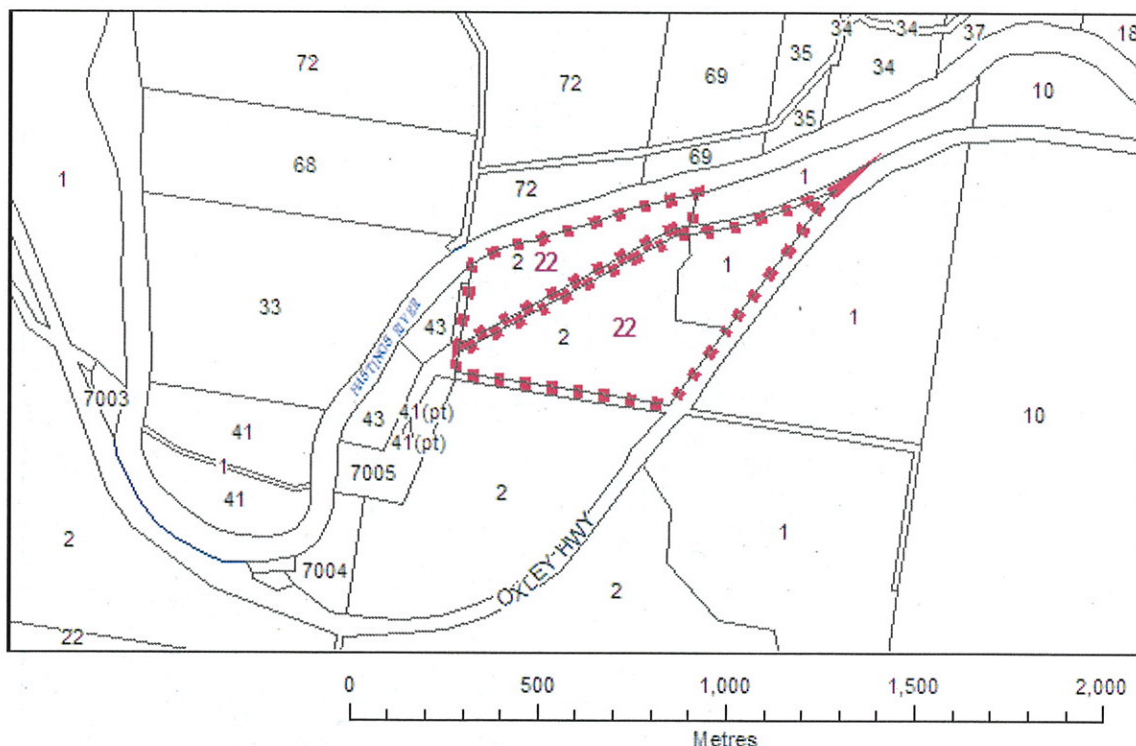




Assessment

Item A028 stone pitched embankment is listed twice in Part 3 Archaeological sites of Schedule 5 Environmental heritage – once with the correct property description, and once with the incorrect property description. It is shown only once on the Heritage Map - in the correct location.

Recommendation

That LEP text Schedule 5 *Environmental heritage*, Part 3 *Archaeological sites* be amended by omitting the last entry, being the second listing of Item A028 at Yarras.

Item No 23

Issue

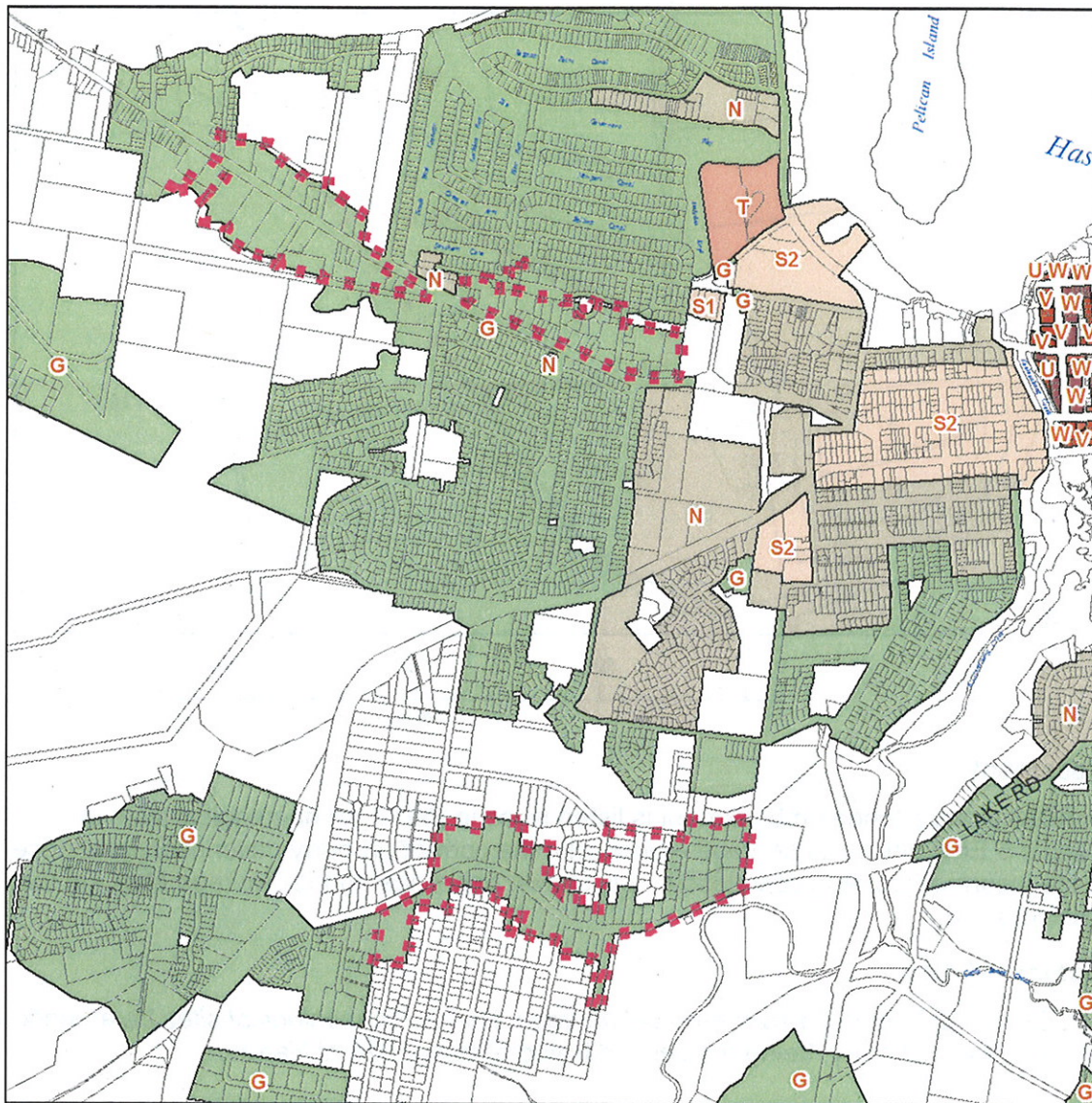
Inclusion of a Floor Space Ratio Map was added during drafting of the LEP, and missed out on the same level of internal review prior to exhibition. It has been identified that a FSR of 0.65:1 has been applied to land zoned B5 Business Development, and it is considered that this is unnecessarily restrictive.

Location details

The B5 Business Development zone is used at three locations, particularly to permit bulky goods premises, within Port Macquarie, at Hibbard, Bellbowrie and Land Road. Shown on LEP map grid sheets 013 (or 013C), 013F, 013G.

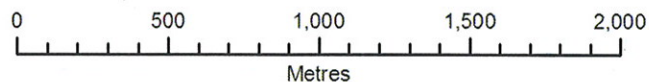
Assessment

For some development within the B5 Business Development zone a maximum floor space ratio of 0.65:1 may not be an issue, particularly after allowance for external parking and landscaping areas. However, it may unnecessarily restrict development, which will be subject to other considerations, including height. While a larger FSR could be applied, it is suggested that the FSR restriction could be removed within the B5 zone areas



Floor Space Ratio (maximum)

G - 0.65:1	T - 2.00:1
N - 1.00:1	U - 2.50:1
S1 - 1.50:1	V - 3.00:1
S2 - 1.80:1	W - 3.50:1



Recommendation

That the LEP Floor Space Ratio Map (on sheets FSR_013, FSR_013F and FSR_013G) be changed to remove any maximum FSR for land zoned B5 Business Development.

Appendix C – Site identification map

This map does not show the location of widespread textual changes relating to the Land Use Table or other provisions. The location of a few textual changes relating to specific sites are shown.

Each site identified has an Item number, relating to the items in Appendix B.

Note: The map sheets are not included at present, but will be included for public exhibition.
The details in Appendix B include site map details where applicable.

Appendix D – Map sheets proposed for adoption

These are the sheets as listed in Appendix B.

Map sheets	Map sheet identifier	Appendix B - details reference
Land Zoning Map		
LZN_010B	6380_COM_LZN_010B_020_20110*	1
LZN_013G	6380_COM_LZN_013G_020_20110*	2
LZN_014A	6380_COM_LZN_014A_020_20110*	3
Lot Size Map		
LSZ_010B	6380_COM_LSZ_010B_020_20110*	1
LSZ_011A	6380_COM_LSZ_011A_020_20110*	4
LSZ_013G	6380_COM_LSZ_013G_020_20110*	2 and 5
LSZ_014A	6380_COM_LSZ_014A_020_20110*	3
Additional Permitted Uses Map		
APU_011B	6380_COM_APU_011B_020_20110*	6
Flood Planning Map		
FLD_010B	6380_COM_FLD_010B_020_20110*	1
Floor Space Ratio Map		
FSR_010B	6380_COM_FSR_010B_020_20110*	1
FSR_013	6380_COM_FSR_013_010_20110*	23
FSR_013F	6380_COM_FSR_013F_010_20110*	23
FSR_013FA	6380_COM_FSR_013FA_010_20110*	7
FSR_013G	6380_COM_FSR_013G_010_20110*	23
FSR_014A	6380_COM_FSR_014A_020_20110*	3
Heritage Map		
HER_011B	6380_COM_HER_011B_020_20110*	6
Height of Buildings Map		
HOB_010B	6380_COM_HOB_010B_020_20110*	1

Note: The map sheets are not included at present, but will be included for public exhibition. The asterisk in the Map sheet identifiers will be replaced with dates when the sheets are prepared.