



New South Wales

The Hills Local Environmental Plan 2012 (Amendment No 40)

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*.

STEPHEN MURRAY

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 40)*.

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 74 O'Briens Road, Cattai, being Lot 28, DP 270416.

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.

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 74 O'Briens Road, Cattai

- (1) This clause applies to land at 74 O'Briens Road, Cattai, being Lot 28, DP 270416, shown as "Item 8" on the Additional Permitted Uses Map.
- (2) Development for the purposes of dwelling houses is permitted with development consent.
- (3) Development consent under this clause may only be granted if the consent authority is satisfied that:
 - (a) the development will not result in the erection of more than 300 dwelling houses on the land to which this clause applies, and
 - (b) no dwelling house will be erected on a lot with a lot size of less than 450 square metres.
- (4) Development consent must not be granted for development under this clause unless a development control plan that provides for the phasing of development has been prepared for the land.