

Explanation of Amendments

Draft Port Stephens Local Environmental Plan (LEP) 2013 –

254 Tarean Road Karuah

NO. EXPLANATION OF AMENDMENTS

The planning proposal seeks to amend Schedule 1 of the *Port Stephens Local Environmental Plan 2013* to insert an additional permitted use for a service station at 254 Tarean Road, Karuah.

The proposed map amendments are to permit a service station on Lot 1, DP50714, 254 Tarean Road, Karuah, within the RU2 zone.



Explanation

Historically, the site operated as a service station, but the existing use rights expired after the service station ceased operations. The current proposal seeks to reinstate that use to enable future development opportunities.

Any future service station on the site will still require a development application and development consent through the standard assessment process.