



New South Wales

The Hills Local Environmental Plan 2012 (Amendment No 42)

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*.

DAVE WALKER, GENERAL MANAGER, THE HILLS SHIRE COUNCIL
As delegate for the Greater Sydney Commission

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1 Name of Plan

This Plan is *The Hills Local Environmental Plan 2012 (Amendment No 42)*.

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 to which *The Hills Local Environmental Plan 2012* applies and, in particular, to land at 2–6 Maitland Place, Baulkham Hills and certain land at 7 Maitland Place, Baulkham Hills.

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 Greater Sydney Commission on the making of this Plan.

Schedule 1 Amendment of The Hills Local Environmental Plan 2012

[1] Clause 4.6 Exceptions to development standards

Insert after clause 4.6 (8) (ca):

- (cb) clause 7.12.

[2] Clause 7.12

Insert after clause 7.11:

7.12 Development on certain land within the Sydney Metro Northwest Urban Renewal Corridor

- (1) The objectives of this clause are as follows:
 - (a) to support the provision of increased housing around train stations forming part of the Sydney Metro Northwest at densities compatible with the future character of the surrounding area,
 - (b) to ensure the provision of a mix of dwelling types in residential flat buildings, providing housing choice for different demographics, living needs and household budgets,
 - (c) to promote development that accommodates the needs of larger households, consistent with the demographics and family household structures of The Hills Shire.
- (2) This clause applies to development that involves the erection of one or more buildings that contain dwellings on land identified as “Area A” on the Floor Space Ratio Map.
- (3) Despite clause 4.4, the consent authority may consent to development on land to which this clause applies with a floor space ratio that does not exceed the increased floor space ratio identified on the Floor Space Ratio Incentive Map, if the consent authority is satisfied that:
 - (a) no more than 25% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be studio or 1 bedroom dwellings, or both, and
 - (b) at least 20% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development are to be 3 or more bedroom dwellings, and
 - (c) at least 40% of all 2 bedroom dwellings contained in the development will have a minimum internal floor area of 110m², and
 - (d) at least 40% of all 3 bedroom dwellings contained in the development will have a minimum internal floor area of 135m², and
 - (e) the following minimum number of car parking spaces are to be provided for the development:
 - (i) for each dwelling—1 car parking space, and
 - (ii) for every 5 dwellings—1 car parking space, in addition to the car parking space required for the individual dwelling.
- (4) In this clause:
internal floor area does not include the floor area of any balcony.

[3] Dictionary

Insert in alphabetical order:

Floor Space Ratio Incentive Map means the The Hills Local Environmental Plan 2012 Floor Space Ratio Incentive Map.