



New South Wales

Blue Mountains Local Environmental Plan 2015 (Amendment No 16)

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*.

FELICITY NO

As delegate for the Minister for Planning and Public Spaces

Blue Mountains Local Environmental Plan 2015 (Amendment No 16)

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1 Name of plan

This plan is *Blue Mountains Local Environmental Plan 2015 (Amendment No 16)*.

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 land to which *Blue Mountains Local Environmental Plan 2015* applies.

Schedule 1 **Amendment of Blue Mountains Local Environmental Plan 2015**

[1] Clause 4.1B, heading

Omit the heading. Insert instead—

4.1B Minimum lot sizes for dual occupancies, manor houses and multi dwelling housing

[2] Clause 4.1B(2) and (3)

Omit the subclauses. Insert instead—

- (2) Development consent must not be granted to development for the purposes of dual occupancies on the following land unless the lot is at least 1,000m²—
- (a) land in the following zones—
 - (i) Zone R1 General Residential,
 - (ii) Zone R2 Low Density Residential,
 - (iii) Zone R3 Medium Density Residential,
 - (iv) Zone E1 Local Centre,
 - (v) Zone E2 Commercial Centre,
 - (b) land identified as “Area 1” on the Land Zoning Map that is in Zone E4 General Industrial.

[3] Clause 4.1B(4)

Omit “Land specified in the table”. Insert instead “Land referred to in subclause (2)”.

[4] Clause 4.1B(4), table

Omit the table.

[5] Clause 4.1B(5) and (6)

Insert after clause 4.1B(4)—

- (5) Development consent must not be granted to development for the purposes of manor houses or multi dwelling housing in the following zones unless the lot is at least 1,300m²—
- (a) Zone R1 General Residential,
 - (b) Zone R3 Medium Density Residential,
 - (c) Zone E1 Local Centre,
 - (d) Zone E2 Commercial Centre.
- (6) In this clause—
manor house has the same meaning as in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.