



New South Wales

Hornsby Shire Local Environmental Plan 1994 (Amendment No 60)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Urban Affairs and Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.
(S00/01331/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Urban Affairs and Planning

2001 No 514

Clause 1 Hornsby Shire Local Environmental Plan 1994 (Amendment No 60)

Hornsby Shire Local Environmental Plan 1994 (Amendment No 60)

1 Name of plan

This plan is *Hornsby Shire Local Environmental Plan 1994 (Amendment No 60)*.

2 Aims of plan

This plan aims to implement some of the recommendations of the *Epping Commercial Centre Masterplan* within Hornsby Shire by increasing the floor space ratio applicable to the development on land adjacent to Langston Place, Epping, provided that appropriate development standards are observed.

3 Land to which plan applies

This plan applies to land within the Hornsby local government area, fronting Langston Place, Epping, as shown edged heavy black on the diagram identified as “Diagram 14” appearing in Schedule 1.

4 Amendment of Hornsby Shire Local Environmental Plan 1994

Hornsby Shire Local Environmental Plan 1994 is amended in the manner set out in Schedule 1.

Schedule 1 Amendment

(Clause 4)

Schedule B

Insert before the matter relating to Diagram 16:

Diagram 14



2001 No 514

Hornsby Shire Local Environmental Plan 1994 (Amendment No 60)

Schedule 1

Amendment

The floorspace ratio in respect of the land shown edged heavy black on Diagram 14:

- (a) may exceed 1:1, but must not exceed 1.5:1 where the site area is greater than 1,000m² and less than 2,000m², and
- (b) may exceed 1:1, but must not exceed 2:1 where the site area is 2,000m² or more,

subject to the proposed development satisfying the following:

- (c) the development must retain existing front facades to Langston Place, as nominated by the *Business Lands Development Control Plan* adopted by the Council on 18 December 2000, and
- (d) the development must involve the provision of a rear access lane from Pembroke Street, and
- (e) the development must comply with the development standards of the *Business Lands Development Control Plan*, including the principles of the *Epping Commercial Centre Masterplan* embodied in that Plan, adopted by the Council on 18 December 2000.

BY AUTHORITY
