

Explanation of provisions: Planning proposal for subdivision in the E4 zone in North Kellyville

This provision will allow the consent authority to grant consent to the subdivision of lots containing land in both the R2 Low Density Residential and Zone E4 Environmental Living zones, to enable the creation of smaller lots than are permitted by clause 4.1.

The consent authority must be satisfied that the subdivision will occur in a manner that promotes suitable land uses and development and will not compromise the environmental values of the land in the E4 Environmental Living Zone.

Where a lot contains land in both the R2 Low Density Residential Zone and E4 Environmental Living Zone, the consent authority may approve the subdivision of the land to create resulting split zoned lots containing both R2 Low Density Residential and E4 Environmental Living zoned land, where the portion of land in zone E4 Environmental Living Zone does not meet the minimum lot size for subdivision.

This provision only applies to a lot that contains land in both Zone R2 Low Density Residential and Zone E4 Environmental Living and the consent authority may only grant consent if:

1. At least one of the resulting lots will contain land in the R2 Low Density Zone that satisfies the minimum lot size for the R2 Low Density Residential Zone **and** land in the E4 Environmental Living Zone that has an area less than the minimum specified for the E4 Environmental Living Zone.
2. All other lots that are zoned E4 Environmental Living comply with the minimum lot size that applies to the E4 Environmental Living Zone.
3. All other lots that are zoned R2 Low Density Residential comply with the minimum lot size for the R2 Low Density Residential Zone.

This provision does not allow the creation of lots entirely zoned E4 Environmental Living that do not satisfy the minimum lot size for subdivision.