



New South Wales

The Hills Local Environmental Plan 2012 (Amendment No 49)

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 49)*.

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 522 Windsor Road, Baulkham Hills, being Lot 553, DP 773889 and Lot 22, DP 1075051.

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 522 Windsor Road, Baulkham Hills

- (1) This clause applies to land at 522 Windsor Road, Baulkham Hills, being Lot 553, DP 773889 and Lot 22, DP 1075051, shown as "Item 14" on the Additional Permitted Uses Map.
- (2) Development for the purposes of seniors housing and associated restaurants or cafes, shops or business premises is permitted with development consent.
- (3) Development consent under this clause may only be granted if:
 - (a) the number of beds contained in a residential care facility that is part of the development does not exceed 120, and
 - (b) the number of self-contained dwellings contained in the development does not exceed 70, and
 - (c) the gross floor area of any restaurant or cafe, shop or business premises contained in the development is no more than 100m², with a maximum combined gross floor area of no more than 300m².