



New South Wales

## **Port Stephens Local Environmental Plan 2000 (Amendment No 20)**

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*. (NEW0000157/S69)

FRANK SARTOR, M.P.,  
Minister for Planning

## 2005 No 874

Clause 1 Port Stephens Local Environmental Plan 2000 (Amendment No 20)

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### Port Stephens Local Environmental Plan 2000 (Amendment No 20)

under the

Environmental Planning and Assessment Act 1979

#### 1 Name of plan

This plan is *Port Stephens Local Environmental Plan 2000 (Amendment No 20)*.

#### 2 Aims of plan

This plan aims:

- (a) to rezone part of the land to which this plan applies (being all land in the village of Hinton that is currently within Zone No 2 (a) (the Residential “A” Zone)) to Zone No 1 (c3) (the Rural Small Holdings “C3” Zone) under *Port Stephens Local Environmental Plan 2000 (the 2000 plan)*, and
- (b) to rezone part of the land so as to adjust the zone boundary between Zone No 1 (a) (the Rural Agriculture “A” Zone) and Zone No 1 (c3) (the Rural Small Holdings “C3” Zone) under the 2000 plan in certain locations to match the physical boundaries, and
- (c) to prohibit any further development for the purposes of dual occupancy housing and urban housing in the village of Hinton within Zone No 1 (c3) (the Rural Small Holdings “C3” Zone) because of the risk of flooding in, and around, the village of Hinton.

#### 3 Land to which plan applies

- (1) To the extent that this plan rezones land, it applies to land in the local government area of Port Stephens in the village of Hinton, as shown edged heavy black and lettered “1 (a)” or “1 (c3)” on the map marked “Port Stephens Local Environmental Plan 2000 (Amendment No 20)” deposited in the office of Port Stephens Council.
- (2) To the extent that this plan prohibits certain development, it applies to land in the village of Hinton within Zone No 1 (c3) (the Rural Small Holdings “C3” Zone) under the 2000 plan.

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**4 Amendment of Port Stephens Local Environmental Plan 2000**

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

## 2005 No 874

Port Stephens Local Environmental Plan 2000 (Amendment No 20)

Schedule 1 Amendments

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### Schedule 1 Amendments

(Clause 4)

#### [1] Clause 14B

Insert after clause 14A:

##### 14B Development in Zone No 1 (c3) in Hinton

- (1) This clause applies to all land within Zone No 1 (c3) in the village of Hinton.
- (2) Despite any other provision of this plan, the consent authority may consent to the erection of one but not more than one dwelling on a lot of land to which this clause applies:
  - (a) that is less than 3,500 square metres in area, and
  - (b) that was created by a subdivision for which development consent was granted before the commencement of *Port Stephens Local Environmental Plan 2000 (Amendment No 20)*.

#### [2] Dictionary

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

Port Stephens Local Environmental Plan 2000 (Amendment No 20)

BY AUTHORITY

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