



New South Wales

Baulkham Hills Local Environmental Plan 2005 (Amendment No 11)

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*. (9041484/S69)

FRANK SARTOR, M.P.,
Minister for Planning

2007 No 523

Clause 1 Baulkham Hills Local Environmental Plan 2005 (Amendment No 11)

Baulkham Hills Local Environmental Plan 2005 (Amendment No 11)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Baulkham Hills Local Environmental Plan 2005 (Amendment No 11)*.

2 Aims of plan

This plan aims to amend *Baulkham Hills Local Environmental Plan 2005*:

- (a) to rezone part of the land to which this plan applies from the Open Space 6 (a) (Existing and Proposed Public Recreation) Zone to the Residential 2 (a) Zone so as to provide for residential development consistent with the surrounding zone, and
- (b) to allow, with development consent, the carrying out of development on the remaining land for the purpose of shops, with the total gross floor area of the shops not exceeding 3,890 square metres.

3 Land to which plan applies

- (1) To the extent that this plan rezones land, it applies to Lot 39, DP 1090914, Nos 56–58 Edgewater Drive, Bella Vista, as shown distinctively coloured, edged heavy black and lettered “2 (a)” on the map marked “Baulkham Hills Local Environmental Plan 2005 (Amendment No 11)” deposited in the office of Baulkham Hills Council.
- (2) To the extent that this plan allows the carrying out of development for the purpose of shops, it applies to Lot 6012, DP 1098937, Elizabeth Macarthur Drive, Bella Vista.

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

Insert in appropriate order in the definition of *the map* in clause 5 (1):

Baulkham Hills Local Environmental Plan 2005 (Amendment No 11)

[2] Schedule 6 Additional development on certain land

Insert at the end of the Schedule in Columns 1, 2 and 3, respectively:

Lot 6012, DP 1098937, Elizabeth Macarthur Drive, Bella Vista	Development for the purpose of shops	The total gross floor area of the shops must not exceed 3,890m ² .
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