



New South Wales

# **Shellharbour Local Environmental Plan 2013 (Amendment No 4)**

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*.

**BRETT WHITWORTH**

As delegate for the Minister for Planning

## **Shellharbour Local Environmental Plan 2013 (Amendment No 4)**

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### **1 Name of Plan**

This Plan is *Shellharbour Local Environmental Plan 2013 (Amendment No 4)*.

### **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) land at Albion Park, being Lot 22, DP 1004173, Lot 101, DP 785139, Lot 252, DP 1047669, Lot 153, DP 1089661 and Lot 220, DP 1123859,
- (b) land at Dunmore, being Lot 102, DP 566417,
- (c) land at Shell Cove, being Lot 20, DP 1035074,
- (d) land at Croom, being Lot 301, DP 1092270 and Lot 71, DP 837462.

### **4 Maps**

The maps adopted by *Shellharbour 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 Shellharbour Local Environmental Plan 2013**

### **[1]    Schedule 1 Additional permitted uses**

Insert the following before clause 1:

#### **1A    Use of certain land off Crest Road, Albion Park**

- (1) This clause applies to land in Zone E3 Environmental Management, Zone E4 Environmental Living and Zone SP2 Infrastructure off Crest Road, Albion Park, being Lot 220, DP 1123859, identified as “1A” on the Additional Permitted Uses Map.
- (2) Development for the purpose of subdivision to create 5 lots and a dwelling house on each lot is permitted with development consent if the dwelling house is erected on land in Zone E4 Environmental Living.

#### **1B    Use of certain land at Esperance Drive, Albion Park**

- (1) This clause applies to land in Zone E3 Environmental Management and Zone E4 Environmental Living at Esperance Drive, Albion Park, being Lot 153, DP 1089661, identified as “1B” on the Additional Permitted Uses Map.
- (2) Development for the purpose of subdivision to create 3 lots and a dwelling house on each lot is permitted with development consent if the dwelling house is erected on land in Zone E4 Environmental Living.

#### **1C    Use of certain land at 1521 Jamberoo Road, Albion Park**

- (1) This clause applies to land in Zone E3 Environmental Management and Zone E4 Environmental Living at 1521 Jamberoo Road, Albion Park, being Lot 22, DP 1004173, identified as “1C” on the Additional Permitted Uses Map.
- (2) Development for the purpose of subdivision to create 2 lots and a dwelling house on each lot is permitted with development consent if the dwelling house is erected on land in Zone E4 Environmental Living.

### **[2]    Schedule 5 Environmental heritage**

Insert the following in appropriate order in Part 1:

Croom	Rosemont complex, trees and setting	35 James Road	Lot 71, DP 837462	Local	I026
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