



New South Wales

# Great Lakes Local Environmental Plan 1996 (Amendment No 42)

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*. (N02/00178/PC)

KRISTINA KENEALLY, M.P.,  
Minister for Planning

## 2008 No 516

Clause 1 Great Lakes Local Environmental Plan 1996 (Amendment No 42)

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### **Great Lakes Local Environmental Plan 1996 (Amendment No 42)**

under the

Environmental Planning and Assessment Act 1979

#### **1 Name of plan**

This plan is *Great Lakes Local Environmental Plan 1996 (Amendment No 42)*.

#### **2 Aims of plan**

This plan aims to amend *Great Lakes Local Environmental Plan 1996*:

- (a) to rezone 2 lots from Zone No 5 (a) (Special Uses Zone) (Golf Course and Clubs) to Zone No 5 (a) (Special Uses Zone) (Club and Integrated Tourist Facility) to permit part of the land for the purposes of an integrated tourist facility, and
- (b) to permit the consolidation of the 2 lots referred to in paragraph (a), and their simultaneous redivision into 2 lots for the purpose of creating separate lots for the Forster Tuncurry Memorial Services Club and the integrated tourist facility, and
- (c) to permit the creation of separate strata lots for each tourist accommodation unit in the integrated tourist facility, but prohibit the permanent occupation of the units for residential purposes, and
- (d) to limit the height of any building erected on the land referred to in paragraph (a), and
- (e) to rezone certain other land from Zone No 1 (a) (Rural Zone) to partly Zone No 2 (a) (Low Density Residential Zone) and partly Zone No 7 (a1) (Environmental Protection Zone).

#### **3 Land to which plan applies**

- (1) With respect to the aims set out in clause 2 (a)–(d), this plan applies to Lot 1, DP 247867 and Lot 1, DP 43068, Strand Street, Forster, as shown edged heavy black and lettered “5 (a) Club and Integrated Tourist Facility” on Sheet 2 of the map marked “Great Lakes Local Environmental Plan 1996 (Amendment No 42)” deposited in the office of Great Lakes Council.

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- (2) With respect to the aim set out in clause 2 (e), this plan applies to Lot 32, DP 1022829, Part Lots 78 and 79, DP 1063829, Lot 97, DP 1063829, Lot 963, DP 1124937 and part of Coolabah Close, Tea Gardens, as shown edged heavy black and lettered “2 (a)” or “7 (a1)” on Sheet 1 of that map.

**4 Amendment of Great Lakes Local Environmental Plan 1996**

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

## 2008 No 516

Great Lakes Local Environmental Plan 1996 (Amendment No 42)

Schedule 1 Amendments

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### Schedule 1 Amendments

(Clause 4)

#### [1] Clause 32 Specific developments

Insert after item 5 in the Table to the clause:

##### 6 Development of certain land—Forster Tuncurry Memorial Services Club, Strand Street, Forster

- (1) This clause applies to Lot 1, DP 247867 and Lot 1, DP 43068, Strand Street, Forster, as shown edged heavy black and lettered “5 (a) Club and Integrated Tourist Facility” on Sheet 2 of the map marked “Great Lakes Local Environment Plan 1996 (Amendment No 42)” (*Sheet 2 of the map*).
- (2) The Council may grant consent to the consolidation of Lot 1, DP 247867 and Lot 1, DP 43068 and their simultaneous redivision into 2 lots, but only if the Council is satisfied that:
  - (a) a current development consent exists for the development of the land for the purposes of an integrated tourist facility, and
  - (b) the subdivision of the land is for the purpose of creating separate lots for the Forster Tuncurry Memorial Services Club (*the Club*) and the integrated tourist facility.
- (3) The Council may grant consent to the creation of separate strata lots under the *Strata Schemes (Freehold Development) Act 1973* for each tourist accommodation unit in the integrated tourist facility, but only if the Council is satisfied that permanent occupation of the units for residential purposes is prohibited.
- (4) The maximum height of any building erected on that part of the land as is shown cross-hatched on Sheet 2 of the map is not to exceed 18.6 metres above Australian Height Datum within the meaning of the *Surveying Act 2002*.
- (5) The maximum height of any building erected on that part of the land as is shown stippled on Sheet 2 of the map is not to exceed 11.4 metres above Australian Height Datum within the meaning of the *Surveying Act 2002*.
- (6) In this clause, *integrated tourist facility* means a tourist facility for which there is a single management entity for all components of the facility, whether or not different components of the facility are owned by different persons, being an entity that has no involvement in the management of the Club.

Great Lakes Local Environmental Plan 1996 (Amendment No 42)

Amendments

Schedule 1

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**[2] Dictionary**

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

Great Lakes Local Environmental Plan 1996 (Amendment  
No 42)