

Zone E3 Environmental Management

1 Objectives of zone

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To enable the recreational enjoyment or scientific study of the natural environment.

2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations

3 Permitted with consent

Building identification signs; Drainage; Dwelling houses; Earthworks; Environmental facilities; Flood mitigation works; Home businesses; Home industries; Information and education facilities; Roads

4 Prohibited

Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Part 4 Principal development standards

4.1 Minimum subdivision lot size

- (1) The objectives of this clause are as follows:
 - (a) to ensure that lot sizes are consistent with the desired residential density for different locations,
 - (b) to ensure that lot sizes are able to accommodate development that is suitable for its purpose and consistent with relevant development controls,
 - (c) to prevent fragmentation of land which would prevent the achievement of the extent of development and nature of uses envisioned for particular locations,
 - (d) to minimise traffic impacts resulting from any increase in the number of lots on classified roads,
 - (e) to minimise any likely impact of subdivision and development on the amenity of neighbouring properties,
 - (f) to ensure that subdivision reflects and reinforces the predominant subdivision pattern of the area,
 - (g) to ensure that lot sizes allow buildings to be sited to protect natural or cultural features including heritage items and retain special features such as trees and views.
- (2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.
- (4A) Despite subclause (3), the size of any lot resulting from the subdivision of land shown on the Lot Size Map to be within Area 1, Area 2 or Area 3 for the purposes of:
 - (a) a dual occupancy that was approved before the making of this Plan and that satisfies any conditions of that approval, or
 - (b) multi dwelling housing, or
 - (c) attached dwellings, or
 - (d) semi-detached dwellings,

must not be less than the area shown in Column 2 of the Table to this subclause opposite the relevant Area, or if the lot adjoins a rear or side lane that provides vehicular access to the lot, not less than the area shown in Column 3 of the Table opposite the relevant Area.

Column 1	Column 2	Column 3
Area 1	225m ²	180m ²
Area 2	250m ²	200m ²
Area 3	300m ²	240m ²

4.1A Minimum subdivision lot size community title schemes

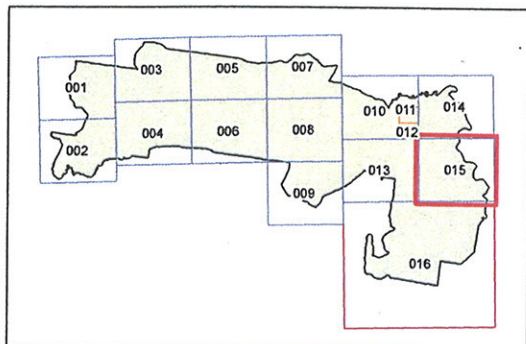
Land zoning map - sheet LZN-015

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- IN1 General Industrial
- IN2 Light Industrial
- IN3 Heavy Industrial
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- RU4 Rural Small Holdings
- SP1 Special Activities
- SP2 Infrastructure
- W1 Natural Waterways
- WSP SEPP Western Sydney Parklands

Cadastrate

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Projection GDA 1994
MGA Zone 56

0 200 400 600 800
Metres

Scale: 1:20,000 @ A3

Map identification number:

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