



New South Wales

Pittwater Local Environmental Plan 1993 (Amendment No 77)

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*. (SRE0000075/PC)

FRANK SARTOR, M.P.,
Minister for Planning

2005 No 699

Clause 1 Pittwater Local Environmental Plan 1993 (Amendment No 77)

Pittwater Local Environmental Plan 1993 (Amendment No 77)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Pittwater Local Environmental Plan 1993 (Amendment No 77)*.

2 Aims of plan

This plan aims:

- (a) to rezone part of the land to which this plan applies from Zone No 1 (a) (Non-urban "A") to Zone No 7 (a) (Environment Protection "A") under *Pittwater Local Environmental Plan 1993 (the 1993 plan)*, and
- (b) to allow, with the consent of Pittwater Council:
 - (i) the subdivision of part of the land into 2 lots, one lot being land within Zone No 7 (a) (Environment Protection "A") and the residual lot being land within Zone No 1 (a) (Non-urban "A") under the 1993 plan, and
 - (ii) the erection of a dwelling-house on the residual lot, and
- (c) to allow, with the consent of the Council, the erection of a dwelling-house on each of 5 existing rural residential lots, being land within Zone No 1 (a) (Non-urban "A") under the 1993 plan.

3 Land to which plan applies

- (1) To the extent that this plan rezones land, it applies to part of Lot 3, Section F, DP 11784, Ingleside Road, Ingleside, as shown coloured orange on Sheet 2 of the map marked "Pittwater Local Environmental Plan 1993 (Amendment No 77)" deposited in the office of the Council of Pittwater.
- (2) To the extent that this plan allows the subdivision of land and the erection of a dwelling-house on certain land, it applies to Lot 3, Section F, DP 11784, Ingleside Road, Ingleside, as shown edged heavy black on Sheet 1 of that map.

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- (3) To the extent that this plan allows the erection of dwelling-houses on certain other land, it applies to Lots 74, 79, 83, 84 and 85, Section B, DP 11784, Ingleside Road, Ingleside, as shown edged heavy black on Sheet 1 of that map.

4 Amendment of Pittwater Local Environmental Plan 1993

Pittwater Local Environmental Plan 1993 is amended as set out in Schedule 1.

2005 No 699

Pittwater Local Environmental Plan 1993 (Amendment No 77)

Schedule 1 Amendments

Schedule 1 Amendments

(Clause 4)

[1] Clause 5 Interpretation

Insert in appropriate order in the definition of *the Zoning Map* in clause 5 (1):

Pittwater Local Environmental Plan 1993 (Amendment No 77)—
Sheet 2

[2] Clause 14B

Insert after clause 14A:

14B Subdivision of certain land at Ingleside Road, Ingleside

- (1) This clause applies to Lot 3, Section F, DP 11784, Ingleside Road, Ingleside.
- (2) Despite any other provision of this plan, the council may consent to the subdivision of the land to which this clause applies so as to create 2 lots, one of which comprises land within Zone No 7 (a) as shown coloured orange on Sheet 2 of the map marked “Pittwater Local Environmental Plan 1993 (Amendment No 77)” and the other lot comprising the residue, being land within Zone No 1 (a).

[3] Clause 17C

Insert after clause 17B:

17C Dwelling-houses on certain land at Ingleside Road, Ingleside

- (1) This clause applies to Lot 3, Section F, DP 11784, Ingleside Road, Ingleside.
- (2) Despite any other provision of this plan, a person may, with the consent of the council, erect a dwelling-house on the residue lot within Zone No 1 (a) created pursuant to a subdivision of land under clause 14B.
- (3) The council must not grant consent to development for the purposes of a dwelling-house on the lot referred to in subclause (2) unless:
 - (a) satisfactory provision has been made with the Sydney Water Corporation for the supply of water to that lot, and
 - (b) in the opinion of the council, adequate vehicular access to that lot is available, and

- (c) in the opinion of the council, adequate provision has been made in relation to that lot for stormwater management, water quality and effluent control and the disposal of sewage, and
 - (d) in the opinion of the council, adequate provision has been made in relation to that lot for bush fire management.
- (4) The council must not grant consent to the carrying out of development unless the consent includes a condition requiring that development is not to commence unless satisfactory arrangements have been made for obtaining a section 73 Compliance Certificate from the Sydney Water Corporation in relation to the provision, adjustment or amplification of water, sewerage or stormwater systems, as required by that Corporation.

[4] Schedule 12 Development of certain land at Ingleside

Insert in numerical order of street number in respect of Ingleside Road, Ingleside:

Lot 74, Section B, DP 11784,
No 2 Ingleside Road,
Ingleside.

Lot 79, Section B, DP 11784,
No 10 Ingleside Road,
Ingleside.

Lot 83, Section B, DP 11784,
No 16 Ingleside Road,
Ingleside.

Lot 84, Section B, DP 11784,
No 18 Ingleside Road,
Ingleside.

Lot 85, Section B, DP 11784,
No 20 Ingleside Road,
Ingleside.