

**DRAFT PRINCIPAL LOCAL
ENVIRONMENTAL PLAN 2013 APPROVED AT COUNCIL MEETING 28.3.13
SPEAKING POINTS - PRESENTATION BY WONONA CHRISTIAN, PSC PLANNER
TO TRRA MEETING – 8 APRIL 2013**

PRE-PREPARATION CONSULTATION

- Futures Strategy
- Planning Strategy
- Local Strategies
- Rural Lands Review
- Commercial and Industrial Lands Study
- Environmental Review
- Government agencies
- Aboriginal Land Councils
- Review of DA submission issues
- Councillors –
 - 14 Two-Way Conversations
 - 13 Workshops
 - All day Saturday Workshop
 - All day Saturday Bus Trip

OUR APPROACH – KEEPING IT SIMPLE

- Utilise equivalent zoning
- Align definitions where practical
- Minimise changes to zone tables
- Transfer of current controls e.g.
 - Height
 - Lot size

STANDARD LEP TEMPLATE

- Compulsory use of the template
- Mandatory zones and clauses
- Some flexibility with land use tables
- Local clauses
- Model clauses
- Standardised mapping
- DoPI Practice Notes and Circulars
- DoPI Policy Branch
- Parliamentary Counsel

GROUP TERMS

Agriculture means any of the following:-
aquaculture; extensive agriculture; intensive
plant agriculture.

RU2 Rural Landscape zone

Agriculture includes:

Extensive agriculture (Permitted without
consent)

Intensive plant agriculture (permitted without
consent)

Intensive livestock agriculture (permitted with
consent)

Aquaculture (not individually listed but is
permitted with consent SEPP)

MAP PAGE 8 SPECIFIC ZONING OF
INFRASTRUCTURE (Not included – refer
links)

DRAFT LEP

- Translates LEP 2000 into Standard
Template
- Includes Kings Hill LEP 2010
- Key change area – environmental zones
- 13 map layers
- No current planning proposals included
- No rezoning of areas identified in
Strategies

KEY CHANGES

- Increased number of definitions
- Use of Group Terms
- Additional commercial zones
- Additional industrial zones
- Specific zoning of infrastructure
- Hunter Water zone – SP1 Special Activity
- Permissibly of subdivision in rural zones
- Commercial Heights in LEP not DCP
- Complexity of mapping
- Various lot sizes can apply to a single zone

CONSULTATION

- Exhibition 1 November – 14 December
2012
- Community visits
- Letters/Newspaper Notice/article
- Telephone calls/counter visits

MAIN ISSUES RAISED

- Anna Bay
- Duns Creek/Glen Oak
- Tilligerry
- Taylors Beach
- Lots sizes
- Heights in Residential Areas
- Commercial heights
- Implementation of sub-strategies
- Rezoning Requests

RECOMMENDED AMENDMENTS - INSTRUMENT

- Year change
- Additions to zone tables
- Clause 4.1C – subdivision
- Clause 4.2C – dwelling site area
- Clause 7.19 – Short term rental accommodation
- Heritage – Sabre Jet

RECOMMENDED AMENDMENTS - MAP

- Heights – Residential – Commercial
- Sand extraction sites - identification
- Taylors Beach
- Urban Release Areas
- Zone – Environmental areas

RECOMMENDED AMENDMENTS - MAP

- RMS – land acquisition
- Crown Lands – zone changes
- Defence – SP2 zone
- Land Councils

Slide 15-33 Maps – These are huge downloads and are not included here. They are available via download from PSC council website – [Home ---Building and Construction – Planning and building ---- Local Environment Plan ---- Draft Port Stephens LEP](#) - http://portstephens-new.local-e.nsw.gov.au/index.php?option=com_jentlacocontent&view=article&id=1133900:draft-portstephens-local-environmental-plan-2012&catid=3556:local-environmental-plans-lep-portstephe&Itemid=4016

WHAT HAPPENS NOW?

- Referred to DoPI 4 April 2013
- Legal review – DoPI
- Making of the Plan
- Planning Certificates

.....And then Gazettal, which is when the new plan comes into effect