

**Name of Policy:** Interim Policy - Clause 4.1B of  
Great Lakes Local Environmental  
Plan 2014

**Policy Code:** PL-PLN-004

**Date Originally Adopted:** 2 December Minute No. 68  
2014

**Date Last Reviewed:**

**Date Last Amended:**

**Responsible Division:** Planning & Environmental  
Services

**Responsible Section:** Strategic Planning

**Related Council Documents:**

**Relevant Legislation :** Great Lakes Local Environmental  
Plan 2014

**CLAUSE 4.1B OF THE GREAT LAKES LOCAL ENVIRONMENTAL PLAN 2014 -  
EXCEPTIONS TO MINIMUM LOT SIZES FOR ECOLOGICAL PROTECTION**

The following is an interim policy to be applied in the consideration of subdivisions under clause 4.1B of Great Lakes Local Environmental Plan 2014:

1. That one bonus lot will be considered for every 30 hectares of land that will be protected under clause 4.1B.
2. A maximum of two bonus lots will be considered for any development application submitted under clause 4.1B.
3. The area to which clause 4.1B applies be limited to a distance of 15km by a continuous Council maintained road from the service towns of Forster and Tuncurry, Nahiab, Bulahdelah, Tea Gardens, Hawks Nest, Pacific Palms and Bulahdelah.
4. That the access to the nearest service town, as set out in 3 above, is to be of a satisfactory standard to support the additional traffic that will be generated.
5. That Council will generally not accept responsibility for the management of the conservation land.

Variations to the above will only be considered where exceptional environmental outcomes are demonstrated, and provided there will be no unreasonable additional loading upon services and infrastructure.

The above will be rescinded when Council has completed a review of clause 4.1B.