



New South Wales

Ku-ring-gai Local Environmental Plan 2015 (Amendment No 28)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

BRENDAN METCALFE
As delegate for the Minister for Planning

Ku-ring-gai Local Environmental Plan 2015 (Amendment No 28)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Ku-ring-gai Local Environmental Plan 2015 (Amendment No 28)*.

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 certain land in Lindfield to which *Ku-ring-gai Local Environmental Plan 2015* applies.

4 Maps

The maps adopted by *Ku-ring-gai Local Environmental Plan 2015* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this Plan.

Schedule 1 Amendment of Ku-ring-gai Local Environmental Plan 2015

[1] Part 6 Additional local provisions

Insert at the end of the Part, with appropriate clause numbering—

Lindfield Village Hub

- (1) This clause applies to land identified as “Area 3” on the Additional Permitted Uses Map.
- (2) Development consent must not be granted to development for the purposes of the erection of a building on land to which this clause applies if the floor space ratio of the part of the building used for residential flat buildings will be greater than 1.35:1.
- (3) Despite subclause (2), the floor space ratio of the part of the building used for residential flat buildings may be greater than 1.35:1 if—
 - (a) the floor space ratio of all buildings on the site is not greater than 2.31:1, and
 - (b) the additional gross floor area used for residential flat buildings is used for affordable housing.
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied the development will include—
 - (a) the following recreation areas—
 - (i) a community park with a minimum size of 3,000m²,
 - (ii) a civic plaza with a minimum size of 900m², and
 - (b) a library with a minimum gross floor area of 1,250m², and
 - (c) a centre-based child care facility with a minimum gross floor area of 550m², and
 - (d) community facilities with a minimum gross floor area of 1,200m².

[2] Schedule 1 Additional permitted uses

Omit clause 85, heading. Insert instead—

85 Use of certain land at Woodford Lane, Bent Street, Beaconsfield Parade and Drovers Way, Lindfield

[3] Schedule 1, clause 85(1)

Omit the subclause. Insert instead—

- (1) This clause applies to land identified as “Area 3” on the Additional Permitted Uses Map.