



New South Wales

State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Minimum Lot Sizes) 2016

under the

Environmental Planning and Assessment Act 1979

His 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*.

ROBERT STOKES, MP
Minister for Planning

State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Minimum Lot Sizes) 2016

under the

Environmental Planning and Assessment Act 1979

1 Name of Policy

This Policy is *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Minimum Lot Sizes) 2016*.

2 Commencement

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

3 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- (1) This Policy is repealed on the day following the day on which this Policy commences.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**
Omit “300m²” from clause 4.1A (1) (e). Insert instead “200m²”.
- [2] **Appendix 2 North Kellyville Precinct Plan**
Omit “600m²” from clause 4.1AB (5) (a). Insert instead “300m²”.
- [3] **Appendix 2, clause 4.1AB (5) (b)**
Omit “300m²”. Insert instead “150m²”.
- [4] **Appendix 4 Alex Avenue and Riverstone Precinct Plan 2010**
Omit “600m²” from clause 4.1AB (5) (a). Insert instead “300m²”.
- [5] **Appendix 4, clause 4.1AB (5) (b) and (b1)**
Omit paragraph (b). Insert instead:
 (b) 200m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or
 (b1) 150m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20, or
- [6] **Appendix 4, clause 4.1AB (5) (c)**
Omit “250m²”. Insert instead “125m²”.
- [7] **Appendix 5 Marsden Park Industrial Precinct Plan**
Omit “300m²” from clause 4.1AB (e).
Insert instead “200m² for land in Zone R2 Low Density Residential and 150m² for land in Zone R3 Medium Density Residential”.
- [8] **Appendix 6 Area 20 Precinct Plan**
Omit clause 4.1AB (5) (a). Insert instead:
 (a) 200m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or
 (a1) 150m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20, or
- [9] **Appendix 6, clause 4.1AB (5) (b)**
Omit “250m²”. Insert instead “125m²”.
- [10] **Appendix 7 Schofields Precinct Plan**
Omit “300m²” from clause 4.1AB (5) (a). Insert instead “200m²”.
- [11] **Appendix 7, clause 4.1AB (5) (b)**
Omit “250m²”. Insert instead “125m²”.
- [12] **Appendix 8 Liverpool Growth Centres Precinct Plan**
Omit “600m²” from clause 4.1AB (5) (a). Insert instead “300m²”.

[13] Appendix 8, clause 4.1AB (5) (b) and (b1)

Omit paragraph (b). Insert instead:

- (b) 200m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or
- (b1) 150m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20, or

[14] Appendix 8, clause 4.1AB (5) (c)

Omit “250m²”. Insert instead “125m²”.

[15] Appendix 9 Camden Growth Centres Precinct Plan

Omit clause 4.1AB (5) (a). Insert instead:

- (a) 200m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or
- (a1) 150m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20, or

[16] Appendix 9, clause 4.1AB (5) (b)

Omit “250m²”. Insert instead “125m²”.

[17] Appendix 10 Campbelltown Growth Centres Precinct Plan

Omit “300m²” from clause 4.1AB (5) (a). Insert instead “200m²”.

[18] Appendix 10, clause 4.1AB (5) (b)

Omit “250m²”. Insert instead “125m²”.

[19] Appendix 11 The Hills Growth Centre Precincts Plan

Omit clause 4.1A (5) (a). Insert instead:

- (a) 200m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15, or
- (a1) 150m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 18, or

[20] Appendix 11, clause 4.1A (5) (b)

Omit “250m²”. Insert instead “125m²”.

[21] Appendix 12 Blacktown Growth Centres Precinct Plan

Omit “600m²” from clause 4.1AB (5) (a). Insert instead “300m²”.

[22] Appendix 12, clause 4.1AB (5) (b)

Omit “300m²”. Insert instead “200m²”.

[23] Appendix 12, clause 4.1AB (5) (c)

Omit “250m²”. Insert instead “125m²”.