



New South Wales

The Hills Local Environmental Plan 2012 (Amendment No 60)

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*.

CATHERINE VAN LAEREN

As delegate for the Minister for Planning and Public Spaces

The Hills Local Environmental Plan 2012 (Amendment No 60)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *The Hills Local Environmental Plan 2012 (Amendment No 60)*.

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 immediately before the making of this Plan.

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

[1] Clause 1.1 Name of Plan

Omit “The Hills”. Insert instead “Parramatta (former The Hills)”.

[2] Clause 1.2 Aims of Plan

Omit “The Hills” wherever occurring.

Insert instead “the City of Parramatta local government area”.

[3] Clause 1.8A Savings provision relating to development applications

Omit clause 1.8A (2).

[4] Clause 2.1 Land use zones

Omit the following:

RU1 Primary Production

RU2 Rural Landscape

RU6 Transition

B4 Mixed Use

B5 Business Development

B7 Business Park

IN2 Light Industrial

SP3 Tourist

E1 National Parks and Nature Reserves

E3 Environmental Management

Waterway Zones

W2 Recreational Waterways

[5] Land Use Table

Omit the matter relating to the following Zones:

Zone RU1 Primary Production

Zone RU2 Rural Landscape

Zone RU6 Transition

Zone B4 Mixed Use

Zone B5 Business Development

Zone B7 Business Park

Zone IN2 Light Industrial

Zone SP3 Tourist

Zone E1 National Parks and Nature Reserves

Zone E3 Environmental Management

Zone W2 Recreational Waterways

- [6] Land Use Table, Zone IN1 General Industrial**
Omit “Amusements centres;” from item 4. Insert instead “Amusement centres;”.
- [7] Clause 4.1AA Minimum subdivision lot size for community title schemes**
Omit clause 4.1AA (1) (b), (2) (a)–(c), (h) and (i), (3A) and (3B).
- [8] Clause 4.1A Minimum lot sizes for dual occupancy, multi dwelling housing and residential flat buildings**
Omit the matter relating to the following Zones from the Table to clause 4.1A (2):
Zone RU1 Primary Production
Zone RU2 Rural Landscape
Zone RU6 Transition
Zone B4 Mixed Use
- [9] Clause 4.1A (3)**
Omit “Council”. Insert instead “the consent authority”.
- [10] Clause 4.1A (3) (a) and (b)**
Omit “structures” wherever occurring. Insert instead “buildings”.
- [11] Clause 4.1D Exceptions to minimum lot size for residential care facility**
Omit the clause.
- [12] Clause 4.2A Erection of dwelling houses or dual occupancies on land in Zone E4**
Omit “rural and environmental protection zones” from clause 4.2A (1) (b).
Insert instead “an environment protection zone”.
- [13] Clause 4.2A (2)**
Omit the subclause. Insert instead:
(2) This clause applies to land in Zone E4 Environmental Living.
- [14] Clause 4.2A (3)**
Omit “in a zone”.
- [15] Clause 4.2A (3) (b)**
Omit “(other than under clause 4.2 (3))”.
- [16] Clause 4.3A Additional controls applying to shop top housing and residential flat buildings as part of mixed use development**
Omit the clause.
- [17] Clause 4.6 Exceptions to development standards**
Omit clause 4.6 (8) (ca) and (cb).
- [18] Clause 5.10 Heritage conservation**
Omit “The Hills” from clause 5.10 (1) (a).
Insert instead “the City of Parramatta local government area”.

[19] Clause 5.13

Omit the clause. Insert instead:

5.13 Eco-tourist facilities

[Not applicable]

[20] Parts 6, 8 and 9

Omit the Parts.

[21] Clauses 7.1, 7.4–7.7 and 7.10–7.14

Omit the clauses.

[22] Schedule 1 Additional permitted uses

Omit clauses 1–15.

[23] Schedule 2 Exempt development

Omit “**business, E3 Environmental Management, E4 Environmental living or SP3 Tourist**”.

Insert instead “**business or E4 Environmental Living**”.

[24] Schedule 5

Omit the Schedule. Insert instead:

Schedule 5 Environmental heritage

(Clause 5.10)

Part 1 Heritage items

Suburb	Item name	Address	Property description	Significance	Item no
Baulkham Hills	Baulkham Hills Public School	1 Russell Street	SP 86046	Local	I29
Carlingford	“Havilah”, stables	25 Bevan Place	Lot 202, DP 803443	Local	I41
Carlingford	“Havilah House”	29 Bevan Place	Lot 3, DP 788924	Local	I42
Carlingford	House and outbuilding	381 North Rocks Road	Lot 12, DP 542855	Local	I43
Carlingford	House	157 Pennant Hills Road	Lot 1, DP 19868	Local	I44
Carlingford	House	159 Pennant Hills Road	Lot 1, DP 1100015	Local	I45
Carlingford	Carlingford Stock Feeds	1 Thallon Street	Lot 1, DP 1147407; Lot 2, DP 503904	Local	I46

Suburb	Item name	Address	Property description	Significance	Item no
North Parramatta	“Gowan Brae Group”, comprising “Gowan Brae House”, Kings School Chapel, gatehouse and fence, aviary, fountain, rotunda, “The Cedars”, grave, 19th century driveways and stables, iron palisade fence, horseshoe bridge/dam and roadway		Lot 1, DP 59169; Lots A and B, DP 329288; Lot A, DP 321595; Lot 2, DP 235857; Lot 1, DP 64765; Lot 1, DP 57491; Lot 1, DP 581960; Lot 10, DP 812772	Local	I176
North Rocks	“Rockcliff”	224 North Rocks Road	Lot 7, DP 234271	Local	I177
North Rocks	“Fernleigh”	256 North Rocks Road	Lot 20, DP 600123	Local	I178
Northmead	“Caprera House”	65 Caprera Road	Lot 21, DP 834190	Local	I154
Northmead	House	4 Mary Street	Lot 2, DP 591111	Local	I155
Northmead	House	20 Mary Street	Lot 63, DP 8884	Local	I156
Northmead	Pye’s Cottage	11–13 Pye Avenue	Lot 25, SP 64724	Local	I157
Northmead	House	15/3–5 Windermere Avenue	Lot 15, SP 74805	Local	I158
Northmead	House	10 Windermere Avenue	Lot 371, DP 878936	Local	I159
Northmead	House	18 Windermere Avenue	Lot 33, DP 8884	Local	I160
Northmead	House	115 Windsor Road	Lot 10, DP 1061802	Local	I161
Northmead	House	119 Windsor Road	Lot 1, DP 946630	Local	I162
Northmead	House	145 Windsor Road	Lot 1, DP 863720	Local	I163
Northmead	“The Pines”	153–155 Windsor Road	Lot 11, SP 50794	Local	I164
Northmead	House	175 Windsor Road	Lot 3, DP 14725	Local	I165
Northmead	House	177 Windsor Road	Lot 41, DP 841313	Local	I166
Northmead	House	179 Windsor Road	Lot 5, DP 8884	Local	I167
Northmead	House	181 Windsor Road	Lot 6, DP 8884	Local	I168
Northmead	House	183–185 Windsor Road	Lots 7 and 8, DP 8884	Local	I169

Suburb	Item name	Address	Property description	Significance	Item no
Northmead	House	187–189 Windsor Road	Lot 109, DP 815682	Local	I170
Northmead	House	209 Windsor Road	Part Lot 1, DP 500482	Local	I171
Northmead	House	215 Windsor Road	Lot 3, DP 843608	Local	I172
Northmead	House	1/227 Windsor Road	Lot 8, SP 66335	Local	I173
Northmead	House	243 Windsor Road	Lot 1, DP 26848	Local	I174
Northmead	House	245 Windsor Road	Lot 1, DP 780848	Local	I175
Oatlands	“Strathallen”	49 Bettington Road	Lot 29, SP 46498	Local	I179
Oatlands	Cottage	15 Ellis Street	Lot 22, DP 618939	Local	I180

Part 2 Heritage conservation areas

Name of Heritage Conservation Area	Identification on Heritage Map	Significance
Burnside Homes	Shown by a heavy red line and hatched in red and labelled “C4”	Local

Part 3 Archaeological sites

Suburb	Item name	Address	Property description	Significance	Item no
North Rocks	Quarry	Excelsior South Reserve No 45, Excelsior Avenue	Lot 9, DP 248626	Local	A19
North Rocks	Ruins of stone cottage	Excelsior South Reserve No 45, Excelsior Avenue	Lot 1, DP 228581	Local	A20
North Rocks	Dam	Speers Road Crown Reserve No 37, 19–21 Speers Road	Lot H, DP 438487	Local	A21
North Rocks	Retaining wall	23–27 Speers Road	Lot 171, DP 23173	Local	A22
North Rocks	Stone bridge approaches and foundation plaque, Sydney Woollen Mills	1 Windsor Road	Lot 1, DP 112482	Local	A23

[25] Dictionary

Omit “The Hills Shire Council” from the definition of *Council*.
 Insert instead “the City of Parramatta Council”.

[26] Dictionary

Omit the definitions of *Acid Sulfate Soils Map*, *Active Street Frontages Map*, *Bella Vista Station Precinct*, *Building Setback Map*, *designated State public infrastructure*, *Floor Space Ratio Incentive Map*, *foreshore area*, *Kellyville Station Precinct*, *Landslide Risk Map*, *public utility infrastructure*, *Showground Station Precinct*, *Sydney Metro Northwest Map*, *Terrestrial Biodiversity Map*, *urban release area* and *Urban Release Area Map*.