



New South Wales

The Hills Local Environmental Plan 2019 (Amendment No 6)

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 2019 (Amendment No 6)*.

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 Lots 23–25 and 28–30, DP 222257 and Lots 1 and 2, SP 40627, 6–12A and 16–20 Garthowen Crescent, Castle Hill.

4 Maps

The maps adopted by *The Hills Local Environmental Plan 2019* 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 2019

Clause 7.11A

Insert after clause 7.11—

7.11A Development at 6–12A and 16–20 Garthowen Crescent, Castle Hill

- (1) The objectives of this clause are as follows—
 - (a) to promote development that prevents the fragmentation or isolation of land,
 - (b) to ensure the provision of quality public domain and improved pedestrian and cycle connections within local or strategic centres,
 - (c) to facilitate development that is sympathetic to the character of heritage items.
- (2) This clause applies to land identified as “Area L” on the Key Sites Map.
- (3) Despite clause 4.4, the consent authority may consent to development on land to which this clause applies with a floor space ratio that exceeds the increased floor space ratio identified on the Floor Space Ratio Incentive Map by up to 20%, if the consent authority is satisfied of the following—
 - (a) all lots comprising the land are amalgamated into a single lot,
 - (b) buildings on the land will be setback from Garthowen Crescent by at least 7.5 metres,
 - (c) pedestrian links will be provided through the land to connect the northern and southern frontages to Garthowen Crescent,
 - (d) one basement parking area will be provided on the land, including access roads through the land that will enable residents to enter into and exit from the northern and southern frontages to Garthowen Crescent,
 - (e) buildings on the land will not overshadow or detract from the heritage value of Garthowen and a ground level common open space will be provided between Garthowen and those buildings,
 - (f) the requirements of clause 7.11(3) have been met.