

Appendix B – List of proposed amendments

A. Changes to text

Note: The following textual changes are indicative, and the final wording will be determined by the NSW Parliamentary Counsel's Office.

Provision	Changes	Appendix A - Issue
Clause 1.2	Insert at the end of subclause (2): (k) to ensure that new urban development makes a positive contribution to the public domain and streetscape, (l) to facilitate efficient use of urban land and infrastructure provision by staging development and achieving appropriate development yields.	1
Land Use Table: Zone No RU1	<ul style="list-style-type: none"> • Omit “; Sawmill or log processing works” from item 3 of the matter relating to Zone RU1 Primary Production. • Insert “Rural industries;” in alphabetical order in item 3 of the matter relating to Zone RU1 Primary Production. 	2
Land Use Table: Zone No R1	Insert “Business identification signs;” in alphabetical order in item 3 of the matter relating to Zone R1 General Residential.	3
Land Use Table: Zone No B7	<ul style="list-style-type: none"> • Omit “Self storage units;” from item 3 of the matter relating to Zone B7 Business Park; and • Omit “Airports;” and “Storage premises;” from item 4 of the matter relating to Zone B7 Business Park. 	4
Clause 4.1B	Omit subclause (3) and insert instead: (3) Despite clause 4.1, development consent may be granted to subdivide an original lot to create other lots (the resulting lots) if: (a) each lot in a residential, business or industrial zone: (i) has an area that is not less than the minimum lot size shown on the Lot Size Map in relation to the portion so zoned, and (ii) may include land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU6 Transition, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living, but only where the subdivision layout is consistent with the applicable zone objectives; and (b) all other resulting lots will contain land that has an area that is not less than the minimum size shown on the Lot Size Map in relation to that land.	5
Clause 4.2C (new)	Insert after clause 4.2B the following clause: 4.2C Boundary adjustments of land in certain rural, residential and environment protection zones (1) The objective of this clause is to facilitate boundary adjustments between lots if one or more lots do not meet the minimum lot size shown on the Lot Size Map in relation to that land and the objectives of the relevant zone can be achieved. (2) This clause applies to land in any of the following zones: (a) Zones RU1, RU2 and RU6, (b) Zone R5, (c) Zone E2, E3 and E4. (3) Despite clause 4.1, development consent may be granted to subdivide land by adjusting the boundary between adjoining lots if one or more lots do not meet the minimum lot size shown on the Lot Size Map in relation to that land, where the consent authority is satisfied that: (a) the subdivision will not create additional lots or the opportunity for	6

Provision	Changes	Appendix A - Issue
	additional dwellings, and (b) the number of dwellings or opportunities for dwellings on each lot after the subdivision will be the same as before the subdivision, and (c) the potential for land use conflict will not be increased as a result of the subdivision, and (d) the subdivision will not result in any increased bush fire risk to existing buildings, and (e) if the land is in Zone RU1 or RU2, the agricultural viability of the land will not be adversely affected as a result of the subdivision. (4) Before granting consent to development to which this clause applies the consent authority must be satisfied that the subdivision will not compromise the continued protection and long-term maintenance of any land in Zone E2, E3 or E4.	
Clause 7.5	Insert after the Note following subclause (4) the following: (5) Land that is shown as “Koala habitat area” on the Koala Habitat Map is environmentally sensitive land for the purposes of clause 1.19 of <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> - the “Codes SEPP”.	7
Clause 7.9	<ul style="list-style-type: none"> • Omit subparagraph (3)(a)(i) and insert instead: (i) <i>NSW Road Noise Policy</i> published by the Department of Environment, Climate Change and Water NSW in March 2011, and • Insert after subclause (3) the following: (4) Land that is identified as “Subject to acoustic controls” on the Acoustic Controls Map is buffer area for the purposes of clause 1.19 of <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> - the “Codes SEPP”. 	8
Schedule 5 Part 1	In the matter relating to St Thomas The Apostle Anglican complex, Hay Street, Port Macquarie (Item No I004), omit the words “Norfolk Island Palms” and insert instead the words “Norfolk Island Pines”.	9

B. Changes to Map Sheets

The following map sheets are revoked:

Map sheets	Map sheet identifier	Appendix A - Issue
Land Zoning Map		
LZN_010B	6380_COM_LZN_010B_020_20130809	10
LZN_012	6380_COM_LZN_012_080_20120821	11
LZN_012A	6380_COM_LZN_012A_020_20110124	11
LZN_013A	6380_COM_LZN_013A_020_20110523	11, 12
LZN_013C	6380_COM_LZN_013C_020_20131111	11
LZN_013D	6380_COM_LZN_013D_020_20131112	11, 13, 14
LZN_013F	6380_COM_LZN_013F_020_20110124	15
LZN_013G	6380_COM_LZN_013G_020_20120821	14, 16, 17
LZN_014A	6380_COM_LZN_014A_020_20120821	18
Lot Size Map		
LZN_010B	6380_COM_LSZ_010B_020_201300809	10
LSZ_011A	6380_COM_LSZ_011A_020_20111010	20
LSZ_011B	6380_COM_LSZ_011B_020_20120717	20, 21, 22
LSZ_013D	6380_COM_LSZ_013D_020_20131004	13, 14
LSZ_013G	6380_COM_LSZ_013G_020_20111011	16, 17, 23



Map sheets	Map sheet identifier	Appendix A - Issue
LSZ_014 LSZ_014A	6380_COM_LSZ_014_080_20110614 6380_COM_LSZ_014A_020_201111110	19 18, 19
Acoustic Controls Map, Coastal Erosion Map, Visually Sensitive Land Map CL1_013E	6380_COM_CL1_013E_020_20120814	24
Acid Sulfate Soils Map ASS_013G	6380_COM_ASS_013G_020_20101215	25
Floor Space Ratio Map FSR_013G	6380_COM_FSR_013G_020_20130419	16
Height of Buildings Map HOB_013D HOB_013G HOB_014C	6380_COM_HOB_013D_020_20130925 6380_COM_HOB_013G_020_20110519 6380_COM_HOB_014C_020_20110519	14 14, 16 26
Koala Habitat Map KHA_013D KHA_013E KHA_014B	6380_COM_KHA_013D_020_20110201 6380_COM_KHA_013E_020_20110201 6380_COM_KHA_014B_020_20110201	13 27 27
Land Reservation Acquisition Map LRA_012B ‡ LRA_013C LRA_013D LRA_013F ‡ LRA_013FA LRA_013G LRA_014C ‡	6380_COM_LRA_012B_020_20110209 6380_COM_LRA_013C_020_20110209 6380_COM_LRA_013D_020_20110209 6380_COM_LRA_013F_020_20110209 6380_COM_LRA_013FA_010_20110209 6380_COM_LRA_013G_020_20110209 6380_COM_LRA_014C_020_20110209	 11 11, 28 28 28

Notes: This list of current maps may need to be updated for the other amendments finalised prior to this amendment.

‡ The only change on these map sheets is to update the legend to show changes to the map sheets in the Series, arising from Issues 11 and 28.

The following map sheets are adopted:

Map sheets	Map sheet identifier	Appendix A - Issue
Land Zoning Map LZN_010B LZN_012 LZN_012A LZN_013A LZN_013C LZN_013D LZN_013F LZN_013G LZN_014A	6380_COM_LZN_010B_020_20140304 6380_COM_LZN_012_080_20140305 6380_COM_LZN_012A_020_20140306 6380_COM_LZN_013A_020_20140225 6380_COM_LZN_013C_020_20140306 6380_COM_LZN_013D_020_20140508 6380_COM_LZN_013F_020_20140306 6380_COM_LZN_013G_020_20140306 6380_COM_LZN_014A_020_20140306	10 11 11 11, 12 11 11, 13, 14 15 14, 16, 17 18



Map sheets	Map sheet identifier	Appendix A - Issue
Lot Size Map		
LZN_010B	6380_COM_LSZ_010B_020_20140304	10
LSZ_011A	6380_COM_LSZ_011A_020_20140219	20
LSZ_011B	6380_COM_LSZ_011B_020_20140219	20, 21, 22
LSZ_013D	6380_COM_LSZ_013D_020_20140219	13, 14
LSZ_013G	6380_COM_LSZ_013G_020_20140219	14, 16, 17, 23
LSZ_014	6380_COM_LSZ_014_080_20140305	19
LSZ_014A	6380_COM_LSZ_014A_020_20140219	18, 19
Acoustic Controls Map, Coastal Erosion Map, Visually Sensitive Land Map		
CL1_013E	6380_COM_CL1_013E_020_20140227	24
Acid Sulfate Soils Map		
ASS_013G	6380_COM_ASS_013G_020_20140219	25
Floor Space Ratio Map		
FSR_013G	6380_COM_FSR_013G_020_20140304	16
Height of Buildings Map		
HOB_013D	6380_COM_HOB_013D_020_20140219	14
HOB_013G	6380_COM_HOB_013G_020_20140219	14, 16
HOB_014C	6380_COM_HOB_014C_020_20140219	26
Koala Habitat Map		
KHA_013D	6380_COM_KHA_013D_020_20140219	13
KHA_013E	6380_COM_KHA_013E_020_20140219	27
KHA_014B	6380_COM_KHA_014B_020_20140219	27
Land Reservation Acquisition Map		
LRA_012	6380_COM_LRA_012_080_20140508	11
LRA_012A	6380_COM_LRA_012A_020_20140508	11
LRA_012B ‡	6380_COM_LRA_012B_020_20140508	
LRA_013A	6380_COM_LRA_013A_020_20140508	11
LRA_013C	6380_COM_LRA_013C_020_20140508	11
LRA_013D	6380_COM_LRA_013D_020_20140508	11, 28
LRA_013F ‡	6380_COM_LRA_013F_020_20140512	
LRA_014C ‡	6380_COM_LRA_014C_020_20140508	

Notes: These map sheets may need to be updated prior to finalisation, to incorporate separate amendments that may have commenced since the map sheets were prepared. Such changes have no significance to this Planning Proposal. An updated map will have a revised identifier, reflecting the date of preparation.

‡ The only change on these map sheets is to update the legend to show changes to the map sheets in the Series, arising from Issues 11 and 28.