



New South Wales

Hornsby Shire Local Environmental Plan 1994 (Amendment No 91)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (SRE0000021/S69)

FRANK SARTOR, M.P.,
Minister for Planning

2006 No 103

Clause 1 Hornsby Shire Local Environmental Plan 1994 (Amendment No 91)

Hornsby Shire Local Environmental Plan 1994 (Amendment No 91)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Hornsby Shire Local Environmental Plan 1994 (Amendment No 91)*.

2 Aims of plan

This plan aims:

- (a) to rezone part of the land to which this plan applies, being some under-utilised land within the Turner Road Commercial Centre, Berowra Heights, to the Residential B (Medium Density) Zone under *Hornsby Shire Local Environmental Plan 1994 (the 1994 plan)*, and
- (b) to recognise existing approved commercial uses of the land to be rezoned, and
- (c) to restore the standard floorspace ratio (as set out in clause 15 of the 1994 plan) in respect of the land to be rezoned, and
- (d) to provide for the adjustment of the boundaries of the land within the Turner Road Commercial Centre, Berowra Heights, that are subject to different floorspace ratio controls than that set out in clause 15.

3 Land to which plan applies

- (1) In respect of the aims referred to in clause 2 (a)–(c), this plan applies to land fronting Turner Road, Berowra Heights, as shown coloured dark pink, edged heavy black and lettered “B” on the map marked “Hornsby Shire Local Environmental Plan 1994 (Amendment No 91)” deposited in the office of Hornsby Shire Council.
- (2) In respect of the aim referred to in clause 2 (d), this plan applies to land fronting Turner Road, Berowra Heights, as shown edged heavy black on the diagram identified as “Diagram 21” appearing in Schedule 1 [3].

4 Amendment of Hornsby Shire Local Environmental Plan 1994

Hornsby Shire Local Environmental Plan 1994 is amended as set out in Schedule 1.

2006 No 103

Hornsby Shire Local Environmental Plan 1994 (Amendment No 91)

Schedule 1 Amendments

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(Clause 4)

[1] Clause 22 Exceptions

Insert at the end of the Table to the clause under the headings “Address/Area”, “Land Description” and “Permitted Land Use or Other Development”, respectively:

Land zoned Residential B (Medium Density) in the Turner Road Commercial Centre, Berowra Heights	Land shown edged heavy black on the map marked “Hornsby Shire Local Environmental Plan 1994 (Amendment No 91)”	Development authorised by a development consent in force immediately before the commencement of <i>Hornsby Shire Local Environmental Plan 1994 (Amendment No 91)</i> , being a development consent that is still in force.
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[2] Clause 23 Dictionary

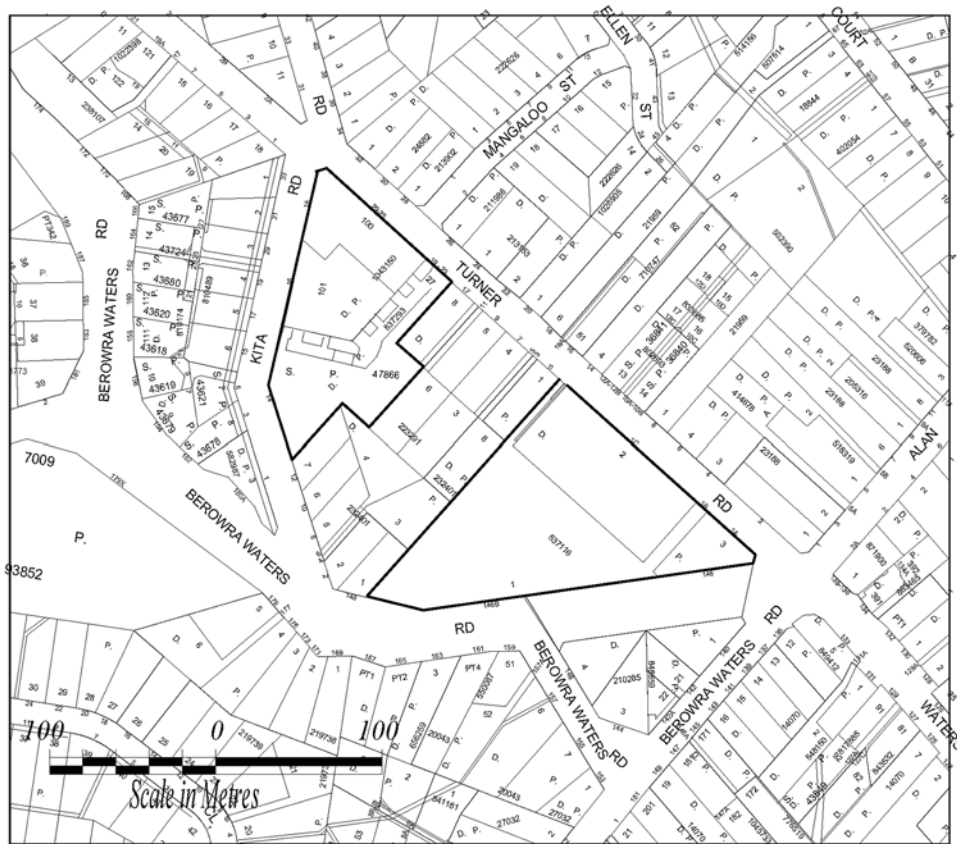
Insert in appropriate order in the definition of *the map* in clause 23 (1):

Hornsby Shire Local Environmental Plan 1994 (Amendment No 91)

[3] Schedule B

Omit Diagram 21 (but not the text accompanying that diagram). Insert instead:

Diagram 21



BEROWRA HEIGHTS

BY AUTHORITY