



New South Wales

The Hills Local Environmental Plan 2019 (Amendment No 18)

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*.

CATHERINE VAN LAEREN

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 18)*.

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 under *The Hills Local Environmental Plan 2019* in Zone R3 Medium Density Residential and Zone R4 High Density Residential.

Schedule 1 Amendment of The Hills Local Environmental Plan 2019

[1] Clause 1.8A Savings provisions relating to development applications

Insert “or *The Hills Local Environmental Plan 2019 (Amendment No 18)*” after “*The Hills Local Environmental Plan 2019 (Amendment No 7)*” in clause 1.8A(3).

[2] Clause 4.1B Exceptions to minimum lot sizes for certain residential development

Insert after clause 4.1B(3)—

- (4) Development consent must not be granted to development to which this clause applies for the purposes of dwelling houses or attached dwellings unless the consent authority is satisfied that—
 - (a) the form of the proposed buildings is compatible with adjoining buildings in terms of their elevation relative to the street and building height, and
 - (b) the design and location of rooms, windows and balconies of the proposed buildings, and the open space to be provided, ensures acceptable acoustic and visual privacy and solar access, and
 - (c) all dwellings are designed to minimise energy needs and use passive solar design principles, and
 - (d) significant existing vegetation will be retained and landscaping is incorporated within setbacks and open space areas, and
 - (e) there is pedestrian access to each dwelling from the main street frontage.
- (5) Despite subclause (3), development must not be granted for the subdivision of land to which this clause applies unless the consent authority is satisfied that the subdivision is appropriate having regard to the impact on the residential amenity and streetscape in the area.