



New South Wales

The Hills Local Environmental Plan 2012 (Amendment No 14)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

SIMON MANOSKI

As delegate for the Minister for Planning

The Hills Local Environmental Plan 2012 (Amendment No 14)

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1 Name of Plan

This Plan is *The Hills Local Environmental Plan 2012 (Amendment No 14)*.

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 land to which *The Hills Local Environmental Plan 2012* applies.

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.

Schedule 1 Amendment of The Hills Local Environmental Plan 2012

Clause 4.1A Minimum lot sizes for dual occupancy, multi dwelling housing and residential flat buildings

Insert after clause 4.1A (2):

- (3) Despite subclause (2), development consent may be granted to development on a lot in a zone shown in Column 2 of the Table to subclause (2) for multi dwelling housing or residential flat buildings where the area of the lot is less than the area specified for that purpose and shown in Column 3 of the Table, if Council is satisfied that:
 - (a) the form of the proposed structures is compatible with adjoining structures in terms of their elevation to the street and building height, and
 - (b) the design and location of rooms, windows and balconies of the proposed structures, and the open space to be provided, ensures acceptable acoustic and visual privacy, and
 - (c) the dwellings are designed to minimise energy needs and utilise passive solar design principles, and
 - (d) significant existing vegetation will be retained and landscaping is incorporated within setbacks and open space areas.