



New South Wales

Lake Macquarie Local Environmental Plan 2014 (Amendment No 45)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

LOUISE McMAHON
As delegate for the Minister for Planning

Lake Macquarie Local Environmental Plan 2014 (Amendment No 45)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Lake Macquarie Local Environmental Plan 2014 (Amendment No 45)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to land in Catherine Hill Bay Village Precinct and land in Middle Camp Village Precinct, both as defined in Schedule 1[5] to this Plan.

4 Maps

The maps adopted by *Lake Macquarie Local Environmental Plan 2014* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this Plan.

Schedule 1 Amendment of Lake Macquarie Local Environmental Plan 2014

[1] Clause 4.1 Minimum subdivision lot size

Insert after clause 4.1(1)(d)—

- (e) for land in Catherine Hill Bay Village Precinct or Middle Camp Village Precinct—to ensure that the intensity of the development is appropriate to the land’s heritage significance.

[2] Clause 4.1A Exceptions to minimum subdivision lot size for certain residential development

Insert after clause 4.1A(4)—

- (5) This clause does not apply to land in Zone R2 Low Density Residential in—
 - (a) Catherine Hill Bay Village Precinct, and
 - (b) Middle Camp Village Precinct.

[3] Clause 4.1C Exceptions for subdivisions involving battle-axe lots or corner lots in certain zones

Omit clause 4.1C(5). Insert instead—

- (5) This clause does not apply to the subdivision of land—
 - (a) under clause 4.1A or 4.1B, or
 - (b) in Zone R2 Low Density Residential in—
 - (i) Catherine Hill Bay Village Precinct, or
 - (ii) Middle Camp Village Precinct.

[4] Part 7 Additional local provisions

Insert at the end of the Part, with appropriate clause numbering—

Development on land in Catherine Hill Bay Village Precinct and Middle Camp Village Precinct

- (1) This clause applies to land in—
 - (a) Catherine Hill Bay Village Precinct, and
 - (b) Middle Camp Village Precinct.
- (2) The objectives of this clause are to ensure that development—
 - (a) does not have an adverse impact on the heritage significance of the land, and
 - (b) is not visually intrusive.
- (3) Development consent must not be granted to development for the purposes of dual occupancies, secondary dwellings or semi-detached dwellings unless the consent authority is satisfied of the following—
 - (a) the development will not have an adverse impact on the heritage significance of the land or adjoining land,
 - (b) the type, bulk, scale and size of any proposed structure will be compatible with the surrounding area,
 - (c) if a proposed structure contains plumbing fixtures—the fixtures will be connected to an approved on-site waste water treatment device or an approved connection to the sewer.

[5] Dictionary

Insert in alphabetical order—

Catherine Hill Bay Village Precinct means the land identified as “Catherine Hill Bay Village Precinct” on the Heritage Map.

Middle Camp Village Precinct means the land identified as “Middle Camp Village Precinct” on the Heritage Map.