



New South Wales

The Hills Local Environmental Plan 2012 (Amendment No 48)

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*.

MICHAEL EDGAR, 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 48)*.

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 Lot 5, DP 30916, Commercial Road, Rouse Hill.

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.

5 Amendment of The Hills Local Environmental Plan 2012

Schedule 1 Additional permitted uses

Insert at the end of the Schedule, with appropriate clause numbering:

Use of certain land at Commercial Road, Rouse Hill

- (1) This clause applies to certain land at Commercial Road, Rouse Hill, being part of Lot 5, DP 30916, that is in Zone R1 General Residential, shown as “Item 9” on the Additional Permitted Uses Map.
- (2) Development for the purposes of shops is permitted with development consent.
- (3) Development consent under subclause (2) may only be granted if the retail floor space on the site is no more than 1,700m².