



## **Hornsby Shire Local Environmental Plan 1994 (Amendment No 77)**

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (S02/01982/S69)

DIANE BEAMER, M.P.,

Minister Assisting the Minister for Infrastructure  
and Planning (Planning Administration)

## 2003 No 278

Clause 1                      Hornsby Shire Local Environmental Plan 1994 (Amendment No 77)

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### **Hornsby Shire Local Environmental Plan 1994 (Amendment No 77)**

under the

Environmental Planning and Assessment Act 1979

#### **1 Name of plan**

This plan is *Hornsby Shire Local Environmental Plan 1994 (Amendment No 77)*.

#### **2 Aims of plan**

This plan aims:

- (a) to allow, with the consent of Hornsby Shire Council and subject to certain specified restrictions, the carrying out of development on the land referred to in clause 3 (1) for the purposes of playing fields, courts, a covered recreation area, a sports store, and ancillary buildings, each of which is to form part of the adjoining Pacific Hills Christian School, and
- (b) to allow, with the consent of the Council, subdivision resulting in the creation of allotments of less than the minimum area that would otherwise apply under *Hornsby Shire Local Environmental Plan 1994*, being allotments comprising the land referred to in clause 3 (2), but only if each such allotment has an area of not less than 8,000m<sup>2</sup> and the Council is satisfied that the subdivision is for the purpose of facilitating the development referred to in paragraph (a).

#### **3 Land to which plan applies**

- (1) To the extent that this plan implements the aim referred to in clause 2 (a), it applies to the land shown edged heavy black on the map marked "Hornsby Shire Local Environmental Plan 1994 (Amendment No 77)" deposited in the office of Hornsby Shire Council.

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- (2) To the extent that this plan implements the aim referred to in clause 2 (b), it applies to the land shown edged heavy black on Diagram 3, being the Diagram inserted into Schedule BA to *Hornsby Shire Local Environmental Plan 1994* by Schedule 1 [4] to this plan.

**4 Amendment of Hornsby Shire Local Environmental Plan 1994**

*Hornsby Shire Local Environmental Plan 1994* is amended as set out in Schedule 1.

## 2003 No 278

Hornsby Shire Local Environmental Plan 1994 (Amendment No 77)

Schedule 1 Amendments

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### Schedule 1 Amendments

(Clause 4)

#### [1] Clause 14 Density

Insert after the Table to clause 14 (2):

##### Variations on minimum allotment size

- (2A) Regardless of subclause (2), the Council may consent to subdivision that results in the creation of allotments of less than the relevant minimum area specified in the Table to that subclause, being allotments that comprise the land shown edged heavy black in Diagram 3 in Schedule BA, but only if:
- (a) each such allotment has an area of not less than 8,000m<sup>2</sup>, and
  - (b) the Council is satisfied that the subdivision will facilitate development for the purposes of playing fields, courts, a covered recreation area, a sports store, and ancillary buildings on land shown edged heavy black on the map marked "Hornsby Shire Local Environmental Plan (Amendment No 77)", each of which is to form part of the adjoining Pacific Hills Christian School.

#### [2] Clause 22 Exceptions

Insert at the end of the Table to clause 22 (1) in columns 1, 2 and 3, respectively:

Part of Nos 7-7A Quarry Road, and part of No 17 Quarry Lane, Dural	Part of Lot 11, DP 857463, and part of Lots 14 and 15, DP 1009080, as shown edged heavy black on the map marked "Hornsby Shire Local Environmental Plan (Amendment No 77)".	Development for the purposes of playing fields, courts, a covered recreation area, a sports store, and ancillary buildings, each of which is to form part of the adjoining Pacific Hills Christian School, but only if the Council is satisfied that:
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- (a) the total site area of the School will at no time (including after the development has been carried out) exceed 9.06 hectares, and
- (b) the total number of students enrolled at the School will at no time exceed 1360.

**[3] Schedule BA**

Omit “(Clause 14 (4A), 15 (3))”.

Insert instead “(Clauses 14 (2A), (4A) and (4B) and 15 (3))”.

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Schedule 1 Amendments

### [4] Schedule BA

Insert after Diagram 2:

### Diagram 3



BY AUTHORITY