



New South Wales

The Hills Local Environmental Plan Amendment (Sydney Region Growth Centres—North Kellyville Precinct and The Hills Growth Centre Precincts) 2019

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*.

GINA METCALFE

As delegate for the Minister for Planning and Public Spaces

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1 Name of Plan

This Plan is *The Hills Local Environmental Plan Amendment (Sydney Region Growth Centres—North Kellyville Precinct and The Hills Growth Centre Precincts) 2019*.

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 the following land to which *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* applies—

- (a) land within the North Kellyville Precinct that is within Zone B1 Neighbourhood Centre or Zone B2 Local Centre,
- (b) land within the Box Hill Precinct that is within Zone R1 General Residential,
- (c) certain land within the Box Hill Precinct and the Box Hill Industrial Precinct that is within Zone B2 Local Centre.

4 Maps

The maps adopted by *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* 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 State Environmental Planning Policy (Sydney Region Growth Centres) 2006

[1] Appendix 2 North Kellyville Precinct Plan

Omit clause 4.4(1)(b). Insert instead—

- (b) to provide for a built form that is compatible with the role of local and neighbourhood centres.

[2] Appendix 2, clause 4.4(2A)

Omit the subclause.

[3] Appendix 11 The Hills Growth Centre Precincts Plan

Omit “1:1” from clause 4.4A(1). Insert instead “2:1”.

[4] Appendix 11, clause 4.4A(2) and (3)

Omit the subclauses.

[5] Appendix 11, clause 6.8(4)

Insert after clause 6.8(3)—

- (4) Development consent must not be granted to development on land identified as “Area F” on the Key Sites Map for the purposes of shop top housing if less than 50% of the total floor area of the building will be used for non-residential purposes.