



New South Wales

# Wyong Local Environmental Plan 1991 (Amendment No 154)

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*. (N02/00277/S69)

FRANK SARTOR, M.P.,  
Minister for Planning

## 2006 No 18

Clause 1 Wyong Local Environmental Plan 1991 (Amendment No 154)

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# Wyong Local Environmental Plan 1991 (Amendment No 154)

under the

Environmental Planning and Assessment Act 1979

### 1 Name of plan

This plan is *Wyong Local Environmental Plan 1991 (Amendment No 154)*.

### 2 Aims of plan

The aims of this plan are:

- (a) to rezone part Lot 3, DP 662771 and part Lot 2, Section 4, DP 3368, to Zone No 2 (e) (Urban Release Area Zone) under the *Wyong Local Environmental Plan 1991*, and
- (b) to allow the erection of medium density buildings no higher than 12 metres on up to 25% of the land zoned Zone No 2 (e) (Urban Release Area Zone) on Lot 3, DP 662771, Lot 2, Section 4, DP 3368 and Lot 1, DP 376275, subject to the Council's being satisfied of certain matters, and
- (c) to except Lots 1 and 2, Section 4, DP 3368 from the effect of clause 18 (Restriction on development—lot amalgamation) of the *Wyong Local Environmental Plan 1991*, and
- (d) to allow for the subdivision of certain land zoned Zone 2 (e) (Urban Release Area Zone).

### 3 Land to which plan applies

- (1) In so far as this plan rezones land, this plan applies to certain land within the local government area of Wyong, being part Lot 3, DP 662771 and part Lot 2, DP 3386 as shown edged heavy black on the map marked "Wyong Local Environment Plan 1991 (Amendment No 154)" deposited in the office of Wyong Shire Council.
- (2) In so far as this plan allows the erection of medium density buildings and the subdivision of land, this plan applies to Lot 1, DP 376275 and those parts of Lot 3, DP 662771, and Lot 2, Section 4, DP 3368 as are within Zone No 2 (e) (Urban Release Area Zone).
- (3) In so far as this plan removes the restriction on lot amalgamation, this plan applies to Lots 1 and 2, Section 4, DP 3368.

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**4 Amendment of Wyong Local Environmental Plan 1991**

*Wyong Local Environmental Plan 1991* is amended as set out in Schedule 1.

## 2006 No 18

Wyong Local Environmental Plan 1991 (Amendment No 154)

Schedule 1 Amendments

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### Schedule 1 Amendments

(Clause 4)

**[1] Clause 7 Definitions**

Insert in appropriate order in the definition of *the map* in clause 7 (1):  
Wyong Local Environmental Plan (Amendment No 154)

**[2] Clause 42F**

Insert after clause 42E:

**42F Erection of medium-density buildings at Gavenlock and McPherson Roads, Mardi**

- (1) This clause applies to certain land at Gavenlock and McPherson Roads, Mardi, being Lot 1, DP 376275 and those parts of Lot 3, DP 662771 and Lot 2, Section 4, DP 3368 as are within Zone No 2 (e) (Urban Release Area Zone).
- (2) The Council may consent to the erection of buildings with a building height no higher than 12 metres on up to 25% of the land to which this clause applies, but only if it is satisfied that due regard has been given in the design of the building to any matters specified in a development control plan applying to the land.
- (3) The Council may consent to the subdivision of the land to which this clause applies to create one or more allotments which have an area of less than 450 square metres.
- (4) In this clause *building height* means the vertical distance from the natural ground level at any point within a building to the top-most ceiling of the building directly above that point.

**[3] Schedule 5 Land not subject to lot amalgamation**

Insert in alphabetical order in the matter under the heading "Mardi":

McPherson Road

Lots 1 and 2, Section 4, DP 3368

BY AUTHORITY