



Planning & Environment

Mr Wayne Wallis
General Manager
Port Stephens Council
PO Box 42
Raymond Terrace NSW 2324

Our ref: 13/07603

Attention: Jeffrey Bretag

Dear Mr Wallis

**Port Stephens Local Environmental Plan 2013 (Amendment No 10) —
PP_2013_PORTS_001_00 — to reclassify and rezone land at various locations
within Port Stephens local government area**

I refer to Council's submission under the *Environmental Planning and Assessment Act 1979*, requesting the Minister for Planning make *Port Stephens Local Environmental Plan 2013 (Amendment No 10)*.

I am pleased to advise that, as the Minister's delegate, I have made the LEP under section 59(2) of the Act, and under section 34(5) it will take effect when published on the NSW Legislation website.

If you have any questions in relation to this matter, please contact Ms Katrine O'Flaherty at the Department's Newcastle Office on (02) 4904 2700.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

09/06/2016

4



New South Wales

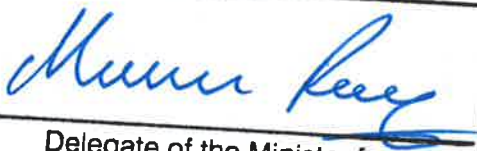
Port Stephens Local Environmental Plan 2013 (Amendment No 10)

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.

Minister for Planning


Delegate of the Minister for
Planning

Port Stephens Local Environmental Plan 2013 (Amendment No 10)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Port Stephens Local Environmental Plan 2013 (Amendment No 10)*.

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:

- (a) Lot 22, Section 15, DP 241918, 8 Garuwa Street, Fingal Bay,
- (b) Lot 25, Section 5, DP 247555, 44B Squire Street, Fingal Bay,
- (c) Lots 38 and 39, DP 807956, 1 and 2 Coachwood Drive, Medowie,
- (d) Lot 10, DP 596640, 44 Ferodale Road, Medowie,
- (e) Lot 23, DP 843416, 77 Dawson Road, Raymond Terrace,
- (f) Lot 279, DP 740009, 27 Garden Avenue, Raymond Terrace,
- (g) Lot 5, DP 261238, 9 Rosemount Drive, Raymond Terrace,
- (h) part of Lot 1, DP 1093118, being part of 1 Sketchley Street, Raymond Terrace,
- (i) Lot 109, DP 243096, 1 Lyndel Close, Soldiers Point,
- (j) part of Lot 322, DP 636840, being part of 9 Mitchell Street, Soldiers Point,
- (k) part of Lot 2071, DP 852662, being part of 2A Sunset Boulevard, Soldiers Point,
- (l) Lots 132 and 133, DP 246855, 15 and 20 Enterprise Drive, Tomago,
- (m) Lot 34, DP 580267, 13 School Drive, Tomago.

4 Maps

The maps adopted by *Port Stephens Local Environmental Plan 2013* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

Schedule 1 Amendment of Port Stephens Local Environmental Plan 2013

[1] Schedule 4 Classification and reclassification of public land

Omit "Nil" from Part 1. Insert the following:

44 Ferodale Road, Medowie	Lot 10, DP 596640
77 Dawson Road, Raymond Terrace	Lot 23, DP 843416

[2] Schedule 4, Part 2

Insert in appropriate order:

8 Garuwa Street, Fingal Bay	Lot 22, Section 15, DP 241918	Nil
44B Squire Street, Fingal Bay	Lot 25, Section 5, DP 247555	Nil
1 Coachwood Drive, Medowie	Lot 38, DP 807956	Covenant (Y752695) as noted on Certificate of Title Folio Identifier 38/807956
2 Coachwood Drive, Medowie	Lot 39, DP 807956	Covenant (Y752695) as noted on Certificate of Title Folio Identifier 39/807956
27 Garden Avenue, Raymond Terrace	Lot 279, DP 740009	Restrictions on the use of land (DP 245459) and two easements to drain water (DP 263710) as noted on Certificate of Title Folio Identifier 279/740009
9 Rosemount Drive, Raymond Terrace	Lot 5, DP 261238	Covenant (Book 2723 No 12), easement to drain water (DP 261238) and restriction as to user (DP 261238) as noted on Certificate of Title Folio Identifier 5/261238
Part of 1 Sketchley Street, Raymond Terrace	Part of Lot 1, DP 1093118, identified as "Operational Land" on the Land Reclassification (Part Lots) Map	Easement to drain sewage (Z755783) and easement for sewer main (DP 1093118) as noted on Certificate of Title Folio Identifier 1/1093118
1 Lyndel Close, Soldiers Point	Lot 109, DP 243096	Covenant (M345418) as noted on Certificate of Title Folio Identifier 109/243096
Part of 9 Mitchell Street, Soldiers Point	Part of Lot 322, DP 636840, identified as "Operational Land" on the Land Reclassification (Part Lots) Map	Right of carriageway (DP 596092) and two rights of carriageway (DP 636840) as noted on Certificate of Title Folio Identifier 322/636840

Part of 2A Sunset Boulevard, Soldiers Point	Part of Lot 2071, DP 852662, identified as "Operational Land" on the Land Reclassification (Part Lots) Map	Nil
15 Enterprise Drive, Tomago	Lot 132, DP 246855	Nil
20 Enterprise Drive, Tomago	Lot 133, DP 246855	Easement for pipeline (DP 224706) as noted on Certificate of Title Folio Identifier 133/246855
13 School Drive, Tomago	Lot 34, DP 580267	Restriction as to user (P686910) as noted on Certificate of Title Folio Identifier 34/580267

[3] Dictionary

Insert in alphabetical order:

Land Reclassification (Part Lots) Map means the Port Stephens Local
Environmental Plan 2013 Land Reclassification (Part Lots) Map.

Port Stephens Local Environmental Plan 2013 (Amendment No 10)

Port Stephens Council
116 Adelaide Street
RAYMOND TERRACE NSW 2324

Map Cover Sheet

The following map sheets are revoked:

Map Sheet	Map Identification Number
Land Zoning Map	
LZN_002C	6400_COM_LZN_002C_020_20131210
LZN_005A	6400_COM_LZN_005A_020_20131218
LZN_005E	6400_COM_LZN_005E_020_20131128
Lot Size Map	
LSZ_002C	6400_COM_LSZ_002C_020_20131218
LSZ_005A	6400_COM_LSZ_005A_020_20131218
LSZ_005E	6400_COM_LSZ_005E_020_20131218
Height of Building Map	
HOB_002C	6400_COM_HOB_002C_020_20131128
HOB_005A	6400_COM_HOB_005A_020_20131128
HOB_005E	6400_COM_HOB_005E_020_20131128

The following map sheets are adopted:

Map Sheet	Map Identification Number
Land Zoning Map	
LZN_002C	6400_COM_LZN_002C_020_20150727
LZN_005A	6400_COM_LZN_005A_020_20150727
LZN_005E	6400_COM_LZN_005E_020_20150727
Lot Size Map	
LSZ_002C	6400_COM_LSZ_002C_020_20150727
LSZ_005A	6400_COM_LSZ_005A_020_20150727
LSZ_005E	6400_COM_LSZ_005E_020_20150727
Height of Building Map	
HOB_002C	6400_COM_HOB_002C_020_20150727
HOB_005A	6400_COM_HOB_005A_020_20150727
HOB_005E	6400_COM_HOB_005E_020_20150727
Reclassification Map	
RPL_002C	6400_COM_RPL_002C_020_20150727
RPL_005A	6400_COM_RPL_005A_020_20150727

Certified

Marcus Ray
Deputy Secretary
Planning Services

[Date]

As delegate for the Minister for Planning

