

PLANNING PROPOSAL

LOCAL GOVERNMENT AREA: The Hills Shire Council

NAME OF PLANNING PROPOSAL: Proposed The Hills Local Environmental Plan 2012 (Amendment No (#)) – to include a local provision that facilitates an environmentally integrated housing development at 370 Old Northern Road, Castle Hill (8/2016/PLP).

ADDRESS OF LAND: 370 Old Northern Road, Castle Hill (Lot 2 DP 135804).

SUMMARY OF HOUSING AND EMPLOYMENT YIELD:

	EXISTING	PROPOSED	TOTAL YIELD
Dwellings	1 (approved 14 lot subdivision)	38	38
Jobs	Nil	Nil	Nil

SUPPORTING MATERIAL:

Attachment A	Assessment against State Environment Planning Policies
Attachment B	Assessment against Section 117 Local Planning Directions
Attachment C	Council Report and Minute 26 April 2016
Attachment D	Proponent's Amended Application (Planning Report), March 2016
Attachment E	Traffic Report Peer Review, Henson Consulting, March 2016
Attachment F	Bushfire Report, Eco Logical Australia Pty Ltd, 22 March 2016
Attachment G	Market Advice, Colliers International, March 2016
Attachment H	Proponent's Original Application (Planning Report), October 2015
Attachment I	Original Traffic Report, TTM Consulting Pty Ltd, 30 September 2015
Attachment J	Geotechnical Report, PSM Consult Pty Limited, 2 October 2015
Attachment K	Original Bushfire Report, Eco Logical Australia Pty Ltd, 22 September 2015
Attachment L	Flora and Fauna Report, SLR Consulting Australia Pty Ltd, 1 October 2015
Attachment M	Survey, Lockley Land Title Solutions, 31 July 2013

THE SITE:

The site, known as 370 Old Northern Road, Castle Hill, is a 'battle axe' allotment with an area of 2.879 hectares. The land is undulating and falls towards the west. It is located on the western side of Old Northern Road between the intersections with Old Castle Hill Road and Hastings Road, Castle Hill, and is currently occupied by a dwelling house. The property is currently accessed via a concrete driveway fronting Old Northern Road, with an approximate length of 80 metres and a gradient of 20%. Castle Hill Centre is located approximately 2.3 kilometres by road from the subject site. However, given Roads and Maritime Services requirements for the current consent, vehicles would be required to exit left from the site and travel 5.2 kilometres to the Castle Hill Centre via Gilbert Road.

The land is currently zoned E4 Environmental Living and is partially occupied by Blue Gum High Forest, a critically endangered ecological community under both the Threatened Species Conservation Act 1995 and the Commonwealth Environment Protection and Biodiversity Conservation Act 1999. The site is also identified as bushfire prone (category 1 and buffer zone).



Figure 1
Aerial view of the site and surrounding locality

The adjoining land to the north is zoned E4 Environmental Living and is primarily single residential dwellings on lots ranging from 1.18ha to 2.17ha (mapped minimum lot size of 40 hectares). The adjoining land to the west is the Castle Hill Heritage Park, a heritage conservation area listed on the NSW State Heritage Register.

The adjoining land to the south is identified as 'Landslide Risk' under The Hills Local Environmental Plan 2012. Although the subject site is not identified as 'Landslide Risk', a Geotechnical Assessment Report was submitted with the planning proposal and concludes that the site was last subject to an ancient landslip approximately 100,000 years ago and is unlikely to be subject to further slips.

The adjoining land to the south, known as 354-368 Old Northern Road, Castle Hill ('big dig' site) is zoned part E4 Environmental Living and part RE1 Public Recreation. It was rezoned from rural land in 2009 and is subject to a site specific section of Council's Development Control Plan (Part D Section 13). The objective of this DCP is to achieve a low density residential development that is appropriate to the site's context and enhances the existing surrounding natural characteristics.

As the 'big dig' site was heavily constrained by landslip, the DCP permitted a reduced minimum lot size of 700m² as significant land stabilisation would need to be undertaken. Consent was granted on 7 November 2013 for a subdivision into 54 residential allotments, with two (2) open space allotments and one (1) road widening allotment (1199/2010/ZB/A), shown in Figure 3.

The site is the subject of a Voluntary Planning Agreement, where the two separate public open space lots totalling 2.268 hectares in area are to be dedicated to Council.

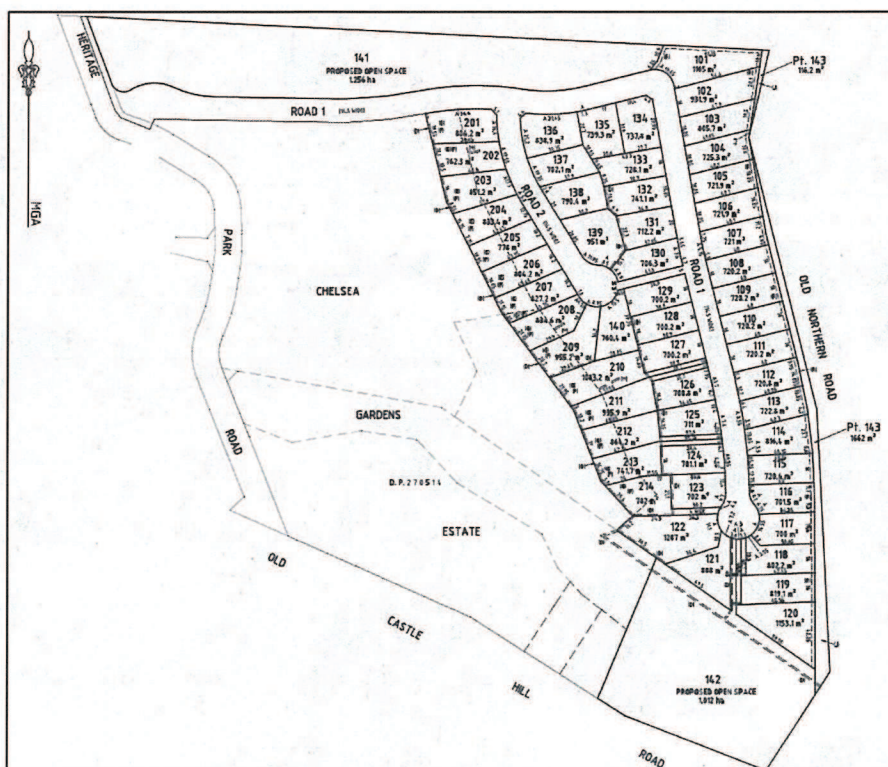


Figure 2

Approved Subdivision Plan at 354-368 Old Northern Road, Castle Hill (adjacent site)

A Site Specific Development Control Plan No.25 Land Adjoining Heritage Park under Baulkham Hills DCP 2005 allowed for the approval of Environmentally Integrated Housing Development on four (4) sites to the south east of the site (identified on Figure 2) as follows:

- | | |
|-------------------|--|
| 18/12/2001 | Council approved an Integrated Housing Development and associated subdivision containing 62 dwellings at a site on western site of Heritage Park Drive (1251/2002/HC). |
| 31/10/2002 | Council approved an Integrated Housing Development containing eight (8) dwellings at the site known as 117-131 Old Castle Hill Road, Castle Hill (3719/2002/HC). |
| 14/08/2003 | Council approved an Environmentally Integrated Housing Development containing 13 dwellings at the site known as 3 Banks Road, Castle Hill (3718/2002/HC). |
| 31/08/2003 | The Land & Environment Court approved an Environmentally Integrated Housing Development containing 64 dwellings at a site on eastern side of Heritage Park Drive (1915/2004/HC). |

PART 1 OBJECTIVES OR INTENDED OUTCOME

The planning proposal seeks to allow for an environmentally integrated housing outcome on the site of up to 38 dwellings.

In support of the planning proposal, the applicant has submitted a design concept illustrating the intended future development outcomes for the site. The concept demonstrates that the proposed amendments would allow for 38 dwellings, landscape reserve and associated common open space.



Figure 3
Proposed concept dwelling and subdivision layout

PART 2 EXPLANATION OF THE PROVISIONS

The planning proposal seeks to amend LEP 2012 to include a local provision that facilitates an environmentally integrated housing development at 370 Old Northern Road Castle Hill that:

- Results in not more than 13.2 dwellings per hectare of the total existing site area;
- Is subdivided in accordance with the Community Land Development Act 1989 for a neighbourhood scheme; and
- Ensures the protection of the landscape and biodiversity setting of the land.

PART 3 JUSTIFICATION

SECTION A - NEED FOR THE PLANNING PROPOSAL

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

No, the planning proposal is not the result of any strategic study or report. The planning proposal has been initiated by a private landowner. The planning proposal was supported by a market study outlining the demand for townhouses within the Castle Hill area.

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 considered to be the best way to achieve the intended outcomes for the site.

The proposed amendments will facilitate an increased density of residential development on the site, providing additional housing supply and diversity location close to public transport and employment opportunities within the Castle Hill centre, whilst also maintaining the environmental significance and the desired character on the site.

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 Plan for Growing Sydney)?

Yes, a discussion of consistency is provided below.

• A Plan for Growing Sydney

On 14 December 2014, the NSW Minister for Planning released 'A Plan for Growing Sydney'. The Plan is intended to guide land use planning decisions for the next 20 years and presents a strategy for accommodating Sydney's forecast population growth over this time. To achieve the Government's vision for Sydney as a "strong global City and a great place to live", the Plan sets out four (4) main goals, for Sydney to be:

- A competitive economy with world-class services and transport;
- A City of housing choice with homes that meet our needs and lifestyles;
- A great place to live with strong, healthy and well-connected communities; and
- A sustainable and resilient City that protects the natural environment and has a balanced approach to the use of land and resources.

The key principle for growth includes increasing the housing diversity around city centres by accelerating housing supply and renewal and by improving housing choice. Whilst the planning proposal seeks to facilitate the delivery of housing mix and supply, concern is raised that a medium density housing outcome is not suitable in a location that is some distance from a centre or transport node.

The planning proposal is consistent with A Plan for Growing Sydney's goal to protect the natural environment by dedicating environmentally significant land as landscape reserve, effectively balancing housing demand and the use of natural resources.

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

• The Hills Future Community Strategic Plan

The planning proposal seeks to promote the better usage of existing land and capitalise on the strategic location of the site.

The planning proposal is considered to be consistent with the following Hills Future Community Outcomes:

- Vibrant Communities – A connected and supported community with access to a range of services and facilities that contribute to health and wellbeing;
- Balanced Urban Growth – Responsible planning facilitates a desirable living environment and meets growth targets; and
- Protected Environment – Our unique natural environment is valued, maintained and enhanced.

- **Local Strategy**

Council's Draft Local Strategy was adopted in 2008. It is the principal document for communicating the future planning of the Shire and includes the objectives of longer term planning projects of the State Government as well as responding to, and planning for, local needs such as employment, housing and transport.

The Local Strategy reflects the following five key themes of "Hills 2026 Community Strategic Direction: Looking Towards the Future":

- Resilient Local Leadership;
- Vibrant Communities;
- Balanced Urban Growth;
- Protected Environment; and
- Modern Local Economy.

The Local Strategy continues to provide a clear statement of the overall strategic land use management and planning objectives for the Hills Shire. However, it is noted that the dwelling growth targets detailed within the Local Strategy represent Council's projected growth targets as at June 2008 prior to the Government's commitment to the Sydney Metro Northwest.

The Strategy is supported by seven Strategic Directions, those of relevance to this proposal being the Residential Direction, Environment and Leisure Direction, and Integrated Transport Direction. A summary of the consistency of the planning proposal with these Directions is provided below:

- *Residential Direction*

The Residential Direction was adopted in 2008 to guide the planning, protection and management of the Shire's residential development and growth to 2031. The Strategy focuses on locating higher densities close to centres and associated jobs, transport and services (R1.2) as well as the protection of residential character in low density residential areas (R4.1).

A key objective of the Direction is to plan for a built environment that caters for the community's needs and values and reflects the garden image of the Shire. Medium density housing is concentrated on the edge of the centres to assist in providing suitable transitions between high intensity land uses to lower density residential character areas.

The proposed development would result in lot sizes that are substantially smaller than the surrounding lots, creating a medium density pocket within an area characterised by larger lots, vegetation and open space. Notwithstanding this, there is demand for diverse housing types in an area currently dominated by single residential dwellings and apartment buildings. As such, environmentally integrated housing would meet housing demand while retaining the desired character by providing future residents with smaller dwelling types with access to substantial open space.

- *Environment and Leisure Direction*

The Environment and Leisure Direction was adopted by Council in 2008 to ensure the planning, protection and management of the Shire's environment and leisure spaces. The direction aims to provide for the ongoing effective management of environmentally significant lands. A key objective of the direction is to conserve the Shire's unique diversity of plants and animals.

The site is partially occupied by Blue Gum High Forest, a critically endangered ecological community under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 and an endangered ecological community under the NSW Threatened Species Conservation Act 1995.

The area is characterised by large lots containing significant tracts of vegetation and open space. The planning proposal, as submitted, does not conserve any additional blue gum high forest than was approved under the existing 14 lot subdivision. As the planning proposal's environmentally integrated housing outcome conserves 5,953m² of the environmentally significant land it is considered to be consistent with the objective of this Direction to conserve the Shire's unique diversity of plants and animals.

- *Integrated Transport Direction*

The Integrated Transport Direction was adopted by Council in 2010 to ensure that planning and future development supports the provision of an efficient transport network. A relevant action includes planning for a concentration of and/or intensity of land use activities around major public transport nodes and higher order centres.

The subject site is not easily accessible to Castle Hill by road and the future train station and will require residents to walk 2.3 kilometres or drive 5.2 kilometres to the nearest centre. Furthermore the site topography (driveway has a 20% gradient) would significantly constrain the walking and cycling opportunities from the subject site. Notwithstanding this, the site is located in close proximity to bus stops on a prominent bus route with frequent services to Castle Hill, Pennant Hills, Rouse Hill, Parramatta, and the Sydney CBD. As such, the planning proposal is considered to be consistent with the Direction as car dependency and traffic congestion are not expected to be exacerbated as a result of the environmentally integrated housing outcome.

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

The planning proposal is consistent with all applicable State Environmental Planning Policies. An assessment of the proposal against applicable State Environmental Planning Policies is provided in Attachment A. A discussion on the consistency of the proposal with the relevant Policies is provided below.

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

The planning proposal is located within Bush Fire Prone Land as identified under section 146 of the *Environmental Planning and Assessment Act 1979*. Specifically the planning proposal is consistent with the following aims of this SEPP:

- *To protect the remnants of plant communities which were once characteristic of land now within an urban area;*
- *To retain bushland in parcels of a size and configuration which will enable the existing plant and animal communities to survive in the long term;*
- *To protect rare and endangered flora and fauna species;*
- *To protect wildlife corridors and vegetation links with other nearby bushland;*
- *To protect bushland for its scenic values, and to retain the unique visual identity of the landscape;*
- *To maintain bushland in locations which are readily accessible to the community; and*

- *To promote the management of bushland in a manner which protects and enhances the quality of the bushland and facilitates public enjoyment of the bushland compatible with its conservation.*

The planning proposal is considered to be consistent with this SEPP as it retains remnant Blue Gum High Forest on the site within a landscape reserve which will be subject to a plan of management to be assessed against Clause 8 of this SEPP during the development assessment stage. The planning proposal identifies asset protection zones on the site which are to be effectively used as common open space.

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 B. A discussion on the consistency of the proposal with each relevant Direction is provided below.

- **Direction 2.1 Environment Protection Zones**

This direction applies when a planning proposal will affect land within an environmental protection zone or land otherwise identified for environment protection purposes in a LEP. This Ministerial Direction is applicable in this instance as it proposes an intensification of residential density within an environmental protection zone. The objective of the Direction is to protect and conserve environmentally sensitive areas.

An environmentally integrated housing outcome uses a smaller building platform, providing additional dwellings while conserving the environmentally sensitive area on the site within a dedicated landscape reserve. This landscape reserve will be owned and maintained by the future owners and will make up part of the asset protection zone on the site. The planning proposal is therefore considered to be consistent with this Direction as it facilitates the protection and conservation of environmentally sensitive areas.

- **Direction 2.3 Heritage Conservation**

This Direction aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. The planning proposal is considered to be consistent with this Direction as it will not adversely impact the adjoining heritage item due to topography and existing mature vegetation on the site.

- **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 involves the facilitation of residential development on land not previously identified for residential development and as it involves significant residential development that is proposed to be permitted. 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 broaden the choice of building types and locations available in the housing market and make more efficient use of existing infrastructure and services.

- **Direction 3.4 Integrating Land Use and Transport**

This Direction aims to ensure that development improves access to housing, jobs and services, increase choice of available transport, reduce travel demand, and provide for the efficient movement of freight. A planning proposal must locate zones for urban purposes and include provisions that are consistent with the aims, objectives and principles of *Improving Transport Choice – Guidelines for planning and development* (DUAP 2001) and *The Right Place for Business and Services – Planning Policy* (DUAP 2001).

The proposal is considered to be consistent with this Direction as it will facilitate development which meets the following key objectives:

- a) Improve access to housing, jobs and services by walking, cycling and public transport;
- b) Increase the choice of available transport and reducing dependence on cars; and
- c) Reduce travel demand including the number of trips generated by development and the distances travelled, especially by car.

• **Direction 4.4 Planning for Bushfire Protection Guidelines**

This Direction applies when a site has been identified on a bush fire prone land map under section 146 of the *Environmental Planning and Assessment Act 1979*. The objectives of this Direction are as follows:

- o *To protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and*
- o *To encourage sound management of bush fire prone areas.*

This direction is relevant as the planning proposal will result in an increase in residential density within an area identified as bush fire prone (Category 1 and Buffer). While the planning proposal, in isolation, is not consistent with the objectives of this Direction, due to the site's proximity to surrounding residential development and the Castle Hill centre, it is considered suitable for residential uplift.

The Rural Fire Service have assessed asset protection zones on the site as part of a previous subdivision application for 14 residential lots. The revised development concept submitted proposes to increase the asset protection zone to that approved under the subdivision application. To reduce the risks to life, property and the environment associated with building on bush fire prone land, the residential density has been capped at 13.2 dwellings per hectare and any future development application will need to include suitable asset protection zones, to be assessed by the Rural Fire Service.

Given the foregoing, any possible inconsistency with the Direction is considered justified.

• **Direction 6.1 Approval and Referral Requirements**

The purpose of this Direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development by minimising the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority. The proposal is considered to be consistent with this Direction as it does not include any concurrence, consultation or referral provisions and does not identify any development as designated development.

• **Direction 6.3 Site Specific Provisions**

This Direction applies "*when a relevant planning authority prepares a planning proposal that will allow a particular development to be carried out*" and requires that a planning proposal must either:

- a) allow that land use to be carried out in the zone the land is situated on, or

- b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or
- c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.

The objective of this Direction is to discourage unnecessarily restrictive site specific planning controls. To enable environmentally integrated housing on the site, a planning proposal is required to amend Local Environmental Plan 2012.

A new clause is proposed to encourage the delivery of residential development which is consistent with the needs of expected future residents. Environmentally Integrated Housing will meet demand in the area for in smaller dwelling sizes with manageable gardens and access to green spaces. The extent of the environmentally sensitive land on the site is contained within a dense portion of the site with the rest of the site is largely cleared. Such an approach would not necessarily be warranted for other land in the vicinity particularly land to the north of the site that is subject to a 40 hectare minimum lot size given extensive vegetation coverage, steep slopes and potential bushfire hazard

This clause is not unnecessarily restrictive and provides an opportunity to provide housing supply and diversity while preserving environmentally sensitive areas. Accordingly, the planning proposal is consistent with Direction 6.3 Site Specific Provisions.

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?*

The objectives of the site specific clause is to encourage development that will ensure the land is developed, managed and conserved in a holistic and sensitive manner, taking in to account the special values of the land.

While the proposed development concept may result in the removal of threatened species, the proposed landscape reserve contains the majority the environmentally sensitive areas on the site. Such an approach is consistent with the principles for clustering of development to provide for a better environmental outcome than would be achieved with conventional subdivision.

It is important to note that the above outcome is suggested as an alternative for the subject land, given that the site has a substantial area clear of vegetation. Therefore the planning proposal is unlikely to create any adverse impacts on critical habitat or threatened species, populations or environmental communities and their habitats.

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

Much of the site is identified as bushfire prone, containing Vegetation Category 1 and buffer on The Hills Bush Fire Prone Land Map 2012. Future Asset Protection Zones (APZs) would be required to provide a buffer between a bush fire hazard and future buildings. These buffers are required to manage fuel loads and reduce potential radiant heat levels and flame, ember and smoke attack. The specific APZ requirements are set through subdivision and built for development applications for the site. It will also be appropriate for bushfire evacuation routes to be identified in accordance with the Planning for Bushfire Protection Guidelines 2006.

The planning proposal for environmentally integrated housing on the site will involve constructing a deceleration lane and restricting access to left-in left-out movements only. This will be enforced by the construction of a raised concrete median at the centreline of Old Northern Road in accordance with the Roads and Maritime Services Road Design Guide.

Any future development application for the site would be assessed against the LEP provisions and the Hills Development Control Plan having regard to potential impacts of the development on adjoining and surrounding property owners.

SECTION D - STATE AND COMMONWEALTH INTERESTS

9. *Is there adequate public infrastructure for the planning proposal?*

It is considered that the existing and planned local infrastructure within the locality in combination with additional monetary contributions from the developer towards the provision of additional local infrastructure will be sufficient to accommodate the additional residential density on the site facilitated by the planning proposal.

10. *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.)*

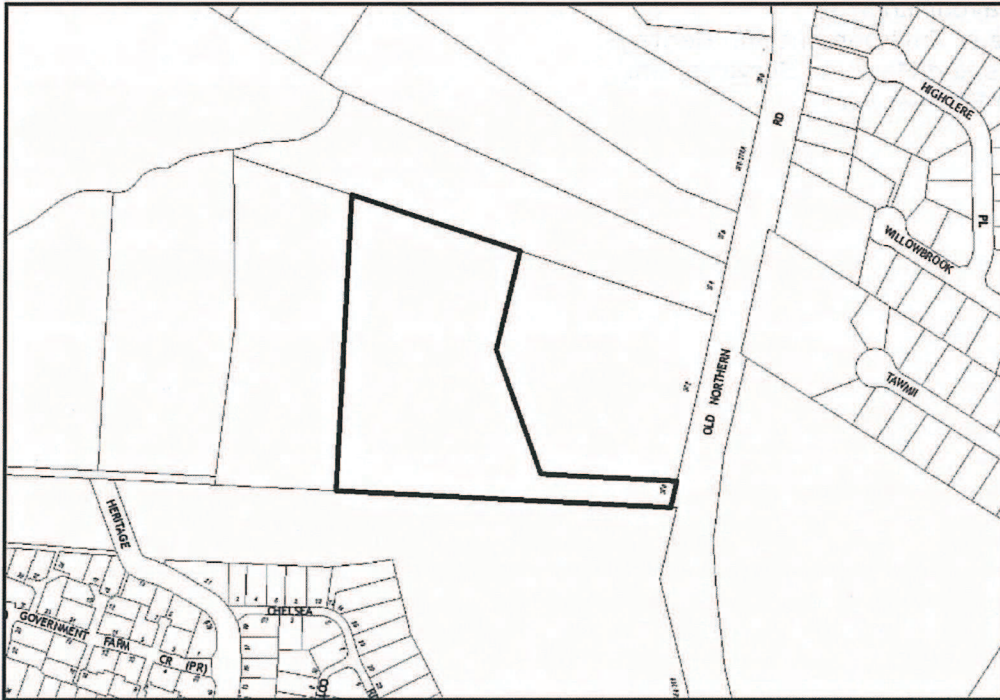
A list of relevant agencies would be determined as part of the Gateway Determination. Following the Gateway determination, all relevant agencies will be consulted.

A preliminary list of public agencies which could be consulted is included below.

- Sydney Water;
- Endeavour Energy;
- Office of Environment and Heritage;
- Roads and Maritime Services; and
- Rural Fire Service.

PART 4 MAPPING

The planning proposal seeks to amend the Key Site Map of *The Hills Local Environmental Plan 2012*.



Key Sites Map

Existing Key Sites Map



Key Sites Map

 Area O

Proposed Key Sites Map

PART 5 COMMUNITY CONSULTATION

The planning proposal will be advertised in local newspapers and on display at Council's administration building, Castle Hill Library and Dural Library. The planning proposal will also be made available on Council's website. In addition, letters will be issued to adjoining and nearby property owners and stakeholders.

PART 6 PROJECT TIMELINE

STAGE	DATE
Commencement Date (Gateway Determination)	July 2016
Government agency consultation	August 2016
Commencement of public exhibition period (28 days)	September 2016
Completion of public exhibition period	October 2016
Timeframe for consideration of submissions	November 2016
Timeframe for consideration of proposal post exhibition	November 2016
Report to Council on submissions	December 2016
Planning Proposal to PCO for opinion	January 2017
Date Council will make the plan (if delegated)	February 2017
Date Council will forward to department for notification (if delegated)	February 2017

ATTACHMENT A: LIST OF STATE ENVIRONMENTAL PLANNING POLICIES

STATE ENVIRONMENTAL PLANNING POLICY (SEPP)		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/CONSISTENT
No. 1	Development Standards	YES	NO	-
No. 14	Coastal Wetlands	NO	-	-
No. 15	Rural Landsharing Communities	NO	-	-
No. 19	Bushland in Urban Areas	YES	YES	CONSISTENT See Section B Question 5
No. 21	Caravan Parks	YES	NO	-
No. 26	Littoral Rainforests	NO	-	-
No. 29	Western Sydney Recreation Area	NO	-	-
No. 30	Intensive Agriculture	YES	NO	-
No. 32	Urban Consolidation (Redevelopment of Urban Land)	YES	NO	-
No. 33	Hazardous and Offensive Development	YES	NO	-
No. 36	Manufactured Home Estates	NO	-	-
No. 39	Spit Island Bird Habitat	NO	-	-
No. 44	Koala Habitat Protection	NO	-	-
No. 47	Moore Park Showground	NO	-	-
No. 50	Canal Estate Development	NO	-	-
No. 52	Farm Dams and Other Works in Land and Water Management Plan Areas	NO	-	-
No. 55	Remediation of Land	YES	NO	-
No. 59	Central Western Sydney Regional Open Space and Residential	NO	-	-
No. 62	Sustainable Aquaculture	YES	NO	-
No. 64	Advertising and Signage	YES	NO	-
No. 65	Design Quality of Residential Flat Development	YES	NO	-
No. 70	Affordable Housing (Revised Schemes)	YES	NO	-
No. 71	Coastal Protection	NO	-	-
Affordable Rental Housing (2009)		YES	NO	-
Building Sustainability Index: BASIX 2004		YES	NO	-
Exempt and Complying Development Codes (2008)		YES	NO	-
Housing for Seniors or People with a Disability (2004)		YES	NO	-
Infrastructure (2007)		YES	NO	-
Kosciuszko National Park – Alpine Resorts (2007)		NO	-	-
Kurnell Peninsula (1989)		NO	-	-
Major Development (2005)		NO	-	-
Mining, Petroleum Production and Extractive Industries (2007)		NO	-	-
Miscellaneous Consent Provisions (2007)		YES	NO	-
Penrith Lakes Scheme (1989)		NO	-	-
Port Botany and Port Kembla (2013)		NO	-	-

STATE ENVIRONMENTAL PLANNING POLICY (SEPP)	APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/CONSISTENT
Rural Lands (2008)	NO	-	-
SEPP 53 Transitional Provisions (2011)	NO	-	-
State and Regional Development (2011)	NO	-	-
Sydney Drinking Water Catchment (2011)	NO	-	-
Sydney Region Growth Centres (2006)	NO	-	-
Three Ports (2013)	NO	-	-
Urban Renewal (2010)	NO	-	-
Western Sydney Employment Area (2009)	NO	-	-
Deemed SEPPs			
SREP No. 8 (Central Coast Plateau Areas)	NO	-	-
SREP No. 9 – Extractive Industry (No. 2 – 1995)	YES	NO	-
SREP No. 16 – Walsh Bay	NO	-	-
SREP No. 18 – Public Transport Corridors	NO	-	-
SREP No. 19 – Rouse Hill Development Area	NO	-	-
SREP No. 20 – Hawkesbury – Nepean River (No 2 – 1997)	YES	NO	-
SREP No. 24 – Homebush Bay Area	NO	-	-
SREP No. 25 – Orchard Hills	NO	-	-
SREP No. 26 – City West	NO	-	-
SREP No. 30 – St Marys	NO	-	-
SREP No. 33 – Cooks Cove	NO	-	-
SREP (Sydney Harbour Catchment) 2005	NO	-	-

ATTACHMENT B: ASSESSMENT AGAINST SECTION 117 MINISTERIAL DIRECTIONS

DIRECTION		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
1. Employment and Resources				
1.1	Business and Industrial Zones	NO	-	-
1.2	Rural Zones	NO	-	-
1.3	Mining, Petroleum Production and Extractive Industries	NO	-	-
1.4	Oyster Aquaculture	NO	-	-
1.5	Rural Lands	NO	-	-
2. Environment and Heritage				
2.1	Environment Protection Zone	YES	YES	CONSISTENT See Section B Question 6
2.2	Coastal Protection	NO	-	-
2.3	Heritage Conservation	YES	YES	CONSISTENT See Section B Question 6
2.4	Recreation Vehicle Area	YES	NO	-
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	NO	-	-
3. Housing, Infrastructure and Urban Development				
3.1	Residential Zones	YES	YES	CONSISTENT See Section B Question 6
3.2	Caravan Parks and Manufactured Home Estates	YES	NO	-
3.3	Home Occupations	YES	NO	-
3.4	Integrating Land Use and Transport	YES	YES	CONSISTENT See Section B Question 6
3.5	Development Near Licensed Aerodomes	NO	-	-
3.6	Shooting Ranges	NO	-	-
4. Hazard and Risk				
4.1	Acid Sulfate Soils	NO	-	-
4.2	Mine Subsidence and Unstable Land	NO	-	-
4.3	Flood Prone Land	NO	-	-
4.4	Planning for Bushfire Protection	YES	YES	CONSISTENT See Section B Question 6
5. Regional Planning				
5.1	Implementation of Regional Strategies	NO	-	-

DIRECTION		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
5.2	Sydney Drinking Water Catchment	NO	-	-
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	NO	-	-
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	NO	-	-
5.8	Second Sydney Airport: Badgerys Creek	NO	-	-
5.9	North West Rail Link Corridor Strategy	NO	-	-
6. Local Plan Making				
6.1	Approval and Referral Requirements	YES	YES	CONSISTENT See Section B Question 6
6.2	Reserving Land for Public Purposes	YES	NO	-
6.3	Site Specific Provisions	YES	YES	CONSISTENT See Section B Question 6
7. Metropolitan Planning				
7.1	Implementation of the Metropolitan Plan for Sydney 2036	N/A	N/A	N/A
7.2	Implementation of Greater Macarthur Land Release Investigation	NO	-	-



LEGEND	
BENCH MARK	
ELECTRIC LIGHT POLE	 ELP
POWER POLE	 PP
KERB INLET PIT	 KIP
GRADED INLET PIT	 KIP
HYDRANT	 HYD
ELECTRICITY (OVERHEAD)	
STORMWATER	 SW
2.4m WIDE LINTEL	
ROOT ZONE PRESERVATION AREA	
TREE PROPOSED TO BE REMOVED	

- # NOTES
- 1) THE BOUNDARIES HAVE NOT BEEN MARKED
 - 2) ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE OFFICE OF LAND & PROPERTY INFORMATION (NSW) AND ARE SUBJECT TO FINAL SURVEY
 - 3) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM SSM 17428 R.L. 168.377 (A.H.D.) IN OLD NORTHERN ROAD
 - 4) CONTOUR INTERVAL 0.5m
 - 5) CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
 - 6) KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
 - 7) NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
 - 8) 8/47 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
 - 9) NO INVESTIGATION OF CERTIFICATE OF TITLE HAS BEEN MADE IN THIS AREA
 - 10) SHOWS APPROXIMATE POSITION OF ROAD LINE MARKING AND IS INDICATIVE ONLY

AMENDMENT:	MINOR TREE REVISIONS	REF: 40072 31/04/2013
AMENDMENT:	TREES ADDED	REF: 40072 20/06/2013
AMENDMENT:	EXTRA DETAILS AND DRAINAGE DETAIL ADDED TO W/HERFACE TARK ROAD & J2H7 2	REF: 30569 06/08/2012
AMENDMENT:	TREES ADJACENT TO BRICK GARAGE ADDED AND AMENDED	REF: 34280 14/10/2011
AMENDMENT:	DRAWING REF: 30870/2 OF 06/09/11 HAS BEEN SUPERCEDED BY THIS PLAN	REF: 34280 07/10/2011
AMENDMENT:	DETAIL AND LEVELS ADDED OVER PART OF LOT 1 (DP40639)	REF: 34280 06/09/2011
AMENDMENT:	DETAIL AND LEVELS ADDED AND 5 BENCH MARKS PLACED	REF: 34281 24/08/2011
AMENDMENT:	TREES SOUTH OF RESIDENCE UPDATED	REF: 32767 1/03/2010
AMENDMENT:	DETAIL & CONTOURS UPDATED	REF: 31162002 10/06/2008

THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:-	DATE OF SURVEY 23/01/08	 Registered Surveyors 19 Atascay Street Gladesville NSW 2111 PO BOX 400 Gladesville NSW 1675 ph:02 9879 4077 fax:02 9879 7143	CLIENT: KMS & LANOX PTY LTD	ORIGINAL PLAN SIZE A1 1:500
	DATUM: AHD SITE AREA: 2.879ha		PLAN OF DETAIL AND LEVELS OVER LOT 2 IN DP 135804 KNOWN AS No.370 OLD NORTHERN ROAD, CASTLE HILL LGA: THE HILLS SHIRE	PROJECT NO: 27902 CROSS REFERENCE: 30897/DT



LEGEND	BENCH MARK	A
ELECTRIC LIGHT POLE		ELP
POWER POLE		PP
KEROSENE INLET PIT		KIP
GRADED INLET PIT		GKIP
HYDRO		HYD
ELECTRICITY (OVERHEAD)		P
STORMWATER		SW
2.4m WIDE LITTEL		2L
SOIL POLE PROTECTION AREA		
FREE PROPOSED TO BE REMOVED		

NOTES

- THE BOUNDARIES HAVE NOT BEEN MARKED
- 1) ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE OFFICE OF LAND & PROPERTY INFORMATION (NSW) AND ARE SUBJECT TO FINAL SURVEY
- 2) THE 1:50,000 S.D. IS TAKEN FROM SSN 17426 (A) 1983.37 (A.U.D.)
- 3) THE OLD WESTERN ROAD
- 4) CONTOUR INTERVAL 0.5m
- 5) CONTOURS ARE INDICATIVE ONLY. ONLY SLOPE LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
- 6) KERN LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
- 7) DIMENSIONS SHOULD BE NOTED PRIOR TO ANY DRAINAGE OR REAR SITE
- 8) 84.7' INDOTES TREE SPREAD OF 8m. THINK DRAINAGE OF 0.4m & APPROX HEIGHT OF 7m
- 9) NO INVESTIGATION OF CERTIFICATE OF TITL HAS BEEN MADE IN THIS AREA
- 10) SHOWS APPROXIMATE POSITION OF ROAD UNWEARING AND IS INDICATIVE ONLY

TREE STATISTICS PROVIDED BY ARBORIST			ROOT ZONE
T1	DBH 320mm	10% REDUCTION	4.3m
T2	DBH 230mm	10% REDUCTION	2m
T3	DBH 650mm	10% REDUCTION	5.4m
T4	DBH 950mm	10% REDUCTION	7.9m
T5	DBH 600mm	10% REDUCTION	5m
T6	DBH 450mm	10% REDUCTION	3.7m
T7	DBH 470mm	10% REDUCTION	3.9m
T8	DBH 260mm	10% REDUCTION	2.1m
T9	DBH 820mm	10% REDUCTION	6.8m
T10	DBH 500mm	10% REDUCTION	2m
T11	DBH 400mm	10% REDUCTION	2.1m
T12	DBH 750mm	10% REDUCTION	6.3m
T13	DBH 350mm	10% REDUCTION	2.9m
T14	DBH 430mm	10% REDUCTION	3.8m
T15	DBH 630mm	10% REDUCTION	5.3m
T16	DBH 700mm	10% REDUCTION	5.8m
T17	DBH 1030mm	10% REDUCTION	8.6m
T18	DBH 200mm	10% REDUCTION	1m

