



New South Wales

Blacktown Local Environmental Plan 2015 (Amendment No 31)

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*.

KERRY ROBINSON

As delegate for the Minister for Planning

Blacktown Local Environmental Plan 2015 (Amendment No 31)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Blacktown Local Environmental Plan 2015 (Amendment No 31)*.

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

Schedule 1 Amendment of Blacktown Local Environmental Plan 2015

[1] Clause 4.1AA Minimum subdivision lot size for community title schemes

Omit clause 4.1AA(2). Insert instead—

- (2) This clause applies to a subdivision (being a subdivision that requires development consent) under the *Community Land Development Act 2021* of land in any of the following zones—
 - (a) Zone R2 Low Density Residential,but does not apply to a subdivision by the registration of a strata plan.

[2] Clause 4.1A Minimum subdivision lot size for strata plan schemes

Omit “*Strata Schemes (Freehold Development) Act 1973*” from clause 4.1A(3).

Insert instead “*Strata Schemes Development Act 2015*”.

[3] Clause 4.1A(4)

Insert after clause 4.1A(3)—

- (4) This clause applies despite clause 4.1(4)(a).

[4] Clause 4.1C

Omit the clause. Insert instead—

4.1C Subdivision of dual occupancies

- (1) The objective of this clause is to encourage housing diversity by allowing the subdivision of land on which a dual occupancy has been lawfully erected in certain circumstances.
- (2) Development consent must not be granted for the subdivision of land on which a dual occupancy was lawfully erected to create separate titles for each of the dwellings comprising the dual occupancy unless—
 - (a) for a dual occupancy (detached)—the size of each of the 2 resulting lots is not less than the minimum size shown for the land on the Lot Size Map, or
 - (b) for a dual occupancy (detached) or dual occupancy (attached)—the land is a corner lot on which—
 - (i) each dwelling fronts a different road, and
 - (ii) each resulting lot will have a lot size of at least 300m².
- (3) This clause applies despite clause 4.1.
- (4) In this clause—

corner lot means a lot that has 2 contiguous boundaries with different roads, other than lanes, that intersect at an angle of 135° or less, whether or not the lot has another boundary with a road.

[5] Schedule 1 Additional permitted uses

Omit “and 24” from the heading to clause 9.

[6] Schedule 1, clause 9(1)

Omit “22 and 24 John Hines Avenue, Minchinbury, being Lots 1 and 2, DP 1193931”.

Insert instead “22 John Hines Avenue, Minchinbury, Lot 12, DP 1232060”.