



New South Wales

Hornsby Shire Local Environmental Plan 1994 (Amendment No 69)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (S96/01758/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Planning

2002 No 59

Clause 1 Hornsby Shire Local Environmental Plan 1994 (Amendment No 69)

Hornsby Shire Local Environmental Plan 1994 (Amendment No 69)

1 Name of plan

This plan is *Hornsby Shire Local Environmental Plan 1994 (Amendment No 69)*.

2 Aims of plan

This plan aims to exclude accessways, rights of carriageway and the like from the site area for the purposes of calculating the floorspace ratio applicable to land within the low density residential zones under *Hornsby Shire Local Environmental Plan 1994*.

3 Land to which plan applies

This plan applies to all land within the Hornsby local government area that is within a low density residential zone.

4 Amendment of Hornsby Shire Local Environmental Plan 1994

Hornsby Shire Local Environmental Plan 1994 is amended by inserting at the end of clause 15 (Floorspace ratio):

- (4) **Exclusion of certain areas in low density residential zones**
For the purposes of this clause, the area of any accessway, right of carriageway or the like is to be excluded from the site area for the purposes of calculating the floorspace ratio for land within any of the following zones:
- (a) the Residential A (Low Density) Zone,
 - (b) the Residential AA (Low Density—Aquaculture) Zone,
 - (c) the Residential AM (Low Density—Medical Support) Zone,
 - (d) the Residential AR (Low Density—Rural Village) Zone,
 - (e) the Residential AS (Low Density—Sensitive Lands) Zone,
 - (f) the Residential AT (Low Density—Tourist Village) Zone.

BY AUTHORITY
