



New South Wales

Greater Taree Local Environmental Plan 2010 (Amendment No 17)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

ROGER BUSBY, MANAGER STRATEGIC PLANNING, MIDCOAST COUNCIL
As delegate for the local plan-making authority

Greater Taree Local Environmental Plan 2010 (Amendment No 17)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Greater Taree Local Environmental Plan 2010 (Amendment No 17)*.

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 land within Zone RU1 Primary Production under *Greater Taree Local Environmental Plan 2010*.

Schedule 1 Amendment of Greater Taree Local Environmental Plan 2010

[1] Land Use Table

Omit “(attached)” from item 3 of the matter relating to Zone RU1 Primary Production.

[2] Clause 4.2C

Insert after clause 4.2B:

4.2C Erection of dual occupancies in Zone RU1

- (1) The objective of this clause is to ensure that development is compatible with the primary production potential, rural character and environmental capabilities of the land.
- (2) Development consent must not be granted to development for the purpose of a dual occupancy on land in Zone RU1 Primary Production unless the consent authority is satisfied that:
 - (a) the development will not impair the use of the land for agriculture or rural industries, and
 - (b) any dwellings will be situated within 100 metres of each other, and
 - (c) the land is physically suitable for the development, and
 - (d) the land is capable of accommodating the on-site disposal and management of sewage for the development, and
 - (e) each dwelling will use the same vehicular access to and from a public road and share a common fire break, and
 - (f) the dwellings will not have an adverse impact on the scenic amenity or character of the rural environment, and
 - (g) the development will not have an adverse impact on any riparian areas or on the supply of water to adjoining land.
- (3) Development consent must not be granted to development for the purpose of a dual occupancy on land in Zone RU1 Primary Production unless development consent for the erection of a dwelling house on that land may be granted in accordance with clause 4.2A.

[3] Dictionary

Omit the definition of *Council*. Insert instead:

Council means the Mid-Coast Council.