



Port Stephens Local Environmental Plan 2000 (Amendment No 8)

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (N02/00318/S69)

DIANE BEAMER, M.P.,

Minister Assisting the Minister for Infrastructure
and Planning (Planning Administration)

2003 No 583

Clause 1 Port Stephens Local Environmental Plan 2000 (Amendment No 8)

Port Stephens Local Environmental Plan 2000 (Amendment No 8)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Port Stephens Local Environmental Plan 2000 (Amendment No 8)*.

2 Aims of plan

This plan aims:

- (a) to correct a number of zoning map anomalies relating:
 - (i) to a small number of properties at the western end of South Street, Medowie and a small number of properties in the vicinity of the eastern intersection of Sylvan Avenue and South Street, Medowie, and
 - (ii) to unzoned land at Kuranga Avenue, Raymond Terrace, and
 - (iii) to land at the Bagnalls Beach Estate, off Sergeant Baker Drive, Corlette, and
- (b) to rezone part of the land to which this plan applies, being land owned by Port Stephens Council and classified as operational land, to the Residential "A" Zone under *Port Stephens Local Environmental Plan 2000 (the 2000 plan)*, and
- (c) to rezone part of the land from the Proposed Road Zone to the Rural Agricultural "A" Zone under the 2000 plan, and
- (d) to rezone part of the land from the Rural Agricultural "A" Zone to the Environment Protection "C" (Water Catchment) Zone under the 2000 plan, and
- (e) to allow, with the consent of Port Stephens Council, the carrying out of development on part of the land for the purpose of dwellings and dual occupancies (being consistent with a consent previously granted under the former *Port Stephens Local Environmental Plan 1987*).

3 Land to which plan applies

- (1) To the extent that this plan corrects zoning map anomalies, it applies:
 - (a) to parts of Lots 100–104, DP 1031039, known as part of No 6 Sylvan Avenue and parts of Nos 113–119 South Street, Medowie, as shown edged heavy black on Sheet 1 of the map marked “Port Stephens Local Environmental Plan 2000 (Amendment No 8)” deposited in the office of Port Stephens Council, and
 - (b) to Lots 617–619, DP 1018962, known as Nos 40–44 South Street, Medowie, as shown edged heavy black on Sheet 2 of that map, and
 - (c) to Lot 20, DP 814825, known as No 10 Kuranga Avenue, Raymond Terrace, as shown edged heavy black on Sheet 3 of that map, and
 - (d) to parts of Lot 1540, DP 1023170, known as part of No 52 Sergeant Baker Drive, Corlette, as shown edged heavy black on Sheet 4 of that map.
- (2) To the extent that this plan rezones part of the land:
 - (a) to the Residential “A” Zone, it applies to Lot 15, Section 7, DP 24639, known as No 53 Trafalgar Street, Nelson Bay, as shown edged heavy black on Sheet 5 of that map, and
 - (b) to the Rural Agricultural “A” Zone, it applies to part of Lot 101, DP 1038663 and part of Lot 51, DP 739336, known as parts of Nos 11 and 15 Pacific Highway, Tomago and Lot 2, DP 727985 and Lot 431, DP 833938, known as No 290A Pacific Highway, Tomago and No 300 Pacific Highway, Heatherbrae, as shown edged heavy black on Sheet 6 of that map, and
 - (c) to the Environment Protection “C” (Water Catchment) Zone, it applies to part of Lot 278, DP 40324, known as part of No 99 Oyster Cove Road, Oyster Cove, that part of DP 753194, known as No 43 Road 572 off Tilligerry Track, Tanilba Bay, part of Lot 26, DP 753194, known as part of No 300 Lemon Tree Passage Road, Tanilba Bay, part of Lot 392, DP 1002768, known as part of No 175 Lemon Tree Passage Road, Tanilba Bay, part of Lot 1, DP 873570, known as part of No 175 Lemon Tree Passage Road, Tanilba Bay and closed road (as notified in Government Gazette No 11 of 5 February 1971), now part of W.R. 72152 (as notified in Government

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Gazette No 24 of 5 March 1971), known as No 280 Lemon Tree Passage Road, Tanilba Bay, as shown edged heavy black on Sheet 7 of that map.

- (3) To the extent that this plan allows, with consent, the carrying out of development for the purpose of dwellings and dual occupancies, it applies to Lots 1–26, DP 262789, Frederick Drive, Oyster Cove.

4 Amendment of Port Stephens Local Environmental Plan 2000

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

Schedule 1 Amendments

(Clause 4)

[1] Clause 62 Particular development permitted with consent

Insert at the end of the Table to the clause in Columns 1 and 2, respectively:

Lots 1–26, DP 262789, Frederick Drive,
Oyster Cove.

One dwelling or dual occupancy
housing on each of the allotments.

[2] Dictionary

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

Port Stephens Local Environmental Plan 2000 (Amendment
No 8)