



New South Wales

Hawkesbury Local Environmental Plan 2012 (Amendment No 34)

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*.

LOUISE McMAHON

As delegate for the Minister for Planning and Public Spaces

Hawkesbury Local Environmental Plan 2012 (Amendment No 34)

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1 Name of plan

This plan is *Hawkesbury Local Environmental Plan 2012 (Amendment No 34)*.

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 following land in Kurrajong—

- (a) Lot 1, DP 270827, 1/21 Vincents Road,
- (b) Lot 6, DP 270827, 6/21 Vincents Road.

Schedule 1 Amendment of Hawkesbury Local Environmental Plan 2012

Part 6 Additional local provisions

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

Community title subdivision of land at Vincents Road, Kurrajong

- (1) This clause applies to the following land in Kurrajong—
 - (a) Lot 1, DP 270827, 1/21 Vincents Road (**Lot 1**),
 - (b) Lot 6, DP 270827, 6/21 Vincents Road (**Lot 6**).
- (2) Development consent must not be granted to a subdivision under the *Community Land Development Act 2021* of Lot 6 unless the consent authority is satisfied of the following—
 - (a) the subdivision is for the purposes of seniors housing and a single cemetery,
 - (b) the total number of lots created from the subdivision and used for the purposes of seniors housing will not exceed 19,
 - (c) each lot resulting from the subdivision and used for the purposes of seniors housing will be at least 360m²,
 - (d) the part of Lot 6 that is not subdivided will be consolidated with Lot 1,
 - (e) Lot 1 will be used as association property, within the meaning of the *Community Land Development Act 2021*.
- (3) Clause 4.1AA does not apply to Lot 6.