



New South Wales

The Hills Local Environmental Plan Amendment (Sydney Region Growth Centres—North Kellyville Precinct) 2014

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*.

NEIL McGAFFIN

As delegate for the Minister for Planning and Infrastructure

The Hills Local Environmental Plan Amendment (Sydney Region Growth Centres—North Kellyville Precinct) 2014

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1 Name of Plan

This Plan is *The Hills Local Environmental Plan Amendment (Sydney Region Growth Centres—North Kellyville Precinct) 2014*.

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 lots in the North Kellyville Precinct (within the meaning of *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*) that contain land in both Zone R2 Low Density Residential and Zone E4 Environmental Living.

Schedule 1 Amendment of State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Appendix 2 North Kellyville Precinct Plan

Insert after clause 4.1B:

4.1C Minimum lot size for certain split zones

- (1) The objectives of this clause are as follows:
 - (a) to provide for the subdivision of lots that are within Zone R2 Low Density Residential and Zone E4 Environmental Living but cannot be subdivided under clause 4.1,
 - (b) to ensure that the subdivision occurs in a manner that promotes suitable land use and development,
 - (c) to ensure that the subdivision will not compromise the environmental values of land in Zone E4 Environmental Living.
- (2) This clause applies to each lot (an *original lot*) that contains:
 - (a) land in Zone R2 Low Density Residential, and
 - (b) land in Zone E4 Environmental Living.
- (3) Despite clause 4.1, development consent may be granted to subdivide an original lot to create other lots (the *resulting lots*) if:
 - (a) each resulting lot containing land only in Zone R2 Low Density Residential will have an area that is not less than the minimum size shown on the Lot Size Map in relation to that land, and
 - (b) each resulting lot containing land only in Zone E4 Environmental Living will have an area that is not less than the minimum size shown on the Lot Size Map in relation to that land, and
 - (c) each resulting lot containing land in both Zone R2 Low Density Residential and Zone E4 Environmental Living will have:
 - (i) at least 50% of the land in the lot in Zone R2 Low Density Residential, and
 - (ii) an area that is not less than the minimum size shown on the Lot Size Map in relation to the land in Zone R2 Low Density Residential.