



New South Wales

Hawkesbury Local Environmental Plan 1989 (Amendment No 153)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the
Environmental Planning and Assessment Act 1979. (S07/01364/PC)

KRISTINA KENEALLY, M.P.,
Minister for Planning

2008 No 484

Clause 1 Hawkesbury Local Environmental Plan 1989 (Amendment No 153)

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1 Name of plan

This plan is *Hawkesbury Local Environmental Plan 1989 (Amendment No 153)*.

2 Aims of plan

This plan aims to amend *Hawkesbury Local Environmental Plan 1989*:

- (a) to introduce the definition of **timber and building supplies** and to allow, with the consent of Hawkesbury City Council, the carrying out of development for that purpose on land within Zone No 4 (b) Industry Light, and
- (b) to rezone part of the land to which this plan applies from Zone No 6 (c) Open Space (Private Recreation) to Zone No 4 (b) Industry Light and to allow, with the consent of Hawkesbury City Council, the carrying out of development on that land for the purposes permissible within that zone, subject to certain controls.

3 Land to which plan applies

- (1) With respect to the aim referred to in clause 2 (a), this plan applies to all the land to which *Hawkesbury Local Environmental Plan 1989* applies.
- (2) With respect to the aim referred to in clause 2 (b), this plan applies to Lot 1, DP 827148, Richmond Road, Clarendon, as shown coloured purple on the map marked "Hawkesbury Local Environmental Plan 1989 (Amendment No 153)" deposited in the office of the Council of the City of Hawkesbury.

4 Amendment of Hawkesbury Local Environmental Plan 1989

Hawkesbury Local Environmental Plan 1989 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 5 Definitions

Insert in appropriate order in the definition of *the map* in clause 5 (1):

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[2] Clause 5 (1)

Insert in alphabetical order:

timber and building supplies means a building or place used for the display, sale (whether by retail or wholesale) or hire of goods or materials that are used in the construction and maintenance of buildings.

[3] Clause 9 Carrying out of development

Insert a new row entitled “Timber and building supplies” in alphabetical order in the Land Use Matrix to the clause under the heading “Zones” and insert “C” under the heading “4B” in respect of that row.

[4] Clause 57

Insert after clause 56:

57 Certain development on Lot 1, DP 827148, Richmond Road, Clarendon

- (1) This clause applies to Lot 1, DP 827148, Richmond Road, Clarendon, as shown coloured purple on the map marked “Hawkesbury Local Environmental Plan 1989 (Amendment No 153)”.
- (2) Despite any other provision of this plan, the Council must not grant consent to the carrying out of development on the land to which this clause applies unless, after consultation with the Department of Defence, it has considered the effect of the proposed development on the aircraft operations of the RAAF Base Richmond with respect to:
 - (a) the height of any proposed building, having regard to any Obstruction Clearance Surfaces (OCS) applying to the land as determined by the Department of Defence from time to time, and
 - (b) the reflectivity of materials used on any proposed building, and

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Schedule 1 Amendments

- (c) any proposed building to be erected satisfying the provisions of Australian Standard AS 2021—2000, *Acoustics—Aircraft noise intrusion—Building siting and construction*, and
- (d) birdlife attraction, and
- (e) any other requirements of the Department of Defence.

BY AUTHORITY
