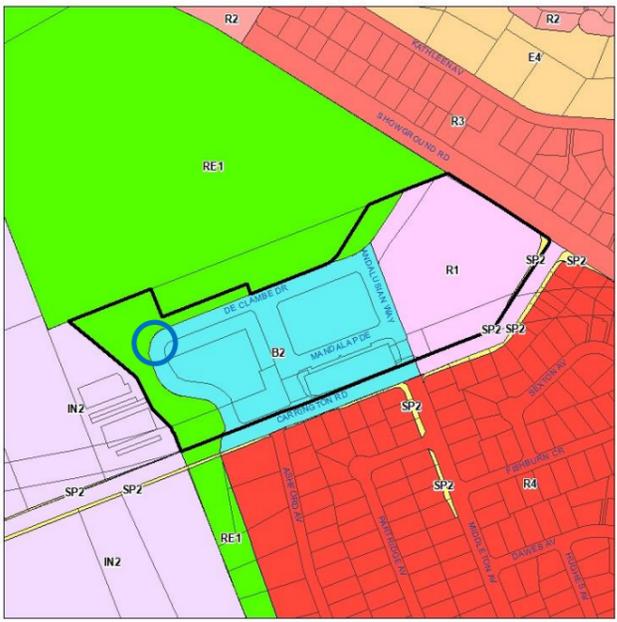
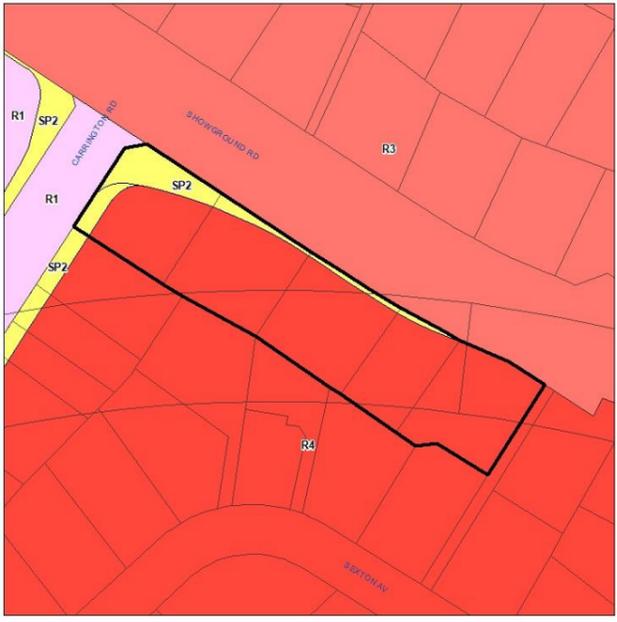
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No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
43	Carrington Road Castle Hill 7 Parcels Affected	<p>Land owned by Sydney Metro within Deposited Plan 1253217 requires Map changes to follow new cadastre. Additionally, Map corrections are required following Precinct Planning for Showground area where acquisition was identified for road widening for local road rather than classified road (RMS is relevant acquisition authority rather than Council).</p> <p>ZONE CHANGES:</p> <ul style="list-style-type: none"> - Apply Zones to follow new cadastre for DP 1253217. - Change from SP2 Infrastructure (Local Road Widening) to SP2 Infrastructure (Classified Road). <p><u>Corresponding changes:</u></p> <p>HEIGHT OF BUILDING CHANGE: Apply HOB to new cadastre and remove from public land.</p> <p>FLOOR SPACE RATIO CHANGE: Apply FSR to new cadastre and remove from public land.</p> <p>MINIMUM LOT SIZE CHANGE: Apply LSZ to new cadastre and remove from public land</p> <p>LAND RESERVATION ACQUISITION CHANGE: Remove from land acquisition mapping as already in Government ownership</p>			LZN HOB FSR LSZ LRA	016
44	Showground Road Castle Hill 5 Parcels Affected	<p>Map corrections are required following Precinct Planning for Showground area where acquisition was identified for road widening for local road rather than classified road (RMS is relevant acquisition authority rather than Council). Additionally, land now owned by Roads and Maritime Services for Lot 1 DP 260588 and therefore should be removed from the Land Reservation Acquisition Map.</p> <p>ZONE CHANGES:</p> <ul style="list-style-type: none"> - Change part of SP2 Infrastructure (Local Road Widening) to SP2 Infrastructure (Classified Road). <p>LAND RESERVATION ACQUISITION CHANGE: Remove Lot 1 from land acquisition mapping</p>			LZN LRA	016

TABLE OF PROPOSED LEP MAPPING CHANGES						
No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
45	<p>Showground Road, Anella Avenue, Carrington Road and Hoyle Avenue Castle Hill</p> <p>Various Parcels Affected</p>	<p>Revert to underlying zoning in the deferred matters area of Showground Station Precinct whilst precinct planning is being finalised.</p> <p>ZONE CHANGES: Remove Deferred Matter Area from Zoning Map and apply previous zoning.</p>			LZN	016
46	<p>Dawes Avenue Castle Hill</p> <p>1 Parcel Affected</p>	<p>Land now owned by Council and therefore should be removed from the Land Reservation Acquisition Map.</p> <p>LAND RESERVATION ACQUISITION CHANGE: Remove from land acquisition mapping</p>			LRA	024

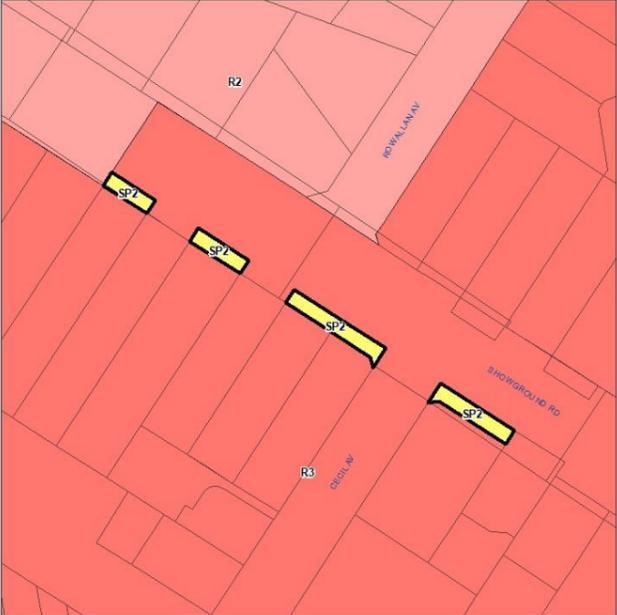
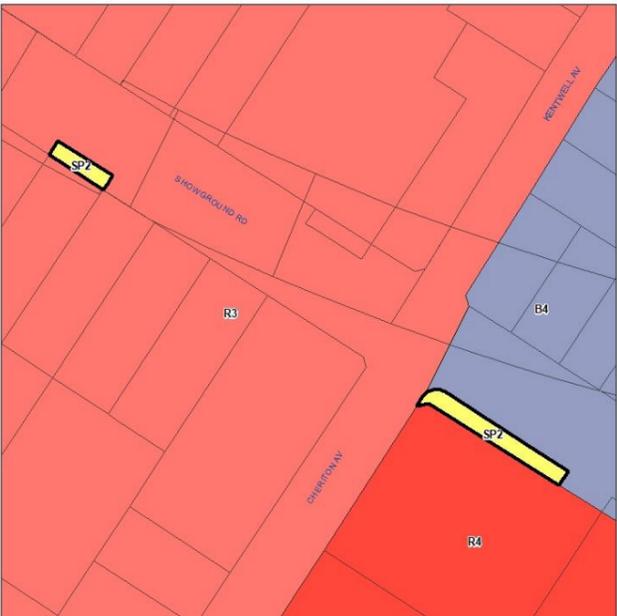
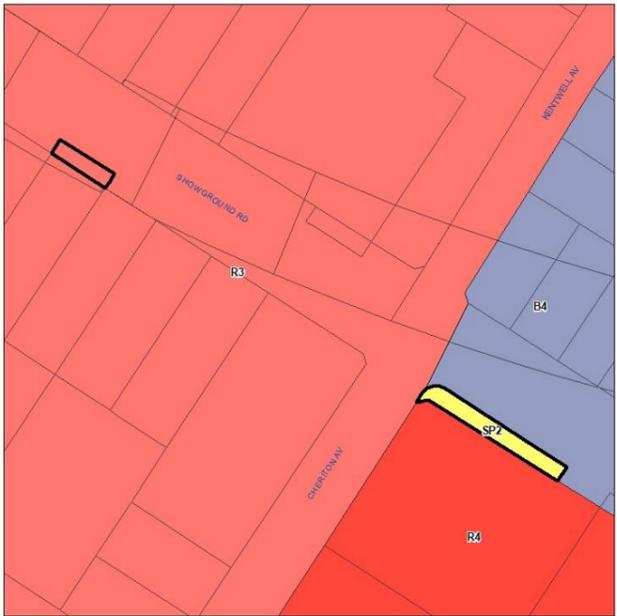
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No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
47	Showground Road Castle Hill Public Road	<p>Land now dedicated by Roads and Maritime Services as Public Road and therefore zone SP2 Infrastructure (Classified Road) and Land Reservation Acquisition should be removed.</p> <p>ZONE CHANGE: Remove SP2 Infrastructure (Classified Road) and apply R3 Medium Density Residential as per adjoining zone.</p> <p><u>Corresponding changes:</u></p> <p>HEIGHT OF BUILDING CHANGE: Remove K – 10m and apply J – 9m as per adjoining HOB.</p> <p>LAND RESERVATION ACQUISITION CHANGE: Remove land acquisition mapping from dedicated public road</p>			LZN HOB LRA	024
48	Showground Road Castle Hill Public Road	<p>Land now dedicated as Public Road and therefore zone SP2 Infrastructure (Classified Road) should be removed. Land owned by Roads and Maritime Services should be removed from Land Reservation Acquisition.</p> <p>ZONE CHANGE: Public Road - Remove SP2 Infrastructure (Classified Road) and apply R3 Medium Density Residential as per adjoining zone.</p> <p><u>Corresponding changes:</u></p> <p>LAND RESERVATION ACQUISITION CHANGE: Remove land acquisition mapping from dedicated public road</p>			LZN LRA	024

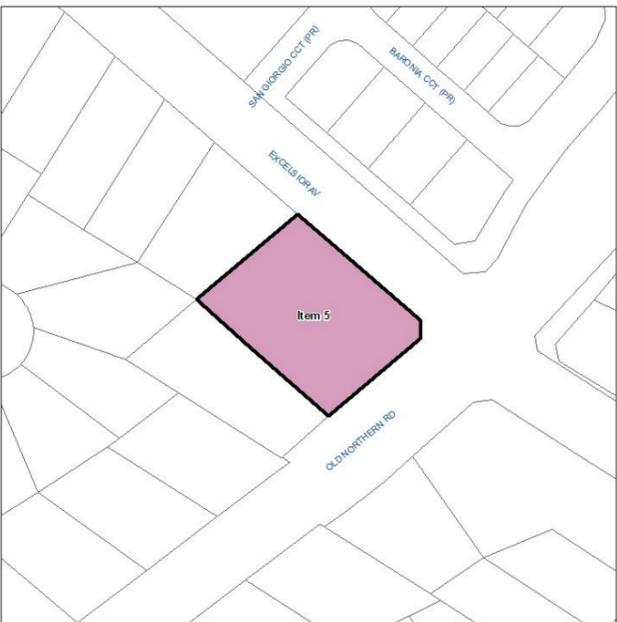
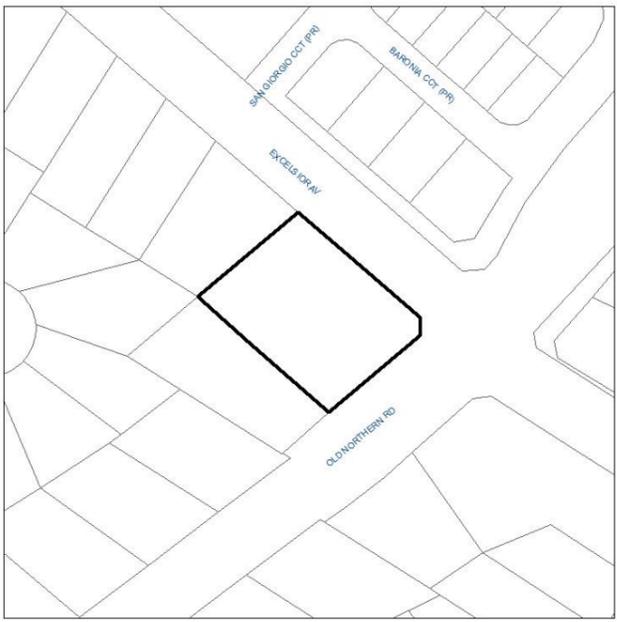
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No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
49	Excelsior Avenue Castle Hill 1 Parcel Affected	Remove Item 3 from Schedule 1 Additional Permitted Uses This is a child care centre subject to a planning proposal to allow as an additional permitted use in the R2 Low Density Residential zone. The additional permitted use is no longer required given the introduction of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 which allows the use in the R2 Low Density Residential zone.			APU	024
50	Old Northern Road Castle Hill 1 Parcel Affected	Land now owned by Roads and Maritime Services and therefore should be removed from the Land Reservation Acquisition Map. LAND RESERVATION ACQUISITION CHANGE: Remove from land acquisition mapping			LRA	023 024

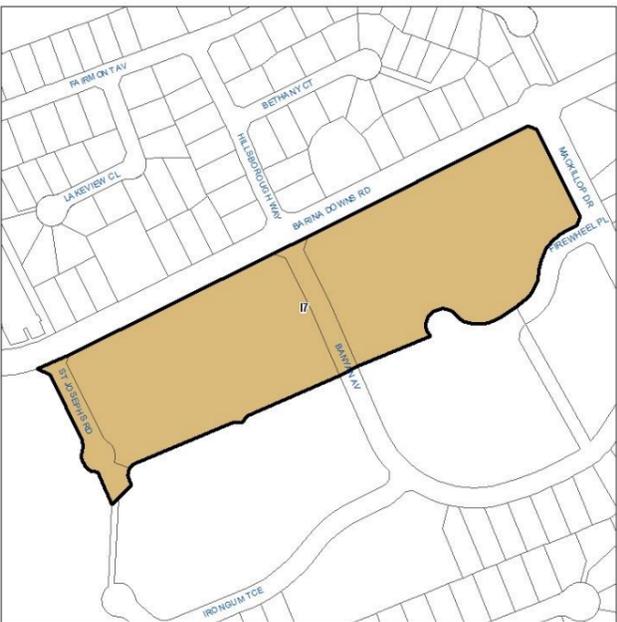
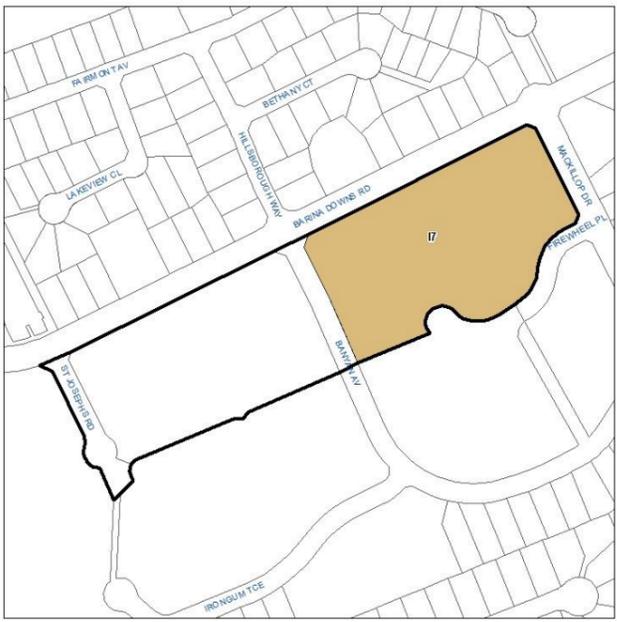
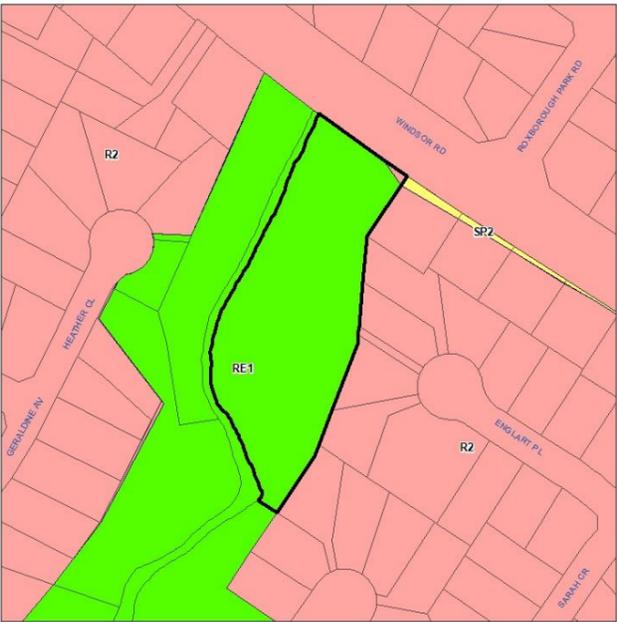
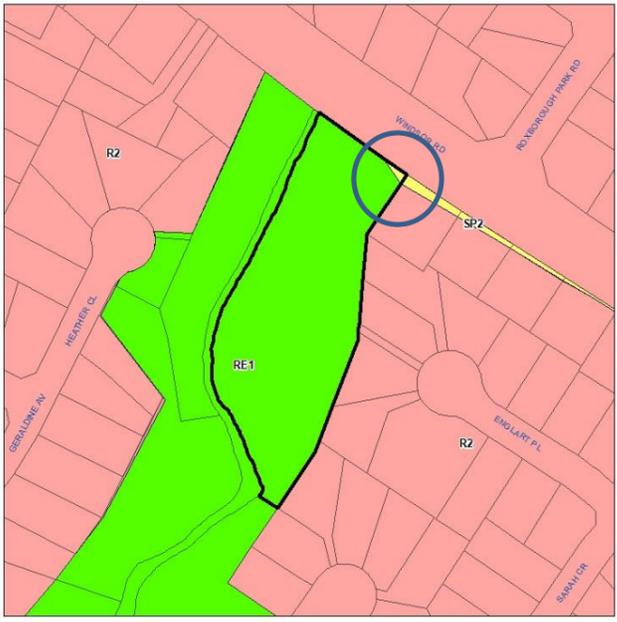
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No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
51	Barina Downs Road Norwest 2 Parcels Affected	Update of Heritage Item Map for Item I7 being St Joseph's Novitiate following subdivision. HERITAGE ITEM CHANGE: Update map to show Heritage Item I7 over Lot 217 DP 1239622. Remove Heritage Item from Lot 218 DP 1239622.			HER	016
52	Windsor Road Baulkham Hills 1 Parcel Affected	Land owned by Council for Public Reserve that adjoins a section of Road Widening for SP2 Infrastructure (Public Transport Corridor). Zone should be added to corner for continuation of corridor. ZONE CHANGE: Remove R2 Low Density Residential and apply SP2 Infrastructure (Public Transport Corridor) to approximately 32sqm. <u>Corresponding changes:</u> HEIGHT OF BUILDING CHANGE: Apply J – 9m as per adjoining HOB to new SP2 Infrastructure (Public Transport Corridor) land.			LZN HOB	016

TABLE OF PROPOSED LEP MAPPING CHANGES						
No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
53	Henry Street Baulkham Hills 2 Parcels Affected	Update of Heritage Item Map for Item I6 being "Yootha Park" following subdivision. HERITAGE ITEM CHANGE: Update map to show Heritage Item I7 over Lot 2 DP 1215347. Remove Heritage Item from Lot 1 DP 1215347.			HER	024
54	Hill Road West Pennant Hills 1 Parcel Affected	Land now owned by Council and therefore should be removed from the Land Reservation Acquisition Map. LAND RESERVATION ACQUISITION CHANGE: Remove from land acquisition mapping			LRA	024

TABLE OF PROPOSED LEP MAPPING CHANGES						
No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
55	<p>Seven Hills Road Baulkham Hills</p> <p>Public Road</p>	<p>Continuation of R4 High Density Residential zone across public road for consistency of zone map.</p> <p>ZONE CHANGE: Remove R1 General Residential and apply R4 High Density Residential</p> <p><u>Corresponding changes:</u></p> <p>MINIMUM LOT SIZE CHANGE: Remove M – 600sqm and apply U2 – 1800m² as per adjoining LSZ</p>			LZN LSZ	024
56	<p>Seven Hills Road Baulkham Hills</p> <p>1 Parcel Affected</p>	<p>Land now owned by Council and therefore should be removed from the Land Reservation Acquisition Map.</p> <p>LAND RESERVATION ACQUISITION CHANGE: Remove from land acquisition mapping</p>			LRA	016

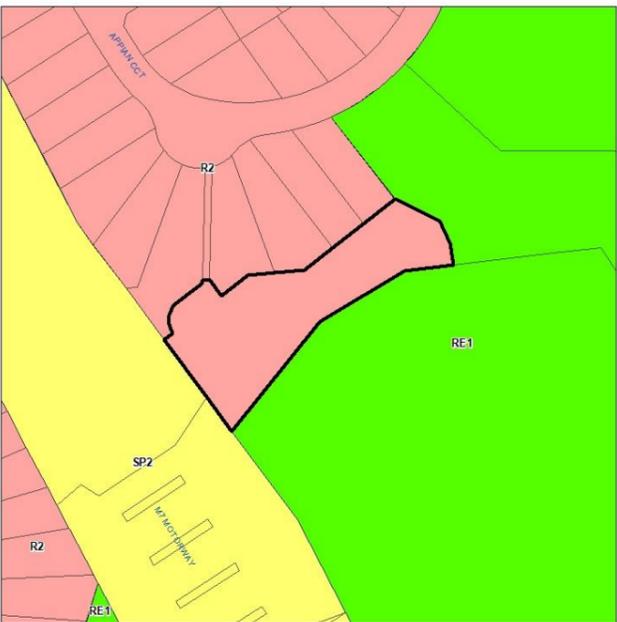
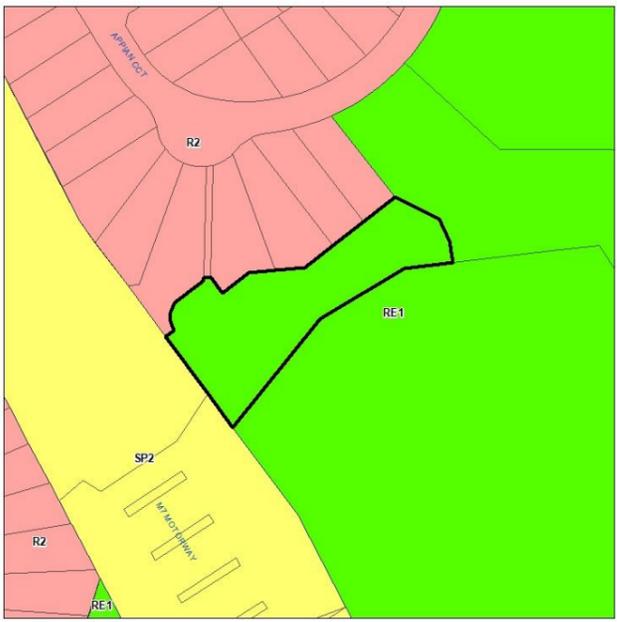
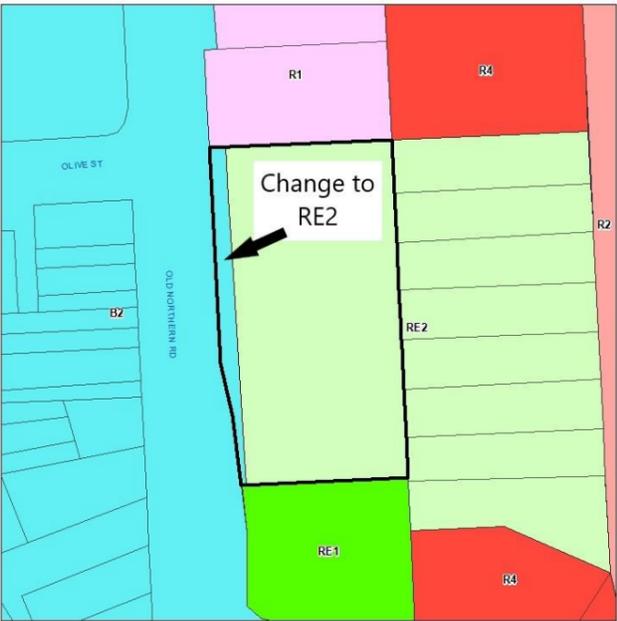
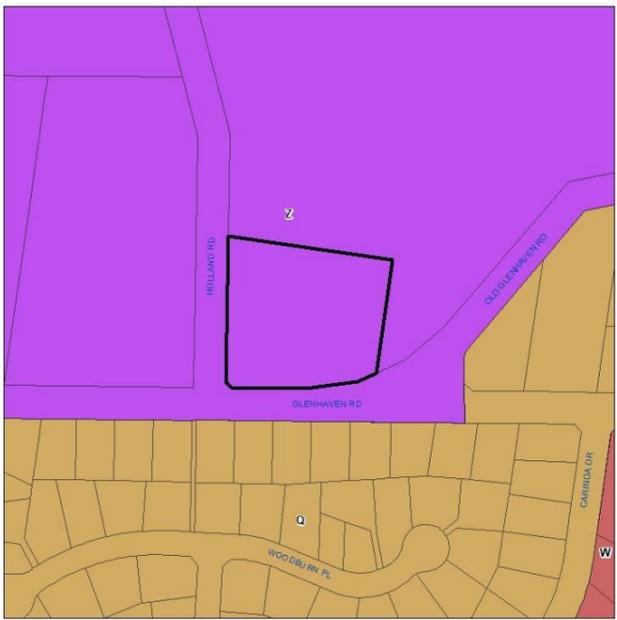
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No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
57	<p>Appian Circuit Baulkham Hills</p> <p>1 Parcel Affected</p>	<p>Land was zoned public recreation under LEP 2005, however was rezoned to R2 under LEP 2012 to remove acquisition liability as land was to be dedicated.</p> <p>Land created as a drainage basin and dedicated to Council therefore it is now appropriate to re-zone to reflect role and function as it adjoins William Joyce Reserve.</p> <p>ZONE CHANGE: Remove R2 Low Density Residential and apply RE1 Public Open Space.</p> <p><u>Corresponding changes:</u></p> <p>HEIGHT OF BUILDINGS CHANGE: Remove J – 9m from public land</p>			LZN HOB	016
58	<p>Old Northern Road Baulkham Hills</p> <p>1 Parcel Affected</p>	<p>Correction to Land within Baulkham Hills Bowling Club to match zone with cadastre.</p> <p>ZONE CHANGE: Remove B2 Local Centre and apply RE1 Private Recreation to match cadastre.</p> <p><u>Corresponding changes:</u></p> <p>HEIGHT OF BUILDING CHANGE: Remove HOB from private recreation.</p> <p>MINIMUM LOT SIZE CHANGE: Apply AB1 – 10ha to match cadastre</p>			LZN HOB LSZ	024

TABLE OF PROPOSED LEP MAPPING CHANGES						
No	Location & Number of Affected Parcels	Proposed Amendment & Comment	Existing Map	Proposed Map	Map Ref	Sheet No.
59	Glenhaven Road Glenhaven 1 Parcel Affected	Removal of Clause 4.2D Lot Size Map. The development to which the clause applies has been completed and therefore the mapping reference and clause are no longer required. MINIMUM LOT SIZE CHANGE: Remove Clause 4.1D boundary			LSZ	015 023