



New South Wales

Great Lakes Local Environmental Plan 1996 (Amendment No 13)

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*. (NEW0000057/PC)

FRANK SARTOR, M.P.,
Minister for Planning

2007 No 582

Clause 1 Great Lakes Local Environmental Plan 1996 (Amendment No 13)

Great Lakes Local Environmental Plan 1996 (Amendment No 13)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Great Lakes Local Environmental Plan 1996 (Amendment No 13)*.

2 Aims of plan

- (1) This plan amends *Great Lakes Local Environmental Plan 1996* to rezone the land to which this plan applies from partly Zone No 1 (c) (Future Urban Investigation Zone) and partly Zone No 2 (Village Zone) to partly Zone No 2 (a) (Low Density Residential Zone), partly Zone No 7 (a) (Wetlands and Littoral Rainforest Zone), partly Zone No 7 (a1) (Environmental Protection Zone) and partly Zone No 7 (b) (Conservation Zone).
- (2) This plan aims to provide for development on the land to which it applies:
 - (a) that reflects the sensitive environmental attributes of that land, and
 - (b) that will ensure the quality of the natural environment through conservation of biological diversity and ecological integrity.

3 Land to which plan applies

- (1) This plan applies to certain land within the local government area of Great Lakes, known as the Pacific Palms Local Environmental Study Area, as shown edged heavy red on the map marked "Great Lakes Local Environmental Plan 1996 (Amendment No 13)" deposited in the offices of Great Lakes Council.
- (2) However, this plan does not apply to that part of the land within the local government area of Great Lakes as shown edged heavy red and hatched on that map, being deferred matter within the meaning of section 68 (5) of the *Environmental Planning and Assessment Act 1979*.

4 Amendment of Great Lakes Local Environmental Plan 1996

Great Lakes Local Environmental Plan 1996 is amended as set out in Schedule 1.

2007 No 582

Great Lakes Local Environmental Plan 1996 (Amendment No 13)

Schedule 1 Amendments

Schedule 1 Amendments

(Clause 4)

[1] Clauses 33B and 33C

Insert after clause 33A:

33B Development on certain land at Pacific Palms

Objective of Provision

The objective of this provision is to ensure the sustainable development of certain land at Pacific Palms by:

- (a) establishing a co-ordinated and long-term framework for managing sensitive natural systems so as to reflect community standards, and
- (b) ensuring future land management practices do not compromise the long-term ecological integrity of the area, particularly in relation to wetlands and native vegetation, threatened species habitat areas and wildlife corridors.

Ecological management and bush fire hazard reduction

- (1) This clause applies to Lot 4242, DP 1036056 (Lakeside Crescent), Lot 58, DP 731369, Lot 2, DP 867899 and Lot 2, DP 862876 (Boomerang Drive), Pacific Palms.
- (2) Before granting development consent for development on land to which this clause applies, the Council must have regard to the following:
 - (a) the capability of the land to support the proposed development,
 - (b) the protection of significant vegetation and habitats, including habitats for threatened species,
 - (c) the facilitation of fauna movement within and through the land,
 - (d) the protection of the scenic attributes of the land,
 - (e) the protection of development from bush fire without unreasonably compromising the ecological values of the land.
- (3) Before granting development consent for development on land to which this clause applies, the Council must be satisfied that:
 - (a) adequate measures will be implemented to achieve the long-term preservation and management of biological diversity and ecological integrity on the land, and

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- (b) adequate measures will be implemented to achieve the long-term protection and management of significant habitats on the land, including habitats for threatened species, for wildlife conservation purposes, and
 - (c) adequate measures will be implemented to facilitate fauna movement within and through the land, and
 - (d) if the proposed development is on land within Zone No 2 (a), adequate measures will be implemented to protect development on the land from bush fire and such measures will not unreasonably compromise the ecological values of the land.
- (4) Development consent must not be granted for development for the purpose of subdivision on land to which this clause applies unless the Council is satisfied that:
- (a) any part of the land to which the development application relates that is within Zone No 7 (a1) is, or will be contained in, a single lot, and
 - (b) land within that lot will be effectively managed in the long term for ecological and conservation purposes.

33C Primary koala food trees at Pacific Palms

- (1) This clause applies to Lot 2, DP 867899 (Boomerang Drive) and Lot 4242, DP 1036056 (Lakeside Crescent), Pacific Palms.
- (2) Development consent must not be granted for development on land to which this clause applies (other than land within Zone No 2 (a)) unless the Council is satisfied that:
 - (a) the development will not cause loss of primary koala food trees, or
 - (b) if loss of primary koala food trees is an unavoidable consequence of the carrying out of the development, replacement plantings will be undertaken.
- (3) In this clause, *primary koala food trees* means trees of the species *Eucalyptus robusta* (Swamp Mahogany).

[2] Dictionary

Insert in appropriate order in the definition of *Map*:

Great Lakes Local Environmental Plan 1996 (Amendment No 13)