



New South Wales

Tallaganda Local Environmental Plan 1991 (Amendment No 3)

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*. (Q02/00261/PC)

FRANK SARTOR, M.P.,
Minister for Planning

2007 No 334

Clause 1 Tallaganda Local Environmental Plan 1991 (Amendment No 3)

Tallaganda Local Environmental Plan 1991 (Amendment No 3)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Tallaganda Local Environmental Plan 1991 (Amendment No 3)*.

2 Aims of plan

This plan aims to amend *Tallaganda Local Environmental Plan 1991 (the 1991 plan)*:

- (a) to allow, with development consent, the subdivision of part of the land to which this plan applies, being land within Zone No 1 (a) (General Rural), and
- (b) to rezone part of the land from Zone No 1 (f) (State Forest) to Zone No 1 (a) (General Rural), and
- (c) to rezone the remaining land from Zone No 1 (f) (State Forest) to Zone No 1 (a) (General Rural) and to identify the land as environmentally sensitive land under the 1991 plan, and
- (d) to update the name of the council, namely, Palerang Council.

3 Land to which plan applies

- (1) To the extent that this plan allows the subdivision of land, it applies to:
 - (a) Lot 3, DP 847375 and Lot 519, DP 755901, Parish of Araluen and Lot 13, DP 755957 and Lot 1, DP 125782, Parish of Seymour, Reidsdale, as shown edged heavy black on Sheet 1 of the map marked "Tallaganda Local Environmental Plan 1991 (Amendment No 3)" deposited in the office of Palerang Council, and
 - (b) Lot 3, DP 1003163 and Lot 12, DP 1087058, Parish of Jinero, Harolds Crossing, as shown edged heavy black on Sheet 2 of that map.
- (2) To the extent that this plan rezones land, it applies to Lot 19, DP 755948, Kings Highway, Parish of Monga, Monga, as shown edged heavy black and lettered "1 (a)" on Sheet 3 of that map.

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- (3) To the extent that this plan rezones land and identifies the land as environmentally sensitive land under the 1991 plan, it applies to Lot 15, DP 882788, Parish of Jinglemoney, Bombay, as shown edged heavy black, lettered "1 (a)" and diagonally hatched with black lines on Sheet 4 of that map.

4 Amendment of Tallaganda Local Environmental Plan 1991

Tallaganda Local Environmental Plan 1991 is amended as set out in Schedule 1.

2007 No 334

Tallaganda Local Environmental Plan 1991 (Amendment No 3)

Schedule 1 Amendments

Schedule 1 Amendments

(Clause 4)

[1] Clause 5 Interpretation

Omit “the Council of the Shire of Tallaganda” from the definition of *Council* in clause 5 (1).

Insert instead “Palerang Council”.

[2] Clause 5 (1), definition of “the map”

Insert in appropriate order:

Tallaganda Local Environmental Plan 1991 (Amendment No 3)—Sheets 3 and 4

[3] Clause 45

Insert after clause 44:

45 Development of certain land—Lot 15, DP 882788 at Bombay

- (1) This clause applies to Lot 15, DP 882788, Parish of Jinglemoney, Bombay, as shown edged heavy black, lettered “1 (a)” and diagonally hatched with black lines on Sheet 4 of the map marked “Tallaganda Local Environmental Plan 1991 (Amendment No 3)”.
- (2) Despite any other provision of this plan:
 - (a) consent may not be granted to the subdivision of the land to which this clause applies, and
 - (b) consent may not be granted to the erection of more than one dwelling-house on the land to which this clause applies, and
 - (c) grazing of domestic stock is not permissible on the land to which this clause applies, and
 - (d) consent may not be granted to the erection of a dwelling-house unless the consent authority is satisfied that:
 - (i) the dwelling-house is erected on land that has previously been disturbed, and
 - (ii) the dwelling-house will not require the construction of additional vehicle tracks, and
 - (iii) infrastructure connections to the proposed dwelling-house will follow existing vehicle tracks.

[4] Schedule 6 Development for certain additional purposes

Insert after item 2:

- 3 Land known as Lot 3, DP 847375 and Lot 519, DP 755901, Parish of Araluen and Lot 13, DP 755957 and Lot 1, DP 125782, Parish of Seymour, Reidsdale, within Zone No 1 (a), as shown edged heavy black on Sheet 1 of the map marked “Tallaganda Local Environmental Plan 1991 (Amendment No 3)—subdivision to create 2 lots of approximately 57.41 hectares and 17.9 hectares, respectively, where:
 - (a) 2 of the 3 existing dwelling-houses will be situated within the larger lot, and
 - (b) the remaining existing dwelling-house will be situated within the smaller lot.
- 4 Land known as Lot 3, DP 1003163 and Lot 12, DP 1087058, Parish of Jinero, Harolds Cross, within Zone No 1 (a), as shown edged heavy black on Sheet 2 of the map marked “Tallaganda Local Environmental Plan 1991 (Amendment No 3)—subdivision to create 2 lots of approximately 25 hectares and 119.46 hectares, respectively, where the existing dwelling-house will be situated within the smaller lot.