

SUB-ID	Objection?	Pro forma:	Submission Summary	Proponent's Response
SUB-9783	Objection		Concerns with removal of 100-150 mature trees	The Planning Proposal does not include any proposed tree removal. Any proposed tree removal requires separate approval and will be considered as part of any future development application on the land. A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. Biodiversity impacts and traffic impacts will be considered as part of any future development application relating to the land.
SUB-9795	Objection		Concerns with loss of flora and fauna (reduction of already diminished habitat, the space offers essential ecosystem services such as air purification), green space, traffic congestion (cannot maintain natural character of West Pennant Hills), increased air pollution	The planning proposal will facilitate subdivision to create four residential lots, capable of accommodating single dwelling houses. The land already contains two dwelling houses, so this is a net increase of two dwellings. The traffic report notes that this would result in a extremely low additional trip generation and have a negligible impact upon the road network. The consequential impact on air pollution is low. The land proposed to be rezoned has previously been used as caretakers dwellings by the Cumberland State Forest and for access to the forest. It is not useable public open space. A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. Impacts such as loss of trees and vegetation will be considered as part of any future development application relating to the land.
SUB-9812	Objection		Concerns with loss of forest and natural environment	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. Although a breeding pair of Powerful Owl are known to frequent the forest, no suitable nesting/roosting hollows were present in the likely development footprint. Impacts such as loss of trees and vegetation and impacts on biodiversity will be considered as part of any future development application relating to the land. Each planning proposal is considered on its individual merits.
SUB-9815	Objection		Concerns with loss of flora and fauna (owls), sets a precedent	The planning proposal will facilitate subdivision to create four residential lots, capable of accommodating single dwelling houses. The land already contains two dwelling houses, so this is a net increase of two dwellings. The traffic report notes that this would result in a extremely low additional trip generation and have a negligible impact upon the road network and congestion. The consequential impact on air pollution and noise generation is low. The land proposed to be rezoned has previously been used for dwellings and access to the forest, and therefore does not contribute to open space.
SUB-9818	Objection		Concerns with traffic congestion, pollution, noise and loss of green space	The planning proposal will facilitate subdivision to create four residential lots, capable of accommodating single dwelling houses. The traffic report notes that this would result in a extremely low additional trip generation and have a negligible impact upon the road network and congestion. The consequential impact on air quality is low. There is no evidence to suggest that property values in the area will be reduced as a result of the planning proposal.
SUB-9830	Objection		Concerns with traffic congestion, air quality, reduction of property values	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. Although a breeding pair of Powerful Owl is known to frequent the forest, no suitable nesting/roosting hollows were present in the likely development footprint. Impacts such as loss of trees and vegetation and impacts on biodiversity will be considered as part of any future development application relating to the land. The planning proposal does not include any change to the recreational area of the forest.
SUB-9870	Objection		Concerns with loss of flora and fauna (blue gum, Sydney turpentine forest, birds, bats, powerful owls, dural land snail), noise pollution. Suggests the recreational area to be scaled back to be less damaging to the location.	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. Impacts such as loss of trees and vegetation will be considered as part of any future development application relating to the land.
SUB-9877	Objection		Concerns with loss of flora and fauna (blue gum, turpentine) and the proposed lots serve as buffer protection for the forest ecosystem	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land.
SUB-9962	Objection		Concerns with loss of flora and fauna (blue gum, turpentine), area contains critically endangered ecological communities.	The land proposed to be rezoned has previously been used for dwellings and access to the forest. It is highly disturbed and does not contribute to the forest. The planning proposal will allow this land to be subdivided and sold, to support ongoing forestry operations on the remainder of the State forest.
SUB-9974	Objection		Concerns with that the advantages of the project do not outweigh the disadvantages, that the money received will not be worth the amount of forest lost	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land. The objective of Local Planning Direction 9.1 to protect the agricultural production of rural land. The Cumberland State Forest is not used for commercial timber production. Therefore the inconsistency with the direction is considered justified.
SUB-9984	Objection	Yes	Concerns with loss of flora and fauna (blue gum forest, Sydney turpentine ironbark forest, dural land snail, powerful owl), inefficient use of land, inconsistent with ministerial directions (does not comply with Direction 9.1 rural zones that a planning proposal must not rezone land from rural to residential), the Hills has already met its housing targets, and the exhibition sheet contains misleading information errors (discrepancies with site area between the fact sheet and the gateway assessment report)	The planning proposal will facilitate the subdivision of four lots, capable of accommodating single dwellings, so limiting the extent of residential densification. The land already contains two dwelling houses, so the planinn gproposal will facilitate a net increase of two dwellings. Review of the fact sheet and Gateway assessment report has not identified a discrepancy between the site areas identified in the two documents.
SUB-9986	Objection		Concerns with outdated traffic report from 2019, does not take into account Castle Hill and Cherrybrook developments , noise and air pollution from heavy vehicles	The planning proposal will facilitate subdivision to create four residential lots, capable of accommodating single dwelling houses. The traffic report notes that this would result in a extremely low additional trip generation and have a negligible impact upon the road network and congestion. Although the report was prepared in 2019, the traffic impact is unlikely to have changed despite more recent development in Castle Hill and Cherrybrook, due to the low anticipated trip generation. Traffic impacts will be considered in detail as part of any future development application relating to the land.
SUB-9988	Objection	Yes	Concerns with loss of flora and fauna (blue gum forest, Sydney turpentine ironbark forest, dural land snail, powerful owl), inefficient use of land, inconsistent with ministerial directions (does not comply with Direction 9.1 rural zones that a planning proposal must not rezone land from rural to residential), the Hills has already met its housing targets, and the exhibition sheet contains misleading information errors (discrepancies with site area between the fact sheet and the gateway assessment report)	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land. The objective of Local Planning Direction 9.1 to protect the agricultural production of rural land. The Cumberland State Forest is not used for commercial timber production. Therefore the inconsistency with the direction is considered justified.
SUB-9989	Objection		Concerns with outdated traffic report from 2019 that does not consider the increased traffic since then	The planning proposal will facilitate the subdivision of four lots, capable of accommodating single dwellings, so limiting the extent of residential densification. The land already contains two dwelling houses, so the planning proposal will facilitate an net increase of two dwellings. Review of the fact sheet and Gateway assessment report has not identified a discrepancy between the site areas identified in the two documents.
SUB-9990	Objection		Concerns with further subdivisions of property and visual impacts of 5G antenna exposed as a result of forest reduction	The planning proposal will facilitate subdivision to create four residential lots, capable of accommodating single dwelling houses. The traffic report notes that this would result in a extremely low additional trip generation and have a negligible impact upon the road network and congestion. Although the report was prepared in 2019, the traffic impact is unlikely to have changed despite more recent development in Castle Hill and Cherrybrook, due to the low anticipated trip generation. Traffic impacts will be considered in detail as part of any future development application relating to the land.

	Objection	Concerns with further sale of land, loss of flora and fauna (loss of 0.55ha of native vegetation, 0.45ha of the land is critically endangered ecological community)	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land. The proposal only relates to the rezoning of the identified land for future sale for residential development.
SUB-9992			
	Objection	Concerns with loss of flora and fauna, loss of green space	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land. The land proposed to be rezoned is currently used as a caretakers dwellings and access to the State Forest. It is surplus to the operations of the State Forest.
SUB-9993			
	Objection	Yes Concerns with loss of flora and fauna (blue gum forest, Sydney turpentine ironbark forest, dural land snail, powerful owl), inefficient use of land, inconsistent with ministerial directions (does not comply with Direction 9.1 rural zones that a planning proposal must not rezone land from rural to residential), the Hills has already met its housing targets, and the exhibition sheet contains misleading information errors (discrepancies with site area between the fact sheet and the gateway assessment report)	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land. The objective of Local Planning Direction 9.1 to protect the agricultural production of rural land. The Cumberland State Forest is not used for commercial timber production. Therefore the inconsistency with the direction is considered justified. The planning proposal will facilitate the subdivision of four lots, capable of accommodating single dwellings, so limiting the extent of residential densification. The land already contains two dwelling houses, so the planning proposal will facilitate a net increase of two dwellings. Review of the fact sheet and Gateway assessment report has not identified a discrepancy between the site areas identified in the two documents.
SUB-9995			
	Objection	Concerns with loss of green space and destruction of endangered species habitat	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land.
SUB-9996			
	Objection	Yes Concerns with loss of flora and fauna (blue gum forest, Sydney turpentine ironbark forest, dural land snail, powerful owl), inefficient use of land, inconsistent with ministerial directions (does not comply with Direction 9.1 rural zones that a planning proposal must not rezone land from rural to residential), the Hills has already met its housing targets, and the exhibition sheet contains misleading information errors (discrepancies with site area between the fact sheet and the gateway assessment report)	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land. The objective of Local Planning Direction 9.1 to protect the agricultural production of rural land. The Cumberland State Forest is not used for commercial timber production. Therefore the inconsistency with the direction is considered justified. The planning proposal will facilitate the subdivision of four lots, capable of accommodating single dwellings, so limiting the extent of residential densification. The land already contains two dwelling houses, so the planning proposal will facilitate a net increase of two dwellings. Review of the fact sheet and Gateway assessment report has not identified a discrepancy between the site areas identified in the two documents.
SUB-9997			
	Objection	Concerns with density increase and impact on neighbourhood character	The planning proposal will facilitate subdivision to create four residential lots, capable of accommodating single dwelling houses. The land already contains two dwelling houses, so the planning proposal will facilitate a net increase of two dwellings. The proposed minimum lot sizes will prevent further subdivision and increased density of development on the land. Single dwellings are in keeping with residential development on surrounding land.
SUB-9998			
	Objection	Yes Concerns with loss of flora and fauna (blue gum forest, Sydney turpentine ironbark forest, dural land snail, powerful owl), inefficient use of land, inconsistent with ministerial directions (does not comply with Direction 9.1 rural zones that a planning proposal must not rezone land from rural to residential), the Hills has already met its housing targets, and the exhibition sheet contains misleading information errors (discrepancies with site area between the fact sheet and the gateway assessment report)	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land. The objective of Local Planning Direction 9.1 to protect the agricultural production of rural land. The Cumberland State Forest is not used for commercial timber production. Therefore the inconsistency with the direction is considered justified. The planning proposal will facilitate the subdivision of four lots, capable of accommodating single dwellings, so limiting the extent of residential densification. The land already contains two dwelling houses, so the planning proposal will facilitate a net increase of two dwellings. Review of the fact sheet and Gateway assessment report has not identified a discrepancy between the site areas identified in the two documents.
SUB-9999			
	Objection	Concerns with loss of flora and fauna (blue gum, turpentine forest, powerful owl, dural land snail, eastern Australian underground orchid), that the rezoning sets a precedent, proposal must be referred to the department of climate change energy environment water to determine if an EPBC assessment is required, bushfire prone land not suitable for living ,asset protection zones not large enough , The Hills council opposes the rezoning when it was submitted in 2021, insufficient information for consultation (lack of arborist report that addressed the number and type of trees to be removed or impacted by the APZ)	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A tree assessment (arborist report) has been prepared and exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. The planning proposal does not include tree removal and clearing of vegetation. Impacts on vegetation will be considered as part of any future development application relating to the land. The planning proposal has been referred to the Australian Department of Climate Change, Energy, the Environment and Water as required by the Gateway Determination. A strategic bushfire assessment has been undertaken, which concludes that the subject land may be exposed to local fires from within the isolated Cumberland State Forest. The identified Asset Protection Zones provide separation from the vegetation within the State Forest and meet the APZ requirement for residential development as set out in Planning for Bushfire Prone Land. The planning proposal has been subject to rezoning review, which approved the planning proposal to progress to Gateway, despite Council not indicating support for the proposal.
SUB-10000			
	Objection	Concerns with loss of flora and fauna (powerful owls, whip birds, green frogs, bandicoots), disagree that heritage and archaeology to be removed from this assessment	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land. The lack of support for the removal of application of the heritage listing to the land is noted; however the identified heritage and archaeological items are not located on the land to which the Planning Proposal applies.
SUB-10003			
	Objection	Concerns with loss of flora and fauna (blue gum, turpentine forest, echidna, native orchids, spotted pardalote)	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land.
SUB-10004			
	Objection	Concerns with further clearing of forest for asset protection zone, insufficient information for public consultation (request for public hearing), omission of arborist report stating number of trees to be removed, discrepancies between gateway determination report and fact sheet regarding sizes of the blocks. Disagrees that DPHI is the decision maker on the proposal as under the forestry act it should be the parliament. Sets precedent for further clearing. Loss of flora and fauna. APZ's are not large enough.	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A strategic bushfire assessment has been undertaken, which concludes that the subject land may be exposed to local fires from within the isolated Cumberland State Forest. The identified Asset Protection Zones provide separation from the vegetation within the State Forest and meet the APZ requirement for residential development as set out in Planning for Bushfire Prone Land. A tree assessment (arborist report) has been prepared and exhibited as part of the planning proposal package. The planning proposal does not include tree removal and vegetation removal. The extent of any vegetation removal will be considered as part of any future development application for development on the subject land. Review of the fact sheet and gateway assessment report has not identified a discrepancy between the site areas identified in the two documents. Revocation of dedication of land as State Forest does not form part of this planning proposal. This is subject to a separate process. The request for a public hearing is noted.
SUB-10005			

	Objection	Concerns with loss of flora and fauna (blue gum, turpentine forest, powerful owl, dural land snail, eastern Australian underground orchid), forest is still awaiting status of national park, setting a precedent for future clearing		A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land. The planning proposal has been subject to rezoning review, which approved the planning proposal to progress to Gateway even though the status of the national park nomination is unresolved. This planning proposal only relates to the identified land in the State Forest, which is surplus to forestry operations.
SUB-10006 SUB-10009	Objection	Concerns with that the clearing is unnecessary and that there is land elsewhere in sydney to build		A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land.
	Objection	Concerns with loss of flora and fauna (blue gum, turpentine forest, powerful owl, dural land snail), that the Hills has already reached housing targets and therefore the site should be protected for environmental reasons		Noted. The planning proposal does not include vegetation and tree removal. The subject land is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion.
SUB-10010 SUB-10011	Objection	Concerns with ongoing dwindling of forest destruction		A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land.
SUB-10012	Objection	Concerns with loss of flora and fauna and destruction of wildlife habitats		A strategic bushfire assessment has been undertaken, which concludes that the subject land may be exposed to local fires from within the isolated Cumberland State Forest. The identified Asset Protection Zones provide separation from the vegetation within the State Forest and meet the APZ requirement for residential development as set out in Planning for Bushfire Prone Land.
SUB-10013	Both	Understands need for housing, concerns with insurance costs of the dwellings due to the vicinity of the forest, that the land is located in bushfire prone land and is not suitable for living		A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. An tree assessment (arborist) report identifying trees to be removed has been exhibited as part of the planning proposal package. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land. A strategic bushfire assessment has been undertaken, which concludes that the subject land may be exposed to local fires from within the isolated Cumberland State Forest. The identified Asset Protection Zones provide separation from the vegetation within the State Forest and meet the APZ requirement for residential development as set out in Planning for Bushfire Prone Land. The planning proposal has been subject to rezoning review, which approved the planning proposal to progress to Gateway even though the status of the national park nomination is unresolved.
	Objection	Concerns with loss of green space including critically endangered ecological communities, national park nomination outcome unknown, Hills Shire has met its housing targets, bushfire prone land not suitable for living, APZ not large enough, lack of report identifying the specific vegetation to be removed		A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land. A strategic bushfire assessment has been undertaken, which concludes that the subject land may be exposed to local fires from within the isolated Cumberland State Forest. The identified Asset Protection Zones provide separation from the vegetation within the State Forest and meet the APZ requirement for residential development as set out in Planning for Bushfire Prone Land. The planning proposal has been subject to rezoning review, which approved the planning proposal to progress to Gateway even though the status of the national park nomination is unresolved.
SUB-10015	Objection	Concerns with loss of flora and fauna (powerful owls, glossy black cockatoo, echidna, tawny frog mouths, king parrots, bellbirds), awaiting national park nomination outcome		The planning proposal will facilitate subdivision to create four residential lots, capable of accommodating single dwelling houses. The traffic report notes that this would result in a extremely low additional trip generation and have a negligible impact upon the road network and congestion. Although the report was prepared in 2019, the traffic impact is unlikely to have changed despite more recent development due to the low anticipated trip generation. Traffic impacts will be considered in detail as part of any future development application relating to the land. A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package.
SUB-10016	Objection	Concerns with traffic congestion (upcoming cherrybrook and castle hill developments not accounted for), lack of supporting infrastructure (only the metro has been built recently), cumulative impacts of 55 Coonara Ave rezoning, loss of flora and fauna		A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land. A tree assessment (arborist report) has been prepared and exhibited as part of the planning proposal package. A strategic bushfire assessment has been undertaken, which concludes that the subject land may be exposed to local fires from within the isolated Cumberland State Forest. The identified Asset Protection Zones provide separation from the vegetation within the State Forest and meet the APZ requirement for residential development as set out in Planning for Bushfire Prone Land. There will be no heritage loss associated with the planning proposal as there are no heritage items on the subject land. The proposed rezoning will facilitate the subdivision of four lots capable of accommodating single dwellings. This limits the extent of densification and cumulative impacts. The land already contains two dwelling houses, so the planning proposal will facilitate a net increase of two dwellings. The contribution to The Hills housing target is not the sole reason for the planning proposal. The subject land does not contribute to open space as it has previously been used for residential uses and access to the State Forest.
SUB-10017	Objection	Concerns with loss of biodiversity (powerful owl, little lorikeet, gangang cockatoo, great headed flying fox, little bent winged bat, large bent winged bat, greater broadened bat, dural land snail, blue gum forest, Sydney turpentine ironbark forest), that loss of state forest must pass both houses of parliament, cumulative impacts of 55 Coonara Ave, local heritage character loss, loss of green space, housing not required, bushfire prone land not suitable for living, apz will impact on critically endangered ecological community and omission of arborist report		This planning proposal only relates to the identified land in the State Forest, which is surplus to forestry operations. A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land. The objective of Local Planning Direction 9.1 to protect the agricultural production of rural land. The Cumberland State Forest is not used for commercial timber production. Therefore the inconsistency with the direction is considered justified. The planning proposal will facilitate the subdivision of four lots, capable of accommodating single dwellings, so limiting the extent of residential densification. The land already contains two dwelling houses, so the planning proposal will facilitate a net increase of two dwellings. Review of the fact sheet and Gateway assessment report has not identified a discrepancy between the site areas identified in the two documents.
SUB-10018 SUB-10019	Objection	Concerns with further rezoning of forest		A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land. The objective of Local Planning Direction 9.1 to protect the agricultural production of rural land. The Cumberland State Forest is not used for commercial timber production. Therefore the inconsistency with the direction is considered justified. The planning proposal will facilitate the subdivision of four lots, capable of accommodating single dwellings, so limiting the extent of residential densification. The land already contains two dwelling houses, so the planning proposal will facilitate a net increase of two dwellings. Review of the fact sheet and Gateway assessment report has not identified a discrepancy between the site areas identified in the two documents.
SUB-10022	Objection	Concerns with loss of flora and fauna (blue gum forest, Sydney turpentine ironbark forest, dural land snail, powerful owl), inefficient use of land, inconsistent with ministerial directions (does not comply with Direction 9.1 rural zones that a planning proposal must not rezone land from rural to residential), the Hills has already met its housing targets, and the exhibition sheet contains misleading information errors (discrepancies with site area between the fact sheet and the gateway assessment report)	Yes	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land. The objective of Local Planning Direction 9.1 to protect the agricultural production of rural land. The Cumberland State Forest is not used for commercial timber production. Therefore the inconsistency with the direction is considered justified. The planning proposal will facilitate the subdivision of four lots, capable of accommodating single dwellings, so limiting the extent of residential densification. The land already contains two dwelling houses, so the planning proposal will facilitate a net increase of two dwellings. Review of the fact sheet and Gateway assessment report has not identified a discrepancy between the site areas identified in the two documents.
SUB-10023	Objection	Concerns with loss of flora and fauna (blue gum forest, Sydney turpentine ironbark forest, dural land snail, powerful owl), inefficient use of land, inconsistent with ministerial directions (does not comply with Direction 9.1 rural zones that a planning proposal must not rezone land from rural to residential), the Hills has already met its housing targets, and the exhibition sheet contains misleading information errors (discrepancies with site area between the fact sheet and the gateway assessment report)	Yes	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land. The objective of Local Planning Direction 9.1 to protect the agricultural production of rural land. The Cumberland State Forest is not used for commercial timber production. Therefore the inconsistency with the direction is considered justified. The planning proposal will facilitate the subdivision of four lots, capable of accommodating single dwellings, so limiting the extent of residential densification. The land already contains two dwelling houses, so the planning proposal will facilitate a net increase of two dwellings. Review of the fact sheet and Gateway assessment report has not identified a discrepancy between the site areas identified in the two documents.

Request for a public meeting is noted

	Objection	Concerns with asset protection zones, requests arborist impact assessment be completed, bushfire prone land, that the proposal be referred to department of climate change as required by EPBC act, energy environment water, that loss of state forest must be approved by both houses of parliament, request a public meeting be held, request more accurate information to be provided to the public as there are inaccuracies in site area between the fact sheet and the gateway determination report	A strategic bushfire assessment has been undertaken, which concludes that the subject land may be exposed to local fires from within the isolated Cumberland State Forest. The identified Asset Protection Zones provide separation from vegetation within the State Forest and meet the APZ requirement for residential development as set out in Planning for Bushfire Prone Land. A tree assessment (arborist report) has been prepared and exhibited as part of the planning proposal package. The planning proposal has been referred to the Commonwealth Department of Climate Change, Energy, the Environment and Water as required by the Gateway determination. Review of the fact sheet and gateway assessment report has not identified a discrepancy between the sites areas identified in the two documents. Revocation of dedication of land as State Forest does not form part of this planning proposal. This is subject to a separate process. Request for a public meeting is noted.
SUB-10024			
	Objection	Concerns with loss of flora and fauna (blue gum, turpentine ironbark, powerful owl, dural land snail), hills council has met its housing target	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land. The purpose of the planning proposal is to enable the subdivision of land which is surplus to the requirements of the State Forestry Corporation, creating four residential lots where single detached dwellings will be permissible. The land already contains two dwelling houses, so the planning proposal will facilitate a net increase of two dwellings. The contribution to The Hills housing target is not the sole reason for this planning proposal.
SUB-10025			
	Objection	Concerns with loss of flora and fauna (blue gum, turpentine ironbark, powerful owl, dural land snail, eastern Australian underground orchid), apz not large enough as stated by rfs, being placed on neighbouring public land, lack of transparency and public consultation failures	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land. A strategic bushfire assessment has been undertaken, which concludes that the subject land may be exposed to local fires from within the isolated Cumberland State Forest. The identified Asset Protection Zones provide separation from the vegetation within the State Forest and meet the APZ requirement for residential development as set out in Planning for Bushfire Prone Land. The planning proposal has been prepared in accordance with the Local Environmental Plan Making Guideline prepared by the Department of Planning, Housing and Infrastructure, and exhibited in accordance with the conditions of the Gateway determination.
SUB-10026			
	Objection	Concerns with increased density affecting neighbourhood character, insertion of asset protection zones which remove more forest, loss of flora and fauna, future rezonings of forest	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land. A strategic bushfire assessment has been undertaken, which concludes that the subject land may be exposed to local fires from within the isolated Cumberland State Forest. The identified Asset Protection Zones provide separation from the vegetation within the State Forest and meet the APZ requirement for residential development as set out in Planning for Bushfire Prone Land. The proposed rezoning will facilitate the subdivision of four lots capable of accommodating single dwellings, in keeping with the low density character of the neighbouring properties.
SUB-10027			
	Objection	Concerns with loss of flora and fauna (grey headed flying fox, white throated needletail, powerful owls, southern myotis, large bent winged bat, dural land snail), awaiting outcome of national park nomination, request for fauna management plan, request for arborist report, request for federal referral (loss of blue gum and turpentine may constitute a significant impact on matters of national environmental significance, therefore a referral to the Department of environment and energy to determine if EPBC assessment is required), request for parliamentary approval for loss of state forest under forestry act 2012, Hills has met housing targets, set a precedent for future rezoning, apz does not meet criteria for BAL 40 or higher	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A tree assessment report (arborist report) has been prepared and exhibited as part of the planning proposal package. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land. A strategic bushfire assessment has been undertaken, which concludes that the subject land may be exposed to local fires from within the isolated Cumberland State Forest. The report concludes that the identified Asset Protection Zones provide adequate separation from the vegetation within the State Forest and meet the APZ requirement for residential development as set out in Planning for Bushfire Prone Land. The planning proposal has been referred to the Australian Department of Climate Change, Energy, the Environment and Water as required by the Gateway Determination. Revocation of dedication of land as State Forest does not form part of this planning proposal. This is subject to a separate process.
SUB-10029			
	Objection	Concerns with loss of green space, flora and fauna for future generations	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The land proposed to be rezoned has previously been used for dwellings and access to the forest, and therefore does not contribute to open space.
SUB-10030			
SUB-10031		Repeat Submission - SUB-10005	
SUB-10032	Objection	Concerns with setting a precedent for further rezoning	Noted. However, all planning proposals must demonstrate strategic and site-specific merit. This planning proposal does not establish a precedent.
	Objection	Concerns with loss of flora and fauna that should be conserved, suggestion of rezoning the site to C4 environmental living. Cumulative impacts of 55 coonara ave rezoning.	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. The proposed rezoning will facilitate the subdivision of four lots capable of accommodating single dwellings, in keeping with the low density character of the neighbouring properties which are zoned R2 Low Density Residential and limiting cumulative impacts.
SUB-10033			
	Objection	Concerns with loss of flora and fauna (blue gum forest, Sydney turpentine ironbark forest), increased clearing required for APZ, building on bushfire prone land is not good	A Biodiversity Assessment Report has been prepared. This identifies that the land to be rezoned is heavily impacted by previous clearing and management, and the more intact areas in the northern site are heavily impacted by weed invasion. A vegetation management plan to guide future development has been exhibited as part of the planning proposal package. The BDAR identifies that the proposal is not likely to cause a serious and irreversible impact on threatened fauna species and communities. Impacts on threatened flora species will be considered as part of any future development application relating to the land. A strategic bushfire assessment has been undertaken, which concludes that the subject land may be exposed to local fires from within the isolated Cumberland State Forest. The extent of the APZs will be finally determined as part of a future development application and the extent of clearing considered as part of the development assessment process.
SUB-10043			