



New South Wales

Blacktown Local Environmental Plan 1988 (Amendment No 175)

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. (P02/00114/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Planning

2002 No 758

Clause 1 Blacktown Local Environmental Plan 1988 (Amendment No 175)

Blacktown Local Environmental Plan 1988 (Amendment No 175)

1 Name of plan

This plan is *Blacktown Local Environmental Plan 1988 (Amendment No 175)*.

2 Aims of plan

This plan aims to:

- (a) to allow (with the consent of the Council of the City of Blacktown) subdivision of a corner allotment of land on which a detached dual occupancy is situated within any residential zone under *Blacktown Local Environmental Plan 1988* so as to create separate land titles for each dwelling comprising the detached dual occupancy, subject to certain requirements, and
- (b) to amend the objectives of the Residential “A” zone under that Plan.

3 Land to which plan applies

This plan applies to land in the City of Blacktown within the residential zones under *Blacktown Local Environmental Plan 1988*.

4 Amendment of Blacktown Local Environmental Plan 1988

Blacktown Local Environmental Plan 1988 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 9 Zone objectives and development control table

Omit paragraphs (c) and (d) from Item 1 in the matter relating to Zone No 2 (a) in the Table to the clause.

Insert instead:

- (c) to enable sensitive infill development of other housing types if the infill development is of a bulk, scale and appearance that does not adversely impact on adjoining development or the amenity of the locality,
- (d) to enable development for a variety of housing forms, including townhouses, villas, integrated housing, dual occupancies and the like, if such development does not interfere with the amenity of surrounding residential areas by way of overshadowing, overlooking, or loss of privacy,

[2] Clause 10A Subdivision of dual occupancies

Insert at the end of clause 10A:

- (2) Despite subclause (1), the council may consent to the subdivision of a corner allotment of land on which a detached dual occupancy is situated within any of the residential zones so as to create separate land titles for each dwelling, if:
 - (a) the two dwellings comprising the detached dual occupancy each face different streets, and
 - (b) it can be demonstrated that:
 - (i) the detached dual occupancy complies with the council's development requirements under *Blacktown Development Control Plan 1992* for detached dual occupancies on corner allotments in the residential zone concerned, and

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Schedule 1 Amendments

- (ii) the objectives of the residential zone concerned will not be compromised by the subdivision, and
- (c) the area of each allotment to be created by the subdivision is not less than 300 square metres.

BY AUTHORITY