



New South Wales

# **Greater Taree Local Environmental Plan 2010 (Amendment No 9)**

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*.

**MONICA GIBSON**

As delegate for the Minister for Planning

## **Greater Taree Local Environmental Plan 2010 (Amendment No 9)**

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### **1 Name of Plan**

This Plan is *Greater Taree Local Environmental Plan 2010 (Amendment No 9)*.

### **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 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 4.1C

Insert after clause 4.1B:

#### 4.1C Exceptions to minimum subdivision lot size for land in Zone RU1 or E2

- (1) The objective of this clause is to improve the management of land affected by acid sulfate soils to achieve an environmental benefit.
- (2) This clause applies to each lot (an *original lot*) that contains:
  - (a) land identified as “Bonus development area” on the Big Swamp Area Map (*the Map*), and
  - (b) land identified as “Environmentally sensitive area” on the 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) if a resulting lot contains land identified as “Bonus development area” on the Map, it will contain at least 5 hectares of that land, and
  - (b) if a resulting lot contains land identified as “Exclusion area” on the Map, that lot will also contain at least 5 hectares of land identified as “Bonus development area” on the Map, and
  - (c) if a resulting lot contains land identified as “Environmentally sensitive area” on the Map, suitable arrangements have been, or will be, made for the conservation and management of that land.
- (4) Despite any other provision of this Plan, development consent may be granted for the erection of a dwelling house on land that has been subdivided under this clause if the land is identified as “Bonus development area” on the Map.

### [2] Schedule 5 Environmental heritage

Omit “Lot 1, DP 758285” from the matter relating to Item no I22 in Part 1.

Insert instead “Lots 1, 3 and 4, DP 758285”.

### [3] Schedule 5, Part 1

Omit the matter relating to Item no I243. Insert in appropriate order:

Wingham WR Maitland Building 28–38 Bent Street Lot 20, DP 801981 Local I243

### [4] Schedule 5, Part 1

Omit “Lot 1, DP 780647” from the matter relating to Item no I249.

Insert instead “Lot 7303, DP 1143888 and Lot 16, Section 10, DP 758546”.

### [5] Schedule 5, Part 1

Omit the matter relating to Item no I282.

**[6] Schedule 5, Part 3**

Insert in appropriate order:

Bohnock Literary Institute 13 Bohnock Road Lot 176, DP 753149 Local A282

**[7] Dictionary**

Insert in alphabetical order:

***Big Swamp Area Map*** means the Greater Taree Local Environmental Plan 2010 Big Swamp Area Map.