



New South Wales

Port Stephens Local Environmental Plan 2000 (Amendment No 19)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (N00/00174/PC)

FRANK SARTOR, M.P.,
Minister for Planning

2005 No 434

Clause 1 Port Stephens Local Environmental Plan 2000 (Amendment No 19)

Port Stephens Local Environmental Plan 2000 (Amendment No 19)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Port Stephens Local Environmental Plan 2000 (Amendment No 19)*.

2 Aims of plan

This plan aims to amend *Port Stephens Local Environmental Plan 2000*:

- (a) to introduce minimum site area provisions for part of the land to which this plan applies so as to increase residential densities around and within the Pacific Dunes Golf Course, and
- (b) to rezone part of the land from partly Zone No 1 (c4) (the Rural Small Holdings "C4" Zone), partly Zone No 6 (c) (the Special Recreation "C" Zone) and partly Zone No 7 (a) (the Environment Protection "A" Zone) to partly Zone No 1 (c4) (the Rural Small Holdings "C4" Zone), partly Zone No 1 (c5) (the Rural Small Holdings "C5" Zone), partly Zone No 6 (c) (the Special Recreation "C" Zone) and partly Zone No 7 (a) (the Environment Protection "A" Zone) to respond to the land characteristics and facilitate residential subdivision and development, and
- (c) to rezone the southern part of the land from Zone No 7 (c) (the Environment Protection "C" (Water Catchment) Zone) to Zone No 6 (c) (the Special Recreation "C" Zone) so as to consolidate the golf course development into one appropriate zone.

3 Land to which plan applies

- (1) In respect of the aim referred to in clause 2 (a), this plan applies to land in the local government area of Port Stephens, within and in the vicinity of the Pacific Dunes Golf Course, Medowie Road and South Street, Medowie, as shown edged heavy black and lettered "Fairway Lots" or "Hillside Lots" on the map marked "Pacific Dunes Residential Area" deposited in the office of the Council of Port Stephens.

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- (2) In respect of the aims referred to in clause 2 (b) and (c), this plan applies to land in the local government area of Port Stephens, being Lot 3, DP 1040349, Medowie Road and part of Lot 713, DP 1077195, South Street, Medowie, as shown distinctively coloured and lettered “1 (c4)”, “1 (c5)”, “6 (c)” or “7 (a)” on the map marked “Port Stephens Local Environmental Plan 2000 (Amendment No 19)” deposited in the office of the Council of Port Stephens.

4 Amendment of Port Stephens Local Environmental Plan 2000

Port Stephens Local Environmental Plan 2000 is amended as set out in Schedule 1.

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Schedule 1 Amendments

Schedule 1 Amendments

(Clause 4)

[1] Clause 54A

Omit the clause. Insert instead:

54A Development of land—Medowie Road and South Street, Medowie (Pacific Dunes)

- (1) This clause applies to land within and in the vicinity of the Pacific Dunes Golf Course, Medowie Road and South Street, Medowie, as shown edged heavy black and lettered “Fairway Lots” or “Hillside Lots” on the map marked “Pacific Dunes Residential Area”.
- (2) Despite any other provision of this plan, consent must not be granted to the subdivision of, or the erection of a dwelling-house on, the land to which this clause applies, unless:
 - (a) each lot to be created on so much of the land shown edged heavy black and lettered “Fairway Lots” has a minimum area of 600 square metres, and
 - (b) each lot to be created on so much of the land shown edged heavy black and lettered “Hillside Lots” has a minimum area of 900 square metres, and
 - (c) the proposed dwelling-houses will comply with the provisions of this plan relating to development on land within Zone No 2 (a).

[2] Dictionary

Insert in appropriate order in the definition of *the map*:

Port Stephens Local Environmental Plan 2000 (Amendment No 19)

BY AUTHORITY
