
The proposed amendment will remove dual zoning to approved residential lots and reduce land use conflict.

The proposal will extend the MU1 Mixed Use zone over about 2,300m² of land currently zoned C2 Environmental Conservation. This change reflects a previously approved subdivision and an agreement under a voluntary planning agreement (VPA). This land has not been identified as having biodiversity values and relevant State agencies have not objected to the proposed rezoning.

Under the proposed VPA, the developer is required to dedicate approximately 48.5 hectares of C2 Environmental Conservation zoned land as well as 17.5 hectares of R1 General Residential zoned land to Council. The VPA requires this land to be improved by the developer through revegetation and conservation works and then to be managed in perpetuity by Council.

2 Amend the Lot Size Map

1. Amend the Lot Size Map to reduce the minimum lot size within the MU1 Mixed use Zone from 400m² to 300m²

Explanation:

It is proposed to reduce the minimum lot size for land within the MU1 Mixed Use zone to allow for more flexible subdivision outcomes. This is consistent with priorities from the Port Stephens Local Housing Strategy to increase the diversity of housing choice and encourage a range of housing types and sizes.

3 Amend the Height of Building Map

2. Amend the height of Building map to align with the proposed zone boundaries

Explanation:

It is proposed to make sure the building height limits match the new zoning. The building height limit in the R1 General Residential zone and MU1 Mixed Use zone are 9m and 15m respectively. No height increases are proposed.
