

Planning proposal - amendments to Greater Taree Local Environmental Plan 2010

MidCoast Council invites community feedback on a planning proposal which includes a number of amendments to the *Greater Taree Local Environmental Plan 2010* (LEP 2010). These amendments will improve the application of LEP 2010 by providing clear and succinct planning provisions and improving the consistency of the use of zones in specific locations.

The planning proposal contains two different types of amendments:

- **general amendments** that are changes to provisions in LEP 2010 that can apply to the whole Manning region. There are thirteen general amendments which include:
 - essential services
 - events permitted without development consent
 - changes to boundaries in rural and environmental zones
 - zone objective changes
 - detached dual occupancies on rural land
 - changes to uses in the Primary Production (RU1) zone
 - enabling a kiosk/take away food and drink premises in Enterprise Corridor zone
 - Bulky Goods in Light Industry (IN2)
 - Rural Industries in Light Industry (IN2)
 - Function Centre in Public Recreation (RE1)
 - Heritage Conservation Area floor space ratio
 - dams in rural zones
 - subdivision of lots with split zones in the Village zone.
- **site specific amendments** that apply to one location. These are typically zone changes that can result in changes to other provisions for a site (eg. floor space ratio and building height). In addition, these site specific amendments include changes to the heritage listing of properties and the inclusion of a site on the Land Reservation Acquisition map. There are seventeen site specific amendments proposed.

Details of the project are provided in the following documentation which includes:

- **Planning proposal** – this document explains the proposed amendments to the *Greater Taree Local Environmental Plan 2010* and contains an assessment of the suitability of the amendments against State and local planning controls. A number of technical studies are provided as attachments to the planning proposal which relate to two of the site specific amendments
- **Gateway determination** – this document is approved by the NSW Minister for Planning and identifies the planning controls and process to be undertaken for consideration of the planning proposal as it proceeds through the rezoning process. This Gateway determination supports the proposal to proceed and specifies amendments, further studies required, community consultation requirements, public authority consultation and time frames for completion. The Gateway also delegated the authority to Council to make the plan
- **Local Environmental Plan** – the *Greater Taree Local Environmental Plan 2010* is provided to show the current planning controls that apply in the Taree region of the MidCoast Council

If you would like to know more, you can contact our strategic planners on 6591 7222.

This application is available until close of business on **Friday 17 November 2017** for the community to provide feedback. You can email submissions S671/03/04 to Council or post to Taree Office, 2 Pulteney St, Taree, by quoting reference number S671/03/04.

