



New South Wales

Baulkham Hills Local Environmental Plan 2005 (Amendment No 10)

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*. (P99/00091/S69)

FRANK SARTOR, M.P.,
Minister for Planning

2007 No 329

Clause 1 Baulkham Hills Local Environmental Plan 2005 (Amendment No 10)

Baulkham Hills Local Environmental Plan 2005 (Amendment No 10)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Baulkham Hills Local Environmental Plan 2005 (Amendment No 10)*.

2 Aims of plan

The aims of this plan are:

- (a) to enable urban development within part of the area at Kellyville known as the Balmoral Road Release Area, and
- (b) to create sustainable residential neighbourhoods consisting of a mix of housing types including single detached dwellings, dual occupancies, villas, town-houses, shop-top housing and apartment buildings, and
- (c) to specify development that is permissible within the Residential 2 (b1) Zone of the *Baulkham Hills Local Environmental Plan 2005*.

3 Land to which plan applies

This plan applies to:

- (a) in relation to the amendments made by Schedule 1 [1], [2] and [6]—part Lots 35–39, DP 10702, part Lots 12–17, DP 17213, part Lot 1, DP 611501, part Lot 1, DP 538931 and part Lot 1, DP 543935, Kellyville, as shown on the map marked “Baulkham Hills Local Environmental Plan 2005 (Amendment No 10)” deposited in the office of Baulkham Hills Shire Council, and
- (b) in relation to the amendments made by Schedule 1 [3]–[5]—all land in the Residential 2 (b1) Zone of the *Baulkham Hills Local Environmental Plan 2005*.

4 Amendment of Baulkham Hills Local Environmental Plan 2005

Baulkham Hills Local Environmental Plan 2005 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 5 Definitions

Omit “purple-coloured or” from the definition of *development site* in clause 5 (1).

[2] Clause 5 (1), definition of “the map”

Insert in appropriate order:

Baulkham Hills Local Environmental Plan 2005 (Amendment No 10)

[3] Clause 13 Zone objectives and zoning controls

Omit “convenience stores;” from item 3 of the matter relating to Zone 2 (b1) in the Table to the clause.

[4] Clause 13, Table

Omit “1” and “0.6”, wherever occurring, from item 3 of the matter relating to Zone 2 (b1).

Insert instead “0.5”.

[5] Clause 13, Table

Insert “convenience stores;” after “apartment buildings;” in item 4 of the matter relating to Zone 2 (b1).

[6] Clause 58 Cumberland Plain Woodland Development Site

Omit the clause.