



New South Wales

Pittwater Local Environmental Plan 1993 (Amendment No 71)

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*. (S02/01632/PC)

FRANK SARTOR, M.P.,
Minister for Planning

2006 No 412

Clause 1 Pittwater Local Environmental Plan 1993 (Amendment No 71)

Pittwater Local Environmental Plan 1993 (Amendment No 71)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Pittwater Local Environmental Plan 1993 (Amendment No 71)*.

2 Aims of plan

This plan aims:

- (a) to permit the development of land for urban purposes in accordance with the State Government's Urban Development Program, and
- (b) to enable the Warriewood Valley Urban Land Release to be implemented in stages in accordance with a planned strategy to provide adequate physical and social infrastructure, and
- (c) to provide opportunities for a range of housing types and wider housing choice, and
- (d) to ensure that the impact of odours from the Warriewood Sewerage Treatment Plant on any neighbouring residential development is mitigated, and
- (e) to enable development to be carried out in accordance with a Planning Strategy prepared for the area, and
- (f) to reclassify the Council owned public land to which this plan applies from community land to operational land within the meaning of the *Local Government Act 1993*.

3 Land to which plan applies

This plan applies to land within the area of Pittwater shown edged heavy black on the map marked "Pittwater Local Environmental Plan 1993 (Amendment No 71)—Sheet 1" deposited in the office of Pittwater Council.

4 Amendment of Pittwater Local Environmental Plan 1993

Pittwater Local Environmental Plan 1993 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 5 Interpretation

Insert at the end of the definition of *the Zoning Map* in clause 5 (1):

Pittwater Local Environmental Plan 1993 (Amendment No 71)—
Sheet 1

[2] Clause 30B Development of UDP land in Warriewood Valley

Insert at the end of clause 30B (1):

Land at Warriewood within Buffer Area 1, 2 or 3 of the Warriewood Valley Urban Land Release shown edged heavy black on Sheet 2 of the map marked “Pittwater Local Environmental Plan 1993 (Amendment No 71)”

[3] Clause 30C Dwelling yield

Insert “or buffer area” after “particular sector”.

[4] Clause 30C

Insert after the matter relating to Sector 20:

Buffer Area 1—not more than 176 dwellings or less than 167 dwellings.

Buffer Area 2—not more than 132 dwellings or less than 125 dwellings.

Buffer Area 3—not more than 142 dwellings or less than 135 dwellings.

[5] Clause 30D

Insert after clause 30C:

30D Mitigation of odours from the Warriewood Sewerage Treatment Plant

- (1) This clause applies to land shown edged heavy black on the map marked “Pittwater Local Environmental Plan 1993 (Amendment No 71)—Sheet 1”.

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Schedule 1 Amendments

- (2) The council is not to consent to development for the purpose of residential buildings on land to which this clause applies unless the Director-General has certified in writing to the council that satisfactory arrangements have been made to ensure that the impact of odours from the Warriewood Sewerage Treatment Plant on the users or occupiers of the buildings is mitigated.

[6] Schedule 13 Classification or reclassification of public land as operational

Insert in Columns 1, 2 and 3 of Part 3 after the matter under the heading “Warriewood”:

43 Warriewood Road	Lot 2, DP 972209, as shown edged heavy black on the map marked “Pittwater Local Environmental Plan 1993 (Amendment No 71)”—Sheet 3	Nil.
53A Warriewood Road	Lot 3, DP 942319, as shown edged heavy black on the map marked “Pittwater Local Environmental Plan 1993 (Amendment No 71)”—Sheet 3	Nil.

BY AUTHORITY
