

Attachment 1226

Greenhithe Sub-precinct C Proposed wording

**a) Amend Part 2 - Chapter F: Precinct objectives and policies, 5.12
Greenhithe as follows:**

1. Amend the second paragraph of the precinct description to refer to “three” rather than “two” precincts
2. Add the following reference to a new sub-precinct C at the end of that paragraph: “Sub-precinct C allows higher densities than those permitted by the Large Lot zone, subject to ensuring access to a reticulated wastewater system. It aims to reflect the historical character of subdivision in this area.”
3. After clause 8 which refers to Greenhithe sub-precinct B, add a new sub heading ‘Greenhithe sub-precinct C’ and a new clause 9 to read:
“9. Preserve the historical character and amenity of the established residential area, which is defined by wide and spacious sites, abundant native and exotic vegetation, mature trees and generous berms.”

b) Amend Part 3, Chapter K, Rule 5.12.2.1 by inserting the following after clause 2:

“3. Within Greenhithe sub-precinct C, the minimum site size for subdivision must be in accordance with the table below:

Table 2

Minimum site size	Controls
1200m ² , provided that the average site area within the subdivision, excluding any site in excess of 1800m ² , is 1500m ² .	Each site must: i. be connected to a reticulated wastewater network
4000m ²	Non-sewered sites

- c) Amend and renumber Part 3, Chapter K, Rule 5.12.2.1 clause 3 to read:**
“4. The creation of any site smaller than the minimum site sizes specified in clauses 2.1.1-3 above is a non-complying activity.”
- d) Amend the PAUP Planning Map Precinct overlay to show “Greenhithe Precinct C” applying over the area shown on the attached map:**

