



Planning & Environment

Mr Glenn Handford
Interim General Manager
MidCoast Council
PO Box 482
TAREE NSW 2430

Our ref: PP_2014_GTARE_003_00
Your ref: SP671/02

Attention: Michael Griffith

Dear Mr Handford

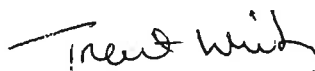
**Greater Taree Local Environmental Plan 2014 (Amendment No 9),
Housekeeping LEP including Big Swamp Environmental Incentive Clause.**

I refer to Council's submission under the *Environmental Planning and Assessment Act 1979* ('EP&A Act'), requesting that the Minister makes *Greater Taree Local Environmental Plan 2014 (Amendment 9)*.

I am pleased to advise that the Minister's delegate, made the Local Environmental Plan under section 59(2) of the *EP&A Act*, and under section 34(5) it was published on the NSW Legislation website on Friday 3 March 2017. Please find enclosed a signed copy of the amending LEP.

Should you have any questions regarding this matter, please contact the undersigned at the Department's Newcastle Office on 4904 2716.

Yours sincerely


6/3/17

Trent Wink
Senior Planner, Hunter and Central Coast
Planning Services

Greater Taree Local Environmental Plan 2010 (Amendment No 9)

Mid-Coast Council
2 Pulteney St
TAREE NSW 2430

Map Cover Sheet

The following map sheets are revoked:

Map Sheet	Map Identification Number
Land Zoning Map	
LZN_011A	3350_COM_LZN_011A_040_20100517
LZN_014	3350_COM_LZN_014_080_20131216
LZN_014B	3350_COM_LZN_014B_040_20141031
Height of Buildings Map	
HOB_014	3350_COM_HOB_014_080_20100517
Lot Size Map	
LSZ_011A	3350_COM_LSZ_011A_040_20131216
LSZ_014	3350_COM_LSZ_014_080_20100517
LSZ_014B	3350_COM_LSZ_014B_040_20141031
Heritage Map	
HER_010C	3350_COM_HER_010C_010_20131216
HER_015A	3350_COM_HER_015A_040_20130529

The following map sheets are adopted:

Map Sheet	Map Identification Number
Land Zoning Map	
LZN_011A	3350_COM_LZN_011A_040_20161116
LZN_014	3350_COM_LZN_014_080_20161027
LZN_014B	3350_COM_LZN_014B_040_20161116
Height of Buildings Map	
HOB_014	3350_COM_HOB_014_080_20161116
Lot Size Map	
LSZ_011A	3350_COM_LSZ_011A_040_20161116
LSZ_014	3350_COM_LSZ_014_080_20161116
LSZ_014B	3350_COM_LSZ_014B_040_20161116
Heritage Map	
HER_010C	3350_COM_HER_010C_010_20161027
HER_015A	3350_COM_HER_015A_040_20161027
Big Swamp area Map	
ENV_014	3350_COM_ENV_014_080_20161027
ENV_017	3350_COM_ENV_017_080_20161027

Certified

Glenn Handford
As delegate for the Minister for Planning

Glenn Handford
Interim General Manager
Mid-Coast Council

(Date) 21/2/17

APPROVED AS DELEGATE OF MINISTER FOR PLANNING	
Signature	<u>[Signature]</u>
Designation	<u>Director Regional Hunter & Central Coast</u>
Date	<u>26/2/2017</u>



New South Wales

Greater Taree Local Environmental Plan 2010 (Amendment No 9)

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

APPROVED AS DELEGATE OF MINISTER FOR PLANNING	
Signature	<i>Jessica Gill</i>
Designation	<i>Director Regional Hunter & Central Coast</i>
Date	<i>26 / 2 / 2017</i>

Greater Taree Local Environmental Plan 2010 (Amendment No 9)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Greater Taree Local Environmental Plan 2010 (Amendment No 9)*.

2 Commencement

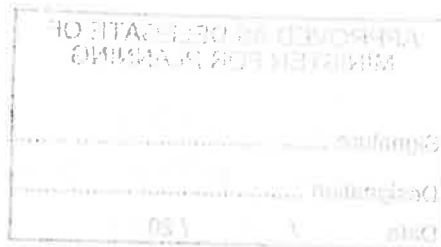
This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to the land to which *Greater Taree Local Environmental Plan 2010* applies.

4 Maps

The maps adopted by *Greater Taree Local Environmental Plan 2010* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.



Schedule 1 Amendment of Greater Taree Local Environmental Plan 2010

[1] Clause 4.1C

Insert after clause 4.1B:

4.1C Exceptions to minimum subdivision lot size for land in Zone RU1 or E2

- (1) The objective of this clause is to improve the management of land affected by acid sulfate soils to achieve an environmental benefit.
- (2) This clause applies to each lot (an *original lot*) that contains:
 - (a) land identified as “Bonus development area” on the Big Swamp Area Map (*the Map*), and
 - (b) land identified as “Environmentally sensitive area” on the Map.
- (3) Despite clause 4.1, development consent may be granted for the subdivision of an original lot to create other lots (*the resulting lots*) if the consent authority is satisfied that:
 - (a) if a resulting lot contains land identified as “Bonus development area” on the Map, it will contain at least 5 hectares of that land, and
 - (b) if a resulting lot contains land identified as “Exclusion area” on the Map, that lot will also contain at least 5 hectares of land identified as “Bonus development area” on the Map, and
 - (c) if a resulting lot contains land identified as “Environmentally sensitive area” on the Map, suitable arrangements have been, or will be, made for the conservation and management of that land.
- (4) Despite any other provision of this Plan, development consent may be granted for the erection of a dwelling house on land that has been subdivided under this clause if the land is identified as “Bonus development area” on the Map.

[2] Schedule 5 Environmental heritage

Omit “Lot 1, DP 758285” from the matter relating to Item no I22 in Part 1.

Insert instead “Lots 1, 3 and 4, DP 758285”.

[3] Schedule 5, Part 1

Omit the matter relating to Item no I243. Insert in appropriate order:

Wingham	WR Maitland Building	28–38 Bent Street	Lot 20, DP 801981	Local	I243
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[4] Schedule 5, Part 1

Omit “Lot 1, DP 780647” from the matter relating to Item no I249.

Insert instead “Lot 7303, DP 1143888 and Lot 16, Section 10, DP 758546”.

[5] Schedule 5, Part 1

Omit the matter relating to Item no I282.

[6] Schedule 5, Part 3

Insert in appropriate order:

Bohnock Literary Institute 13 Bohnock Road Lot 176, DP 753149 Local A282

[7] Dictionary

Insert in alphabetical order:

Big Swamp Area Map means the Greater Taree Local Environmental Plan
2010 Big Swamp Area Map.