



New South Wales

The Hills Local Environmental Plan Amendment (Sydney Region Growth Centres—The Hills Growth Centre Precincts) 2016

under the

Environmental Planning and Assessment Act 1979

The Greater Sydney Commission makes the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

CATHERINE VAN LAEREN
As delegate for the Greater Sydney Commission

The Hills Local Environmental Plan Amendment (Sydney Region Growth Centres—The Hills Growth Centre Precincts) 2016

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1 Name of Plan

This Plan is *The Hills Local Environmental Plan Amendment (Sydney Region Growth Centres—The Hills Growth Centre Precincts) 2016*.

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 the following land:

- (a) part of 7 and part of 9–13 Edwards Road, Box Hill, being part of Lot 1771, DP 1206301 and Lot 176, DP 10157,
- (b) part of 10–32, part of 34, part of 36 and part of 38 Terry Road, Box Hill, being part of Lots 1–6 and 12, DP 27502,
- (c) 267A, 269, 271, part of 273–283 and part of 285–297 Annangrove Road, Rouse Hill, being Lot 124, DP 1140966, part of Lot 1, DP 546799, Lots 2 and 3, DP 546799 and part of Lot 2, DP 1071664,
- (d) part of 15 and 17 Edwards Road, Rouse Hill, being part of Lot 4, DP 546799 and Lot 1, DP 240668,
- (e) part of 31 and part of 76 The Water Lane, Rouse Hill, being part of Lot 2, DP 202532 and part of Lot 175, DP 10157.

4 Maps

The maps adopted by *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* are amended or replaced, as the case requires, by the maps approved by the Greater Sydney Commission on the making of this Plan.

Schedule 1 Amendment of State Environmental Planning Policy (Sydney Region Growth Centres) 2006

[1] Appendix 11 The Hills Growth Centre Precincts Plan

Insert in appropriate order in clause 2.1:

R1 General Residential

[2] Appendix 11, Land Use Table

Insert in appropriate order:

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To enable other land uses that support the adjoining or nearby commercial centres and protect the amenity of the adjoining or nearby residential areas.

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Funeral chapels; Funeral homes; Group homes; Health services facilities; Home-based child care; Hostels; Hotel or motel accommodation; Manor homes; Multi dwelling housing; Neighbourhood shops; Office premises; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Restaurants; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Sewage reticulation systems; Shop top housing; Veterinary hospitals; Waste or resource management facilities

4 Prohibited

Any development not specified in item 2 or 3

[3] Appendix 11, Land Use Table

Omit “Shop top housing;” from item 3 of the matter relating to Zone B6 Enterprise Corridor.

[4] Appendix 11, clause 4.1AA (4)

Insert after clause 4.1AA (3):

- (4) This clause does not apply if the dwelling density (per hectare) shown on the Residential Density Map in relation to any of the land being subdivided is 7.

[5] Appendix 11, clause 4.1A (4) (c)

Insert at the end of clause 4.1A (4) (b):

, or

- (c) 700m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 7.

[6] Appendix 11, clause 4.1A (5) (c)

Insert at the end of clause 4.1A (5) (b):

, or

- (c) 2,000m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 7.

[7] Appendix 11, clause 4.4A, heading

Omit “**Zone B2 Local Centre or Zone B6 Enterprise Corridor**”.

Insert instead “**Zone R1 General Residential or Zone B2 Local Centre**”.