



PARLIAMENTARY COUNSEL

Opinion

Environmental Planning and Assessment Act 1979
Proposed Great Lakes Local Environmental Plan 2014 (Amendment No 12)

Your ref: Roger Busby
Our ref: SG e2016-173.d05

In my opinion the attached draft environmental planning instrument may legally be made.



(D COLAGIURI)
Parliamentary Counsel
27 July 2016



New South Wales

Great Lakes Local Environmental Plan 2014 (Amendment No 12)

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.

Minister for Planning

A handwritten signature in black ink, appearing to read 'Steve Embry'.

Steve Embry

Acting Interim General Manager

As delegate for the Minister for Planning

Date: 29/7/2016

Great Lakes Local Environmental Plan 2014 (Amendment No 12)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Great Lakes Local Environmental Plan 2014 (Amendment No 12)*.

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 land in Zone RU2 Rural Landscape under the *Great Lakes Local Environmental Plan 2014*.

Schedule 1 Amendment of Great Lakes Local Environmental Plan 2014

[1] Land Use Table

Omit “(attached)” from item 3 of the matter relating to Zone RU2 Rural Landscape.

[2] Clause 4.2B

Insert after clause 4.2A:

4.2B Erection of dual occupancies and secondary dwellings in Zone RU2

- (1) The objectives of this clause are as follows:
 - (a) to ensure that development is compatible with the primary production potential, rural character and environmental capabilities of the land,
 - (b) to ensure that consent is only granted to development for the purposes of dual occupancies (detached) and secondary dwellings if issues such as access, siting, land suitability and potential impacts are addressed,
 - (c) to only permit dual occupancies in Zone RU2 Rural Landscape if a dwelling house is also permitted on that land.
- (2) Development consent must not be granted to development for the purpose of a dual occupancy (detached) or secondary dwelling on land in Zone RU2 Rural Landscape unless the consent authority is satisfied that:
 - (a) the development will not impair the use of the land for agriculture or rural industries, and
 - (b) each dwelling will use the same vehicular access to and from a public road, and
 - (c) any dwellings will be situated within 100 metres of each other, and
 - (d) the land is physically suitable for the development, and
 - (e) the land is capable of accommodating the on-site disposal and management of sewage for the development, and
 - (f) the development will not have an adverse impact on the scenic amenity or character of the rural environment.
- (3) Development consent must not be granted to development for the purposes of a dual occupancy on land in Zone RU2 Rural Landscape unless development consent for the erection of a dwelling house on that land may be granted in accordance with clause 4.2A.