

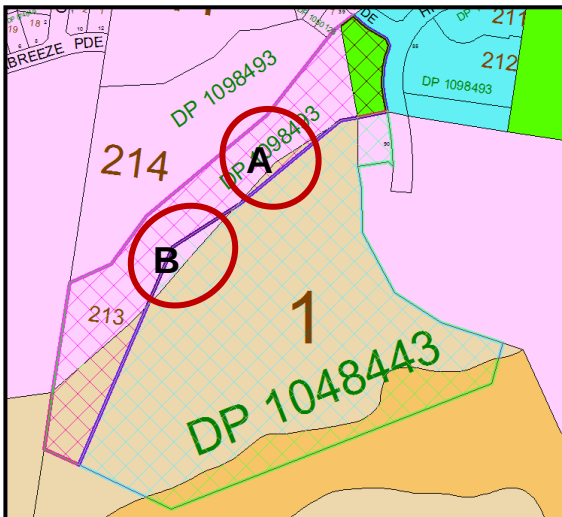
ATTACHMENT 4 – Summary of LEP 2010 Amendments

The following table provides a summary of the proposed changes to the Greater Taree Local Environmental Plan 2010.

Item	Location	Proposed LEP change
Heritage Amendments		
New heritage items		
Phoenix Palm in Victoria Street, Taree (I305)	Victoria Street Road Reserve (between Commerce and Pulteney Streets)	Amend Part 1 of Schedule 5 - Environmental Heritage to include the Phoenix Palm in the Victoria Street Road Reserve, Taree adjoining Lot 1 DP 1179872 as a heritage item (I305) Amend Map Identification Number 3350_COM_HER_015G_010_20100517 to include heritage item (I305) in the Victoria Street Road Reserve adjoining Lot 1 DP 1179872
Glenthorne Fig tree, Taree South (I306)	Adjoining Lot 7009 DP 1052153	Amend Part 1 of Schedule 5 - Environmental Heritage to Include the Glenthorne Fig tree in the River Road Road Reserve as a heritage item (I306). Amend Map Identification 3350_COM_HER_015G_010_20100517 to include heritage item (I306) adjoining Lot 7009 DP 1052153.
Red Head Rusty Fig in Seascape Drive, Red Head (I307)	Part of Lot 81 DP 1096579	Amend Part 1 of Schedule 5 - Environmental Heritage to include the Rusty Fig at Red Head on part of Lot 81 DP 1096579 as a heritage item (I307). Include Map Identification Number 3350_COM_HER_015B_040_20140114 which identifies heritage item (I307) on part of Lot 81 DP 1096579.
Norfolk Pines in Wylie Breckenridge Park, Black Head (I308)	Part of Lot 57 DP 1150082	Amend Part 1 of Schedule 5 - Environmental Heritage to include the Norfolk Pines in Wylie Breckenridge Park on part of Lot 57 DP 1150082, Black Head as a heritage item (I308). Amend Map Identification 3350_COM_HER_016A_040_20100517 to include heritage item (I308) on part of Lot 57 DP 1150082.
Norfolk Island Pines, Black Head (I309)	Part of Lot 57 DP 1150082	Amend Part 1 of Schedule 5 - Environmental Heritage to include the Norfolk Island pines at Black Head on Lot 7302 DP 1143094 as a heritage item (I309). Amend Map Identification Number 3350_COM_HER_016A_040_20100517 to include heritage item (I309) on Lot 7302 DP 1143094.
Minor property adjustments		
Wingham Post Office at Lot 20 Wynter Street, Wingham (I289)	Lot 20 DP 773785	Amend heritage item I289 in Part 1 of Schedule 5 - Environmental Heritage to change the significance of the Wingham Post Office (heritage item I289) at Lot 20 Wynter Street, Wingham to be of National significance
Taree Courthouse at 83-87 Albert Street, , Taree (I117)	Lots 21-23 DP 50231	Amend heritage item I117 in Part 1 of Schedule 5 - Environmental Heritage to remove reference to "Lot 1 DP 831016" and replace with "Lots 21-23 DP 50231" in the property description and replace reference to "79-83 Albert Street" and replace with "83-87 Albert Street" in the address. Amend Map Identification Number 3350_COM_HER_015G_010_20100517 to show heritage item I117 on Lots 21-23 DP 50231.

Item	Location	Proposed LEP change
Dwelling at 86-88 Albert Street, Taree (I118)	Lot1 DP613503	Amend heritage item I118 in Part 1 of Schedule 5 - Environmental Heritage to remove reference to "Lot 1 DP61350" and replace with "Lot 5 DP369872" in the property description and replace reference to "86-88 Albert Street" and replace with "90 Albert Street" in the address. Amend Map Identification Number 3350_COM_HER_015G_010_20100517 to show heritage item I118 on Lot 5 DP369872.
General Amendments		
General Residential (R1) zone change	Land included in the General Residential (R1) zone change	Include the following uses as "prohibited" in the General Residential (R1) zone: • Air transport facility • Airstrip • Amusement centre • Boat shed • Camping grounds • Canal estate development • Caravan parks • Correctional centre • Heavy industrial storage establishment • Mortuary • Storage premises • Vehicle body repairs • Vehicle repair station
Airstrips in Primary Production (RU1) zone	Primary Production (RU1) zone	Include "Airstrip" as a "permitted with consent use" in the Primary Production (RU1) zone
Neighbourhood Centre (B1) zone objectives	Neighbourhood Centre (B1) zone	Remove "Tourist and visitor accommodation" from the "prohibited" uses and include it as a "permitted with consent" use
Neighbourhood Centre (B1) zone floor space ration	Neighbourhood Centre (B1) zone	Increase the floor space ratio for land included in the Neighbourhood Centre zone to 0.85. Amend the floor space ratio maps accordingly
Minimum subdivision lot sizes for certain split zones	Lots with certain split zones	Amend Part 4 Principal development standards of LEP 2010 to include this new sub-clause: "4.1B Minimum subdivision lot sizes for certain split zones" (1) <i>The objectives of this clause are as follows:</i> (a) <i>to provide for the subdivision of lots that are within more than one zone but cannot be subdivided under clause 4.1,</i> (b) <i>to ensure that the subdivision occurs in a manner that promotes suitable land use and development.</i>

Item	Location	Proposed LEP change
		(2) This clause applies to each lot (an original lot) that contains: (a) land in a residential, business, rural or industrial zone, and (b) land in an alternate zone being Primary Production (RU1) zone, Primary Production Small Lots (RU4), Environmental Conservation (E2) zone, or Environmental Management (E3) zone. (3) Despite clause 4.1, development consent may be granted to subdivide an original lot to create other lots (the resulting lots) if: (a) one of the resulting lots will contain: (i) land in a residential, business, rural or industrial zone that has an area that is not less than the minimum lot size shown on the Lot Size Map in relation to that land, and (ii) all the land in the alternate zone being Primary Production (RU1) zone, Primary Production Small Lots (RU4), Environmental Conservation (E2) zone, or Environmental Management (E3) zone, and (b) all other resulting lots will contain land that has an area that is not less than the minimum size shown on the Lot Size Map in relation to that land.”
Minimum subdivision lot sizes for ecological enhancement and protection	Specific locations identified on Council's Environmental Dedication Map	Amend Part 4 Principal development standards of LEP 2010 to include this new sub-clause: “4.1BB Exceptions to minimum lot sizes for ecological enhancement and protection (1) The objective of this clause is to facilitate subdivision that will result in the restoration of land that is significantly environmentally degraded land or for the improvement and protection of high value conservation land (2) This clause applies to each lot (an original lot) identified on Council's Environmental Dedication 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) one of the resulting lots will contain all of the land referred to in subclause (2); and (b) all other resulting lots will contain land that has an area that is not less than: (i) 1 hectare where the land is serviced by a sewage and water reticulation system (ii) 1.5 hectares where the land is not serviced by a sewage and water reticulation system; and (c) the total number of lots resulting from the subdivision does not exceed 3 (4) Development consent must not be granted under subclause (3) unless the consent authority is satisfied that suitable arrangements have been, or will be, made for the restoration/conservation and management of the land referred to in subclause (3)(a).”

Item	Location	Proposed LEP change
Site Specific Amendments		
A. Lot 15 Hogan Street, Harrington	Part of Lot 15 DP1016451	Amend Map Identification Number 3350_COM_LZN_014B_040_20100517 to include the eastern portion of the site (part of Lot 15 DP1016451) currently in the Primary Production (RU1) zone into the Environmental Conservation (E2) zone.
B. 39-41 Beach Rd, Harrington	SP 65841 and SP 71324	Amend Map Identification Number 3350_COM_LZN_014B_040_20100517 to include SP 65841 and SP 71324 in the General Residential (R1) zone. Amend Map Identification Number 3350_COM_LSZ_014B_040_20100517 to include SP 65841 and SP 71324 in the minimum lot size "G". Amend Map Identification Number 3350_COM_FSR_014B_040_20100517 to SP 65841 and SP 71324 in the maximum floor space ratio "F".
C. 8-10 Electra Parade, Harrington	Lot 2-3 DP 1063185	Amend Map Identification Number 3350_COM_LZN_015C_040_20101102 to include Lot 2-3 DP 1063185 in the Mixed Use zone. Amend Map Identification Number 3350_COM_FSR_015C_040_20110310 to remove the floor space ratio from Lot 2-3 DP 1063185.
D. 45 Cowper Street, Taree and Lot 2 Gipps Street, Taree	Lot 1 DP 798525 and Lot 2 DP 579557	Amend Map Identification Number 3350_COM_LZN_015E_020_20100927 to include Lot 1 DP 798525 in the Private Recreation (RE2) zone and Lot 2 on DP 579557 in the Public Recreation (RE1) zone
E. 15004-15046 Pacific Highway, Possum Brush	Land adjoining Lot 9-10 DP 1156631	Remove Map Identification Number 3350_COM_LRA_016A_040_20100517 as there are no longer any sites identified for land acquisition in this location.
F. 90 High Street and Lot 213 High Street, Black Head	Lot 213 DP1098493 and Lot 1 DP 1048443	

Item	Location	Proposed LEP change
		Amend Map Identification Number 3350_COM_LZN_016A_040_20100517 to include: - the land in circle A in Lot 213 on DP 1098493 in the General Residential (R1) zone - the land in circle B in Lot 1 on DP 104443 in the Primary Production (RU1) zone Amend Map Identification Number 3350_COM_LSZ_016A_040_20100517 to include: - the land in circle A in Lot 213 on DP 1098493 with a minimum lot size of 450 - the land in circle B in Lot 1 on DP 104443 with a minimum lot size of 40ha Amend Map Identification Number 3350_COM_HOB_016A_040_20100517 to include: - the land in circle A in Lot 213 on DP 1098493 with a maximum building height of 8.5m - the land in circle B in Lot 1 on DP 104443 with no maximum building height Amend Map Identification Number 3350_COM_FSR_016A_040_20100517 to include: - the land in circle A in Lot 213 on DP 1098493 with a maximum floor space ratio of 0.6 - the land in circle B in Lot 1 on DP 104443 with no floor space ratio