



New South Wales

State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Housing Diversity) 2014

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*.

PRU GOWARD, MP
Minister for Planning

State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Housing Diversity) 2014

under the

Environmental Planning and Assessment Act 1979

1 Name of Policy

This Policy is *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Housing Diversity) 2014*.

2 Commencement

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

3 Maps

The maps adopted by *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Housing Diversity) 2014* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Policy.

4 Repeal of Policy

- (1) This Policy is repealed on the day following the day on which this Policy commences.
- (2) The repeal of this Policy does not, because of the operation of sections 5 (6) and 30 of the *Interpretation Act 1987*, affect any amendment made by this Policy.

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

[1] Appendix 1 Oran Park and Turner Road Precinct Plan

Insert “Manor homes;” in alphabetical order in item 4 of the matter relating to Zone R1 General Residential in the Land Use Table.

[2] Appendix 1, Land Use Table

Omit “Dual occupancies; Dwelling houses;” from item 4 of the matter relating to Zone R3 Medium Density Residential.

[3] Appendix 1, clause 4.1AA

Insert after clause 4.1:

4.1AA Subdivision resulting in lots between 225–300m²

- (1) This clause applies to land in the following zones:
 - (a) Zone R1 General Residential,
 - (b) Zone R3 Medium Density Residential.
- (2) Development consent may be granted to the subdivision of land to which this clause applies resulting in the creation of a lot that has an area of less than 300m² (but not less than 225m²), if the consent authority is satisfied that the lot will contain a sufficient building envelope to enable the erection of a dwelling house on the lot under clause 4.1AC, 4.1AD or 4.1AE.
- (3) This clause does not apply to a subdivision that is the subject of a development application under clause 4.1AC (2) (b), 4.1AD (2) (b) or 4.1AE.

[4] Appendix 1, clause 4.1A (1) and (1A)

Omit clause 4.1A (1). Insert instead:

- (1) Development must not be carried out on a lot in Zone R1 General Residential or Zone R3 Medium Density Residential for any of the following purposes if the area of the lot is less than the area specified below in relation to those purposes:
 - (a) dwelling house—300m²,
 - (b) dual occupancy—500m²,
 - (c) attached dwelling—125m²,
 - (d) residential flat building—1,000m²,
 - (e) semi-detached dwelling—300m²,
 - (f) manor home—600m²,
 - (g) multi dwelling housing—1,500m².
- (1A) Development must not be carried out on a lot in Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use for any of the following purposes if the area of the lot is less than the area specified below in relation to those purposes:
 - (a) dwelling house—250m²,
 - (b) dual occupancy—600m²,
 - (c) attached dwelling—125m²,
 - (d) residential flat building—1,000m².

[5] Appendix 1, clauses 4.1AB–4.1AH

Insert after clause 4.1A:

4.1AB Minimum lot sizes for secondary dwellings in Zone R1 General Residential and Zone R3 Medium Density Residential

- (1) This clause applies to land in the following zones:
 - (a) Zone R1 General Residential,
 - (b) Zone R3 Medium Density Residential.
- (2) The minimum lot size for a secondary dwelling on land in Zone R1 General Residential is 450m².
- (3) The minimum lot size for a secondary dwelling on land in Zone R3 Medium Density Residential is the minimum lot size for the principal dwelling in conjunction with which the secondary dwelling is established, determined in accordance with clause 4.1A (1), 4.1AC or 4.1AE.

4.1AC Exceptions to minimum lot sizes for dwelling houses

- (1) This clause applies to the following:
 - (a) a lot in Zone R1 General Residential that has an area of less than 300m² (but not less than 250m²),
 - (b) a lot in Zone R3 Medium Density Residential that has an area of less than 300m² (but not less than 225m²).
- (2) Despite clause 4.1A (1), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if:
 - (a) the lot results from a subdivision to which development consent has been granted in accordance with clause 4.1AA and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that clause in determining the development application for the subdivision, or
 - (b) the development application is a single development application for development consisting of both of the following:
 - (i) the subdivision of land into 2 or more lots,
 - (ii) the erection of the dwelling house on one of the lots resulting from the subdivision.

4.1AD Exceptions to minimum lot sizes for dwelling houses on other lots in Zone R1 General Residential

- (1) This clause applies to a lot in Zone R1 General Residential that has an area of less than 250m² (but not less 225m²).
- (2) Despite clause 4.1A (1), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if the lot meets the requirements of subclause (3) and:
 - (a) the lot results from a subdivision to which development consent has been granted in accordance with clause 4.1AA and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that clause in determining the development application for that subdivision, or

- (b) the development application is a single development application for development consisting of both of the following:
 - (i) the subdivision of land into 2 or more lots,
 - (ii) the erection of the dwelling house on one of the lots resulting from the subdivision.
- (3) A lot meets the requirements of this subclause if:
 - (a) the lot adjoins land that is set aside for open space or recreation purposes, or is separated from that land only by a public road, or
 - (b) the lot adjoins land in Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use, or is separated from land in any of those zones only by a public road, or
 - (c) the lot is within 400m of land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre and the lot:
 - (i) adjoins land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes, or
 - (ii) is separated from land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes only by a public road.
- (4) Despite subclause (2), development consent must not be granted to the erection of a dwelling house on a lot to which this clause applies unless the consent authority is satisfied that the dwelling house:
 - (a) will not adversely impact on the amenity of adjoining residential properties, and
 - (b) will be designed and orientated to provide active frontages to and surveillance of the public recreation or drainage land, and
 - (c) will not adversely impact on or limit solar access to adjoining residential or public open space land.

4.1AE Exceptions to minimum lot sizes for dwelling houses on small lots

- (1) This clause applies to a lot in Zone R3 Medium Density Residential that has an area of less than 225m² (but not less than 125m²).
- (2) Despite clause 4.1A (1), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if the development application is a single development application for development consisting of both of the following:
 - (a) the subdivision of land into 2 or more lots,
 - (b) the erection of the dwelling house on one of the lots resulting from the subdivision.

4.1AF Exceptions to minimum lot sizes for multi dwelling housing in Zone R1 General Residential

- (1) This clause applies to a lot in Zone R1 General Residential that has an area of less than 1,500m² (but not less than 375m²).
- (2) Despite clause 4.1A (1), development consent may be granted to development for the purpose of multi dwelling housing on a lot to which this clause applies if the lot meets the requirements of subclause (3).
- (3) A lot meets the requirements of this subclause if:
 - (a) the lot adjoins land that is set aside for open space or recreation purposes, or is separated from that land only by a public road, or

- (b) the lot adjoins land in Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use, or is separated from land in any of those zones only by a public road, or
- (c) the lot is within 400m of land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre and:
 - (i) adjoins land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes, or
 - (ii) is separated from land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes only by a public road.
- (4) Despite subclause (2), development consent must not be granted to development for the purpose of multi dwelling housing on a lot to which this clause applies unless the consent authority is satisfied that the multi dwelling housing:
 - (a) will not adversely impact on the amenity of adjoining residential properties, and
 - (b) will be designed and orientated to provide active frontages to and surveillance of the public recreation or drainage land, and
 - (c) will not adversely impact on or limit solar access to adjoining residential or public open space land.

4.1AG Exceptions to minimum lot sizes for multi dwelling housing in Zone R3 Medium Density Residential

- (1) This clause applies to a lot in Zone R3 Medium Density Residential that has an area of less than 1,500m² (but not less than 375m²).
- (2) Despite clause 4.1A (1), development consent may be granted to development for the purpose of multi dwelling housing on a lot to which this clause applies.

4.1AH Minimum lot sizes in split zones

- (1) This clause applies to each lot that contains land in Zone R1 General Residential or Zone R3 Medium Density Residential and land in any other zone.
- (2) For the purposes of clauses 4.1AB–4.1AG, a reference to the area of a lot:
 - (a) in relation to land in Zone R1 General Residential, means the area of that part of the lot that is in Zone R1 General Residential, and
 - (b) in relation to land in Zone R3 Medium Density Residential, means the area of that part of the lot that is in Zone R3 Medium Density Residential, and
 - (c) does not include any part of the lot that is in any other zone.

[6] Appendix 1, Schedule 1

Omit “that is dwelling houses or” from clause 1 (2) of Schedule 1.

Insert instead “for the purpose of”.

[7] Appendix 2 North Kellyville Precinct Plan

Insert “Dual occupancies;” and “Studio dwellings;” in alphabetical order in item 3 of the matter relating to Zone R1 General Residential in the Land Use Table.

[8] Appendix 2, Land Use Table

Insert “Studio dwellings;” in alphabetical order in item 3 of the matter relating to Zone R2 Low Density Residential.

[9] Appendix 2, Land Use Table

Insert “Dual occupancies;”, “Dwelling houses;”, “Manor homes;”, “Residential flat buildings;”, “Secondary dwellings;”, “Semi-detached dwellings;” and “Studio dwellings;” in alphabetical order in item 3 of the matter relating to Zone R3 Medium Density Residential.

[10] Appendix 2, Land Use Table

Omit “Dual occupancies;”, “Dwelling houses;” and “Semi-detached dwellings;” from item 4 of the matter relating to Zone R3 Medium Density Residential.

[11] Appendix 2, clause 4.1AA

Insert after clause 4.1:

4.1AA Subdivision resulting in lots between 225–300m²

- (1) This clause applies to land in the following zones:
 - (a) Zone R1 General Residential,
 - (b) Zone R3 Medium Density Residential.
- (2) Development consent may be granted to the subdivision of land to which this clause applies resulting in the creation of a lot that has an area of less than 300m² (but not less than 225m²) if the consent authority is satisfied that the lot will contain a sufficient building envelope to enable the erection of a dwelling house on the lot under clause 4.1AD or 4.1AE.
- (3) This clause does not apply to a subdivision that is the subject of a development application under clause 4.1AD (2) (b) or 4.1AE.

[12] Appendix 2, clause 4.1A Minimum lot sizes for development in Zone B1 Neighbourhood Centre and Zone B2 Local Centre

Omit “Zone R1 General Residential, Zone R2 Low Density Residential, Zone R3 Medium Density Residential,”.

[13] Appendix 2, clauses 4.1AB–4.1AF

Insert after clause 4.1A:

4.1AB Minimum lot sizes for residential development in certain residential zones

- (1) The objectives of this clause are as follows:
 - (a) to establish minimum lot sizes for residential development in Zone R1 General Residential, Zone R2 Low Density Residential and Zone R3 Medium Density Residential,
 - (b) to ensure that residential development in the North Kellyville Precinct results in the efficient use of land and contributes to the supply of new housing in the North West Growth Centre,
 - (c) to ensure that residential development has adequate usable areas for buildings and open space,
 - (d) to ensure that residential development is compatible with the character of the North Kellyville Precinct and with surrounding residential areas,

- (e) to facilitate and encourage the provision of a range of residential lot types, in particular, small lot housing.
- (2) This clause applies to land in the following zones:
 - (a) Zone R1 General Residential,
 - (b) Zone R2 Low Density Residential,
 - (c) Zone R3 Medium Density Residential.
- (3) The minimum lot size for a dwelling house is:
 - (a) 360m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 10, or
 - (b) 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 12.5 or 20.
- (4) The minimum lot size for a dual occupancy is:
 - (a) 600m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 10 or 12.5, or
 - (b) 500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20.
- (5) The minimum lot size for a semi-detached dwelling is:
 - (a) 600m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 10 or 12.5, or
 - (b) 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20.
- (6) The minimum lot size for attached dwellings is:
 - (a) 1,500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 12.5, or
 - (b) 375m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20.
- (7) The minimum lot size for multi dwelling housing is 1,500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 12.5 or 20.
- (8) The minimum lot size for a manor home is 600m² if the dwelling density (per hectare) in relation to the land is 20.
- (9) The minimum lot size for a residential flat building is:
 - (a) 4,000m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 12.5, or
 - (b) 2,000m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20.

4.1AC Minimum lot sizes for secondary dwellings in certain residential zones

- (1) This clause applies to land in the following zones:
 - (a) Zone R1 General Residential,
 - (b) Zone R2 Low Density Residential,
 - (c) Zone R3 Medium Density Residential.
- (2) The minimum lot size for a secondary dwelling on land in Zone R1 General Residential or Zone R2 Low Density Residential is 450m².

- (3) The minimum lot size for a secondary dwelling on land in Zone R3 Medium Density Residential is the minimum lot size for the principal dwelling in conjunction with which the secondary dwelling is established, determined in accordance with clause 4.1AB, 4.1AD or 4.1AE.

4.1AD Exceptions to minimum lot sizes for dwelling houses

- (1) This clause applies to the following:
- (a) a lot in Zone R1 General Residential that has an area less than 300m² (but not less than 240m²),
 - (b) a lot in Zone R3 Medium Density Residential that has an area less than 300m² (but not less than 225m²).
- (2) Despite clause 4.1AB (3), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if:
- (a) the lot results from a subdivision to which development consent has been granted in accordance with clause 4.1AA and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that clause in determining the development application for that subdivision, or
 - (b) the development application is a single development application for development consisting of both of the following:
 - (i) the subdivision of land into 2 or more lots,
 - (ii) the erection of the dwelling house on one of the lots resulting from the subdivision.

4.1AE Exceptions to minimum lot sizes for dwelling houses on small lots

- (1) This clause applies to a lot in Zone R3 Medium Density Residential that has an area of less than 225m² (but not less than 200m²).
- (2) Despite clause 4.1AB (3), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if the development application is a single development application for development consisting of is both of the following:
- (a) the subdivision of land into 2 or more lots,
 - (b) the erection of the dwelling house on one of the lots resulting from the subdivision.

4.1AF Minimum lot sizes in split zones

- (1) This clause applies to each lot that contains land in Zone R1 General Residential, Zone R2 Low Density Residential or Zone R3 Medium Density Residential and land in any other zone.
- (2) For the purposes of clauses 4.1AA–4.1AE, a reference to the area of a lot:
- (a) in relation to land in Zone R1 General Residential, means that part of the lot that is in Zone R1 General Residential, and
 - (b) in relation to land in Zone R2 Low Density Residential, means that part of the lot that is in Zone R2 Low Density Residential, and
 - (c) in relation to land in Zone R3 Medium Density Residential, means that part of the lot that is in Zone R3 Medium Density Residential, and
 - (d) does not include any part of the lot that is in any other zone.

[14] Appendix 2, clause 4.1B

Omit clause 4.1B. Insert instead:

4.1B Residential density

- (1) The objectives of this clause are as follows:
 - (a) to establish minimum density requirements for residential development within the North Kellyville Precinct,
 - (b) to ensure that residential development makes efficient use of land and infrastructure and contributes to the availability of new housing,
 - (c) to ensure that the scale of residential development is compatible with the character of the precinct and adjoining land.
- (2) This clause applies to residential development of the kind referred to in clause 4.1AB or 4.1AC that:
 - (a) is carried out on land to which this Precinct Plan applies that is shown on the Residential Density Map, and
 - (b) requires development consent, and
 - (c) is carried out after the commencement of *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Housing Diversity) 2014*.
- (3) The density of any residential development to which this clause applies is not to be less than the density shown on the Residential Density Map in relation to that land.
- (4) In this clause:

density means the net developable area in hectares of the land on which the development is situated divided by the number of dwellings proposed to be located on that land.

net developable area means the land occupied by the development, including internal streets plus half the width of any adjoining access roads that provide vehicular access, but excluding land that is not zoned for residential purposes.

[15] Appendix 4 Alex Avenue and Riverstone Precinct Plan 2010

Insert “Studio dwellings;” in alphabetical order in item 3 of the matter relating to Zone R2 Low Density Residential in the Land Use Table.

[16] Appendix 4, Land Use Table

Insert “Dual occupancies;”, “Dwelling houses;”, “Manor homes;”, “Secondary dwellings;”, “Semi-detached dwellings;” and “Studio dwellings;” in alphabetical order in item 3 of the matter relating to Zone R3 Medium Density Residential.

[17] Appendix 4, Land Use Table

Omit “Dual occupancies;”, “Dwelling houses;” and “Semi-detached dwellings;” from item 4 of the matter relating to Zone R3 Medium Density Residential.

[18] Appendix 4, clause 4.1A Minimum lot sizes for residential development in non-residential zones

Omit “allotment” wherever occurring in clause 4.1A (1) and (2). Insert instead “lot”.

[19] Appendix 4, clause 4.1A (2)

Omit “for certain residential development”.

Insert instead “for certain residential accommodation”.

[20] Appendix 4, clause 4.1A (2) and (3)

Omit clause 4.1A (2)–(4). Insert instead:

- (2) The minimum lot size for residential flat buildings is 2,000m².
- (3) This clause does not apply to land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential.

[21] Appendix 4, clauses 4.1AB–4.1AH

Insert after clause 4.1A:

4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

- (1) The objectives of this clause are as follows:
 - (a) to establish minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential,
 - (b) to ensure that residential development in the Alex Avenue and Riverstone Precincts results in the efficient use of land and contributes to the supply of new housing in the North West Growth Centre,
 - (c) to ensure that residential development has adequate usable areas for buildings and open space,
 - (d) to ensure that residential development is compatible with the character of the Alex Avenue and Riverstone Precincts and with surrounding residential areas,
 - (e) to facilitate and encourage the provision of a range of residential lot types, in particular, small lot housing.
- (2) This clause applies to land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.
- (3) The minimum lot size for a dwelling house is 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 12.5, 15, 20, 25, 40 or 45.
- (4) The minimum lot size for a dual occupancy is:
 - (a) 600m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 12.5, or
 - (b) 500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 20, or
 - (c) 400m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25, or
 - (d) 250m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 40 or 45.
- (5) The minimum lot size for a semi-detached dwelling is:
 - (a) 600m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 12.5, or

- (b) 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 20, or
 - (c) 250m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25, 40 or 45.
- (6) The minimum lot size for an attached dwelling is:
- (a) 1,500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or
 - (b) 375m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20, 25, 40 or 45.
- (7) The minimum lot size for multi dwelling housing is:
- (a) 1,500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 20, or
 - (b) 375m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25, 40 or 45.
- (8) The minimum lot size for a manor home is 600m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20, 25, 40 or 45.
- (9) The minimum lot size for a residential flat building is:
- (a) 2,000m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25, or
 - (b) 1,000m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 40 or 45.

4.1AC Minimum lot sizes for secondary dwellings in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

- (1) This clause applies to land in the following zones:
- (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.
- (2) The minimum lot size for a secondary dwelling on land in Zone R2 Low Density Residential is 450m².
- (3) The minimum lot size for a secondary dwelling on land in Zone R3 Medium Density Residential is the minimum lot size for the principal dwelling in conjunction with which the secondary dwelling is established as determined in accordance with clause 4.1AB, 4.1AE or 4.1AG.

4.1AD Subdivision resulting in lots between 225–300m²

- (1) This clause applies to land in the following zones:
- (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.
- (2) Development consent may be granted to the subdivision of land to which this clause applies resulting in the creation of a lot that has an area of less than 300m² (but not less than 225m²) if the consent authority is satisfied that the lot will contain a sufficient building envelope to enable the erection of a dwelling house on the lot under clause 4.1AE or 4.1AF.
- (3) This clause does not apply to a subdivision that is the subject of a development application referred to in 4.1AE (2) (b) or 4.1AF (2) (b).

4.1AE Exceptions to minimum lot sizes for dwelling houses

- (1) This clause applies to the following:
 - (a) a lot in Zone R2 Low Density Residential that has an area of less than 300m² (but not less than 250m²) if the dwelling density (per hectare) shown on the Residential Density Map for the land is 15,
 - (b) a lot in Zone R2 Low Density Residential that has an area of less than 300m² (but not less than 225m²) if the dwelling density (per hectare) shown on the Residential Density Map for the land is 20,
 - (c) a lot in Zone R3 Medium Density Residential that has an area of less than 300m² (but not less than 225m²) if the dwelling density (per hectare) shown on the Residential Density Map for the land is not less than 25.
- (2) Despite clause 4.1AB, development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if:
 - (a) the lot results from a subdivision to which development consent has been granted in accordance with clause 4.1AD and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that clause in determining the development application for that subdivision, or
 - (b) the development application is a single development application for development consisting of both of the following:
 - (i) the subdivision of land into 2 or more lots,
 - (ii) the erection of the dwelling house on one of the lots resulting from the subdivision.

4.1AF Exceptions to minimum lot sizes for dwelling houses on other lots in Zone R2 Low Density Residential

- (1) This clause applies to a lot in Zone R2 Low Density Residential that has an area that is less than 250m² (but not less than 225m²) if the dwelling density (per hectare) shown on the Residential Density Map for the land is 15.
- (2) Despite clause 4.1AB (3), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if the lot meets the requirements of subclause (3) and:
 - (a) the lot results from a subdivision for which development consent has been granted in accordance with clause 4.1AD and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that clause in determining the development application for that subdivision, or
 - (b) the development application is a single development application for development consisting of both of the following:
 - (i) the subdivision of land into 2 or more lots,
 - (ii) the erection of the dwelling house on one of the lots resulting from the subdivision.
- (3) A lot meets the requirements of this subclause if:
 - (a) the lot adjoins land within Zone RE1 Public Recreation, or is separated from that land only by a public road, or

- (b) the lot adjoins land within Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use, or is separated from that land only by a public road, or
 - (c) the lot is within 400m of land within Zone B1 Neighbourhood Centre or Zone B2 Local Centre and the lot:
 - (i) adjoins land within Zone SP2 Infrastructure that is set aside for drainage or educational purposes, or
 - (ii) is separated from land within Zone SP2 Infrastructure that is set aside for drainage or educational purposes only by a public road.
- (4) Despite subclause (2), development consent must not be granted to the erection of a dwelling house to which this clause applies unless the consent authority is satisfied that the dwelling house:
- (a) will not adversely impact on the amenity of adjoining residential properties, and
 - (b) will be designed and orientated to provide active frontages to and surveillance of the public recreation or drainage land, and
 - (c) will not adversely impact on or limit solar access to adjoining residential or public open space land.

4.1AG Exceptions to minimum lot sizes for dwelling houses on small lots

- (1) This clause applies to the following:
- (a) a lot in Zone R2 Low Density Residential that has an area of less than 225m² (but not less than 200m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20, or
 - (b) a lot in Zone R3 Medium Density Residential that has an area of less than 225m² (but not less than 125m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25, 40 or 45.
- (2) Despite clause 4.1AB (3), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if the development application is a single development application for development consisting of both of the following:
- (a) the subdivision of land into 2 or more lots,
 - (b) the erection of the dwelling house on one of the lots resulting from the subdivision.

4.1AH Minimum lot sizes in split zones

- (1) This clause applies to each lot that contains land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential and land in any other zone.
- (2) For the purposes of clauses 4.1AB, 4.1AC and 4.1AE–4.1AG, a reference to the area of a lot:
- (a) in relation to land in Zone R2 Low Density Residential, means the area of that part of the lot that is in Zone R2 Low Density Residential, and
 - (b) in relation to land in Zone R3 Medium Density Residential, means the area of that part of the lot that is in Zone R3 Medium Density Residential, and
 - (c) does not include any part of the lot that is in any other zone.

[22] Appendix 4, clause 4.1B Residential density

Omit “4.1A (2)” from clause 4.1B (2). Insert instead “4.1AB or 4.1AC”.

[23] Appendix 4, clause 6.2 Attached dwellings, manor homes and multi dwelling housing in Zone R2 Low Density Residential

Insert “, manor homes and multi dwelling housing” after “attached dwellings” in clause 6.2 (1) (a).

[24] Appendix 4, clause 6.2 (2)–(2B)

Omit clause 6.2 (2). Insert instead:

- (2) Development for the purposes of attached dwellings or multi dwelling housing is permissible with development consent on land within Zone R2 Low Density Residential if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 and the land:
 - (a) adjoins land in Zone RE1 Public Recreation, or is separated from land in that zone only by a public road, or
 - (b) adjoins land in Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use, or is separated from land in any of those zones only by a public road, or
 - (c) is within 400m of land within Zone B1 Neighbourhood Centre or Zone B2 Local Centre and:
 - (i) adjoins land within Zone SP2 Infrastructure that is set aside for drainage or educational purposes, or
 - (ii) is separated from land within Zone SP2 Infrastructure that is set aside for drainage or educational purposes only by a public road.
- (2A) Development for the purposes of attached dwellings or multi dwelling housing is permissible with development consent on land within Zone R2 Low Density Residential if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20.
- (2B) Development for the purposes of manor homes is permissible with development consent on land within Zone R2 Low Density Residential if:
 - (a) the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20, and
 - (b) the land is located on the corner of 2 streets.

[25] Appendix 4, clause 6.2 (3) (a) and (c)

Insert “, manor homes or multi dwelling housing” after “attached dwellings” wherever occurring.

[26] Appendix 4, clause 6.2 (3) (b)

Insert “or multi dwelling housing” after “attached dwelling” wherever occurring.

[27] Appendix 4, Schedule 1

Insert “a lot that has an area of at least 1,500m², being” after “On” in clause 1 of Schedule 1.

[28] Appendix 5 Marsden Park Industrial Precinct Plan

Insert “Studio dwellings;” in alphabetical order in item 3 of the matter relating to Zone R2 Low Density Residential in the Land Use Table.

[29] Appendix 5, Land Use Table

Insert “Dwelling houses;”, “Manor homes;”, “Secondary dwellings;” and “Studio dwellings;” in alphabetical order in item 3 of the matter relating to Zone R3 Medium Density Residential.

[30] Appendix 5, Land Use Table

Omit “Dwelling houses;” from item 4 of the matter relating to Zone R3 Medium Density Residential.

[31] Appendix 5, clauses 4.1AA–4.1AG

Insert after clause 4.1:

4.1AA Subdivision resulting in lots between 225–300m²

- (1) This clause applies to land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.
- (2) Development consent may be granted to the subdivision of land to which this clause applies resulting in the creation of either of the following if the consent authority is satisfied that the lot will contain a sufficient building envelope to enable the erection of a dwelling house on the lot:
 - (a) in the case of land in Zone R2 Low Density Residential—a lot that has an area less than 300m² (but not less than 250m²),
 - (b) in the case of land in Zone R3 Medium Density Residential—a lot that has an area less than 300m² (but not less than 225m²).
- (3) This clause does not apply to a subdivision that is the subject of a development application under clause 4.1AD (2) (b), 4.1AE (2) (b) or 4.1AF.

4.1AB Minimum lot sizes for other development

Development must not be carried out on a lot in Zone R2 Low Density Residential or Zone R3 Medium Density Residential for any of the following purposes if the area of the lot is less than the area specified below in relation to those purposes:

- (a) dwelling house—300m²,
- (b) dual occupancy—500m²,
- (c) attached dwelling—1,500m²,
- (d) residential flat building—2,000m²,
- (e) semi-detached dwelling—300m²,
- (f) manor home—600m²,
- (g) multi dwelling housing—1,500m².

Note. In accordance with clause 6.2, attached dwellings and multi dwelling housing are permitted with development consent in limited circumstances on land in Zone R2 Low Density Residential.

4.1AC Minimum lot sizes for secondary dwellings in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

- (1) This clause applies to land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.

- (2) The minimum lot size for a secondary dwelling on land in Zone R2 Low Density Residential is 450m².
- (3) The minimum lot size for a secondary dwelling on land in Zone R3 Medium Density Residential is the minimum lot size for the principal dwelling in conjunction with which the secondary dwelling is established, determined in accordance with clause 4.1AB, 4.1AD or 4.1AF.

4.1AD Exceptions to minimum lot sizes for dwelling houses

- (1) This clause applies to the following:
 - (a) a lot in Zone R2 Low Density Residential that has an area of less than 300m² (but not less than 250m²),
 - (b) a lot in Zone R3 Medium Density Residential that has an area of less than 300m² (but not less than 225m²).
- (2) Despite clause 4.1AB (1), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if:
 - (a) the lot results from a subdivision to which development consent has been granted in accordance with clause 4.1AA and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that clause in determining the development application for that subdivision, or
 - (b) the development application is a single development application for development that consisting of both of the following:
 - (i) the subdivision of land into 2 or more lots,
 - (ii) the erection of the dwelling house on one of the lots resulting from the subdivision.

4.1AE Exceptions to minimum lot sizes for dwelling houses on other lots in Zone R2 Low Density Residential

- (1) This clause applies to a lot in Zone R2 Low Density Residential that has an area less than 250m² (but not less than 225m²).
- (2) Despite clause 4.1AB (1), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if the lot meets the requirements of subclause (3) and:
 - (a) the lot results from a subdivision to which development consent has been granted in accordance with clause 4.1AA and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that clause in determining the development application for that subdivision, or
 - (b) the development application is a single development application for development consisting of both of the following:
 - (i) the subdivision of land into 2 or more lots,
 - (ii) the erection of the dwelling house on one of the lots resulting from the subdivision.
- (3) A lot meets the requirements of this subclause if:
 - (a) the lot adjoins land in Zone RE1 Public Recreation, or is separated from land in that zone only by a public road, or

- (b) the lot adjoins land in Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use (whether in this or any other Precinct), or is separated from land in any of those zones only by a public road, or
 - (c) the lot is within 400m of land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre and:
 - (i) adjoins land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes, or
 - (ii) is separated from land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes only by a public road.
- (4) Despite subclause (2), development consent must not be granted to the erection of a dwelling house on a lot to which this clause applies unless the consent authority is satisfied that the dwelling house:
- (a) will not adversely impact on the amenity of adjoining residential properties, and
 - (b) will be designed and orientated to provide active frontages to and surveillance of the public recreation or drainage land, and
 - (c) will not adversely impact on or limit solar access to adjoining residential or public open space land.

4.1AF Exceptions to minimum lot sizes for dwelling houses on small lots

- (1) This clause applies to a lot in Zone R3 Medium Density Residential that has an area less than 225m² (but not less than 125m²).
- (2) Despite clause 4.1AB (1), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if the development application is a single development application for development that is both of the following:
 - (a) the subdivision of land into 2 or more lots,
 - (b) the erection of the dwelling house on one of the lots resulting from the subdivision.

4.1AG Minimum lot sizes in split zones

- (1) This clause applies to each lot that contains land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential and land in any other zone.
- (2) For the purposes of clauses 4.1AA–4.1AF, a reference to the area of a lot:
 - (a) in relation to land in Zone R2 Low Density Residential, means the area of that part of the lot that is in Zone R2 Low Density Residential, and
 - (b) in relation to land in Zone R3 Medium Density Residential, means the area of that part of the lot that is in Zone R3 Medium Density Residential, and
 - (c) does not include any part of the lot that is in any other zone.

[32] Appendix 5, clause 6.2 Attached dwellings and multi dwelling housing in Zone R2 Low Density Residential

Insert “and multi dwelling housing” after “attached dwellings” in clause 6.2 (1) (a).

[33] Appendix 5, clause 6.2 (2)

Omit the subclause. Insert instead:

- (2) Development for the purposes of attached dwellings or multi dwelling housing is permissible with development consent on land in Zone R2 Low Density Residential that:
 - (a) adjoins land in Zone RE1 Public Recreation, or is separated from land in that zone only by a public road, or
 - (b) adjoins land in Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use (whether in this or any other Precinct), or is separated from land within any of those zones land only by a public road, or
 - (c) is within 400m of land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre and:
 - (i) adjoins land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes, or
 - (ii) is separated from land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes only by a public road.

[34] Appendix 5, clause 6.2 (3)

Insert “or multi dwelling housing” after “attached dwellings” wherever occurring.

[35] Appendix 5, clause 6.2 (4)

Insert after subclause (3):

- (4) This clause has effect despite anything to the contrary in the Land Use Table or any other provision of this Precinct Plan.

[36] Appendix 6 Area 20 Precinct Plan

Insert “Studio dwellings;” in alphabetical order in item 3 of the matter relating to Zone R2 Low Density Residential in the Land Use Table.

[37] Appendix 6, Land Use Table

Insert “Dwelling houses;”, “Manor homes;”, “Secondary dwellings;” and “Studio dwellings;” in alphabetical order in item 3 of the matter relating to Zone R3 Medium Density Residential.

[38] Appendix 6, Land Use Table

Omit “Dwelling houses;” from item 4 of the matter relating to Zone R3 Medium Density Residential.

[39] Appendix 6, clause 4.1AA

Insert after clause 4.1:

4.1AA Subdivision resulting in lots between 225–300m²

- (1) This clause applies to land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.

- (2) Development consent may be granted to the subdivision of land to which this clause applies resulting in the creation of a lot that has an area of less than 300m² (but not less than 225m²), if the consent authority is satisfied that the lot will contain a sufficient building envelope to enable the erection of a dwelling house on the lot.
- (3) This clause does not apply to a subdivision that is the subject of a development application under clause 4.1AD (2) (b), 4.1AE (2) (b) or 4.1AF.

[40] Appendix 6, clause 4.1A Minimum lot sizes for residential development in non-residential zones

Omit clause 4.1A (2)–(4). Insert instead:

- (2) The minimum lot size for development for the purpose of residential flat buildings is 2,000m².
- (3) This clause does not apply to land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential.

[41] Appendix 6, clauses 4.1AB–4.1AG

Insert after clause 4.1A:

4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

- (1) The objectives of this clause are as follows:
 - (a) to establish minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential,
 - (b) to ensure that residential development in the Area 20 Precinct results in the efficient use of land and contributes to the supply of new housing in the North West Growth Centre,
 - (c) to ensure that residential development has adequate usable areas for buildings and open space,
 - (d) to ensure that residential development is compatible with the character of the Area 20 Precinct and with surrounding residential areas,
 - (e) to facilitate and encourage the provision of a range of residential lot types, in particular, small lot housing.
- (2) This clause applies to land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.
- (3) The minimum lot size for a dwelling house is 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, 20, 25 or 45.
- (4) The minimum lot size for a dual occupancy is:
 - (a) 500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 20, or
 - (b) 400m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25, or
 - (c) 250m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 40.

- (5) The minimum lot size for a semi-detached dwelling is:
 - (a) 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 20, or
 - (b) 250m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25 or 45.
- (6) The minimum lot size for an attached dwelling is:
 - (a) 1,500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or
 - (b) 375m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20, 25 or 45.
- (7) The minimum lot size for multi dwelling housing is:
 - (a) 1,500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 20, or
 - (b) 375m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25 or 45.
- (8) The minimum lot size for a manor home is 600m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20, 25 or 45.
- (9) The minimum lot size for a residential flat building is:
 - (a) 2,000m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25, or
 - (b) 1,000m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 45.

4.1AC Minimum lot sizes for secondary dwellings in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

- (1) This clause applies to land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.
- (2) The minimum lot size for a secondary dwelling on land in Zone R2 Low Density Residential is 450m².
- (3) The minimum lot size for a secondary dwelling on land in Zone R3 Medium Density Residential is the minimum lot size for the principal dwelling in conjunction with which the secondary dwelling is established, determined in accordance with clause 4.1AB, 4.1AD or 4.1AF.

4.1AD Exceptions to minimum lot sizes for dwelling houses

- (1) This clause applies to the following:
 - (a) a lot in Zone R2 Low Density Residential that has an area less than 300m² (but not less than 250m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15,
 - (b) a lot in Zone R2 Low Density Residential that has an area less than 300m² (but not less than 225m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20,
 - (c) a lot in Zone R3 Medium Density Residential that has an area less than 300m² (but not less than 225m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is not less than 25.

- (2) Despite clause 4.1AB, development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if:
 - (a) the lot results from a subdivision to which development consent has been granted in accordance with clause 4.1AA and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that clause in determining the development application for that subdivision, or
 - (b) the development application is a single development application for development consisting of both of the following:
 - (i) the subdivision of land into 2 or more lots,
 - (ii) the erection of the dwelling house on one of the lots resulting from the subdivision.

4.1AE Exceptions to minimum lot sizes for dwelling houses on other lots in Zone R2 Low Density Residential

- (1) This clause applies to a lot in Zone R2 Low Density Residential that has an area of less than 250m² (but not less than 225m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15.
- (2) Despite clause 4.1AB (3), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if the lot meets the requirements of subclause (3) and:
 - (a) the lot results from a subdivision to which development consent has been granted in accordance with clause 4.1AA and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that clause in determining the development application for that subdivision, or
 - (b) the development application is a single development application for development consisting of both of the following:
 - (i) the subdivision of land into 2 or more lots,
 - (ii) the erection of the dwelling house on one of the lots resulting from the subdivision.
- (3) A lot meets the requirements of this subclause if:
 - (a) the lot adjoins land in Zone RE1 Public Recreation, or is separated from land in that zone only by a public road, or
 - (b) the lot adjoins land in Zone B2 Local Centre or Zone B4 Mixed Use, or is separated from land in any of those zones only by a public road, or
 - (c) the lot is within 400m of land in Zone B2 Local Centre and:
 - (i) adjoins land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes, or
 - (ii) is separated from land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes only by a public road.
- (4) Despite subclause (2), development consent must not be granted to the erection of a dwelling house to which this clause applies unless the consent authority is satisfied that the dwelling house:
 - (a) will not adversely impact on the amenity of adjoining residential properties, and

- (b) will be designed and orientated to provide active frontages to and surveillance of the public recreation or drainage land, and
- (c) will not adversely impact on or limit solar access to adjoining residential or public open space land.

4.1AF Exceptions to minimum lot sizes for dwelling houses on small lots

- (1) This clause applies to the following:
 - (a) a lot in Zone R2 Low Density Residential that has an area of less than 225m² (but not less than 200m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20, or
 - (b) a lot in Zone R3 Medium Density Residential that has an area of less than 225m² (but not less than 125m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is not less than 25.
- (2) Despite clause 4.1AB, development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if the development application is a single development application for development consisting of both of the following:
 - (a) the subdivision of land into 2 or more lots,
 - (b) the erection of the dwelling house on one of the lots resulting from the subdivision.

4.1AG Minimum lot sizes in split zones

- (1) This clause applies to each lot that contains land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential and land in any other zone.
- (2) For the purposes of clauses 4.1AA–4.1AF, a reference to the area of a lot:
 - (a) in relation to land in Zone R2 Low Density Residential, means the area of that part of the lot that is in Zone R2 Low Density Residential, and
 - (b) in relation to land in Zone R3 Medium Density Residential, means the area of that part of the lot that is in Zone R3 Medium Density Residential, and
 - (c) does not include any part of the lot that is in any other zone.

[42] Appendix 6, clause 4.1B Residential Density

Omit “4.1A (2)” from clause 4.1B (2). Insert instead “4.1AB (3) or 4.1AC (1)”.

[43] Appendix 6, clause 6.2 Attached dwellings, manor homes and multi dwelling housing in Zone R2 Low Density Residential

Insert “, manor homes and multi dwelling housing” after “attached dwellings” in clause 6.2 (1) (a).

[44] Appendix 6 Area 20 Precinct Plan, clause 6.2 (2)–(2B)

Omit clause 6.2 (2). Insert instead:

- (2) Development for the purposes of attached dwellings or multi dwelling housing is permissible with development consent on land in Zone R2 Low Density Residential if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 and the land:
 - (a) adjoins land in Zone RE1 Public Recreation, or is separated from land in that zone only by a public road, or

- (b) adjoins land in Zone B2 Local Centre or Zone B4 Mixed Use, or is separated from land in any of those zones only by a public road, or
- (c) is within 400m of land in Zone B2 Local Centre and:
 - (i) adjoins land within Zone SP2 Infrastructure that is set aside for drainage or educational purposes, or
 - (ii) is separated from land within Zone SP2 Infrastructure that is set aside for drainage or educational purposes only by a public road.
- (2A) Development for the purposes of attached dwellings or multi dwelling housing is permissible with development consent on land in Zone R2 Low Density Residential if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is not less than 20.
- (2B) Development for the purposes of manor homes is permissible with development consent on land in Zone R2 Low Density Residential if:
 - (a) the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20, and
 - (b) the land is located on the corner of 2 streets.

[45] Appendix 6, clause 6.2 (3) (a) and (c)

Insert “, manor homes or multi dwelling housing” after “attached dwellings” wherever occurring.

[46] Appendix 6, clause 6.2 (3) (b)

Insert “or multi dwelling housing” after “attached dwellings”.

[47] Appendix 6, clause 6.2 (4)

Insert after subclause (3):

- (4) This clause has effect despite anything to the contrary in the Land Use Table or any other provision of this Precinct Plan.

[48] Appendix 7 Schofields Precinct Plan

Insert “Studio dwellings;” in alphabetical order in item 3 of the matter relating to Zone R2 Low Density Residential in the Land Use Table.

[49] Appendix 7, Land Use Table

Insert “Dual occupancies;” “Dwelling houses;”, “Manor homes;”, “Secondary dwellings;”, “Semi-detached dwellings;” and “Studio dwellings;” in alphabetical order in item 3 of the matter relating to Zone R3 Medium Density Residential.

[50] Appendix 7, Land Use Table

Omit “Dual occupancies;”, “Dwelling houses;” and “Semi-detached dwellings;” from item 4 of the matter relating to Zone R3 Medium Density Residential.

[51] Appendix 7, clause 4.1AA

Insert after clause 4.1:

4.1AA Subdivision resulting in lots between 225–300m²

- (1) This clause applies to land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.

- (2) Development consent may be granted to the subdivision of land to which this clause applies resulting in the creation of a lot that has an area of less than 300m² (but not less than 225m²), if the consent authority is satisfied that the lot will contain a sufficient building envelope to enable the erection of a dwelling house on the lot.
- (3) This clause does not apply to a subdivision that is the subject of a development application under clause 4.1AD (2) (b), 4.1AE (2) (b) or 4.1AF.

[52] Appendix 7, clause 4.1A Minimum lot sizes for residential development in non-residential zones

Omit from the table to clause 4.1A (2) the matter relating to attached dwellings, semi-detached dwellings, multi dwelling housing and residential flat buildings.

[53] Appendix 7, clause 4.1A (3)

Omit clause 4.1A (3) and (4). Insert instead:

- (3) This clause does not apply to the residential development of land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential.

[54] Appendix 7, clauses 4.1AB–4.1AG

Insert after clause 4.1A:

4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

- (1) The objectives of this clause are as follows:
 - (a) to establish minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential,
 - (b) to ensure that residential development in the Schofields Precinct results in the efficient use of land and contributes to the supply of new housing in the North West Growth Centre,
 - (c) to ensure that residential development has adequate usable areas for buildings and open space,
 - (d) to ensure that residential development is compatible with the character of the Schofields Precinct and with surrounding residential areas,
 - (e) to facilitate and encourage the provision of a range of residential lot types, in particular, small lot housing.
- (2) This clause applies to land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.
- (3) The minimum lot size for a dwelling house is 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, 25, 30 or 40.
- (4) The minimum lot size for a dual occupancy is:
 - (a) 500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or
 - (b) 400m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25, or
 - (c) 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 30, or

- (d) 250m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 40.
- (5) The minimum lot size for a semi-detached dwelling is:
 - (a) 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or
 - (b) 250m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25, 30 or 40.
- (6) The minimum lot size for an attached dwelling is:
 - (a) 1,500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or
 - (b) 375m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25, 30 or 40.
- (7) The minimum lot size for multi dwelling housing is:
 - (a) 1,500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or
 - (b) 375m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25, 30 or 40.
- (8) The minimum lot size for a manor home is 600m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25, 30 or 40.
- (9) The minimum lot size for a residential flat building is 1,000m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 40.

4.1AC Minimum lot sizes for secondary dwellings in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

- (1) This clause applies to land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.
- (2) The minimum lot size for a secondary dwelling on land in Zone R2 Low Density Residential is 450m².
- (3) The minimum lot size for a secondary dwelling on land in Zone R3 Medium Density Residential is the minimum lot size for the principal dwelling in conjunction with which the secondary dwelling is established, determined in accordance with clause 4.1AB, 4.1AD or 4.1AF.

4.1AD Exceptions to minimum lot sizes for dwelling houses

- (1) This clause applies to the following:
 - (a) a lot in Zone R2 Low Density Residential that has an area less than 300m² (but not less than 250m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15,
 - (b) a lot in Zone R2 Low Density Residential that has an area less than 300m² (but not less than 225m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25,
 - (c) a lot in Zone R3 Medium Density Residential that has an area less than 300m² (but not less than 225m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is not less than 25.

- (2) Despite clause 4.1AB, development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if:
 - (a) the lot results from a subdivision to which development consent has been granted in accordance with clause 4.1AA and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that clause in determining the development application for that subdivision, or
 - (b) the development application is a single development application for development consisting of both of the following:
 - (i) the subdivision of land into 2 or more lots,
 - (ii) the erection of the dwelling house on one of the lots resulting from the subdivision.

4.1AE Exceptions to minimum lot sizes for dwelling houses on other lots in Zone R2 Low Density Residential

- (1) This clause applies to a lot in Zone R2 Low Density Residential that has an area of less than 250m² (but not less than 225m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15.
- (2) Despite clause 4.1AB (3), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if the lot meets the requirements of subclause (3) and:
 - (a) the lot results from a subdivision to which development consent has been granted in accordance with clause 4.1AA and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that clause in determining the development application for that subdivision, or
 - (b) the development application is a single development application for development consisting of both of the following:
 - (i) the subdivision of land into 2 or more lots,
 - (ii) the erection of the dwelling house on one of the lots resulting from the subdivision.
- (3) A lot meets the requirements of this subclause if:
 - (a) the lot adjoins land in Zone RE1 Public Recreation, or is separated from land in that zone only by a public road, or
 - (b) the lot adjoins land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre, or is separated from land in any of those zones only by a public road, or
 - (c) the lot is within 400m of land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre and:
 - (i) adjoins land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes, or
 - (ii) is separated from land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes only by a public road.
- (4) Despite subclause (2), development consent must not be granted to the erection of a dwelling house to which this clause applies unless the consent authority is satisfied that the dwelling house:
 - (a) will not adversely impact on the amenity of adjoining residential properties, and

- (b) will be designed and orientated to provide active frontages to and surveillance of the public recreation or drainage land, and
- (c) will not adversely impact on or limit solar access to adjoining residential or public open space land.

4.1AF Exceptions to minimum lot sizes for dwelling houses on small lots

- (1) This clause applies to a lot in Zone R2 Low Density Residential, or Zone R3 Medium Density Residential, that has an area less than 225m² (but not less than 125m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is not less than 25.
- (2) Despite clause 4.1AB (3), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if the development application is a single development application for development consisting of both of the following:
 - (a) the subdivision of land into 2 or more lots,
 - (b) the erection of the dwelling house on one of the lots resulting from the subdivision.

4.1AG Minimum lot sizes in split zones

- (1) This clause applies to each lot that contains land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential and land in any other zone.
- (2) For the purposes of clause 4.1AA–4.1AF, a reference to the area of a lot:
 - (a) in relation to land in Zone R2 Low Density Residential, means the area of that part of the lot that is in Zone R2 Low Density Residential, and
 - (b) in relation to land in Zone R3 Medium Density Residential, means the area of that part of the lot that is in Zone R3 Medium Density Residential, and
 - (c) does not include any part of the lot that is in any other zone.

[55] Appendix 7, clause 4.1B Residential Density

Omit “4.1A (2)” from clauses 4.1B (2). Insert instead “4.1AB (3) or 4.1AC”.

[56] Appendix 7, clause 6.2 Attached dwellings, manor homes and multi dwelling housing in Zone R2 Low Density Residential

Insert “, manor homes and multi dwelling housing” after “attached dwellings” in clause 6.2 (1) (a).

[57] Appendix 7, clause 6.2 (2) and (2A)

Omit clause 6.2 (2). Insert instead:

- (2) Development for the purposes of attached dwellings or multi dwelling housing is permissible with development consent on land in Zone R2 Low Density Residential if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 and the land that:
 - (a) adjoins land in Zone RE1 Public Recreation, or is separated from land within that zone only by a public road, or
 - (b) adjoins land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre, or is separated from such land within any of those zones only by a public road, or

- (c) is within 400m of land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre and:
 - (i) adjoins land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes, or
 - (ii) is separated from land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes only by a public road.

(2A) Development for the purposes of attached dwellings, manor homes or multi dwelling housing is permissible with development consent on land in Zone R2 Low Density Residential if for which the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is not less than 25.

[58] Appendix 7, clause 6.2 (3) (a) and (c)

Insert “, manor homes or multi dwelling housing” after “attached dwellings” wherever occurring.

[59] Appendix 7, clause 6.2 (3) (b)

Insert “or multi dwelling housing” after “attached dwellings”.

[60] Appendix 7, clause 6.2 (4)

Insert after subclause (3):

- (4) This clause has effect despite anything to the contrary in the Land Use Table or any other provision of this Precinct Plan.

[61] Appendix 8 Liverpool Growth Centres Precinct Plan

Insert “Studio dwellings;” in alphabetical order in item 3 of the matter relating to Zone R2 Low Density Residential in the Land Use Table.

[62] Appendix 8, Land Use Table

Omit “Attached dwellings;” and “Multi dwelling housing;” from item 3 of the matter relating to Zone R3 Medium Density Residential.

[63] Appendix 8, Land Use Table

Insert “Dual occupancies;”, “Dwelling houses;”, “Manor homes;”, “Residential flat buildings;”, “Secondary dwellings;”, “Semi-detached dwellings;” and “Studio dwellings;” in alphabetical order in item 3 of the matter relating to Zone R3 Medium Density Residential.

[64] Appendix 8, clause 4.1AA

Insert after clause 4.1:

4.1AA Subdivision resulting in lots between 225–300m²

- (1) This clause applies to land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.
- (2) Development consent maybe granted to the subdivision of land to which this clause applies resulting in the creation of a lot that has an area of less than 300m² (but not less than 225m²) if the consent authority is satisfied that the lot will contain a sufficient building envelope to enable the erection of a dwelling house on the lot.

- (3) This clause does not apply to a subdivision that is the subject of a development application under clause 4.1AD (2) (b), 4.1AE (2) (b) or 4.1AF.

[65] Appendix 8, clause 4.1A Minimum lot sizes for residential development in non-residential zones

Omit “of land in the Austral Precinct or the Leppington North Precinct” from clause 4.1A (3).

[66] Appendix 8, clause 4.1A (3A)

Omit the subclause.

[67] Appendix 8, clause 4.1A (4)

Omit the subclause. Insert instead:

- (4) This clause does not apply to land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential.

[68] Appendix 8, clauses 4.1AB–4.1AG

Insert after clause 4.1A:

4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

- (1) The objectives of this clause are as follows:
- (a) to establish minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential,
 - (b) to ensure that residential development in the Austral and Leppington North Precincts results in the efficient use of land and contributes to the supply of new housing in the South West Growth Centre,
 - (c) to ensure that residential development has adequate usable areas for buildings and open space,
 - (d) to ensure that residential development in the Austral and Leppington North Precincts is compatible with the character of the locality and with surrounding residential areas,
 - (e) to facilitate and encourage the provision of a range of residential lot types, in particular, small lot housing.
- (2) This clause applies to land in the following zones:
- (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.
- (3) The minimum lot size for a dwelling house is:
- (a) 360m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 10, or
 - (b) 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, 20 or 25.
- (4) The minimum lot size for a dual occupancy is:
- (a) 600m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 10, or
 - (b) 500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 20, or

- (c) 400m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25.
- (5) The minimum lot size for a semi-detached dwelling is:
 - (a) 600m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 10, or
 - (b) 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 20, or
 - (c) 250m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25.
- (6) The minimum lot size for an attached dwelling is:
 - (a) 1,500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or
 - (b) 375m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20 or 25.
- (7) The minimum lot size for multi dwelling housing is:
 - (a) 1,500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 20, or
 - (b) 375m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25.
- (8) The minimum lot size for a manor home is 600m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20 or 25.
- (9) The minimum lot size for a residential flat building is 2,000m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25.

4.1AC Minimum lot sizes for secondary dwellings in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

- (1) This clause applies to land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.
- (2) The minimum lot size for a secondary dwelling on land in Zone R2 Low Density Residential is 450m² if the dwelling density (per hectare) shown in the Residential Density Map for the land is 10, 15, or 20.
- (3) The minimum lot size for a secondary dwelling on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential is the minimum lot size for the principal dwelling in conjunction with which the secondary dwelling is established, determined in accordance with clause 4.1AB, 4.1AD or 4.1AF if the dwelling density (per hectare) shown in the Residential Density Map for the land is 25.

4.1AD Exceptions to minimum lot sizes for dwelling houses

- (1) This clause applies to the following:
 - (a) a lot in Zone R2 Low Density Residential that has an area less than 300m² (but not less than 250m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15,

- (b) a lot in Zone R2 Low Density Residential that has an area less than 300m² (but not less than 225m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is not less than 20,
 - (c) a lot in Zone R3 Medium Density Residential that has an area less than 300m² (but not less than 225m²).
- (2) Despite clause 4.1AB (3), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if:
- (a) the lot results from a subdivision to which development consent has been granted in accordance with clause 4.1AA and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that clause in determining the development application for that subdivision, or
 - (b) the development application is a single development application for development consisting of both of the following:
 - (i) the subdivision of land into 2 or more lots,
 - (ii) the erection of the dwelling house on one of the lots resulting from the subdivision.

4.1AE Exceptions to minimum lot sizes for dwelling houses on other lots in Zone R2 Low Density Residential

- (1) This clause applies to a lot in Zone R2 Low Density Residential that has an area less than 250m² (but not less than 225m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15.
- (2) Despite clause 4.1AB (3), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if the lot meets the requirements of subclause (3) and:
 - (a) the lot results from a subdivision to which development consent has been granted in accordance with clause 4.1AA and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that clause in determining the development application for that subdivision, or
 - (b) the development application is a single development application for development consisting of both of the following:
 - (i) the subdivision of land into 2 or more lots,
 - (ii) the erection of the dwelling house on one of the lots resulting from the subdivision.
- (3) A lot meets the requirements of this subclause if:
 - (a) the lot adjoins land in Zone RE1 Public Recreation, or is separated from land in that zone only by a public road, or
 - (b) the lot adjoins land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre, or is separated from land within any of those zones only by a public road, or
 - (c) the lot is within 400m of land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre and:
 - (i) adjoins land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes, or

- (ii) is separated from land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes only by a public road.
- (4) Despite subclause (2), development consent must not be granted to the erection of a dwelling house to which this clause applies unless the consent authority is satisfied that the dwelling house:
 - (a) will not adversely impact on the amenity of adjoining residential properties, and
 - (b) will be designed and orientated to provide active frontages to and surveillance of the public recreation or drainage land, and
 - (c) will not adversely impact on or limit solar access to adjoining residential or public open space land.

4.1AF Exceptions to minimum lot sizes for dwelling houses on small lots

- (1) This clause applies to the following:
 - (a) a lot in Zone R2 Low Density Residential that has an area less than 225m² (but not less than 200m² but) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20,
 - (b) a lot in Zone R2 Low Density Residential that has an area of less than 225m² (but not less than 125m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25,
 - (c) a lot in Zone R3 Medium Density Residential that has an area less than 225m² (but not less than 125m²).
- (2) Despite clause 4.1AB, development consent may be granted to the erection of a dwelling house on a small lot if the development application is a single development application for development that is both of the following:
 - (a) the subdivision of land into 2 or more lots,
 - (b) the erection of the dwelling house on one of the lots resulting from the subdivision.

4.1AG Minimum lot sizes in split zones

- (1) This clause applies to each lot that contains land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential and land in any other zone.
- (2) For the purposes of clauses 4.1AA–4.1AF, a reference to the area of a lot:
 - (a) in relation to land in Zone R2 Low Density Residential, means the area of that part of the lot that is in Zone R2 Low Density Residential, and
 - (b) in relation to land in Zone R3 Medium Density Residential, means the area of that part of the lot that is in Zone R3 Medium Density Residential, and
 - (c) does not include any part of the lot that is in any other zone.

[69] Appendix 8, clause 4.1B Residential Density

Omit “4.1A (3)” from clause 4.1B (2). Insert instead “4.1AB or 4.1AC”.

[70] Appendix 8, clause 6.6

Insert after clause 6.5:

6.6 Attached dwellings, manor homes and multi dwelling housing in Zone R2 Low Density Residential

- (1) The objectives of this clause are as follows:
 - (a) to permit, with development consent, attached dwellings, manor homes and multi dwelling housing in Zone R2 Low Density Residential in limited circumstances,
 - (b) to provide location and development criteria that must be satisfied before development consent can be granted.
- (2) Development for the purposes of attached dwellings or multi dwelling housing is permissible with development consent on land in Zone R2 Low Density Residential if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 and the land:
 - (a) adjoins land in Zone RE1 Public Recreation, or is separated from land in that zone only by a public road, or
 - (b) adjoins land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre, or is separated from land in any of those zones only by a public road, or
 - (c) is within 400m of land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre and:
 - (i) adjoins land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes, or
 - (ii) is separated from land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes only by a public road.
- (3) Development for the purposes of attached dwellings or multi dwelling housing is permissible with development consent on land in Zone R2 Low Density Residential if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is not less than 20.
- (4) Development for the purposes of manor homes is permissible with development consent on land in Zone R2 Low Density Residential if:
 - (a) the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25, or
 - (b) the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20 and the land is located on the corner of 2 streets.
- (5) Development must not be granted under this clause unless the consent authority is satisfied that:
 - (a) the attached dwellings, manor homes or multi dwelling housing will not adversely impact on the amenity of any adjoining residential properties, and
 - (b) the attached dwellings or multi dwelling housing will be designed and orientated to provide active frontages to and surveillance of the public recreation drainage land, and
 - (c) the attached dwellings, manor homes or multi dwelling housing will not adversely impact on or limit solar access to adjoining residential or public open space land.

- (6) This clause has effect despite anything to the contrary in the Land Use Table or any other provision of this Precinct Plan.

[71] Appendix 9 Camden Growth Centres Precinct Plan

Insert “Studio dwellings;” in alphabetical order in item 3 of the matter relating to Zone R2 Low Density Residential in the Land Use Table.

[72] Appendix 9, Land Use Table

Omit “Attached dwellings;” and “Multi dwelling housing;” from item 3 of the matter relating to Zone R2 Low Density Residential.

[73] Appendix 9, Land Use Table

Insert “Dual occupancies;”, “Dwelling houses;”, “Manor homes;”, “Residential flat buildings;”, “Secondary dwellings;”, “Semi-detached dwellings;” and “Studio dwellings;” in alphabetical order in item 3 of the matter relating to Zone R3 Medium Density Residential.

[74] Appendix 9, clause 4.1AA

Insert after clause 4.1:

4.1AA Subdivision resulting in lots between 225–300m²

- (1) This clause applies to land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.
- (2) Development consent may be granted to the subdivision of land to which this clause applies resulting in the creation of a lot that has an area of less than 300m² (but not less than 225m²), if the consent authority is satisfied that the lot will contain a sufficient building envelope to enable the erection of a dwelling house on the lot.
- (3) This clause does not apply to a subdivision that is the subject of a development application under clause 4.1AD (2) (b), 4.1AE (2) (b) or 4.1AF.

[75] Appendix 9, clause 4.1A Minimum lot sizes for residential development in non-residential zones

Omit “on land in the Catherine Fields Precinct or the Leppington North Precinct” from clause 4.1A (3).

[76] Appendix 9, clause 4.1A (3A) and (4)

Omit the subclauses. Insert instead:

- (4) This clause does not apply to the land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential.

[77] Appendix 9, clauses 4.1AB–4.1AG

Insert after clause 4.1A:

4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

- (1) The objectives of this clause are as follows:
 - (a) to establish minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential,

- (b) to ensure that residential development in the Catherine Fields, East Leppington and Leppington North Precincts results in the efficient use of land and contributes to the supply of new housing in the South West Growth Centre,
 - (c) to ensure that residential development has adequate usable areas for buildings and open space,
 - (d) to ensure that residential development in the Catherine Fields, East Leppington and Leppington North Precincts is compatible with the character of the locality and with surrounding residential areas,
 - (e) to facilitate and encourage the provision of a range of residential lot types, in particular, small lot housing.
- (2) This clause applies to land in the following zones:
- (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.
- (3) The minimum lot size for a dwelling house is 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, 20 or 25.
- (4) The minimum lot size for a dual occupancy is:
- (a) 500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 20, or
 - (b) 400m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25.
- (5) The minimum lot size for a semi-detached dwelling is:
- (a) 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 20, or
 - (b) 250m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25.
- (6) The minimum lot size for an attached dwelling is:
- (a) 1,500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or
 - (b) 375m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20 or 25.
- (7) The minimum lot size for multi dwelling housing is:
- (a) 1,500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 20, or
 - (b) 375m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25.
- (8) The minimum lot size for a manor home is 600m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20 or 25.
- (9) The minimum lot size for a residential flat building is 2,000m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25.

4.1AC Minimum lot sizes for secondary dwellings in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

- (1) This clause applies to land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.
- (2) The minimum lot size for a secondary dwelling on land in Zone R2 Low Density Residential is 450m².
- (3) The minimum lot size for a secondary dwelling on land in Zone R3 Medium Density Residential is the minimum lot size for the principal dwelling in conjunction with which the secondary dwelling is established, determined in accordance with clause 4.1AB.

4.1AD Exceptions to minimum lot sizes for dwelling houses

- (1) This clause applies to the following:
 - (a) a lot in Zone R2 Low Density Residential that has an area less than 300m² (but not less than 250m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15,
 - (b) a lot in Zone R2 Low Density Residential that has an area less than 300m² (but not less than 225m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20,
 - (c) a lot in Zone R3 Medium Density Residential that has an area less than 300m² (but not less than 225m²).
- (2) Despite clause 4.1AB (3), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if:
 - (a) the lot results from a subdivision to which development consent has been granted in accordance with clause 4.1AA and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that clause in determining the development application for that subdivision, or
 - (b) the development application is a single development application for development consisting of both of the following:
 - (i) the subdivision of land into 2 or more lots,
 - (ii) the erection of the dwelling house on one of the lots resulting from the subdivision.

4.1AE Exceptions to minimum lot sizes for dwelling houses on other lots in Zone R2 Low Density Residential

- (1) This clause applies to a lot in Zone R2 Low Density Residential that has an area of less than 250m² (but not less than 225m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15.
- (2) Despite clause 4.1AB (3), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if the lot meets the requirements of subclause (3) and:
 - (a) the lot results from a subdivision to which development consent has been granted in accordance with clause 4.1AA and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that clause in determining the development application for that subdivision, or

- (b) the development application is a single development application for development consisting of both of the following:
 - (i) the subdivision of land into 2 or more lots,
 - (ii) the erection of the dwelling house on one of the lots resulting from the subdivision.
- (3) A lot meets the requirements of this subclause if:
 - (a) the lot adjoins land in Zone RE1 Public Recreation or land that is set aside for open space or recreation purposes, or is separated from land in that zone only by a public road, or
 - (b) the lot adjoins land in Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use, or is separated from land in any of those zones only by a public road, or
 - (c) the lot is within 400m of land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre and:
 - (i) adjoins land in Zone SP2 Infrastructure that is set aside for drainage or education purposes, or
 - (ii) is separated from land in Zone SP2 Infrastructure that is set aside for drainage or education purposes only by a public road.
- (4) Despite subclause (2), development consent must not be granted to the erection of a dwelling house to which this clause applies unless the consent authority is satisfied that the dwelling house:
 - (a) will not adversely impact on the amenity of adjoining residential properties, and
 - (b) will be designed and orientated to provide active frontages to and surveillance of the public recreation or drainage land, and
 - (c) will not adversely impact on or limit solar access to adjoining residential or public open space land.

4.1AF Exceptions to minimum lot sizes for dwelling houses on small lots

- (1) This clause applies to the following lots:
 - (a) a lot in Zone R2 Low Density Residential that has an area less than 225m² (equal to or greater than 200m² but) and for which the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20,
 - (b) a lot in Zone R3 Medium Density Residential that has an area less than 225m² (but not less than 125m²).
- (2) Despite clause 4.1AB (3), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if the development application is a single development application for development consisting of both of the following:
 - (a) the subdivision of land into 2 or more lots,
 - (b) the erection of the dwelling house on one of the lots resulting from the subdivision.

4.1AG Minimum lot sizes in split zones

- (1) This clause applies to each lot that contains land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential and land in any other zone.

- (2) For the purposes of clauses 4.1AA–4.1AF, a reference to the area of a lot:
 - (a) in relation to land in Zone R2 Low Density Residential, means the area of that part of the lot that is in Zone R2 Low Density Residential, and
 - (b) in relation to land in Zone R3 Medium Density Residential, means the area of that part of the lot that is in Zone R3 Medium Density Residential, and
 - (c) does not include any part of the lot that is in any other zone.

[78] Appendix 9, clause 4.1B Residential Density

Omit “4.1A (3) and (3A)” from clause 4.1B (2). Insert instead “4.1AB (3) or 4.1AC”.

[79] Appendix 9, clause 4.1C

Omit the clause.

[80] Appendix 9, clause 6.7

Insert after clause 6.6:

6.7 Attached dwellings, manor homes and multi dwelling housing in Zone R2 Low Density Residential

- (1) The objectives of this clause are:
 - (a) to permit, with development consent, attached dwellings, manor homes and multi dwelling housing in Zone R2 Low Density Residential in limited circumstances, and
 - (b) to provide location and development criteria that must be satisfied before development consent can be granted.
- (2) Development for the purposes of attached dwellings or multi dwelling housing is permissible with development consent on land in Zone R2 Low Density Residential if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 and the land:
 - (a) adjoins land in Zone RE1 Public Recreation or land that is set aside for open space or recreation purposes, or is separated from land in that zone only by a public road, or
 - (b) adjoins land in Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use, or is separated from land in any of those zones only by a public road, or
 - (c) is within 400m of land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre and:
 - (i) adjoins land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes, or
 - (ii) is separated from land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes only by a public road.
- (3) Development for the purposes of attached dwellings or multi dwelling housing is permissible with development consent on land in Zone R2 Low Density Residential if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is not less than 20.

- (4) Development for the purposes of manor homes is permissible with development consent on land in Zone R2 Low Density Residential if:
 - (a) the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20, and
 - (b) the land is located on the corner of 2 streets.
- (5) Development must not be granted under this clause unless the consent authority is satisfied that:
 - (a) the attached dwellings, manor homes or multi dwelling housing will not adversely impact on the amenity of any adjoining residential properties, and
 - (b) the attached dwellings or multi dwelling housing will be designed and orientated to provide active frontages to and surveillance of the public recreation drainage land, and
 - (c) the attached dwellings, manor homes or multi dwelling housing will not adversely impact on or limit solar access to adjoining residential or public open space land.
- (6) This clause has effect despite anything to the contrary in the Land Use Table or any other provision of this Precinct Plan.

[81] Appendix 10 Campbelltown Growth Centres Precinct Plan

Insert “Studio dwellings;” in alphabetical order in item 3 of the matter relating to Zone R2 Low Density Residential in the Land Use Table.

[82] Appendix 10, Land Use Table

Omit “Attached dwellings;” and “Multi dwelling housing;” from item 3 of the matter relating to Zone R2 Low Density Residential.

[83] Appendix 10, Land Use Table

Insert “Dual occupancies;”, “Manor homes;”, “Secondary dwellings;”, “Semi-detached dwellings;” and “Studio dwellings;” in alphabetical order in item 3 of the matter relating to Zone R3 Medium Density Residential.

[84] Appendix 10, clause 4.1AA

Insert after clause 4.1:

4.1AA Subdivision resulting in lots between 225–300m²

- (1) This clause applies to land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.
- (2) Development consent may be granted to the subdivision of land to which this clause applies resulting in the creation of a lot that has an area of less than 300m² (but not less than 225m²), if the consent authority is satisfied that the lot will contain a sufficient building envelope to enable the erection of a dwelling house on the lot.
- (3) This clause does not apply to a subdivision that is the subject of a development application under clause 4.1AD (2) (b), 4.1AE (2) (b) or 4.1AF.

[85] Appendix 10, clause 4.1A Minimum lot sizes for residential development in non-residential zones

Omit clause 4.1A (4). Insert instead:

- (5) This clause does not apply to the residential development of land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential.

[86] Appendix 10, clauses 4.1AB–4.1AG

Insert after clause 4.1A:

4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

- (1) The objectives of this clause are as follows:
- (a) to establish minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential,
 - (b) to ensure that residential development in the East Leppington Precinct results in the efficient use of land and contributes to the supply of new housing in the South West Growth Centre,
 - (c) to ensure that residential development has adequate usable areas for buildings and open space,
 - (d) to ensure that residential development in the East Leppington Precinct is compatible with the character of the locality and with surrounding residential areas,
 - (e) to facilitate and encourage the provision of a range of residential lot types, in particular, small lot housing.
- (2) This clause applies to land in the following zones:
- (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.
- (3) The minimum lot size for a dwelling house is 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 25.
- (4) The minimum lot size for a dual occupancy is:
- (a) 500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or
 - (b) 400m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25.
- (5) The minimum lot size for a semi-detached dwelling is:
- (a) 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or
 - (b) 250m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25.
- (6) The minimum lot size for an attached dwelling is:
- (a) 1,500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or
 - (b) 375m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25.

- (7) The minimum lot size for multi dwelling housing is:
 - (a) 1,500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or
 - (b) 375m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25.
- (8) The minimum lot size for a manor home is 600m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20 or 25.
- (9) The minimum lot size for a residential flat building is 2,000m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25.

4.1AC Minimum lot sizes for secondary dwellings in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

- (1) This clause applies to land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.
- (2) The minimum lot size for a secondary dwelling on land in Zone R2 Low Density Residential is 450m².
- (3) The minimum lot size for a secondary dwelling on land in Zone R3 Medium Density Residential is the minimum lot size for the principal dwelling in conjunction with which the secondary dwelling is established, determined in accordance with clause 4.1AB, 4.1AD or 4.1AF.
- (4) For the purposes of this clause, a reference to the area of a lot:
 - (a) in relation to land in Zone R2 Low Density Residential, means the area of that part of the lot that is in Zone R2 Low Density Residential, and
 - (b) in relation to land in Zone R3 Medium Density Residential, means the area of that part of the lot that is in Zone R3 Medium Density Residential, and
 - (c) does not include the area of that part of the land that is in any other zone.

4.1AD Exceptions to minimum lot sizes for dwelling houses

- (1) This clause applies to the following:
 - (a) a lot in Zone R2 Low Density Residential that has an area of less than 300m² (but not less than 250m²),
 - (b) a lot in Zone R3 Medium Density Residential that has an area of less than 300m² (but not less than 225m²).
- (2) Despite clause 4.1AB, development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if:
 - (a) the lot results from a subdivision to which development consent has been granted in accordance with clause 4.1AA and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that clause in determining the development application for that subdivision, or
 - (b) the development application is a single development application for development consisting of both of the following:
 - (i) the subdivision of land into 2 or more lots,

- (ii) the erection of the dwelling house on one of the lots resulting from the subdivision.

4.1AE Exceptions to minimum lot sizes for dwelling houses on other lots in Zone R2 Low Density Residential

- (1) This clause applies to a lot in Zone R2 Low Density Residential that has an area less than 250m² (but not less than 225m²) and the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15.
- (2) Despite clause 4.1AB (3), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if the lot meets the requirements of subclause (3) and:
 - (a) the lot results from a subdivision to which development consent has been granted in accordance with clause 4.1AA and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that clause in determining the development application for that subdivision, or
 - (b) the development application is a single development application for development consisting of both of the following:
 - (i) the subdivision of land into 2 or more lots,
 - (ii) the erection of the dwelling house on one of the lots resulting from the subdivision.
- (3) A lot meets the requirements of this subclause if:
 - (a) the lot adjoins land in Zone RE1 Public Recreation, or is separated from land within that zone only by a public road, or
 - (b) the lot adjoins land in Zone B1 Neighbourhood Centre, Zone B2 Local Centre or Zone B4 Mixed Use (whether in this or any other Precinct), or is separated from land in any of those zones only by a public road, or
 - (c) the lot is within 400m of land in Zone B2 Local Centre and:
 - (i) adjoins land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes, or
 - (ii) is separated from land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes only by a public road.
- (4) Despite subclause (2), development consent must not be granted to the erection of a dwelling house to which this clause applies unless the consent authority is satisfied that the dwelling house:
 - (a) will not adversely impact on the amenity of adjoining residential properties, and
 - (b) will be designed and orientated to provide active frontages to and surveillance of the public recreation or drainage land, and
 - (c) will not adversely impact on or limit solar access to adjoining residential or public open space land.

4.1AF Exceptions to minimum lot sizes for dwelling houses on small lots

- (1) This clause applies to a lot in Zone R3 Medium Density Residential that has an area less than 225m² (but not less than 125m²).
- (2) Despite clause 4.1AB (3), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if the development

application is a single development application for development consisting of is both of the following:

- (a) the subdivision of land into 2 or more lots,
- (b) the erection of the dwelling house on one of the lots resulting from the subdivision.

4.1AG Minimum lot sizes in split zones

- (1) This clause applies to each lot that contains land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential and land in any other zone.
- (2) For the purposes of clauses 4.1AA–4.1AF, a reference to the area of a lot:
 - (a) in relation to land in Zone R2 Low Density Residential, means the area of that part of the lot that is in Zone R2 Low Density Residential, and
 - (b) in relation to land in Zone R3 Medium Density Residential, means the area of that part of the lot that is in Zone R3 Medium Density Residential, and
 - (c) does not include any part of the lot that is in any other zone.

[87] Appendix 10, clause 4.1B Residential Density

Omit “4.1A (3)” from clause 4.1B (2). Insert instead “4.1AB or 4.1AC (1)”.

[88] Appendix 10, clause 4.1C Erection of dwelling houses on land in Zone E3 Environmental Management

Omit clause 4.1C (1).

[89] Appendix 10, clause 6.8

Insert after clause 6.7:

6.8 Attached dwellings and multi dwelling housing in Zone R2 Low Density Residential

- (1) The objectives of this clause are:
 - (a) to permit, with development consent, attached dwellings and multi dwelling housing in Zone R2 Low Density Residential in limited circumstances, and
 - (b) to provide location and development criteria that must be satisfied before development consent can be granted.
- (2) Development for the purposes of attached dwellings or multi dwelling housing is permissible with development consent on land in Zone R2 Low Density Residential that:
 - (a) adjoins land in Zone RE1 Public Recreation, or is separated from land in that zone only by a public road, or
 - (b) adjoins land in Zone B2 Local Centre or Zone B4 Mixed Use, or is separated from land in any of those zones only by a public road, or
 - (c) is within 400m of land in Zone B2 Local Centre and:
 - (i) adjoins land in Zone SP2 Special Infrastructure that is set aside for drainage or educational purposes, or
 - (ii) is separated from land in Zone SP2 Special Infrastructure that is set aside for drainage or educational purposes only by a public road.

- (3) Development consent must not be granted under this clause unless the consent authority is satisfied that:
 - (a) the attached dwellings or multi dwelling housing will not adversely impact on the amenity of any adjoining residential properties, and
 - (b) the attached dwellings or multi dwelling housing will be designed and orientated to provide active frontages to and surveillance of the public recreation drainage land, and
 - (c) the attached dwellings or multi dwelling housing will not adversely impact on or limit solar access to adjoining residential or public open space land.
- (4) This clause has effect despite anything to the contrary in the Land Use Table or any other provision of this Precinct Plan.

[90] Appendix 11 The Hills Growth Centre Precinct Plan

Insert “; Studio dwellings” in alphabetical order in item 3 of the matter relating to Zone R2 Low Density Residential in the Land Use Table.

[91] Appendix 11, Land Use Table

Insert “Dual occupancies;”, “Secondary dwellings;”, “Semi-detached dwellings;” and “Studio dwellings;” in alphabetical order in item 3 of the matter relating to Zone R3 Medium Density Residential.

[92] Appendix 11, Land Use Table

Insert “Manor homes;” in alphabetical order in item 4 of the matter relating to Zone R3 Medium Density Residential.

[93] Appendix 11, Land Use Table

Insert “Dwelling houses;”, “Dual occupancies;”, “Manor homes;”, “Secondary dwellings;”, “Semi-detached dwellings;” and “Studio dwellings;” in alphabetical order in item 3 of the matter relating to Zone R4 High Density Residential.

[94] Appendix 11, clause 4.1AA

Insert after clause 4.1:

4.1AA Subdivision resulting in lots between 225–300m²

- (1) This clause applies to land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential,
 - (c) Zone R4 High Density Residential.
- (2) Development consent may be granted to the subdivision of land to which this clause applies resulting in the creation of a lot that has an area of less than 300m² (but not less than 225m²), if the consent authority is satisfied that the lot will contain a sufficient building envelope to enable the erection of a dwelling house on the lot.
- (3) This clause does not apply to a subdivision that is the subject of a development application under clause 4.1AC (2) (b), 4.1AD (2) (b) or 4.1AE.

[95] Appendix 11, clauses 4.1A–4.1AF

Omit clause 4.1A. Insert instead:

4.1A Minimum lot sizes for residential development in certain residential zones

- (1) The objectives of this clause are as follows:
 - (a) to establish minimum lot sizes for residential development in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential,
 - (b) to ensure that residential development in the Box Hill and Box Hill Industrial Precincts results in the efficient use of land and contributes to the supply of new housing in the North West Growth Centre,
 - (c) to ensure that residential development has adequate usable areas for buildings and open space,
 - (d) to ensure that residential development in the Box Hill and Box Hill Industrial Precincts is compatible with the character of the locality and with surrounding residential areas,
 - (e) to facilitate and encourage the provision of a range of residential lot types, in particular, small lot housing.
- (2) This clause applies to land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential,
 - (c) Zone R4 High Density Residential.
- (3) The minimum lot size for a dwelling house is 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, 18 or 30.
- (4) The minimum lot size for a dual occupancy is:
 - (a) 500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 18, or
 - (b) 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 30.
- (5) The minimum lot size for a semi-detached dwelling is:
 - (a) 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 18, or
 - (b) 250m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 30.
- (6) The minimum lot size for an attached dwelling is:
 - (a) 1,500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 18, or
 - (b) 375m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 30.
- (7) The minimum lot size for multi dwelling housing is:
 - (a) 1,500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 or 18, or
 - (b) 375m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 30.

- (8) The minimum lot size for a manor home is 600m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 30.
- (9) The minimum lot size for a residential flat building is 1,000m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 30.

4.1AB Minimum lot sizes for secondary dwellings in certain residential zones

- (1) This clause applies to land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential,
 - (c) Zone R4 High Density Residential.
- (2) The minimum lot size for a secondary dwelling on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential is 450m².
- (3) The minimum lot size for a secondary dwelling on land in Zone R4 High Density Residential is the minimum lot size for the principal dwelling in conjunction with which the secondary dwelling is established, determined in accordance with clause 4.1A.

4.1AC Exceptions to minimum lot sizes for dwelling houses

- (1) This clause applies to the following:
 - (a) a lot in Zone R2 Low Density Residential that has an area of less than 300m² (but not less than 250m²),
 - (b) a lot in Zone R3 Medium Density Residential or Zone R4 High Density Residential that has an area of less than 300m² (but not less than 225m²).
- (2) Despite clause 4.1A (3), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if:
 - (a) the lot results from a subdivision to which development consent has been granted in accordance with clause 4.1AA and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that clause in determining the development application for that subdivision, or
 - (b) the development application is a single development application for development consisting of both of the following:
 - (i) the subdivision of land into 2 or more lots,
 - (ii) the erection of the dwelling house on one of the lots resulting from the subdivision.

4.1AD Exceptions to minimum lot sizes for dwelling houses on other lots in Zone R2 Low Density Residential

- (1) This clause applies to a lot in Zone R2 Low Density Residential that has an area of less than 250m² (but not less than 225m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is of 15.
- (2) Despite clause 4.1AB (3), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if the lot meets the requirements of subclause (3) and:
 - (a) the lot results from a subdivision to which development consent has been granted in accordance with clause 4.1AA and, in determining the

- development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that clause in determining the development application for that subdivision, or
- (b) the development application is a single development application for development consisting of both of the following:
 - (i) the subdivision of land into 2 or more lots,
 - (ii) the erection of the dwelling house on one of the lots resulting from the subdivision.
- (3) A lot meets the requirements of this subclause if:
- (a) the lot adjoins land in Zone RE1 Public Recreation, or is separated from land in that zone only by a public road, or
 - (b) the lot adjoins land in Zone B2 Local Centre or Zone B4 Mixed Use, or is separated from land in any of those zones only by a public road, or
 - (c) the lot is within 400m of land in Zone B2 Local Centre and:
 - (i) adjoins land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes, or
 - (ii) is separated from land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes only by a public road.
- (4) Despite subclause (2), development consent must not be granted to the erection of a dwelling house to which this clause applies unless the consent authority is satisfied that the dwelling house:
- (a) will not adversely impact on the amenity of adjoining residential properties, and
 - (b) will be designed and orientated to provide active frontages to and surveillance of the public recreation or drainage land, and
 - (c) will not adversely impact on or limit solar access to adjoining residential or public open space land.

4.1AE Exceptions to minimum lot sizes for dwelling houses on small lots

- (1) This clause applies to a lot in Zone R4 High Density Residential that has an area of less than 225m² (but not less than 125m²).
- (2) Despite clause 4.1A (3), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if the development application is a single development application for development that is both of the following:
 - (a) the subdivision of land into 2 or more lots,
 - (b) the erection of the dwelling house on one of the lots resulting from the subdivision.

4.1AF Minimum lot sizes in split zones

- (1) This clause applies to each lot that contains land in Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone R4 High Density Residential and land in any other zone.
- (2) For the purposes of clauses 4.1A–4.1AE, a reference to the area of a lot:
 - (a) in relation to land in Zone R2 Low Density Residential, means the area of that part of the lot that is in Zone R2 Low Density Residential, and

- (b) in relation to land in Zone R3 Medium Density Residential, means the area of that part of the lot that is in Zone R3 Medium Density Residential, and
- (c) in relation to land in Zone R4 High Density Residential, means the area of that part of the lot that is in Zone R4 High Density Residential, and
- (d) does not include any part of the lot that is in any other zone.

[96] Appendix 11, clause 6.7

Insert after clause 6.6:

6.7 Attached dwellings and multi dwelling housing in Zone R2 Low Density Residential

- (1) The objectives of this clause are:
 - (a) to permit, with development consent, attached dwellings and multi dwelling housing in Zone R2 Low Density Residential in limited circumstances, and
 - (b) to provide location and development criteria that must be satisfied before development consent can be granted.
- (2) Development for the purposes of attached dwellings or multi dwelling housing is permissible with development consent on land in Zone R2 Low Density Residential that:
 - (a) adjoins land in Zone RE1 Public Recreation, or is separated from land in that zone only by a public road, or
 - (b) adjoins land in Zone B2 Local Centre or is separated from land in that zone land only by a public road, or
 - (c) is within 400m of land in Zone B2 Local Centre and:
 - (i) adjoins land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes, or
 - (ii) is separated from land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes only by a public road.
- (3) Development consent must not be granted under this clause unless the consent authority is satisfied that:
 - (a) the attached dwellings or multi dwelling housing will not adversely impact on the amenity of any adjoining residential properties, and
 - (b) the attached dwellings or multi dwelling housing will be designed and orientated to provide active frontages to and surveillance of the public recreation drainage land, and
 - (c) the attached dwellings or multi dwelling housing will not adversely impact on or limit solar access to adjoining residential or public open space land.
- (4) This clause has effect despite anything to the contrary in the Land Use Table or any other provision of this Precinct Plan.

[97] Appendix 12 Blacktown Growth Centres Precinct Plan

Insert "Studio dwellings;" in alphabetical order in item 3 of the matter relating to Zone R2 Low Density Residential in the Land Use Table.

[98] Appendix 12, Land Use Table

Omit “Attached dwellings;” from item 3 of the matter relating to Zone R2 Low Density Residential.

[99] Appendix 12, Land Use Table

Insert “Manor homes;” and “Studio dwellings;” in alphabetical order in item 3 of the matter relating to Zone R3 Medium Density Residential.

[100] Appendix 12, clause 4.1AA

Insert after clause 4.1:

4.1AA Subdivision resulting in lots between 225–300m²

- (1) This clause applies to land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.
- (2) Development consent may be granted to the subdivision of land to which this clause applies resulting in the creation of a lot that has an area of less than 300m² (but not less than 225m²), if the consent authority is satisfied that the lot will contain a sufficient building envelope to enable the erection of a dwelling house on the lot.
- (3) This clause does not apply to a subdivision that is the subject of a development application under clause 4.1AD (2) (b), 4.1AE (2) (b) or 4.1AF.

[101] Appendix 12, clause 4.1A Minimum lot sizes for residential development in non-residential zones

Omit clause 4.1A (3) and (4). Insert instead:

- (3) The minimum lot size for development for the purposes of dual occupancies is 500m².
- (4) This clause does not apply to the residential development of land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential.

[102] Appendix 12, clauses 4.1AB–4.1AG

Insert after clause 4.1A:

4.1AB Minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

- (1) The objectives of this clause are as follows:
 - (a) to establish minimum lot sizes for residential development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential,
 - (b) to ensure that residential development in the Marsden Park Precinct results in the efficient use of land and contributes to the supply of new housing in the North West Growth Centre,
 - (c) to ensure that residential development has adequate usable areas for buildings and open space,
 - (d) to ensure that residential development in the Marsden Park Precinct is compatible with the character of the locality and with surrounding residential areas,
 - (e) to facilitate and encourage the provision of a range of residential lot types, in particular, small lot housing.

- (2) This clause applies to land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.
- (3) The minimum lot size for a dwelling house is:
 - (a) 360m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 11, or
 - (b) 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, 25 or 35.
- (4) The minimum lot size for a dual occupancy is:
 - (a) 600m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 11, or
 - (b) 500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or
 - (c) 400m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25, or
 - (d) 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 35.
- (5) The minimum lot size for a semi-detached dwelling is:
 - (a) 600m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 11, or
 - (b) 300m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or
 - (c) 250m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25 or 35.
- (6) The minimum lot size for an attached dwelling is:
 - (a) 1,500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or
 - (b) 375m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25 or 35.
- (7) The minimum lot size for multi dwelling housing is:
 - (a) 1,500m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or
 - (b) 375m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25 or 35.
- (8) The minimum lot size for a manor home is 600m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25 or 35.
- (9) The minimum lot size for a residential flat building is:
 - (a) 2,000m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25, or
 - (b) 1,000m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 35.

4.1AC Minimum lot sizes for secondary dwellings in Zone R2 Low Density Residential and Zone R3 Medium Density Residential

- (1) This clause applies to land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential.
- (2) The minimum lot size for a secondary dwelling on land in Zone R2 Low Density Residential is 450m².
- (3) The minimum lot size for a secondary dwelling on land in Zone R3 Medium Density Residential is the minimum lot size for the principal dwelling in conjunction with which the secondary dwelling is established, determined in accordance with clause 4.1AB.
- (4) For the purposes of this clause, a reference to the lot size:
 - (a) in relation to land in Zone R2 Low Density Residential, means the size of that part of the lot that is in Zone R2 Low Density Residential, and
 - (b) in relation to land in Zone R3 Medium Density Residential, means the size of that part of the lot that is in Zone R3 Medium Density Residential, and
 - (c) does not include the size of land in any other zone.

4.1AD Exceptions to minimum lot sizes for dwelling houses

- (1) This clause applies to the following:
 - (a) a lot in Zone R2 Low Density Residential that has an area of less than 300m² (but not less than 250m²),
 - (b) a lot in Zone R3 Medium Density Residential that has an area of less than 300m² (but not less than 225m²).
- (2) Despite clause 4.1AB, development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if:
 - (a) the lot results from a subdivision to which development consent has been granted in accordance with clause 4.1AA and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that clause in determining the development application for that subdivision, or
 - (b) the development application is a single development application for development consisting of both of the following:
 - (i) the subdivision of land into 2 or more lots,
 - (ii) the erection of the dwelling house on one of the lots resulting from the subdivision.

4.1AE Exceptions to minimum lot sizes for dwelling houses on other lots in Zone R2 Low Density Residential

- (1) This clause applies to a lot in Zone R2 Low Density Residential that has an area of less than 250m² (but not less than 225m²) if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15.
- (2) Despite clause 4.1AB (3), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if the lot meets the requirements of subclause (3) and:

- (a) the lot results from a subdivision to which development consent has been granted in accordance with clause 4.1AA and, in determining the development application for the erection of the dwelling house, the consent authority considers any information that it considered for the purposes of that clause in determining the development application for that subdivision, or
 - (b) the development application is a single development application for development consisting of both of the following:
 - (i) the subdivision of land into 2 or more lots,
 - (ii) the erection of the dwelling house on one of the lots resulting from the subdivision.
- (3) A lot meets the requirements of this subclause if:
- (a) the lot adjoins land in Zone RE1 Public Recreation, or is separated from land in that zone only by a public road, or
 - (b) the lot adjoins land in Zone B2 Local Centre or Zone B4 Mixed Use, or is separated from land in any of those zones only by a public road, or
 - (c) the lot is within 400m of land in Zone B2 Local Centre and:
 - (i) adjoins land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes, or
 - (ii) is separated from land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes only by a public road.
- (4) Despite subclause (2), development consent must not be granted to the erection of a dwelling house to which this clause applies unless the consent authority is satisfied that the dwelling house:
- (a) will not adversely impact on the amenity of adjoining residential properties, and
 - (b) will be designed and orientated to provide active frontages to and surveillance of the public recreation or drainage land, and
 - (c) will not adversely impact on or limit solar access to adjoining residential or public open space land.

4.1AF Exceptions to minimum lot sizes for dwelling houses on small lots

- (1) This clause applies to lot in Zone R3 Medium Density Residential that has an area less than 225m² (but not less than 125m²).
- (2) Despite clause 4.1AB (3), development consent may be granted to the erection of a dwelling house on a lot to which this clause applies if the development application is a single development application for development consisting of both of the following:
 - (a) the subdivision of land into 2 or more lots,
 - (b) the erection of the dwelling house on one of the lots resulting from the subdivision.

4.1AG Minimum lot sizes in split zones

- (1) This clause applies to each lot that contains land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential and land in any other zone.
- (2) For the purposes of clauses 4.1AA–4.1AF, a reference to the area of a lot:
 - (a) in relation to land in Zone R2 Low Density Residential, means the area of that part of the lot that is in Zone R2 Low Density Residential, and

- (b) in relation to land in Zone R3 Medium Density Residential, means the area of that part of the lot that is in Zone R3 Medium Density Residential, and
- (c) does not include any part of the lot that is in any other zone.

[103] Appendix 12, clause 4.1B

Omit “4.1A (3)” from clause 4.1B (2). Insert instead “4.1AB (3) or 4.1AC”.

[104] Appendix 12, clause 6.11

Insert after clause 6.10:

6.11 Attached dwellings and multi dwelling housing in Zone R2 Low Density Residential

- (1) The objectives of this clause are:
 - (a) to permit, with development consent, attached dwellings and multi dwelling housing in Zone R2 Low Density Residential in limited circumstances, and
 - (b) to provide location and development criteria that must be satisfied before development consent can be granted.
- (2) Development for the purposes of attached dwellings or multi dwelling housing is permissible with development consent on land in Zone R2 Low Density Residential if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 and the land:
 - (a) adjoins land in Zone RE1 Public Recreation, or is separated from land in that zone only by a public road, or
 - (b) adjoins land in Zone B2 Local Centre or Zone B4 Mixed Use, or is separated from land in any of those zones only by a public road, or
 - (c) is within 400m of land in Zone B2 Local Centre and:
 - (i) adjoins land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes, or
 - (ii) is separated from land in Zone SP2 Infrastructure that is set aside for drainage or educational purposes only by a public road.
- (3) Development must not be granted under this clause unless the consent authority is satisfied that:
 - (a) the attached dwellings or multi dwelling housing will not adversely impact on the amenity of any adjoining residential properties, and
 - (b) the attached dwellings or multi dwelling housing will be designed and orientated to provide active frontages to and surveillance of the public recreation drainage land, and
 - (c) the attached dwellings or multi dwelling housing will not adversely impact on or limit solar access to adjoining residential or public open space land.
- (4) This clause has effect despite anything to the contrary in the Land Use Table or any other provision of this Precinct Plan.

[105] Schedule 1

Insert after Appendix 12:

Schedule 1 Savings and transitional provisions

1 Application of amendments made by State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Housing Diversity) 2014

An amendment made to this Policy by the *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Housing Diversity) 2014* does not apply to development for which an application for development consent was lodged before the commencement of the amendment.

[106] Dictionary

Insert in alphabetical order:

dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

Note. Dual occupancies (attached) are a type of ***dual occupancy***—see the definition of that term in this Dictionary.

dual occupancy (detached) means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

Note. Dual occupancies (detached) are a type of ***dual occupancy***—see the definition of that term in this Dictionary.

manor home means a 2-storey building containing 4 dwellings, where:

- (a) each storey contains 2 dwellings, and
- (b) each dwelling is on its own lot (being a lot within a strata scheme or community title scheme), and
- (c) access to each dwelling is provided through a common or individual entry at ground level,

but does not include a residential flat building or multi dwelling housing.

Note. Manor homes are a type of ***residential accommodation***—see the definition of that term in this Dictionary.

studio dwelling means a dwelling that:

- (a) is established in conjunction with another dwelling (the ***principal dwelling***), and
- (b) is on its own lot of land, and
- (c) is erected above a garage that is on the same lot of land as the principal dwelling, whether the garage is attached to, or is separate from, the principal dwelling,

but does not include a semi-detached dwelling.

Note. Studio dwellings are a type of ***residential accommodation***—see the definition of that term in this Dictionary.

[107] Dictionary

Omit the definitions of ***attached dwelling***, ***dual occupancy***, ***multi dwelling housing***, ***residential accommodation***, ***residential flat building***, ***secondary dwelling*** and ***semi-detached dwelling***.

Insert instead in alphabetical order:

attached dwelling means a building containing 3 or more dwellings, where:

- (a) each dwelling is attached to another dwelling by a common wall, and

- (b) each of the dwellings is on its own lot of land, and
- (c) none of the dwellings is located above any part of another dwelling.

Note. Attached dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

dual occupancy means a dual occupancy (attached) or a dual occupancy (detached).

Note. Dual occupancies are a type of **residential accommodation**—see the definition of that term in this Dictionary.

multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building or a manor home.

Note. Multi dwelling housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following:

- (a) attached dwellings,
- (b) boarding houses,
- (c) dual occupancies,
- (d) dwelling houses,
- (e) group homes,
- (f) hostels,
- (g) manor homes,
- (h) multi dwelling housing,
- (i) residential flat buildings,
- (j) rural workers' dwellings,
- (k) secondary dwellings,
- (l) semi-detached dwellings,
- (m) seniors housing,
- (n) shop top housing,
- (o) studio dwellings,

but does not include tourist and visitor accommodation or caravan parks.

residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling, a manor home or multi dwelling housing.

Note. Residential flat buildings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

secondary dwelling means a self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the **principal dwelling**), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

Note. For controls relating to the total floor area, see the following:

- (a) clause 5.4 of Appendix 2 in respect of North Kellyville Precinct,
- (b) clause 5.4 of Appendix 3 in respect of Riverstone West Precinct,
- (c) clause 5.4 of Appendix 4 in respect of Alex Avenue and Riverstone Precincts,
- (d) clause 5.4 of Appendix 5 in respect of Marsden Park Industrial Precinct,

- (e) clause 5.4 of Appendix 6 in respect of Area 20 Precinct,
- (f) clause 5.4 of Appendix 7 in respect of Schofields Precinct,
- (g) clause 5.4 of Appendix 8 in respect of land to which the Liverpool Growth Centres Precinct Plan applies,
- (h) clause 5.4 of Appendix 9 in respect of land to which the Camden Growth Centres Precinct Plan applies,
- (i) clause 5.4 of Appendix 10 in respect of land to which the Campbelltown Growth Centres Precinct Plan applies,
- (j) clause 5.4 of Appendix 11 in respect of the Box Hill and Box Hill Industrial Precincts,
- (k) clause 5.4 of Appendix 12 in respect of land to which Blacktown Growth Centres Precinct Plan applies.

Secondary dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

semi-detached dwelling means a dwelling that is on its own lot of land and is attached to only one other dwelling, but does not include a studio dwelling.

Note. Semi-detached dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.