



New South Wales

Greater Taree Local Environmental Plan 1995 (Amendment No 35)

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*. (NEW0004635/PC)

FRANK SARTOR, M.P.,
Minister for Planning

2007 No 461

Clause 1 Greater Taree Local Environmental Plan 1995 (Amendment No 35)

Greater Taree Local Environmental Plan 1995 (Amendment No 35)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Greater Taree Local Environmental Plan 1995 (Amendment No 35)*.

2 Aims of plan

The aim of this plan is to permit development on the land to which this plan applies for purposes that cater to tourists, including residential, retail and commercial development, tourist accommodation, restaurants, take away food outlets and other facilities.

3 Land to which plan applies

This plan applies to Lots 1 and 2, DP 333852, Lots A, B and C, DP 164674, Lot 4, Sec 4, DP 3933, Lots 1 and 2, DP 784833 and Lot 15, DP 330007, Victoria Street, Taree.

4 Amendment of Greater Taree Local Environmental Plan 1995

Greater Taree Local Environmental Plan 1995 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 4 Definitions

Insert in alphabetical order in clause 4 (1):

attic means any habitable space, but not a separate dwelling, contained wholly within a roof, where the pitch of the roof creating the space does not exceed 36 degrees (except for minor elements such as dormer windows and the like).

floor space ratio means the ratio of the gross floor area of all buildings on a site area to the site area.

mezzanine means an intermediate floor within a room.

storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room, or
- (b) a mezzanine, or
- (c) an attic.

[2] Schedule 5 Development for certain additional purposes

Insert at the end of the Schedule:

<p>Lots 1 and 2, DP 333852, Lots A, B and C, DP 164674, Lot 4, Sec 4, DP 3933, Lots 1 and 2, DP 784833 and Lot 15, DP 330007, Victoria Street, Taree.</p>	<p>Development for residential, retail or commercial purposes or development that will cater to tourists such as development for the purposes of tourist accommodation, restaurants, take away food outlets or other facilities or any combination of those purposes, but only if the Council is satisfied that the proposed development:</p>
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- (a) will not result in a floor space ratio that exceeds 2:1, and
- (b) will not be greater than 5 storeys.