



New South Wales

The Hills Local Environmental Plan 2012 (Amendment No 17)

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*.

DAVE WALKER, GENERAL MANAGER, THE HILLS SHIRE COUNCIL
As delegate for the Minister for Planning

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1 Name of Plan

This Plan is *The Hills Local Environmental Plan 2012 (Amendment No 17)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to land at 15 Old Glenhaven Road, Glenhaven, being part of Lot 301, DP 1160437.

4 Maps

The maps adopted by *The Hills Local Environmental Plan 2012* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

Schedule 1 Amendment of The Hills Local Environmental Plan 2012

Clause 4.1D

Insert after clause 4.1C:

4.1D Exceptions to minimum lot size for residential care facility

- (1) This clause applies to part of Lot 301, DP 1160437, being land at 15 Old Glenhaven Road, Glenhaven, as shown edged in blue on the Lot Size Map.
- (2) The objectives of this clause are as follows:
 - (a) to permit a reduced minimum lot size on land to which this clause applies for the purpose of facilitating the development of a residential care facility that will cater for the ongoing care of the elderly and disabled on land that is adjacent to a seniors housing development,
 - (b) to maintain a 2 hectare minimum lot size for all other development on land to which this clause applies.
- (3) Despite any other provisions of this Plan, development consent may be granted for the subdivision of land to which this clause applies so as to create a lot with a minimum area of 6,000 square metres.
- (4) Development consent under this clause must not be granted unless the plan of the proposed subdivision contains a restriction as to user under section 88E of the *Conveyancing Act 1919* limiting the use of the land for the purpose of a residential care facility.
- (5) A subdivision certificate for the purposes of this clause must not be issued unless an occupation certificate for a residential care facility on land to which this clause applies has been issued.