



New South Wales

Rockdale Local Environmental Plan 2011 (Amendment No 3)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning and Infrastructure, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

DANIEL KEARY

As delegate for the Minister for Planning and Infrastructure

Rockdale Local Environmental Plan 2011 (Amendment No 3)

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1 Name of Plan

This Plan is *Rockdale Local Environmental Plan 2011 (Amendment No 3)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to land in Zone R2 Low Density Residential under *Rockdale Local Environmental Plan 2011*.

4 Amendment of Rockdale Local Environmental Plan 2011

(1) Clause 4.1 Minimum subdivision lot size

Insert after clause 4.1 (4):

- (4A) This clause does not apply to the subdivision of land in Zone R2 Low Density Residential on which the erection of an attached dwelling or a semi-detached dwelling is proposed.

(2) Clause 4.2A

Insert after clause 4.2:

4.2A Minimum lot size for attached and semi-detached dwellings in Zone R2

- (1) The objective of this clause is to ensure that the size of lots for attached dwellings or semi-detached dwellings on land in Zone R2 Low Density Residential is consistent with the zoning objective of providing for the housing needs of the community within a low density residential environment.
- (2) Development consent must not be granted to the erection of an attached dwelling or a semi-detached dwelling on a lot comprising land in Zone R2 Low Density Residential unless the area of the lot is at least 350 square metres.
- (3) A reference in this clause to a lot does not include a reference to any lot comprising common property (within the meaning of the *Strata Schemes (Freehold Development) Act 1973*) or association property (within the meaning of the *Community Land Development Act 1989*).