



New South Wales

# **Great Lakes Local Environmental Plan 2014 (Amendment No 5)**

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*.

**GLENN HANDFORD, GENERAL MANAGER, GREAT LAKES COUNCIL**  
As delegate for the Minister for Planning

## **Great Lakes Local Environmental Plan 2014 (Amendment No 5)**

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Environmental Planning and Assessment Act 1979

### **1 Name of Plan**

This Plan is *Great Lakes Local Environmental Plan 2014 (Amendment No 5)*.

### **2 Commencement**

This Plan commences on the day on which it is published on the NSW legislation website.

### **3 Land to which Plan applies**

This Plan applies to the land to which *Great Lakes Local Environmental Plan 2014* applies.

### **4 Maps**

The maps adopted by *Great Lakes Local Environmental Plan 2014* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

## **Schedule 1      Amendment of Great Lakes Local Environmental Plan 2014**

### **[1] Land Use Table**

Insert “Dwelling houses;” in alphabetical order in item 3 of the matter relating to Zone R3 Medium Density Residential.

### **[2] Land Use Table, Zone R3**

Omit “Dwelling houses;” from item 4.

### **[3] Clause 7.23**

Insert after clause 7.22:

#### **7.23 Minimum dwelling density**

- (1) The objectives of this clause are as follows:
  - (a) to ensure that greenfield sites contribute toward the efficient use of land resources by ensuring a minimum dwelling density is achieved,
  - (b) to encourage and promote a diversity of housing types and styles within medium density zoned greenfield sites,
  - (c) to ensure that development is undertaken in an orderly and coordinated manner that creates integrated neighbourhoods.
- (2) Development consent must not be granted for the subdivision of land shown on the Dwelling Density Map unless the consent authority is satisfied that the dwelling density likely to be achieved by the subdivision is not less than the dwelling density shown for the land on that Map.
- (3) In this clause:

*dwelling density* means the ratio of the number of dwellings to the area of the land to be occupied by the development, including internal streets and half the width of any roads adjoining the development that provide vehicular access to the development but excluding land used for public open space and non-residential purposes.

### **[4] Dictionary**

Insert in alphabetical order:

*Dwelling Density Map* means the Great Lakes Local Environmental Plan 2014 Dwelling Density Map.