

Planning Proposal

Draft Amendment No. 52 to Lake Macquarie Local Environmental Plan 2004 – Administrative Amendment

Local Government Area

Lake Macquarie City

Name of Draft LEP:

Draft Amendment No. 52 to Lake Macquarie Local
Environmental Plan 2004 - Administrative Amendment

Part 1 – Objective of the Planning Proposal

To amend the Lake Macquarie Local Environmental Plan (LMLEP) 2004 in relation to a number of administrative amendments including correcting various minor discrepancies in the LMLEP 2004 maps and instrument, undertake minor spot rezoning, and add heritage items.

Part 2 – Explanation of the Provisions

The amendment proposes the following minor changes to the LMLEP 2004 map and instrument:

Amendment Applies To	Explanation of the Provision
Schedule 4 – Heritage items other than indigenous origins and including potential archaeological sites.	Minor amendments have been made to the address and property descriptions of various heritage items. Address details have been amended due to subdivision or misidentification.
Schedule 4 – Heritage items other than of indigenous origins and including potential archaeological sites.	New heritage items at Rathmines, Dudley, Catherine Hill Bay, Martinsville, Belmont South, Awaba, Redhead, Dora Creek, Holmesville, Pinny Beach, Teralba and Toronto have been added to the Schedule following heritage studies that identified their heritage significance.
Schedule 7 - Additional development allowed on certain land.	Minor amendments have been made to the address and property descriptions. Address details have been amended to reflect subdivision or correct misidentification.
Schedule 8 - Land subject to special development requirements.	Minor amendments have been made to the address and property descriptions. Address details have been amended to reflect subdivision or correct misidentification. Refer Attachment 2 Sheet 1.
Maps – Zoning Layer	1: Change land use zone for 5 Bank Street Cardiff from 6(1) Open Space Zone to 2(2) Residential (Urban Living) Zone. Refer Attachment 1 Sheet 1. 2: Change land use zone for 122 Ocean Street Dudley from 2(2) Residential (Urban Living) Zone to 3(2) Business Zone. Refer Attachment 1 Sheet 2. 3: Change land use zone 7, 7A, 7B, 7C, and 7D Park Street Belmont North from 2(1) Residential Zone to 6(1) Open

Amendment Applies To	Explanation of the Provision
	Space Zone. Refer Attachment 1 Sheet 3.
Maps - Acquisition Layer	Remove acquisition layers from the LEP maps in cases where parcels of land have been acquired by Council or are no longer required by Council. Refer Attachment 1 Sheets 4 – 7.
Maps – land subject to SEPP (Major Development)	Delineate the area affected by the SEPP (Major Development) Amendment (State Significant sites – South Wallarah Peninsula) as shown in Attachment 1 Sheet 8.
Maps - Unzoned Land	The administrative amendment proposes to apply zones to previously unzoned land at Catherine Hill Bay (South Wallarah Peninsula) as shown in Attachment 1 Sheets 8 and 9.

Attachments 1 and 2 further outline the details and justification for these amendments.

Part 3 – Justification for the Provisions

A. Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

This planning proposal is not the result of a strategic study or report. The amendments included in this proposal have been identified by Council staff and other stakeholders over several years and each are considered minor in nature.

In the course of assessing development proposals Council has also received heritage assessments that identify potential heritage items not previously investigated or listed. This proposal seeks to include these items in LMLEP 2004 Schedule 4 – Heritage items other than of indigenous origins and including potential archaeological sites.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Council is proposing a general administrative amendment to LMLEP 2004 to ensure that the instrument and maps are current, accurate, and effective.

For the large number of minor inaccuracies and omissions that have accumulated over several years (such as incorrect property descriptions) it is considered most effective to correct the inaccuracies in the instrument and the corresponding maps.

For properties with identified heritage significance, it is most effective to add these to the existing Schedule 4 – Heritage items other than of indigenous origins and including potential archaeological sites.

The administrative amendment to LMLEP 2004 is the most appropriate way to rectify inaccuracies in the instrument and map, and to incorporate recommendations from heritage studies to protect identified heritage items.

3. Is there a net community benefit?

The proposal will ensure that the LMLEP 2004 instrument and maps remain current, accurate, and effective. The changes are largely administrative and also include some minor rezoning proposals.

Removal of Acquisition Layers where Council no longer requires the land removes the future cost to Council of acquisition and would free up funds for alternative programs of community benefit.

Unzoned lands in the South Wallarah precinct have significant environmental values and are highly regarded by the community. The proposed zoning would remove the risk of a proponent submitting an application for inappropriate development causing adverse impacts on the environmental values of the area.

B. Relationship to strategic planning framework

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The Lower Hunter Regional Strategy recognises the importance of identifying and protecting the Region's historic cultural places, precincts and landscapes, which contribute to the Lower Hunter's unique sense of place. The administrative amendment proposes to list additional heritage items in LMLEP 2004.

5. Is the planning proposal consistent with the local council's Community Strategic plan, or other local strategic plan?

Council's Lifestyle 2020 Strategy provides the long-term direction for the overall development of the City and is a tool for managing private and public development in Lake Macquarie.

This planning proposal includes the listing of several new heritage items, which supports the following aims of Lifestyle 2020:

- Enrich and foster the character, heritage, and cultural values within the City by requiring places of heritage or cultural significance to be appropriately identified, protected, maintained, and enhanced.
- Ensure development does not impact on places of cultural or heritage significance.
- Manage the City's heritage in a way that protects the value of these resources and enhances the City's character.

6. Is the planning proposal consistent with applicable state environmental planning policies?

The planning proposal includes a range of minor changes to the LEP maps and schedules and is consistent with the relevant State Environmental Planning Policies (SEPP) as detailed below:

SEPP	Objective	Consistent
SEPP (Infrastructure) 2007	Aims to more efficiently facilitate the delivery of infrastructure through the establishment of consistent planning provisions for infrastructure and services.	The administrative amendments are minor in nature and will not affect the delivery of infrastructure.
SEPP (Exempt and Complying Development Codes) 2008	Aims to provide streamlined assessment processes for development that complies with specified development standards.	The administrative amendments are minor in nature and will not affect the assessment of Exempt or Complying Development.
SEPP (Mining, Petroleum Production and Extractive Industries)	Aims to provide for the proper management and development of mineral, petroleum and extractive material resources.	The administrative amendments are minor in nature and will not affect the management and development of mineral, petroleum and extractive industries.
SEPP (Major Development) 2010	Aims to allow the assessment of major projects of state importance under Part 3A of the <i>EP&A Act 1979</i> .	The planning proposal aims to delineate the area affected by this SEPP at Catherine Hill Bay. This will serve to clarify the zoning of the subject area and application of the SEPP.

7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The planning proposal is consistent with the following relevant Ministerial Directions. The amendment proposes various minor changes to the LEP maps and schedules.

Ministerial Direction	Objective	Consistent	
1.1 - Business and Industrial Zones	This direction promotes employment growth in suitable locations.	Yes	The amendment is administrative and does not propose to increase or decrease the amount of employment land available in the Lake Macquarie Local Government area.
1.3 - Mining, Petroleum, Production and Extractive Industries	This direction aims to ensure regionally significant reserves of coal, other minerals, petroleum and extractive industries are not compromised by inappropriate development.	Yes	The proposal will not restrict the extraction of natural resources.
2.1 - Environmental Protection Zones	The direction requires that a draft LEP contain provisions to facilitate the protection of environmentally sensitive land.	Yes	The proposal does not seek to rezone any existing areas that are zoned for environmental protection.
2.2 - Coastal Protection	The direction requires a draft LEP to include provisions that give effect to, and are consistent with the NSW Coastal Policy, Coastal Design Guidelines, & the NSW Coastal Management Manual, where the draft LEP applies to land in the coastal zone.	Yes	The zoning of the lands transferred from Wyong Shire Council and the delineation of the SEPP (Major Projects) 2005 is administrative in nature and will not jeopardise the requirements of 2.2 Coastal Protection. Overall, the Planning Proposal is consistent with this direction.
2.3 - Heritage Conservation	The direction requires that a draft LEP include provisions to facilitate the protection and conservation of Aboriginal and European heritage items.	Yes	Additional heritage items will be conserved as a result of the administrative amendment. Overall, the Planning Proposal is consistent with this direction.
2.4 - Recreation Vehicle Areas	The direction restricts a draft LEP from enabling land to be developed for a recreation vehicle area.	Yes	The draft amendment does not propose any recreation vehicle areas.
3.1 - Residential Zones	The direction requires a draft LEP to include provisions that encourage the provision of housing.	Yes	The proposed rezoning to residential that is within this amendment does not provide a substantial area for the provision of housing. The planning proposal is consistent with this direction.

Ministerial Direction	Objective	Consistent	
3.2 - Caravan Parks and Manufactured Home Estates	The direction requires a draft LEP to maintain provisions and land use zones that allow the establishment of Caravan Parks and Manufactured Home Estates.	Yes	The proposal will not affect provisions relating to Caravan Parks or Manufactured Home Estates.
3.3 - Home Occupations	The direction requires that a draft LEP include provisions to ensure that Home Occupations are permissible without consent.	Yes	The amendment will not affect provisions relating to home occupations, and will retain the provisions of the principal LEP in this regard.
3.4 - Integrating Land Use and Transport	The direction requires consistency with State policy in terms of positioning of urban land use zones.	Yes	The proposal seeks to rezone some small portions of land for residential purposes. These areas are adjacent to existing residential areas and will utilise all existing infrastructure provision. The proposal is consistent with this direction.
5.1 - Implementation of Regional Strategies	The direction requires a draft amendment to be consistent with the relevant State strategy that applies to the Local Government Area.	Yes	The draft amendment is consistent with the strategic direction set by the Lower Hunter Regional Strategy.
6.1 - Approval and Referral Requirements	The direction prevents a draft amendment from requiring concurrence from, or referral to the Minister or a public authority.	Yes	The draft amendment does not require the concurrence from, or referral to a Minister or public authority.
6.2 - Reserving Land for Public Purposes	The direction aims to facilitate land for the provision of public services as well as to remove reservations of land for public purposes where the land is no longer required for acquisition. The direction states that a draft LEP shall not create, alter, or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning.	No	The amendment proposes to remove the acquisition layer on one property due to the land not being required by Council. Additionally, the acquisition layer over 5 Bank Street Cardiff will be removed and the property will be rezoned for residential purposes as Council no longer requires this land for open space uses. The inconsistency is considered to be of minor significance.

C. Environmental social and economic impact

- 8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

There will be no potential for loss of vegetation deemed environmentally valuable as a result of the proposal.

- 9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

No environmental effects are anticipated as a result of the LEP administrative Amendment.

- 10. How has the planning proposal adequately addressed any social and economic effects?**

The Proposal will ensure that the LMLEP 2004 instrument and maps remain current, accurate, and effective. Possible social and economic impacts of the additional heritage listings should be minimal as the listings are supported by the relevant landowners.

D. State and Commonwealth interests

- 11. Is there adequate public infrastructure for the planning proposal?**

The amendment does not warrant changes to the delivery of public infrastructure to the area.

- 12 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?**

State and Commonwealth Authorities have been consulted in regard to the proposal in line with the previous provisions of s62 of the *EPA Act 1979* and during the public exhibition period.

Responses from public authorities are tabled below:

Agency	Response	Council comment
Land and Property Management Authority (LPMA)	No comment in relation to the majority of the administrative amendment. Comment specifically in relation to the proposed changes to the controls for 'Seawalls and revetment structures' was as follows: 'Seawalls and revetment structures' are relevant to LPMA in dealing with structures below Mean High Water Mark. LPMA is in full support of the amendment relating to the "Foreshore Stabilisation & Rehabilitation Guidelines" adopted by Council on 9 th February 2009 and adoption of soft engineering approaches wherever possible.	Note: this item was removed from the proposed amendment due to the control being covered in the standard template LEP conversion document.
Roads and Traffic Authority	No objection.	See submission below.
Office of Environment and Heritage	No objection. Inclusion of the RAAF Seaplane Base and the	Proposal is supported.

Agency	Response	Council comment
	former WWII RAAF Radar Station 208 in Schedule 4 is particularly supported given their recent listing on the State Heritage Register.	
Department of Environment Climate Change and Water (DECCW)	No response received.	See submission below.
Wyong Shire Council	No response received.	

Due to the government agency consultation previously undertaken, it is considered that further consultation with government agencies, as part of the Gateway determination is unnecessary.

Part 4 – Details of Community Consultation

The Planning Proposal was placed on exhibition for a period of 28 days from 1 November 2010 to 29 November 2010 in accordance with the requirements of the *EPA & Act 1979*. The following submissions were received:

Submission	Comment
<u>DECCW:</u> Support the zoning of land at South Wallarah Peninsula quarry site and note: - a development application (DA) will be required in the future if the quarry plans to expand; - environmental studies would need to be undertaken as part of the DA process; - previous vegetation mapping shows the presence of a number of endangered ecological communities (EEC) present within the northern portion of the site; - future expansion of the existing quarry could require biodiversity offsets.	Noted. DECCW's comments are relevant to any future proposed development application for the quarry.
<u>RTA</u> (received after close of exhibition): - Made no objections to the proposed rezoning, as it will not significantly impact on the classified (State) road network. - Noted that four lots either partially or fully encroach on the Pacific Highway road reserve at Catherine Hill Bay. - Require that the Pacific Highway road reserve is zoned SP2 Infrastructure under the standard LEP zoning template.	- Noted. - Noted. - The draft amendment to LEP 2004 zones the Pacific Highway to 5 Infrastructure. This would be converted to the equivalent SP2 Infrastructure zone in LEP 2011.
<u>Landowner submission:</u> Lot 101 DP 1125604 is the result of a consolidation. Schedule 8 should only apply to part of this	Schedule 8 Item 1 sets out requirements for a development control plan to be approved by Council before consent is granted for

consolidated lot.	development at Buttaba Hills Properties at Buttaba Hills North described in Schedule 8 have since been developed. The proposed amendment removes properties already developed and provides the correct property description for the western part of the consolidated lot 101 that is subject to Schedule 8 provisions.
<u>Landowner submission:</u> Lot 102 DP 1128515 is the result of a consolidation. Schedule 8 should only apply to part of this consolidated lot.	Schedule 8 Item 1 sets out requirements for a development control plan to be approved by Council before consent is granted for development at Buttaba Hills Properties at Buttaba Hills North described in Schedule 8 have since been developed. The proposed amendment removes properties already developed and provides the correct property description for the western part of the consolidated lot 102 that is subject to Schedule 8 provisions.
<u>Resident submission:</u> ‘Will the area marked Zone 8 National Park Zone on sheet 27 of 28 become an extension of the E1 zone in the adjoining SEPP (Major Development) Amendment –South Wallarah Peninsula 2010 No. 620 gazetted 5th November 2010.’ The relationship between sheet 27 (of the maps) to sheet 28 is not clear. Unzoned lands are not protected from inappropriate loophole development prior to getting through Gateway process.	The area marked Zone 8 National Park Zone is not included in the SEPP (Major Development) area. The proposed National Park Zone would be converted to the equivalent standard template zoning in draft LEP 2011. Noted. Parliamentary Counsel prescribes the mapping format. Development proposals on unzoned lands must be assessed against the requirements of the <i>EP&A Act 1979</i> specifically s79C. Amendment No. 52 will apply zones to land that was previously ‘unzoned’.

Additional Consultation

Council has identified and responded to all concerns raised in submissions received during public exhibition.

The Office of Environment and Heritage has further confirmed its support for the addition of 11 Heritage Items.

Given the previous community consultation for a period of 28 days in November 2010, it is considered that further consultation with the community would not be productive.

Council requests that as part of the Gateway determination the requirement for further agency or public consultation be waived.

Attachment 1- Details and Justification

Draft Amendment No. 52 to Lake Macquarie LEP 2004 - Administrative Amendment

Schedule 4 - Heritage items other than of indigenous origins and including potential archaeological sites

Part 1 Heritage items other than of indigenous origins:

Reason for changes: To add items to Schedule 4 Part 1 which have been identified as having local or state heritage significance.

Insert after the heading Awaba				
AW-03	L	Former Awaba Union Church	20 Gosford Street	Lot 1 Section 8 DP 758041
Insert after item BN-04 the heading Belmont South				
Insert after the heading Belmont South				
BS-02	L	Tank Traps	Cold Tea Creek, 690A Pacific Highway	Lot 7024 DP 1057186
Insert after item CH32				
CH-34	S	Former WWII RAAF Radar Station 208	145 Mine Camp Road	Lot 16 DP 755266 Lot 3 DP 1016670
Insert after item DC-03				
DC-04	L	Former St Paul's Anglican Church	25 Coorumbung Road	Lot 101 DP840020
Insert after item DL-01				
DL-02	L	Dudley Monument	Corner of Redhead Road and Ocean Street	Lot 189 DP 755233
Insert after item HV-24				
HV-25	L	Former Uniting Church	29 Helens Street	Lot 16 Section N DP 3442
Insert after item MV-04				
MV-08	L	Former Union Church	447 Martinsville Road	Lot A DP 4329
Insert after item RH-07				
RH-08	L	Shark Tower	2A Beach Road	Lot 1412 DP 755233
Insert after heading Rathmines				
RM-00	S	Rathmines Park, former RAAF Seaplane Base	Area bounded by Lake Macquarie, The Circlet , Rosemary Row and Overhill Road	Lot 37-49 DP 11537 Lot PT50 DP 11537 Lot PT51 DP 11537 Lot 4 DP 704472

				Lot 1 DP 226530 Lot 1 DP 226531 Lot 1 DP 226532 Lot 1 DP 226533 Lot 1 DP 226534 Lot 7 DP 516152 Lot 60 DP 584602 Lots 62-64 DP 596913 Lot 648 DP 806611 Lot 654 DP 806611
Insert after item TA-17				
TA-18	L	Former Co-operative Store	75 York Street	Lot 18 DP 1158353
TA-25	L	St Hilda's Church	16 York Street	Lot 4 DP 1128610

Schedule 4 Part 1

Reason for changes: To amend property descriptions changed because of subdivision.

Omit the property description for Item CH-27: Insert instead Lot 223 DP 1102989
Omit the property description for Item TT-06: Insert instead Lot 1 DP 1108227

Schedule 4 Part 1

Reason for changes: To amend property descriptions changed because of the rural addressing system.

Omit the Address for Item CB-01: Insert instead 154 Mannings Road
Omit the Address for Item ER-01: Insert instead in the following order: 294 Rocky Point Road 215 Construction Road Myuna Bay 235 Construction Road Myuna Bay 115 Construction Road Myuna Bay 260 Construction Road Awaba 268 Rocky Point Road Myuna Bay

Schedule 7 - Additional development allowed on certain land

Reason for changes: To remove land at Mirrabooka from Schedule 7 Item 8 because subdivision is complete.

Omit Item 8

Item No	Column 1	Column 2
8	Land at Mirrabooka, being Lot 16, DP 28068, Hillcrest Road, Mirrabooka.	Subdivision into not more than 4 lots and the erection of a dwelling house on each lot so created.

Schedule 8 - Land Subject to Special Development Requirements

Item 1

Reason for changes: To amend the property description in Schedule 8 Item 1 Column 1 because there has been:

1. incorrect identification of the subject land,
2. consolidation of lots, and
3. subdivision on part of the land and completion of the requirements of the Schedule 8

Omit from Item 1 Column 1:

'Land at Buttaba being land in DP 1128, DP 12507, DP584905 and DP 807936, zoned 2(1) or 7(1)'

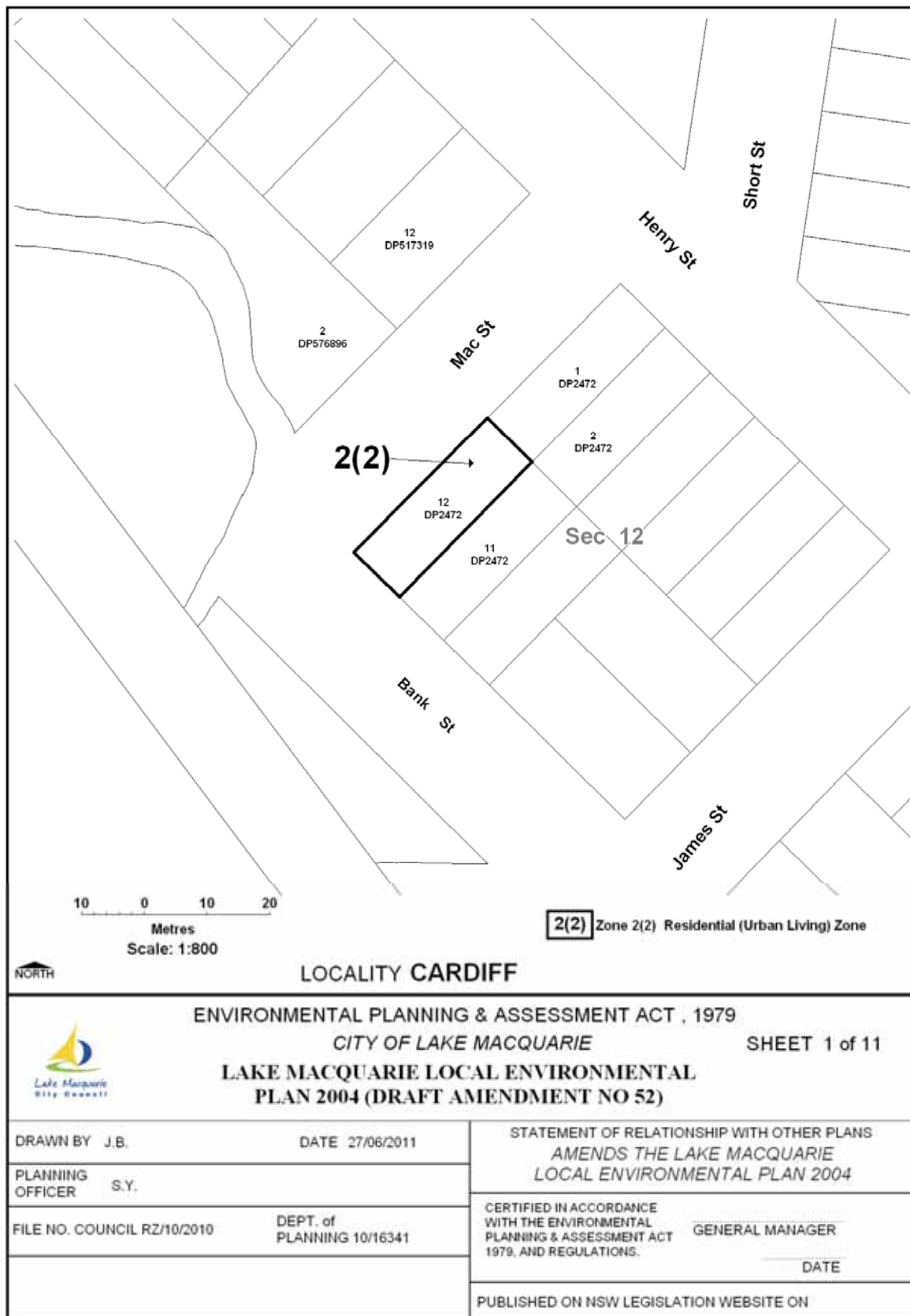
Insert instead:

'Land at Buttaba being Lots 529-534, 536-551, 554-557, 571-607, 660-675, 677- 701, 714-723, 757-759 DP 12507, Part of Lot 703, DP 12507 (south of Buttaba Hills Road), Lot 7022 DP 584905, Lot 1 DP 727939, Lot 1 DP 1039389, Part of Lot 101 DP 1125604 (west of western boundary of adjoining Lot 566 DP 12507) and Part of Lot 102 DP 1128515 (west of western boundary of adjoining Lot 563 DP 12507), as shown edged heavy black on the map marked Lake Macquarie Local Environmental Plan 2004 (Amendment No 52) Sheet 10 of 10'

Item No	Column 1	Column 2
1	Land at Buttaba being land in DP 1128, DP 12507, DP584905 and DP 807936, zoned 2(1) or 7(1) Land at Buttaba being Lots 529-534, 536-551, 554-557, 571-607, 660-675, 677- 701, 714-723, 757-759 DP 12507, Part Lot 703, DP 12507 (south of Buttaba Hills Road), Lot 7022 DP 584905, Lot 1 DP 727939, Lot 1 DP 1039389, Part Lot 101 DP 1125604 (west of western boundary of adjoining Lot 566 DP 12507) and Part Lot 102 DP 1128515 (west of western boundary of adjoining Lot 563 DP 12507), as shown edged heavy black on the map marked Lake Macquarie Local Environmental Plan 2004 (Amendment No 52) Sheet 10 of 10.	

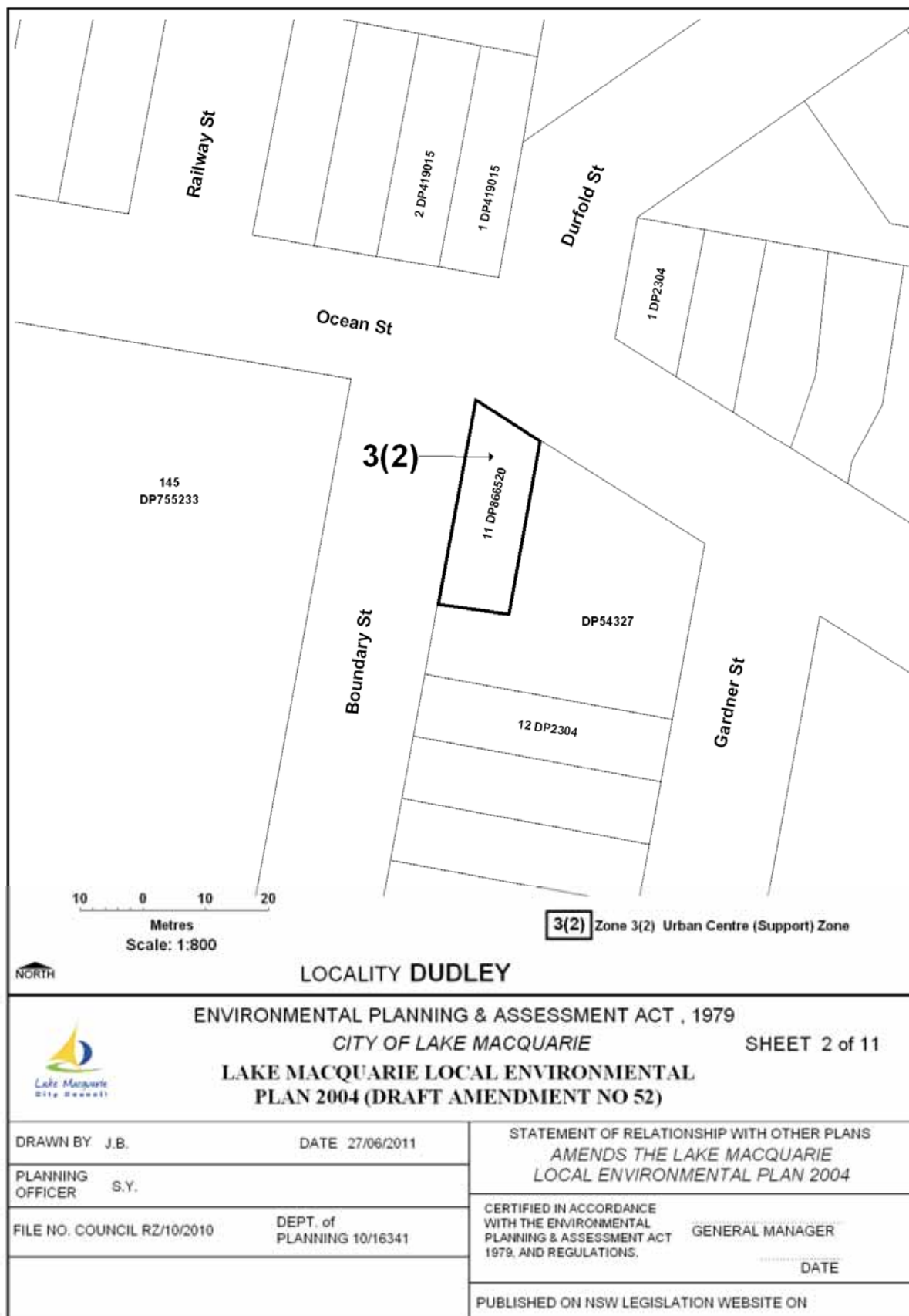
Sheet 1: Rezoning and Removal of Acquisition Layer 5 Bank Street Cardiff

Reason for changes: The draft LEP proposes to amend the LEP map to remove the acquisition layer and to rezone land at 5 Bank Street Cardiff from 6(1) Open Space to 2(2) Residential (Urban Living) because the subject property is not required for open space purposes. The land is owned by Council and classified Operational.



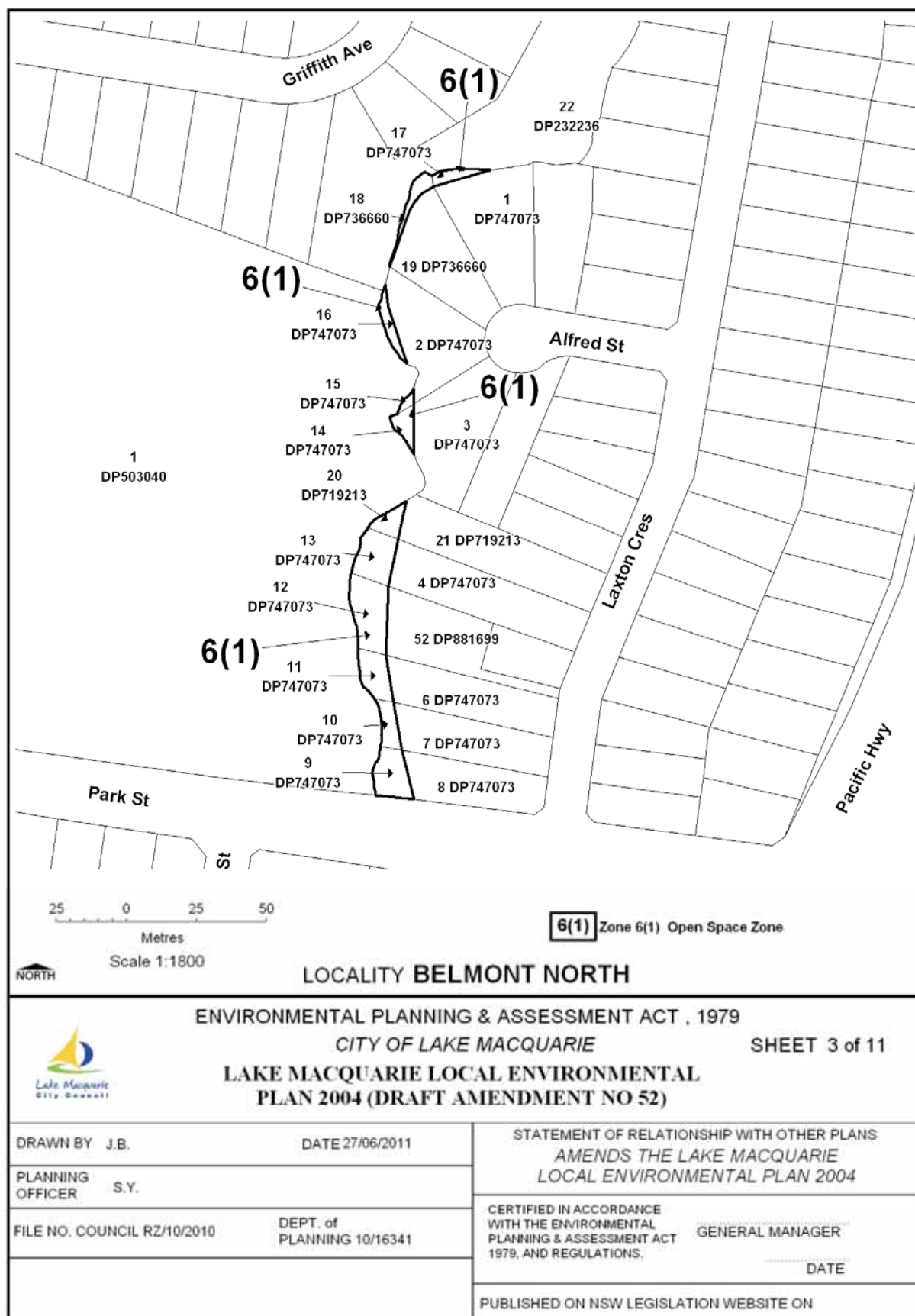
Sheet 2: Rezoning of 122 Ocean Street Dudley

Reason for changes: The draft LEP proposes to amend the LEP map to rezone land at 122 Ocean Street Dudley from 2(2) Residential (Urban Living) to 3(2) Urban Centre (Support) because the land was incorrectly zoned for residential purposes.



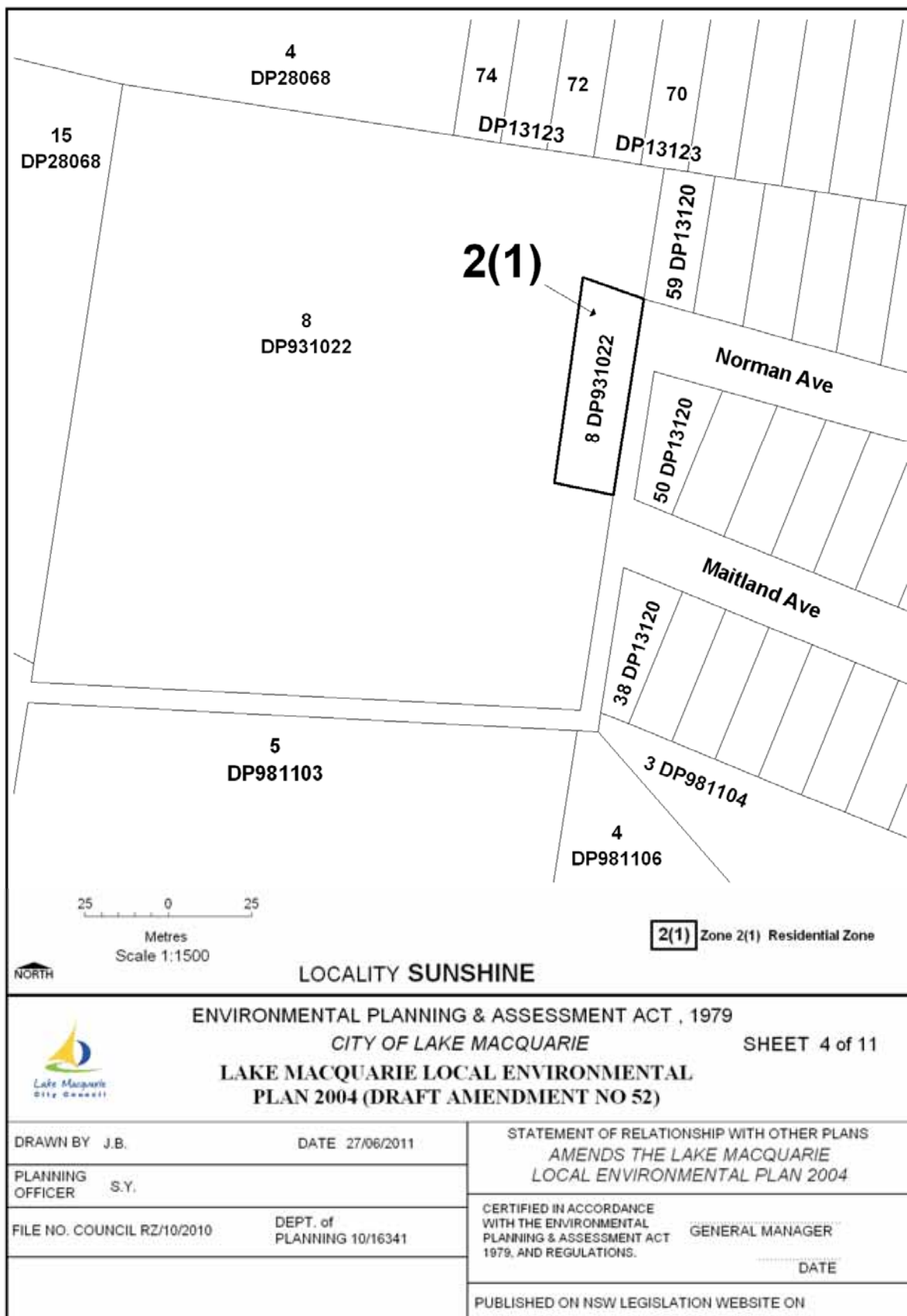
Sheet 3: Rezoning of 7, 7A, 7B, 7C Park Street Belmont North

Reason for changes:- The draft LEP proposes to amend the LEP map to rezone Council owned land at 7, 7A, 7B, 7C Park Street Belmont North from 2(1) Residential to 6(1) Open Space to reflect its use as part of the adjacent public park.



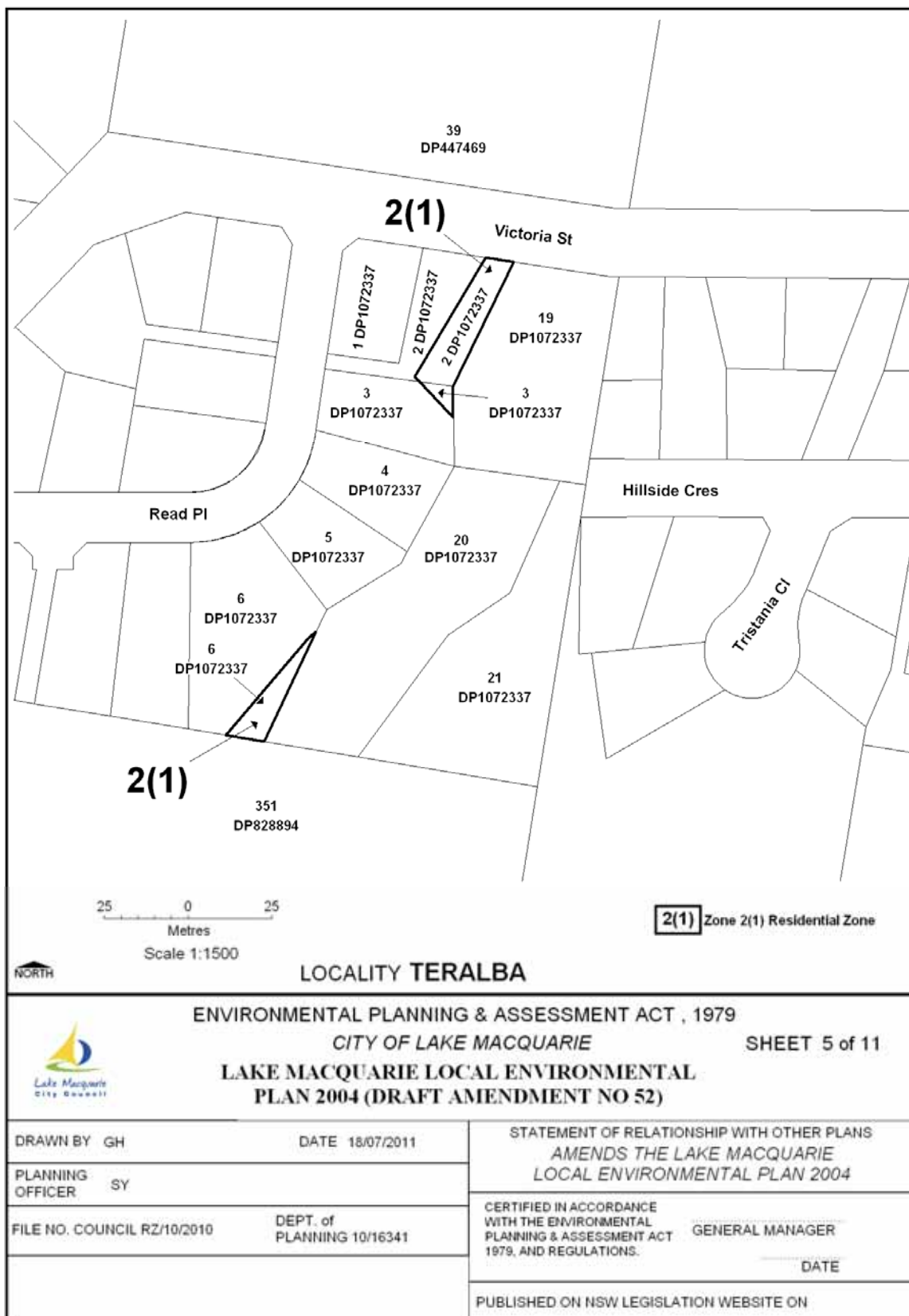
Sheet 4: Removal of Acquisition Layer

Reason for changes: The draft LEP proposes to amend the LEP map to remove part of the acquisition layer associated with 15 Norman Avenue Sunshine because Council does not require a road connection from Norman Avenue to Maitland Avenue.



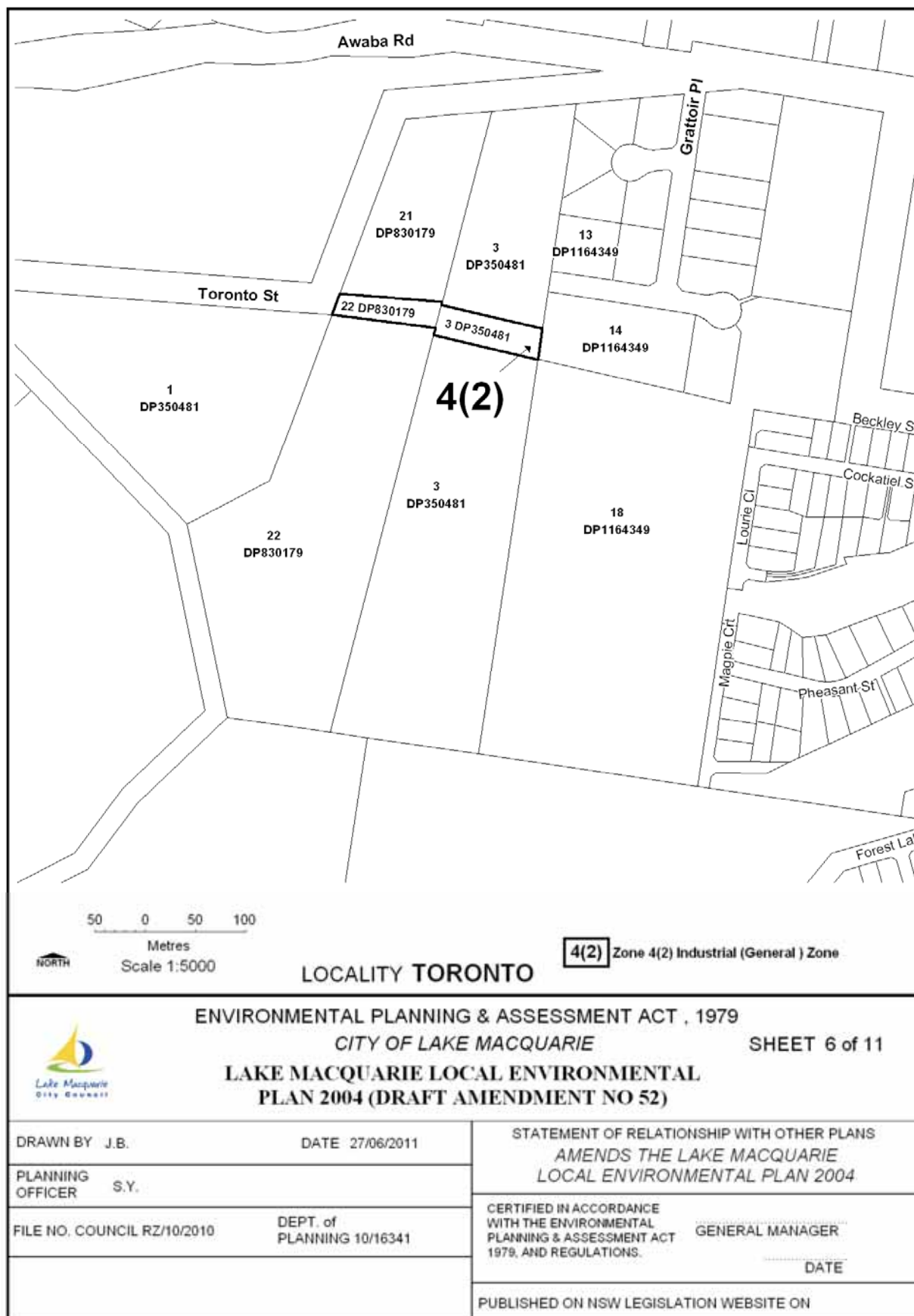
Sheet 5: Removal of Acquisition Layer

Reason for changes: The draft LEP proposes to amend the LEP map to remove the acquisition layer associated with 3 Read Place, 5 Read Place, and 11 Read Place, because land that was previously required for drainage reserve is now covered by an easement for drainage created on the residential lots at the time of subdivision in 2006.



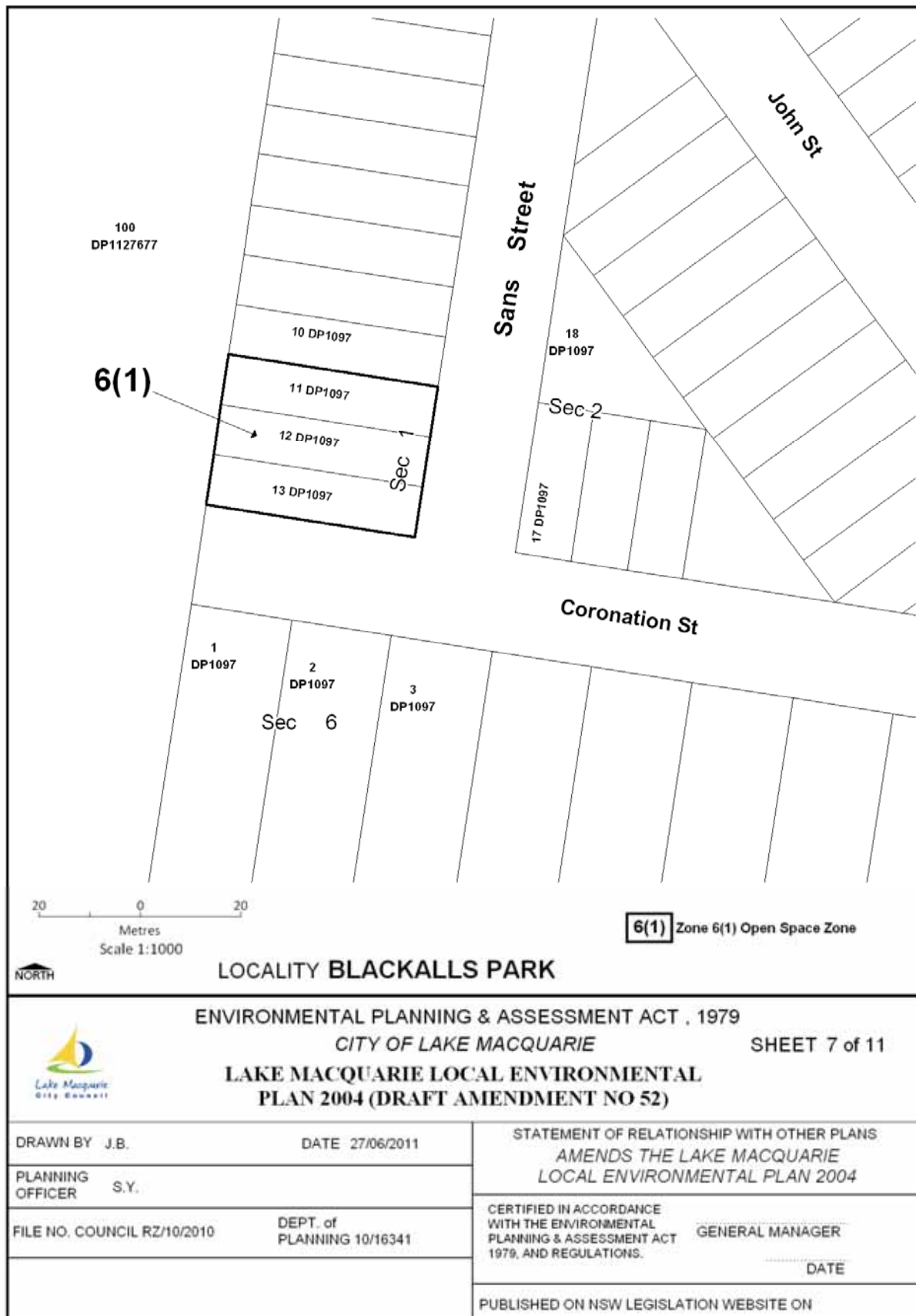
Sheet 6: Removal of Acquisition Layer

Reason for changes: The draft LEP proposes to amend the LEP map to remove the acquisition layer associated with 17A and 21 Toronto Street, Toronto because Council a road link from Toronto Street to Grattoir Place would be constructed and dedicated at the time of a future sub-division.



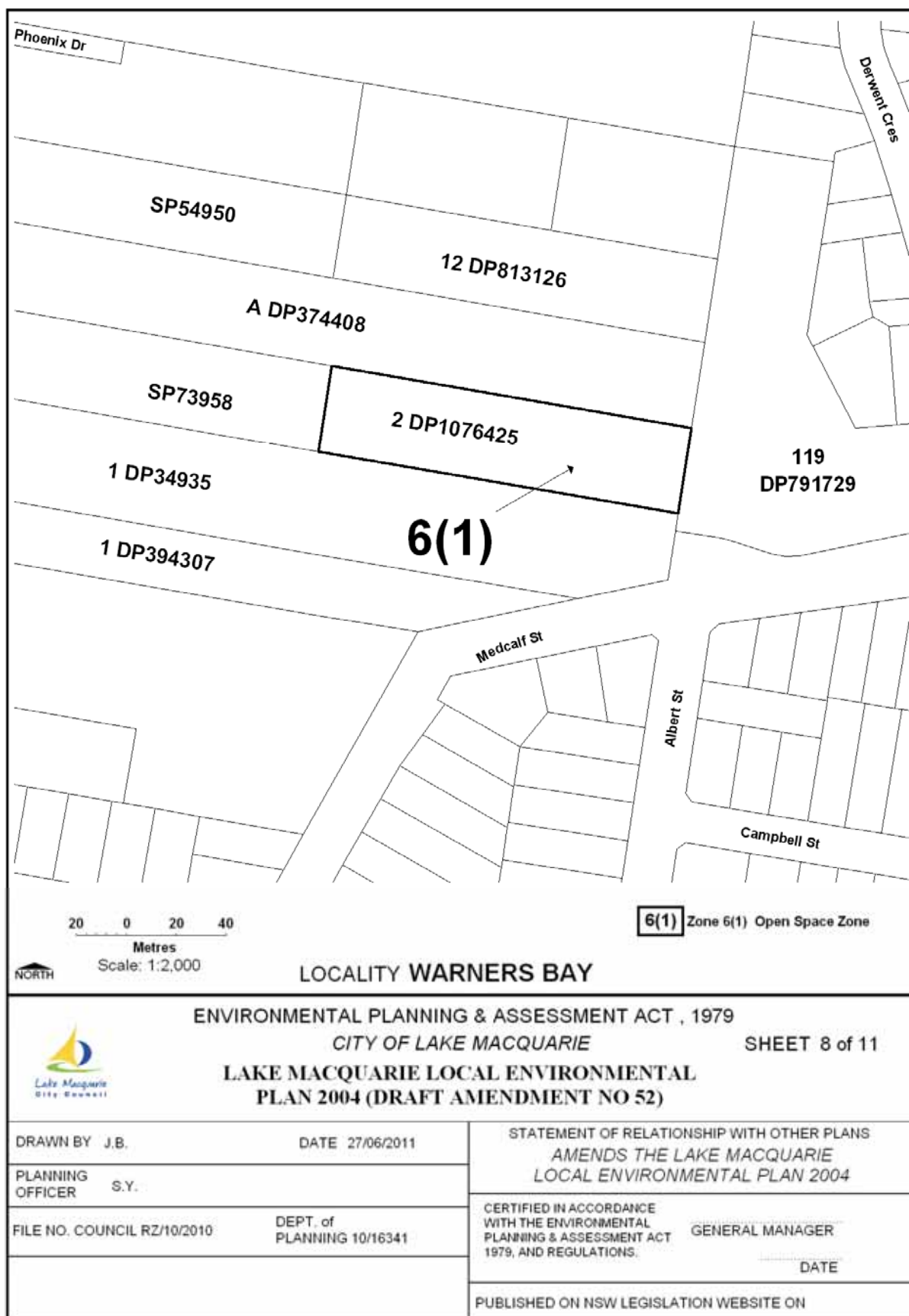
Sheet 7: Removal of Acquisition Layer

Reason for changes: The draft LEP proposes to amend the LEP map to remove the acquisition layer associated with 1 Sans Street Blackalls Park because the land has been acquired.



Sheet 8: Removal of Acquisition Layer

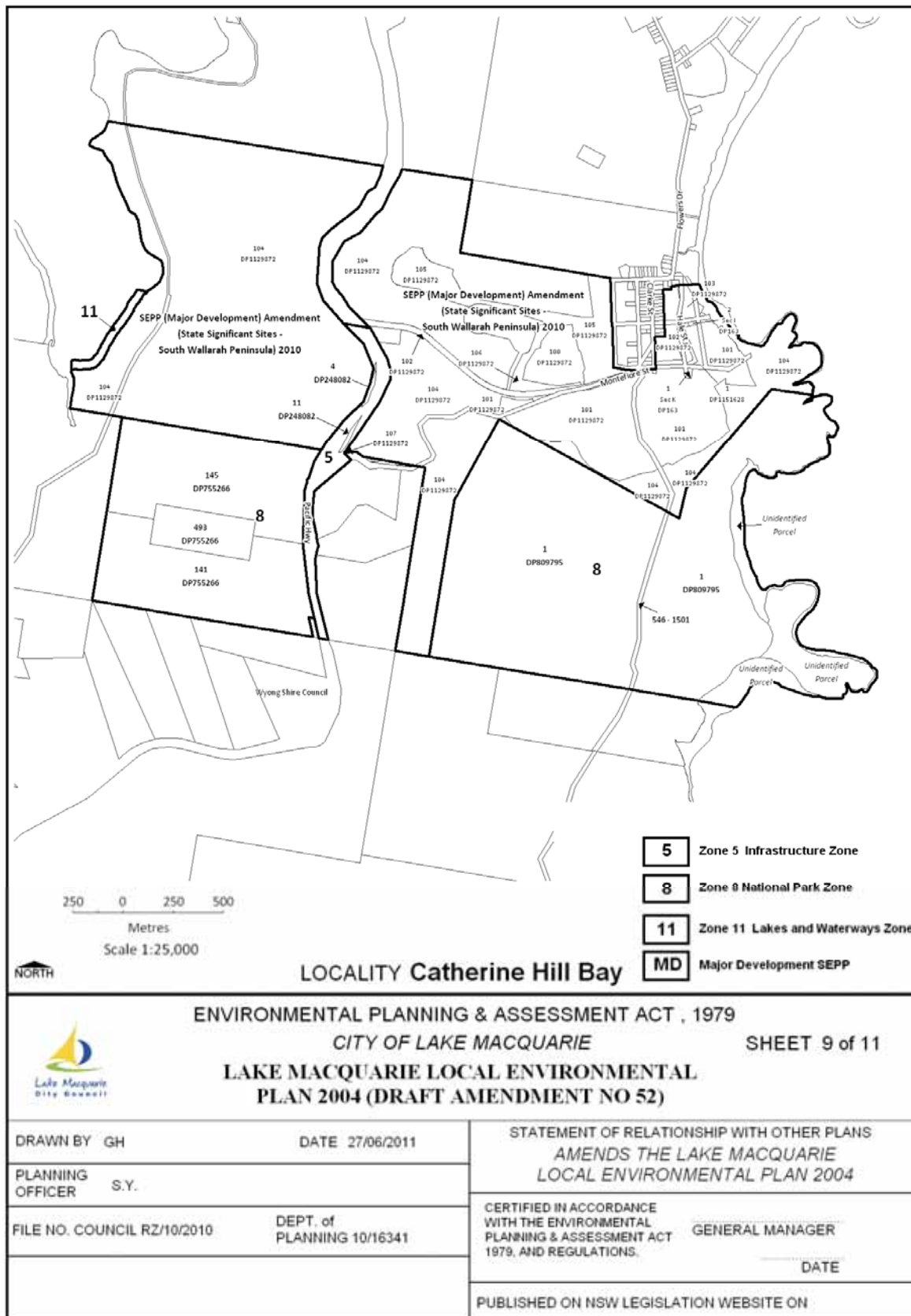
Reason for changes: The draft LEP proposes to amend the LEP map to remove the acquisition layer associated with 44C Fairfax Road Warners Bay because the land has been acquired.



Sheet 9: SEPP (Major Development) Amendment (State Significant sites – South Wallarah Peninsula) 2010 and Zoning of Land Previously within Wyong LGA

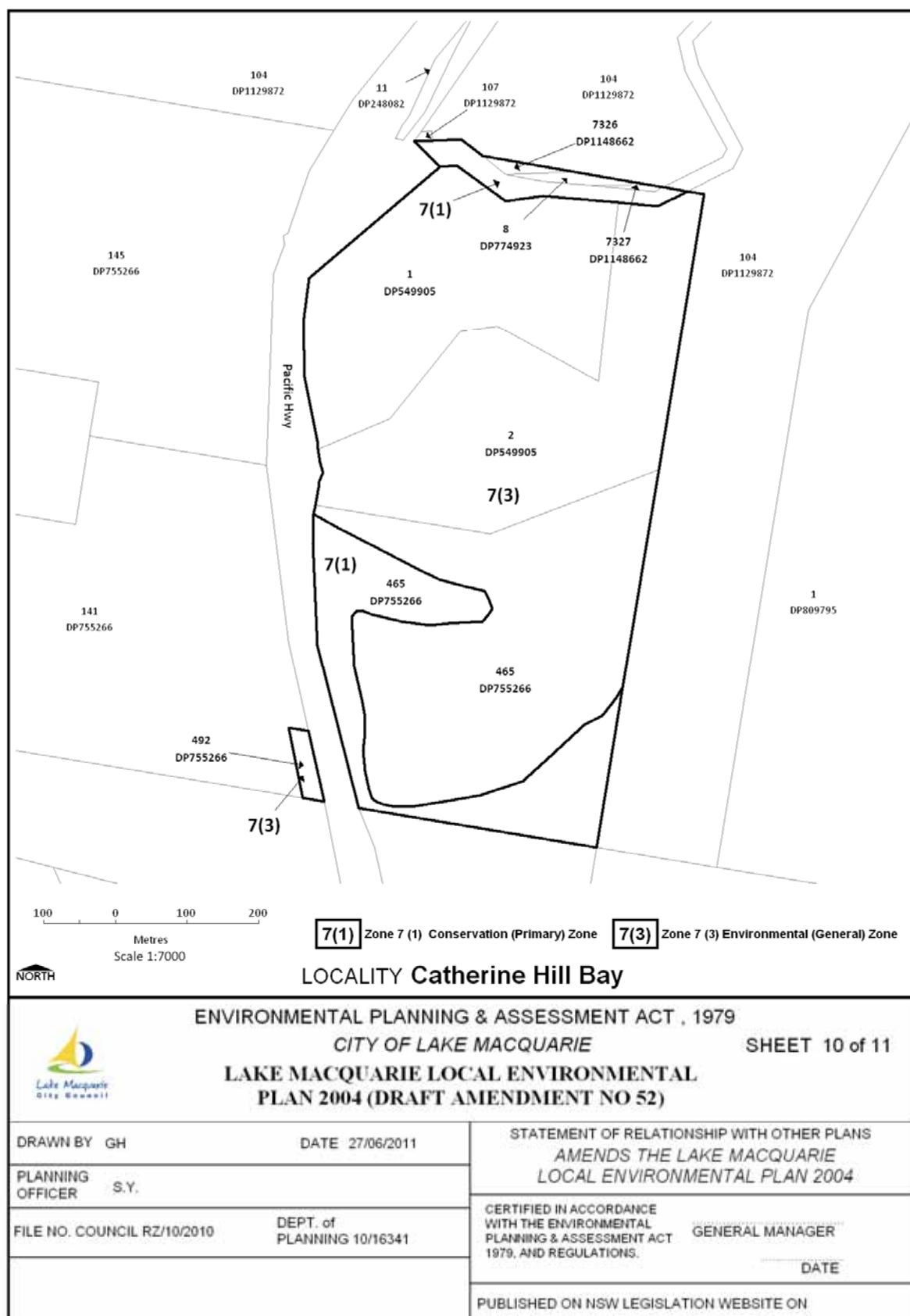
Reason for changes: The Draft LEP proposes to amend the LEP map to:

1. zone presently unzoned land that was previously within the Wyong LGA, to Zone 5 Infrastructure, Zone 8 National Park and Zone 11 Lakes and Waterways
2. delineate the South Wallarah Peninsula site at Catherine Hill Bay that is subject to the SEPP (Major Development) 2010.



Sheet 10: Zoning of Land Previously within Wyong LGA

Reason for changes: The draft LEP proposes to amend the LEP map to zone presently unzoned land that was previously situated within the Wyong LGA. to Zone 7(1) Conservation (Primary) and Zone 7(3) Environmental (General)



Sheet 11: Amendment to Schedule 8

Reason for changes: The draft LEP proposes to amend LEP 2004 Schedule 8 Item 1 Column 1 because there has been:

1. incorrect identification of the subject land,
2. consolidation of lots, and
3. subdivision and completion of the requirements of the Schedule 8 on part of the land

