



New South Wales

Port Stephens Local Environmental Plan 2000 (Amendment No 27)

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*. (N07/00076/PC)

FRANK SARTOR, M.P.,
Minister for Planning

2008 No 201

Clause 1 Port Stephens Local Environmental Plan 2000 (Amendment No 27)

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Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Port Stephens Local Environmental Plan 2000 (Amendment No 27)*.

2 Aims of plan

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

- (a) to rezone the land to which this plan applies from Zone No 2 (a) (Residential "A" Zone) to Zone No 6 (c) (Special Recreation "C" Zone) to formalise the existing operations of the Nelson Bay RSL Memorial Club and allow tourist-style accommodation, and
- (b) to set height limits for buildings on the land.

3 Land to which plan applies

This plan applies to land situated in the local government area of Port Stephens, being land bounded by Shoal Bay Road, Dixon Drive and Achilles Street, Nelson Bay, as shown edged heavy black and lettered "6 (c)" on Sheet 1 of the map marked "Port Stephens Local Environmental Plan 2000 (Amendment No 27)" deposited in the office of Port Stephens Council.

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 54C

Insert after clause 54B:

54C Height of buildings on land bounded by Shoal Bay Road, Dixon Drive and Achilles Street, Nelson Bay

- (1) This clause applies to land bounded by Shoal Bay Road, Dixon Drive and Achilles Street, Nelson Bay, as shown edged heavy black on Sheet 2 of the map marked “Port Stephens Local Environmental Plan 2000 (Amendment No 27)” (*the Height of Buildings Map*).
- (2) Despite any other provision of this plan, the height of a building on the land to which this clause applies is not to exceed the maximum height shown for the land (or part of the land) on the Height of Buildings Map

[2] Dictionary

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

Port Stephens Local Environmental Plan 2000 (Amendment No 27)—Sheet 1