



New South Wales

The Hills Local Environmental Plan 2019 (Amendment No 26)

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*.

JAZMIN VAN VEEN

As delegate for the Minister for Planning

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1 Name of Plan

This Plan is *The Hills Local Environmental Plan 2019 (Amendment No 26)*.

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 Lot 7081, DP 1037626, 21–23 Lexington Drive, Bella Vista.

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.

5 Amendment of The Hills Local Environmental Plan 2019

Part 7 Additional local provisions

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

Development at 21–23 Lexington Drive, Bella Vista

- (1) This clause applies to Lot 7081, DP 1037626, 21–23 Lexington Drive, Bella Vista.
- (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) the following number of car parking spaces will be provided for commercial premises—
 - (i) no more than 1 space for every 40m² of gross floor area,
 - (ii) at least 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 infrastructure in the locality.
- (4) The Planning Secretary must notify the consent authority of the Planning Secretary's decision within 21 days after receiving the request for concurrence.