

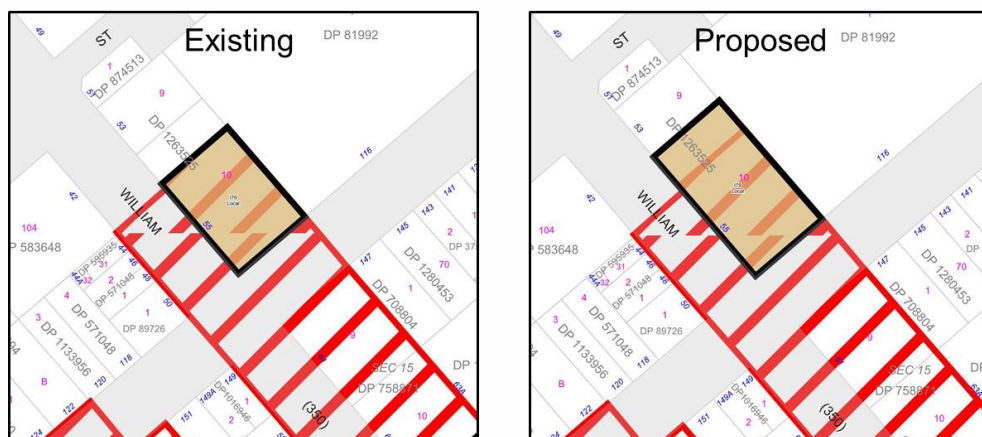
Draft Port Stephens Local Environmental Plan (LEP) 2013 – Administrative Amendment

1 Clause 5.22 Special flood considerations

- Explanation:**

Adopting the optional clause will allow council to ensure future development in flood prone areas is compatible with the level of risk, avoids accumulative impacts, protects the capacity of emergency responses and avoids adverse effects of hazardous development during flood events.

1. Amend Schedule 5 Environmental Heritage to correct the address for item I79 Courthouse, Raymond Terrace; and
2. Update the Heritage map to reflect the correct property boundary of item I79



Item 179 of Schedule 5 Environmental Heritage is currently incorrect as it refers to a historical address. In 2020, the Raymond Terrace Courthouse and Police Station were subject to a 2 into 2 subdivision that moved the property boundary and changed the residential address. The proposed amendment will correct the address and update the Heritage map.

3 National Parks and Nature Reserves

1. Amend the Land Zoning Map to rezone the following sites to C1 National Parks and Nature Reserves; and
2. Amend the Lot Size Map to remove identification of the sites as 40 hectares

Address	Current Zone	Reservation status
Lot 2 DP 1224780 139 Boundary Road, Medowie	C2 Environmental Conservation	Medowie State Conservation Area
Lot 1 DP 1192418 17 Notts Lane, Glen Oak	RU2 Rural Landscape	Columbey National Park
Lot 119 DP 752445 716A Duns Creek Road, Duns Creek	C3 Environmental Management	Columbey National Park
Lot 1 DP 1168926 716B Duns Creek Road, Duns Creek	C3 Environmental Management	Columbey National Park
Lot 2 DP 1168926 716C Duns Creek, Duns Creek	C3 Environmental Management	Columbey National Park

Explanation:

The above listed sites have recently been reserved under the *National Parks and Wildlife Act 1974*. Council wishes to rezone these sites to C1 National Parks and Nature Reserves to reflect their statuses as Conservation Areas and National Parks. The lot size is proposed to be amended as land zoned C1 National Parks and Nature Reserves do not have a minimum lot size.

4 Minimum lot size at Masonite Road, Heatherbrae

1. Correct the Lot Size Map for Part of Lot 1401 DP 1272419 (343 Masonite Road, Heatherbrae) to remove the identification of part of the site as 20 hectares



Explanation:

The Lot Size Map at 343 Masonite Road, Heatherbrae incorrectly applies a minimum lot size of 20 hectares over land zoned SP2 Classified Road and E4 General Industrial. Land zoned E4 General Industrial typically has no minimum lot size. It is proposed to correct the Lot Size Map in this area to allow for the logical subdivision of this industrial land.