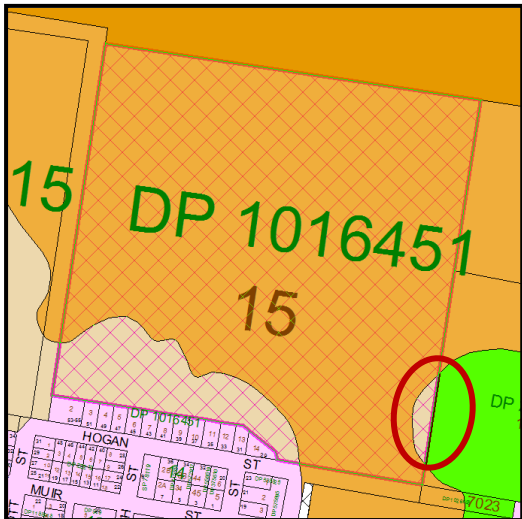
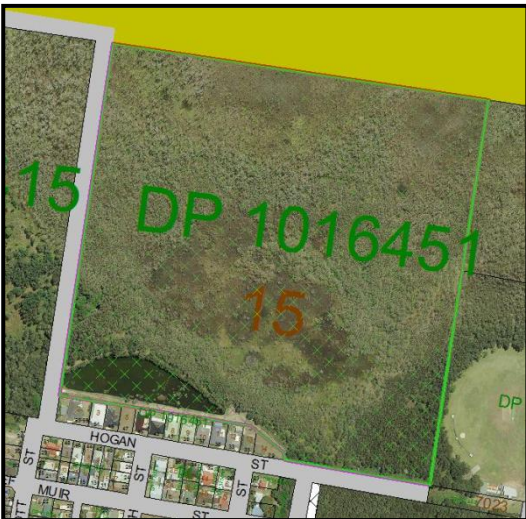


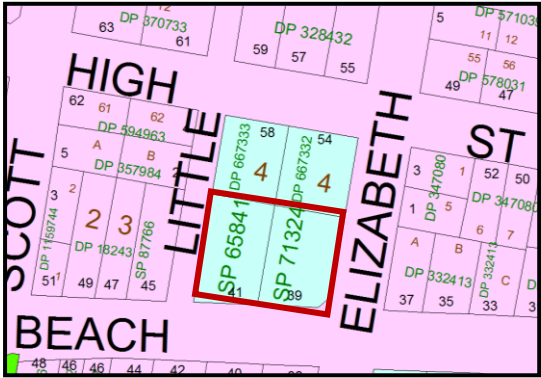
ATTACHMENT 3 – SITE SPECIFIC AMENDMENTS

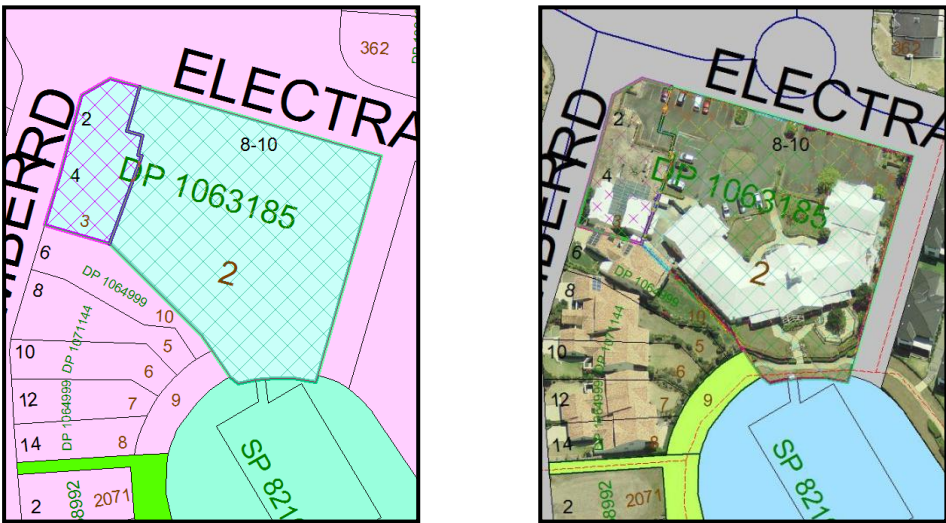
Council identified six sites where there were zone anomalies with regard to obvious inconsistencies with the surrounding zones or uses. Only sites with the following criteria have been included, where:

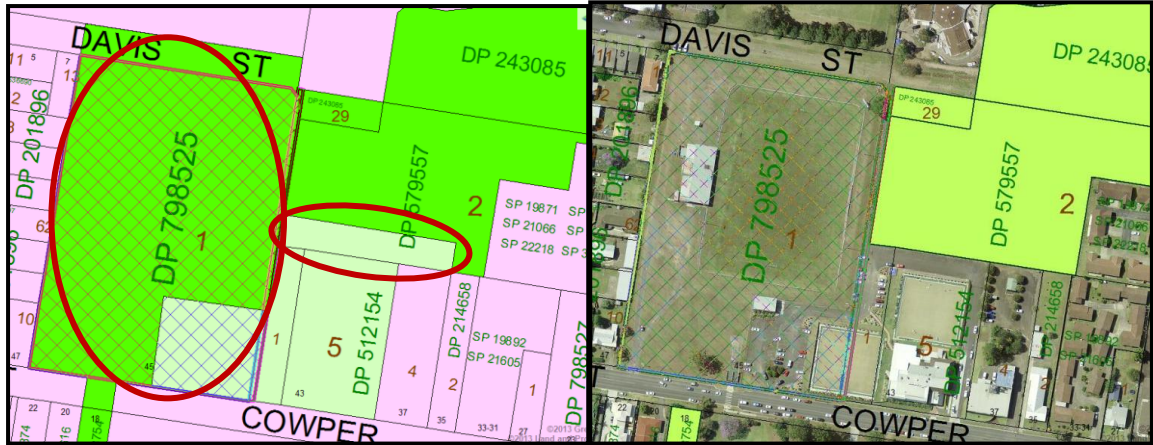
- there was inconsistency with surrounding uses
- the use was well established on the site (e.g. buildings, parking, driveways)
- no technical studies were required to justify the change to the zone (e.g. economic and traffic reports).

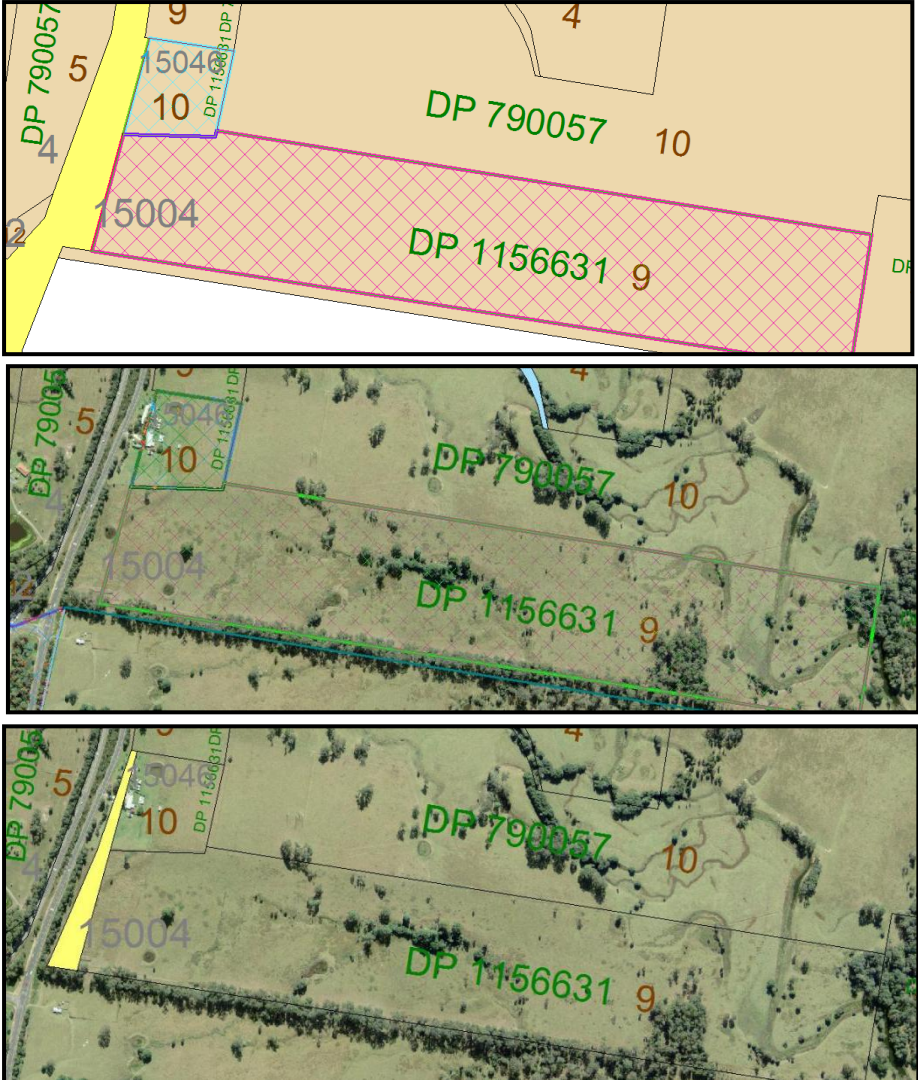
Each of the following tables present information on the proposed amendment and specifics on how the changes are to be made to the Greater Taree Local Environmental Plan (LEP 2010). The proposed changes have been developed in consultation with Council's Regulatory Services Department and key stakeholders.

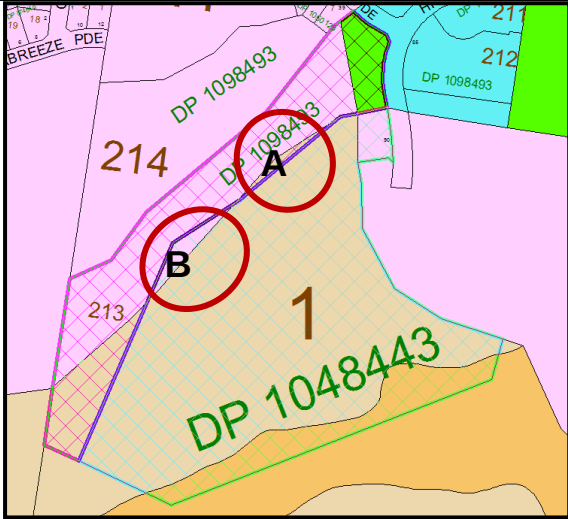
Address: Lot 15 Hogan Street, Harrington	Owner: G and B Armstrong Pty Ltd
Property Description: Lot 15 DP1016451	
	
Current zone: Environmental Conservation (E2) and Primary Production (RU1).	Proposed zone: Environmental Conservation (E2) and Primary Production (RU1).
Proposed Amendment: When this property was zoned the zones were applied using metes and bounds descriptions. When the adjoining site was subdivided the boundaries were further refined. In some cases there is a small discrepancy where the zone and lot boundary are not the same (as shown above). This is the case on this site. It is proposed to make a minor adjustment to the zone boundary to align with the now created lot boundary. The zone boundary of the oval on the adjoin property (east) may also have to be reviewed in the future. In Lot 15 DP 1016451 it is proposed to change the zone of land included in the Primary Production zone on the eastern property boundary and include the land in the Environmental Conservation zone	
LEP Change: Amend Map Identification Number 3350_COM_LZN_014B_040_20100517 to include the circled part of Lot 15 DP 1016451 in the Environmental Conservation (E2) zone.	

Address: 39-41 Beach St, Harrington	Owner: Owners of Strata Plan No 71324 and 65841
Property Description: SP 65841 and SP 71324	
	
	
Current zone: Neighbourhood Centre (B1)	Proposed zone: General Residential (R1)
Proposed Amendment: This land is included in the Neighbourhood Centre zone (previously 3(a) zone for Business automotive and Tourist). Both sites were developed over the last 10-15 years as residential units. It is noted that with the development of the shopping centre in Harrington Waters there is no need for this land to remain earmarked for commercial activities. It is proposed to change the zone of the land to General Residential to reflect the current use of the land. It should be noted that the zone of the adjoining lots (54-58 High St) were identified by landowners to be changed to General Residential in a recent amendment package (underway). Making this change will ensure the whole block is included in the General Residential zone.	
LEP Change: 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".	

Address: 8-10 Electra Parade, Harrington Property Description: Lot 2-3 DP 1063185	Owner: Snowball Pty Ltd
	
Current zone: Neighbourhood Centre (B1)	Proposed zone: Mixed Use (B4)
Proposed Amendment: When Harrington Waters was first developed, this site was established as a small shopping centre with convenience shopping and cafe. As Harrington Waters developed a larger shopping centre was established in Oxley Street. As a result this centre was not viable with many of the shops relocating to the larger centre. Many of the leasing spaces have remained empty over the last 5 years. The current zone, being Neighbourhood Centre limits it redevelopment, given residential is prohibited. Residential and Tourist and visitor accommodation are necessary in this location to provide a resident base to improve viability for convenience shopping and services such as a garden or child care centre, as well as make better use of the opportunities the marina presents. This site is prominent in Harrington Waters as it provides public access to the marina. To achieve feasible and complimentary uses within this site a Mixed Use zone is appropriate for this site. This will enable a mixture of residential and business uses on the site.	
LEP Change: 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.	

Address: 45 Cowper Street, Taree and Lot 2 Gipps Street, Taree	Owner: Taree Leagues Sports Club Ltd and Greater Taree City Council
Property Description: Lot 1 DP 798525 and Lot 2 DP 579557	
	
Current zone: Public Recreation (RE1) and Private Recreation (RE2)	Proposed zone: Public Recreation (RE1) and Private Recreation (RE2)
Proposed Amendment: In 2012, LEP 2010 was amended to: - include the majority of Lot 1 DP 798525 in the Public Recreation (RE1) and leave the remaining section fronting Cowper Street in the Private Recreation (RE2) - include part of Lot 2 on DP 579557 in the Private Recreation (RE2) zone. This decision was based on a Memorandum of Understanding (MOU) between Council and the Taree Leagues Sports Club Ltd. The MOU had proposed a land swap whereby Council took on the responsibility of the rugby league field (in Lot 1 on DP 798525) and the Club obtained some adjoining park to enable expansion of the Club's facilities (part of Lot 2 DP 579557). This MOU lapsed and both parties agreed that the land swap was not necessary. As such it is important to change the zone of this recreation land back to the original zone to reflect the ownership (public or private) of the land.	
LEP Change: 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	

Address: Land adjoining 15004-15046 Pacific Highway, Possum Brush	Owner: Roads and Maritime Service
Property Description: Land adjoining Lot 9-10 DP 1156631	
 The top image is a schematic map showing land parcels with labels: DP 790057, 15046, 10, DP 1156631, 9, 15004, and DP 790057. The middle image is an aerial view with the same labels and a blue line indicating a boundary. The bottom image is an aerial view with the same labels and a yellow highlight on a specific area.	
Current zone: SP2 - Infrastructure (Road infrastructure facilities) zone	Proposed zone: SP2 - Infrastructure (Road infrastructure facilities) zone
Proposed Amendment: This land fronting the Pacific Highway was earmarked for acquisition to widen the road and was shown on Council's Land Reservation Acquisition Map. This land was recently purchased by NSW Roads and Maritime Services and can now be removed from the Land Reservation Acquisition Map. There are no changes required to the zone of the land.	
LEP Change: Remove Map Identification Number 3350_COM_LRA_016A_040_20100517 as there are no longer any sites identified for land acquisition in this location.	

Address: 90 High Street and Lot 213 High Street, Black Head	Owner: Halliday Shores Retirement Village Pty Ltd
Property Description: Lot 213 DP1098493 and Lot 1 DP 1048443	
	
Current zone: Lot 213 DP 1098493 is currently zoned General Residential (R1), Public Recreation (RE1) and Primary Production (RU1). Lot 1 DP 1048443 is currently zoned General Residential (R1), Primary Production (RU1) and Environmental Management (E3).	Proposed zone: Lot 213 DP 1098493 is to be zoned General Residential (R1), Public Recreation (RE1) and Primary Production (RU1). Lot 1 DP 1048443 is to be zoned Primary Production (RU1) and Environmental Management (E3).
Proposed Amendment: When this property was rezoned the zones were applied using metes and bounds descriptions. When the site was subdivided the boundaries were further refined. In some cases there is a small discrepancy where the zone and lot boundary are not the same (as shown above). This is the case on this site. It is proposed to make a minor adjustment to the zone boundary to align with the now created lot boundary. In Lot 213 DP 1098493 land included in the Primary Production zone in the circle A will be included in the General Residential zone. In Lot 1 DP 1048443 land included in the General Residential zone in circle B will be included in the Primary Production zone. This amendment will rectify this minor mapping discrepancy.	
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	