



New South Wales

# **The Hills Local Environmental Plan 2019 (Amendment No 1)**

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

## **The Hills Local Environmental Plan 2019 (Amendment No 1)**

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Environmental Planning and Assessment Act 1979

### **1 Name of Plan**

This Plan is *The Hills Local Environmental Plan 2019 (Amendment No 1)*.

### **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 within the Showground Station Precinct within the meaning of *The Hills Local Environmental Plan 2019*.

### **4 Amendment of The Hills Local Environmental Plan 2019**

#### **Clause 9.7 Residential development yield on certain land**

Omit clause 9.7(1). Insert instead—

- (1) This clause applies to development that involves the erection of one or more buildings containing dwellings on a lot within the Showground Station Precinct but only if—
  - (a) the site of the development has an area of at least 10,000 square metres, or
  - (b) the site satisfies one of the following and the consent authority is satisfied that development of the site under this clause will promote the orderly development of the precinct—
    - (i) the site has an area less than 10,000 square metres only because of the creation of roads,
    - (ii) the site is isolated and it is not practicable to aggregate lots to achieve a site area of 10,000 square metres because of the existing lot configuration,
    - (iii) the whole of the rear boundary of the site adjoins land zoned RE1 Public Recreation and the site has a depth of no more than 45 metres from that boundary to the road frontage of the site,
    - (iv) the site comprises lots 41, 42, 43, 44, 45, 46 and 47, DP 259525.