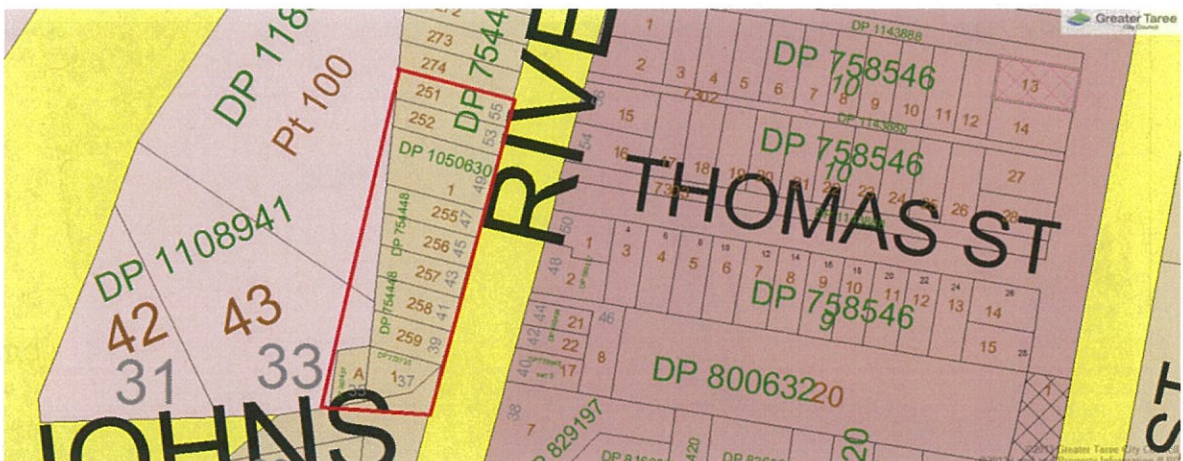


SITE SPECIFIC AMENDMENTS

Council has identified four sites where there were zone anomalies with regard to obvious inconsistencies with the surrounding zones or current land use. Only sites with the following criteria have been included:

- there is inconsistency with surrounding uses;
- the use reflected by the proposed zone is well established on the site; and
- no technical studies were required to justify the change to the zone (e.g. economic and traffic reports).

The following tables present information on the proposed amendment and specifics on how the changes are to be made to the Greater Taree Local Environmental Plan (LEP 2010). The proposed changes have been developed in consultation with Council's Regulatory Services Department and key stakeholders.

Address: Johns River Village	Owner: private
Property Description: Lot 251, 252, 255, 256, 257, 258 and 259, DP 754448, Lot 1 DP 1050630, Lot 1 DP 772733 and Lot A DP 387437	
	
Current zone: Primary Production (RU1)	
	
Proposed zone: Village (RU5)	
Proposed Amendment:	
This land is included in the RU1 (Primary Production) zone. All of the lots are within the Johns	

River Village and residential uses are well established on site. The lots are generally between 1000m² and 2000m² and all have dwellings on site. Given their proximity to the surrounding village zone and their use as residential properties, the RU5 (Village) zone is a more appropriate zone for this land.

The Johns River Urban Design Report (2008) noted that these properties are part of the Village Core. These properties have been nominated for inclusion in the RU5 Village zone as they are spatially connected to the Johns River Village Core. Properties located to the south of Johns River Road are spatially disconnected from the Johns River Village Core and therefore have not been included.

LEP Change: Amend Map Identification Number 3350_COM_LZN_014_080_20131216 to include Lot 251, 252, 255, 256, 257, 258 and 259, DP 754448, Lot 1 DP 1050630, Lot 1 DP 772733 and Lot A DP 387437 in the RU5 zone. **Amend Map Identification Number 3350_COM_LSZ_014_080_20100517** to include the above lots in code U (1000m² minimum lot size). **Amend Map Identification Number 3350_COM_HOB_014_080_20100517** to include the above lots in code I2 (8.5m maximum building height).

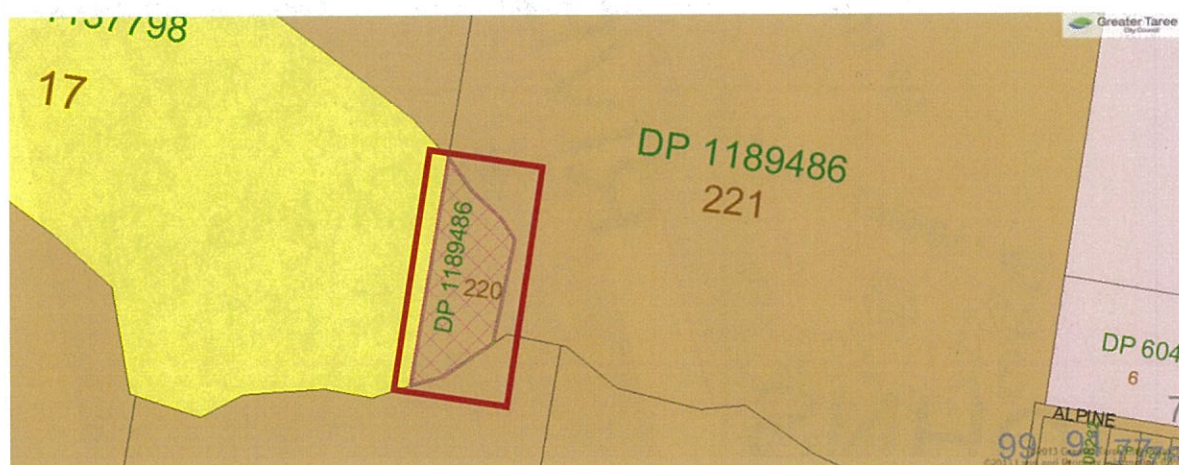
Address: Lot 220 Alpine Drive, Tinonee

Owner: MidCoast Water

Property Description: Lot 220 DP1189486



Current zone: Primary Production Small Lots (RU4)



Proposed zone: SP2 (Infrastructure. Water Supply System)

Proposed Amendment:

In 2013, MidCoast Water acquired part of Lot 221 DP1189486 to add to the existing Bootawa Dam

estate. The recently acquired property is located adjacent to Bootawa Dam and will be used for the purposes of water supply. MidCoast Water has confirmed that the amendment is required to allow them to provide for infrastructure and uses related to water supply.

LEP Change:

Amend Map Identification Number 3350_COM_LZN_011A_040_20100517 to include Lot 220 DP 1189486 in the SP2 (Infrastructure) zone. **Amend Map Identification Number 3350_COM_LZN_011_080_20100517** to include the new boundary. **Amend Map Identification Number 3350_COM_LSZ_011A_040_20131216** to include the new boundary and remove the minimum lot size from the above property.

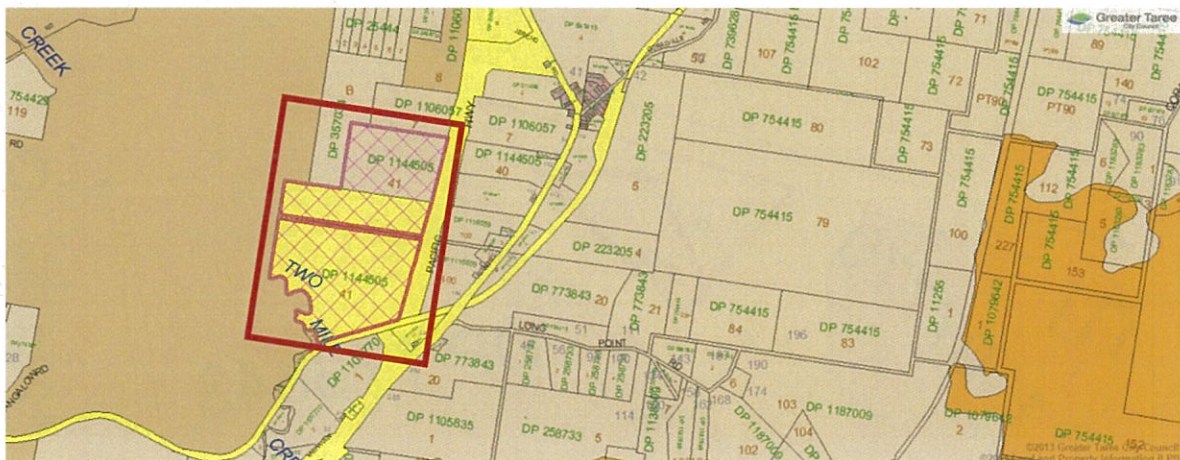
Address: Lot 41 Pacific Highway, Moorland

Owner: NSW Roads and Maritime Services

Property Description: Lot 41 DP1144505



Current zone: Primary Production (RU1) and SP 2 (Infrastructure. Public Utility Undertaking)



Proposed zone: RU3 (Forestry)

Proposed Amendment:

This property was purchased by the (then) NSW Roads and Traffic Authority (RTA) for the purposes of the Pacific Highway upgrade. The highway upgrade has now been completed in this location and the property is no longer required for the highway construction.

The property is approximately 87 hectares in size and has been transferred to the NSW Forestry Corporation as compensation for the State forest land acquired by the RTA for the Pacific Highway upgrade. The Forestry Corporation have confirmed in writing that the land has been assessed and is now accredited as plantation, under the Plantations and Reafforestation Act 1999. The Forestry

Corporation expects to begin establishing a plantation on the site in the 2014/2015 financial year and as such has confirmed that they require Council to amend the zone of the site to RU3 to allow the site to be used for Forestry purposes.

LEP Change:

Amend Map Identification Numbers 3350_COM_LZN_014_080_20131216 and 3350_COM_LZN_014B_040_20140114 to include Lot 41 DP1144505 in the RU3 zone. Amend Map Identification Numbers 3350_COM_LSZ_014_080_20131216 and 3350_COM_LSZ_014B_040_20140114 to remove the above lot from the minimum lot size map.

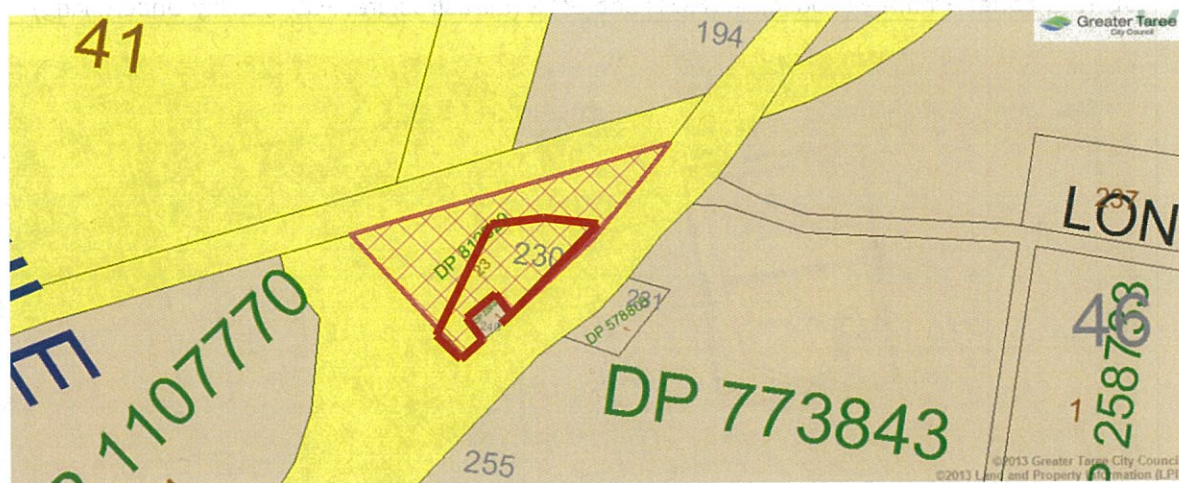
Address: 230 Jericho Road , Moorland and
240 Jericho Road, Moorland

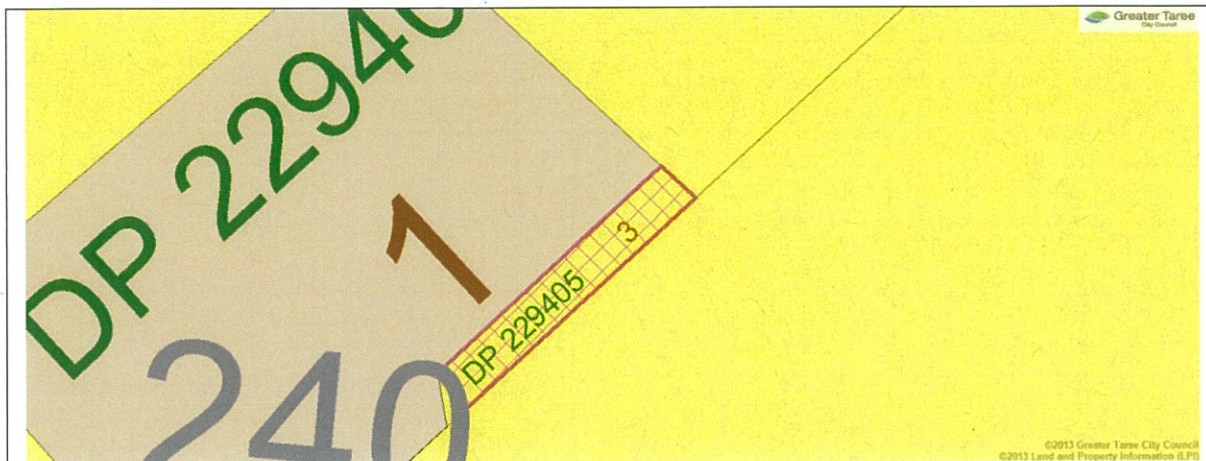
Owner: NSW Roads and Maritime Services and
Private

Property Description: Lot 23 DP 812829 and lot 3 DP 229405



Current zone: SP 2 (Infrastructure. Public Utility Undertaking)





Proposed zone: RU1 (Primary Production)

Proposed Amendment:

Lot 23 DP812829 was purchased by the (then) NSW Roads and Traffic Authority (RTA) for the purposes of the Pacific Highway upgrade. The highway upgrade has now been completed in this location and the property is no longer required for the highway construction.

The property is approximately 3.4 hectares in size and contains a dwelling. RMS intends to dispose of the property once rezoned as it is surplus to their requirements.

Lot 3 DP 229405 is privately owned and is a small sliver of land connected to both the RMS lot and a privately owned (same owner) Lot 1 DP229405. This amendment will rationalise the zone of Lot 3 to match the surrounding zones and current established landuse.

LEP Change:

Amend Map Identification Numbers 3350_COM_LZN_014B_040_20140114 to include Lot 23 DP 812829 and Lot 3 DP 229405 in the RU1 zone. **Amend Map Identification Numbers 3350_COM_LSZ_014B_040_20140114** to include the above lots in code AB3 .

