



New South Wales

The Hills Local Environmental Plan 2019 (Amendment No 14)

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*.

BRETT WHITWORTH

As delegate for the Minister for Planning and Public Spaces

The Hills Local Environmental Plan 2019 (Amendment No 14)

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1 Name of Plan

This Plan is *The Hills Local Environmental Plan 2019 (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 land at 55 Coonara Avenue, West Pennant Hills, being Lot 61, DP 737386.

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

[1] Clause 4.6 Exceptions to development standards

Insert after clause 4.6(8)(cb)—

(cc) clause 7.15.

[2] Clause 7.15

Insert after clause 7.14—

7.15 Development at 55 Coonara Avenue, West Pennant Hills

- (1) This clause applies to land at 55 Coonara Avenue, West Pennant Hills, being Lot 61, DP 737386 (the *subject land*).
- (2) Development consent may be granted to a single development application for development on the subject land in Zone R3 Medium Density Residential or Zone R4 High Density Residential that is both of the following—
 - (a) the subdivision of land into 2 or more lots,
 - (b) the erection of a dwelling house, an attached dwelling or a semi-detached dwelling on each lot resulting from the subdivision, if the size of each lot is equal to or greater than—
 - (i) for the erection of a dwelling house—180 square metres, or
 - (ii) for the erection of an attached dwelling or a semi-detached dwelling—86 square metres.
- (3) Development consent must not be granted to development on the subject land unless the building setback of any building resulting from the development is equal to, or greater than, 11 metres from Coonara Avenue, West Pennant Hills.
- (4) Clause 7.7 (other than clause 7.7(4)(g)) extends to development on the subject land involving the erection of a new building, or external alterations to an existing building, of any height.
- (5) Development consent must not be granted to development on the subject land unless the consent authority is satisfied that the development—
 - (a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and
 - (b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and
 - (c) avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.
- (6) Development consent must not be granted to development that results in more than 600 dwellings on the subject land.

[3] Schedule 1 Additional permitted uses

Insert after clause 16—

17 Use of certain land at 55 Coonara Avenue, West Pennant Hills

- (1) This clause applies to certain land at 55 Coonara Avenue, West Pennant Hills, being parts of Lot 61, DP 737386, that is in Zone E2 Environmental Conservation, shown as “Item 23” and “Item 24” on the Additional Permitted Uses Map.
- (2) Development for the purposes of recreation areas or recreation facilities (indoor) is permitted with development consent on the land shown as “Item 23”.
- (3) Development for the following purposes is permitted with development consent on the land shown as “Item 24”—
 - (a) building identification signs,
 - (b) kiosks,
 - (c) recreation areas,
 - (d) restaurants or cafes, but only if the gross floor area of any restaurant or cafe on the land does not exceed 50 square metres.