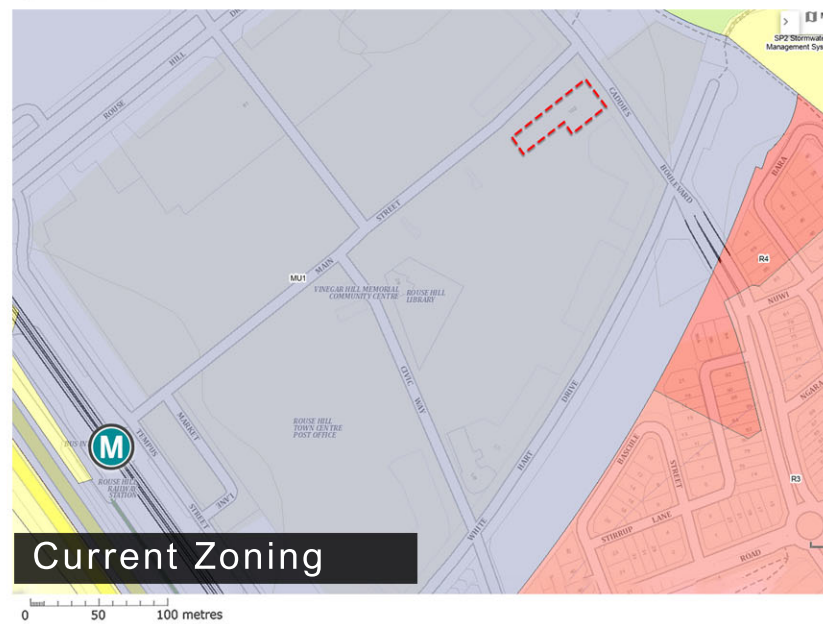




Site

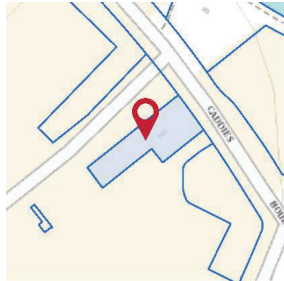


Site Planning



Property Report

102 CADDIES BOULEVARD ROUSE HILL 2155



Property Details

Address: 102 CADDIES BOULEVARD ROUSE HILL 2155
 Lot/Section /Plan No: 12/-/DP280013
 Council: THE HILLS SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	The Hills Local Environmental Plan 2019 (pub. 6-12-2019)
Land Zoning	MU1 - Mixed Use: (pub. 16-12-2022)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	600 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Additional Permitted Uses	Item 2
Local Provisions	30 km
Urban Release Area	Urban Release Area

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.



Property Report

102 CADDIES BOULEVARD ROUSE HILL 2155

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Hawkesbury Nepean Catchment (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Hawkesbury-Nepean Sub-Catchments (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Greater Sydney Tree Canopy Cover 2019 Percentage	10.09
Greater Sydney Tree Canopy Cover 2022 Percentage	15.28
Housing and Productivity Contribution	Greater Sydney - Base HPC
Local Aboriginal Land Council	DEERUBBIN
Regional Plan Boundary	Greater Sydney

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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