



New South Wales

Lake Macquarie Local Environmental Plan 2014 (Amendment No 47)

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*.

MORVEN CAMERON, CHIEF EXECUTIVE OFFICER
LAKE MACQUARIE CITY COUNCIL
As delegate for the local plan-making authority

Lake Macquarie Local Environmental Plan 2014 (Amendment No 47)

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Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Lake Macquarie Local Environmental Plan 2014 (Amendment No 47)*.

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 the following land in Pinny Beach—

- (a) Part Lot 2, DP 1121576,
- (b) Lot 3, DP 1090495,
- (c) Lots 1, 3, 5–7 and Part Lot 2, DP 1240365,
- (d) Lot 1, DP 1267616.

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

Omit clause 4.1C(2) and (3).

Insert instead—

- (2) The minimum lot size of a lot that is a battle-axe lot is as follows—
 - (a) if the lot is in Zone R1 General Residential and on land identified “North Wallarah Peninsula Area 3” on the Additional Permitted Uses Map—600m²,
 - (b) if the lot is in Zone R2 Low Density Residential—600m²,
 - (c) if the lot is in Zone R3 Medium Density Residential—1,500m².
- (3) The minimum lot size of a lot that is a corner lot is as follows—
 - (a) if the lot is in Zone R1 General Residential and on land identified “North Wallarah Peninsula Area 3” on the Additional Permitted Uses Map—500m²,
 - (b) if the lot is in Zone R2 Low Density Residential—500m²,
 - (c) if the lot is in Zone R3 Medium Density Residential—1,200m².

[2] Part 7 Additional local provisions

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

Development on certain land at North Wallarah Peninsula

- (1) The objective of this clause is to encourage housing diversity appropriate for the unique environmental and residential character of the Central Precinct of the North Wallarah Peninsula.
- (2) This clause applies to land in Zone R1 General Residential that is identified as “North Wallarah Peninsula Area 3” on the Additional Permitted Uses Map.
- (3) Land to which this clause applies may be subdivided into 3 or more lots if the consent authority is satisfied—
 - (a) each resulting lot will face a road, and
 - (b) each resulting lot will be at least 300m² and no more than 450m², and
 - (c) a dwelling house or semi-detached dwelling will be erected on each resulting lot.
- (4) Development consent must not be granted to development involving the erection of a dual occupancy on a lot unless the lot is at least—
 - (a) for a corner lot—500m², or
 - (b) otherwise—620m².
- (5) The lot on which a dual occupancy is erected under subclause (4)(b) may be subdivided into 2 resulting lots with a minimum lot size of 310m².

[3] Schedule 1 Additional permitted uses

Insert “and “North Wallarah Peninsula Area 3” ” after “ “North Wallarah Peninsula Area 1” ” in clause 18(1).