



New South Wales

State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979* in accordance with the recommendation made by the Minister for Planning. (S08/00552-1/PC)

FRANK SARTOR, M.P.,
Minister for Planning

State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008

under the

Environmental Planning and Assessment Act 1979

1 Name of Policy

This Policy is *State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008*.

2 Aims of Policy

The aim of this Policy is to amend the *Hawkesbury Local Environmental Plan 1989*:

- (a) to establish appropriate zoning and other development controls on land to which this Policy applies, and
- (b) to provide for appropriate development on land to which this Policy applies that satisfies the principles of ecologically sustainable development and to promote the social and economic welfare of the community, and
- (c) to encourage the revitalisation of land to which this Policy applies.

3 Land to which Policy applies

This Policy applies to land in Pitt Town shown on the map marked "State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Land Application Map" deposited in the office of the Council of the City of Hawkesbury.

4 Amendment of Hawkesbury Local Environmental Plan 1989

Hawkesbury Local Environmental Plan 1989 is amended as set out in Schedule 1.

Schedule 1 Amendment of Hawkesbury Local Environmental Plan 1989

(Clause 4)

[1] Clause 5 Definitions

Insert at the end of the definition of *the map* in clause 5 (1):

State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Density Control Map

State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Heritage Map

State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Land Application Map

State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Land Zoning Map

State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Lot Size Map

[2] Clause 10 Subdivision—general

Omit clause 10 (5). Insert instead:

- (5) All subdivision is prohibited on the Pitt Town Site unless the area of each lot created for a dwelling house is equal to or greater than the minimum lot sizes for the land shown on the Lot Size Map and the number of lots created does not exceed the density control for the land shown on the Density Control Map.

[3] Clause 10 (7)

Insert after clause 10 (6):

- (7) In this clause:

Density Control Map means the map marked “State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Density Control Map”.

Lot Size Map means the map marked “State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Lot Size Map”.

Pitt Town Site means the land shown on the map marked “State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Land Application Map”.

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Schedule 1 Amendment of Hawkesbury Local Environmental Plan 1989

[4] Clause 13 Subdivision by adjustment or relocation of boundaries

Omit “Hawkesbury Local Environmental Plan 1989 (Amendment No 145)” from clause 13 (1) (f).

Insert instead “State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Land Application Map”.

[5] Clause 54 Pitt Town—heritage

Omit “Hawkesbury Local Environmental Plan 1989 (Amendment No 145)” from clause 54 (1).

Insert instead “State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Heritage Map”.

[6] Clause 55 Pitt Town—subdivision and regional transport infrastructure

Omit “Hawkesbury Local Environmental Plan 1989 (Amendment No 145)” from clause 55 (1).

Insert instead “State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008 Pitt Town Site Land Zoning Map”.

[7] Clause 55 (3) (a)

Omit “the commencement of *Hawkesbury Local Environmental Plan 1989 (Amendment No 145)*”.

Insert instead “18 August 2006”.

[8] Clause 55 (3) (b)

Omit “the commencement of that plan”. Insert instead “18 August 2006”.

[9] Clause 56

Insert after clause 55:

56 Savings in relation to development applications made before the commencement of State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008

If a development application is made before the commencement of *State Environmental Planning Policy (Major Projects) Amendment (Pitt Town) 2008* and is not finally determined before that commencement, the application is to be determined as if that policy had not been made.

BY AUTHORITY
