



New South Wales

The Hills Local Environmental Plan 2019 (Amendment No 23)

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 23)*.

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 25–31 Brookhollow Avenue, Norwest, Lot 71, DP 1252765.

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] Part 7 Additional local provisions

Insert at the end of the Part, with appropriate clause numbering—

Active street frontages

- (1) This clause applies to land identified as “Active street frontage” on the Active Street Frontages Map.
- (2) Development consent must not be granted to the erection of a building, or the change of use of a building, on land to which this clause applies unless the consent authority is satisfied the building will have an active street frontage.
- (3) An active street frontage is not required for the part of a building used for 1 or more of the following—
 - (a) entrances and lobbies, including as part of mixed use development,
 - (b) access for fire services,
 - (c) vehicular access.

Development at 25–31 Brookhollow Avenue, Norwest

- (1) This clause applies to 25–31 Brookhollow Avenue, Norwest, Lot 71, DP 1252765.
- (2) Development consent must not be granted to development on land to which this clause applies unless—
 - (a) the consent authority has obtained the concurrence of the Planning Secretary, and
 - (b) no more than the following number of car parking spaces will be provided—
 - (i) for hotel or motel accommodation—1 space for every 4 rooms,
 - (ii) for commercial premises—1 space for every 100m² of gross floor area,
 - (iii) for retail premises—1 space for every 60m² of gross floor area.
- (3) In deciding whether to grant concurrence, the Planning Secretary must consider the potential effects of the development on existing and proposed future infrastructure in the area.

[2] Schedule 1 Additional permitted uses

Insert at the end of the Schedule with appropriate clause numbering—

Use of certain land at 25–31 Brookhollow Avenue, Norwest

- (1) This clause applies to 25–31 Brookhollow Avenue, Norwest, Lot 71, DP 1252765, identified as “Item 25” on the Additional Permitted Uses Map.
- (2) Development for the purposes of neighbourhood supermarkets is permitted with development consent if the gross floor area of all neighbourhood supermarkets on the land is no more than 1,000m².