



New South Wales

Blacktown Local Environmental Plan 2015 (Amendment No 7)

under the

Environmental Planning and Assessment Act 1979

The Greater Sydney Commission makes the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

KERRY ROBINSON, GENERAL MANAGER, BLACKTOWN CITY COUNCIL
As delegate for the local plan-making authority

Blacktown Local Environmental Plan 2015 (Amendment No 7)

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1 Name of Plan

This Plan is *Blacktown Local Environmental Plan 2015 (Amendment No 7)*.

2 Commencement

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

3 Land to which Plan applies

This Plan applies to the land to which *Blacktown Local Environmental Plan 2015* applies.

4 Maps

The maps adopted by *Blacktown Local Environmental Plan 2015* are amended or replaced, as the case requires, by the maps approved by the Greater Sydney Commission on the making of this Plan.

Schedule 1 Amendment of Blacktown Local Environmental Plan 2015

- [1] **Land Use Table**
Insert “Building identification signs;”, “Business identification signs;” and “Crematoria;” in appropriate order in item 3 of Zone RU4 Primary Production Small Lots.
- [2] **Land Use Table, Zone R4, item 3**
Omit “Restaurants or cafes;” and “Take away food and drink premises;”.
- [3] **Land Use Table, Zone B5, item 4**
Omit “Freight transport facilities;”, “Vehicle body repair workshops;” and “Vehicle repair stations;”.
- [4] **Land Use Table, Zone B7, item 3**
Insert “Building identification signs;” and “Business identification signs;” in appropriate order.
- [5] **Land Use Table, Zone B7, item 4**
Omit “Advertising structures;”. Insert “Signage;” in appropriate order.
- [6] **Land Use Table, Zone SP1, item 3**
Insert “Signage;” in appropriate order.
- [7] **Land Use Table, Zone SP2, item 3**
Insert “Signage;” in appropriate order.
- [8] **Land Use Table, Zone RE1, item 3**
Omit “Building identification signs;”. Insert “Signage;” in appropriate order.
- [9] **Land Use Table, Zone RE2, item 3**
Insert “Building identification signs;” and “Business identification signs;” in appropriate order.
- [10] **Clause 4.1AA**
Insert after clause 4.1:
- 4.1AA Minimum subdivision lot size for community title schemes**
- (1) The objectives of this clause are as follows:
 - (a) to ensure that community title schemes maintain minimum lot sizes in low density residential areas,
 - (b) to ensure that development is compatible with the dwelling density and character of the surrounding area,
 - (c) to ensure that lots in community title schemes are appropriate for the capacity of infrastructure and services.
 - (2) This clause applies to a subdivision (being a subdivision that requires development consent) under the *Community Land Development Act 1989* of land in Zone R2 Low Density Residential.

(3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the *Community Land Development Act 1989*) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

(3A) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included in calculating the lot size.

[11] Clause 4.1C Subdivision of dual occupancies prohibited

Omit clause 4.1C (1) (a). Insert instead:

(a) each of the 2 dwellings has a frontage to a different road, and

[12] Clause 4.6 Exceptions to development standards

Insert after clause 4.6 (8) (ca):

(cb) clause 4.1C,

[13] Clause 7.10

Omit the clause. Insert instead:

7.10 Certain land between North West Transitway and Peter Street, Blacktown

(1) This clause applies to development for any of the following purposes on land identified as “Clause 7.10” on the Key Sites Map:

(a) hotel or motel accommodation,

(b) places of public worship,

(c) residential flat buildings,

(d) seniors housing,

(e) serviced apartments,

(f) shop top housing.

(2) The consent authority must not grant development consent to development to which this clause applies unless it is satisfied that the lot on which it is proposed to carry out the development:

(a) has frontage to Peter Street, Blacktown, and

(b) has a minimum depth of 65 metres when measured from its frontage to Peter Street, and

(c) will have, at the completion of the development, a landscaped area that is at least 10 metres in depth along the entire length of its rear boundary.

[14] Schedule 5 Environmental heritage

Omit “84” from the **Address** column of item I20 in Part 1.

[15] Schedule 5, Part 1, item I28

Omit “Calvary”. Insert instead “Cavalry”.

[16] Schedule 5, Part 1, item I32

Omit “Lot 1, DP 1086553”. Insert instead “Lot 1, DP 1160179”.

[17] Schedule 5, Part 1, item I42

Omit “Part of Lot 201, DP 845114”. Insert instead “Part of Lot 1, DP 1208657”.

[18] Schedule 5, Part 1, item I47

Omit “113”. Insert instead “113–115”.

[19] Schedule 5, Part 1, item I62

Omit “Part of Lot 1, DP 794271”. Insert instead “Lot 20, DP 1119077”.

[20] Schedule 5, Part 1, item I60

Omit “Local”. Insert instead “State”.

[21] Schedule 5, Part 1, item I97

Omit “Lots 1–9, CLP 509-3000”. Insert instead “Lot 7301, DP 1140673”.

[22] Schedule 5, Part 2, item A120

Omit “Lot 30, DP 1076671; Lot 32, DP 1076671; Lot 41, DP 1100854; Part Lot 101, DP 1109052; Lot 86, DP 752030 and Lot 9, DP 976148”.

Insert instead “The lots on Richmond Road shown on the Heritage Map as item A120”.