

1. McDonalds Rezoning

Rezone two adjoining lots from 2 (Residential) to 3 (Business). Lot 2A contains the existing McDonalds Restaurant. Rezoning this lot will regularise the use of the site. The neighbouring Lot 14 is proposed to be rezoned to allow for the expansion of the existing McDonalds Restaurant.

2. Special Use to Business rezoning

Rezone two adjoining lots from 5 (Special Uses) to 3 (Business):

- a) Lot 1 DP 434603 – to allow for the disposal of the former Telstra depot site,
- b) Lot 1 DP 69628 – business zoning will reflect its current commercial use as part of a car park for the “Southern Arcade”.

3. Split zone Redbournberry

Rezone part of No.9 Raworth St, Redbournberry (Pt Lot 16 Sec 14 DP 3631) from 1 (a) Rural to 2 (Residential) to remove a split zone anomaly.

4. Cellar door definition and insertion to Land Use Tables

Include the definition of cellar door premises from the Standard Instrument and amend the land use tables to permit the use in zone 1 (a) Rural.

5. Clause 11(2)

Repeal clause 11(2) as it prohibits subdivision of land where it would create a split zone.

“11 What general subdivision controls apply?”

(2) Land shall not be subdivided if any allotment created would be within more than one of the zones shown on the map.”.....

6. Clause 12(2)

Amend Clause 12(2) to further restrict development types that can be subdivided under this clause.

“12 What provisions apply generally to subdivision in the Rural and Environment Protection Zones?”

... (2) Notwithstanding subclause (1), the Council may grant consent to the subdivision of land so as to create an allotment of less than 40 hectares in area if the Council is satisfied that the allotment is intended to be used for a permissible land use for which consent has been given (other than residential accommodation or agriculture).

7. Clause 16(3)

Repeal Clause 16(3) and replace it with clause 2.3 (2) from the SI LEP. Council feels this clause places an unnecessary burden on Council when determining development applications and make the determination of some DA's invalid opening them up to challenge.

Existing Clause:

“ 16 How do zone objectives and zoning controls affect land?

(3) Except as otherwise provided by this plan, the Council shall not grant consent to the carrying out of development on land to which this plan applies unless the Council is of the opinion that the carrying out of the development is consistent with one or more of the objectives of the zone within which the development is proposed to be carried out.”

Proposed Clause:

2.3 Zone objectives and land use table [compulsory]

(2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.