



New South Wales

The Hills Local Environmental Plan 2012 (Amendment No 47)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

MICHAEL EDGAR, GENERAL MANAGER, THE HILLS SHIRE COUNCIL
As delegate for the local plan-making authority

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1 Name of Plan

This Plan is *The Hills Local Environmental Plan 2012 (Amendment No 47)*.

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 at 370 Old Northern Road, Castle Hill, being Lot 2, DP 135804.

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 local plan-making authority on the making of this Plan.

Schedule 1 Amendment of The Hills Local Environmental Plan 2012

Clause 7.14

Insert after clause 7.13:

7.14 Development at 370 Old Northern Road, Castle Hill

- (1) The objectives of this clause are as follows:
 - (a) to provide for residential development that takes account of the special values of land in Zone E4 Environmental Living,
 - (b) to meet the needs of the current and future residents,
 - (c) to ensure the preservation of the existing significant vegetation on the site,
 - (d) to encourage development that ensures the land is managed and conserved in a holistic and sensitive manner,
 - (e) to promote high quality residential amenity in the urban environment.
- (2) This clause applies to land at 370 Old Northern Road, Castle Hill, being Lot 2, DP 135804, identified as “Area F” on the Key Sites Map.
- (3) Despite any other provision of this Plan, the consent authority may, in accordance with this clause, grant consent to a development application to:
 - (a) subdivide the land, and
 - (b) erect an attached dwelling or dwelling house on each lot created by the subdivision that results in the erection of not more than 13.2 dwellings per hectare of the total area of the land to which this clause applies.
- (4) However, the consent authority may only grant the development consent if the consent authority is satisfied:
 - (a) the subdivision is to establish a neighbourhood scheme in accordance with the *Community Land Development Act 1989*, and
 - (b) the landscape and biodiversity of the land is adequately protected having particular regard to the objectives stated in subclause (1) (a), (c) and (d).