



New South Wales

Lake Macquarie Local Environmental Plan 2004 (Amendment No 17)

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*. (NEW0005392/PC)

FRANK SARTOR, M.P.,
Minister for Planning

2007 No 197

Clause 1 Lake Macquarie Local Environmental Plan 2004 (Amendment No 17)

Lake Macquarie Local Environmental Plan 2004 (Amendment No 17)

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1 Name of plan

This plan is *Lake Macquarie Local Environmental Plan 2004 (Amendment No 17)*.

2 Aims of plan

This plan aims to amend *Lake Macquarie Local Environmental Plan 2004*:

- (a) to rezone part of the land to which this plan applies from Zone 10 Investigation Zone to Zone 2 (1) Residential Zone to allow for residential development of that land, and
- (b) to rezone part of the land from Zone 10 Investigation Zone to Zone 7 (2) Conservation (Secondary) Zone to enable environmental protection of that land, and
- (c) to rezone the remaining land, being Crown land, from Zone 10 Investigation Zone to Zone 7 (1) Conservation (Primary) Zone to enable environmental protection of that land, and
- (d) to provide that Lake Macquarie City Council must have regard to a development control plan that sets out certain matters in respect of the development.

3 Land to which plan applies

This plan applies to Lot 43, DP 876821, Lot 1, DP 1086630 and Lot 7068, DP 1021263, fronting Fishery Point Road and Station Street, Bonnells Bay, as shown edged heavy black and lettered "2 (1)", "7 (1)" or "7 (2)" on the map marked "Lake Macquarie Local Environmental Plan 2004 (Amendment No 17)" deposited in the office of the Council of the City of Lake Macquarie.

4 Amendment of Lake Macquarie Local Environmental Plan 2004

Lake Macquarie Local Environmental Plan 2004 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Schedule 8 Land subject to special development requirements

Insert after Item 4:

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| 5 | Land at Bonnells Bay, fronting Fishery Point Road and Station Street, being Lot 43, DP 876821, Lot 1, DP 1086630 and Lot 7068, DP 1021263. | A development control plan for the land must have been adopted by the Council before consent is granted for any development. The development control plan must address, to the satisfaction of the Council, flora and fauna conservation, water quality management, visual impact and site access and mobility. |
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[2] Dictionary

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

Lake Macquarie Local Environmental Plan 2004 (Amendment No 17)