



New South Wales

Greater Taree Local Environmental Plan 2010 (Amendment No 6)

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*.

BRETT WHITWORTH
As delegate for the Minister for Planning

Greater Taree Local Environmental Plan 2010 (Amendment No 6)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Greater Taree Local Environmental Plan 2010 (Amendment No 6)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to all of the land to which *Greater Taree Local Environmental Plan 2010* applies.

4 Maps

The maps adopted by *Greater Taree Local Environmental Plan 2010* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

Schedule 1 Amendment of Greater Taree Local Environmental Plan 2010

[1] Clause 2.1 Land use zones

Insert after “E3 Environmental Management”:

E4 Environmental Living

[2] Land Use Zone

Insert after the matter relating to Zone E3 Environmental Management:

Zone E4 Environmental Living

1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Dwelling houses; Home industries; Roads

4 Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

[3] Clauses 7.8 and 7.9

Insert after clause 7.7:

7.8 Subdivision of land at Brimbin in Zone RU4

- (1) The objectives of this clause are as follows:
 - (a) to permit the clustered development of small-scale agricultural and horticultural enterprises on common land,
 - (b) to maximise provision of land for intensive sustainable agriculture,
 - (c) to protect and enhance rural landscapes,
 - (d) to provide for a range of rural land uses that do not adversely affect surrounding land uses,
 - (e) to maximise efficient servicing of lots containing residences,
 - (f) to prevent the fragmentation of rural areas.
- (2) This clause applies to land shown coloured red and labelled “Clause 7.8” on the Key Sites Map.
- (3) Despite clauses 4.1, 4.1AA and 4.2B, development consent may be granted for the community title subdivision of land to which this clause applies to create lots of any size but only if the consent authority is satisfied that the development would be consistent with:
 - (a) the objectives of this clause, and

- (b) a development control plan prepared specifically for the site.

7.9 Subdivision of land at Brimbin in Zone E4

- (1) The objectives of this clause are as follows:
- (a) to permit the clustered development of dwellings to allow for management of high conservation value lands,
 - (b) to protect and enhance natural landscapes,
 - (c) to prevent the fragmentation of high conservation value land.
- (2) This clause applies to land shown coloured red and labelled “Clause 7.9” on the Key Sites Map.
- (3) Despite clauses 4.1, 4.1AA and 4.2B, development consent may be granted for the subdivision of land to which this clause applies to create lots of any size but only if the consent authority is satisfied that:
- (a) the development would be consistent with the objectives of this clause and a development control plan prepared specifically for the site, and
 - (b) suitable arrangements have been or will be made for the management of the land.

[4] Schedule 5 Environmental heritage

Insert in appropriate order in Part 3 under the headings “**Suburb**”, “**Item name**”, “**Address**”, “**Property Address**”, “**Significance**” and “**Map Ref**”, respectively:

Brimbin	Former convict-era garrison site containing a well site (1840s), later the estate of a colonial NSW Government Architect	Lot 1, Old Port Macquarie Road	Lot 1, DP 10304	Local A310
Brimbin	Wingham to Port Macquarie old road (1860s)	Wingham to Port Macquarie old road pavements, original alignment and fenced road boundaries, Kellys Crossing of Dawson River and all associated structures, road signs and mileposts	Lots forming the northern boundary: Lot 1, DP 574366; Lot 1, DP 339062; Lots 11–14, DP 10304; Lot 1, DP 78136 Lots forming the southern boundary: Lot 27, DP 6031; Lots 1, 3 and 4, DP 10304; Lot 1, DP 1084130; Lot 1, DP 78136; Lot 13, DP 114564	Local A311

[5] Dictionary

Insert in alphabetical order:

Key Sites Map means the Greater Taree Local Environmental Plan 2010 Key Sites Map.