



New South Wales

# **Ballina Local Environmental Plan 2012 (Amendment No 33)**

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*.

**MATTHEW WOOD, MANAGER STRATEGIC PLANNING, STRATEGIC AND  
COMMUNITY FACILITIES GROUP, BALLINA SHIRE COUNCIL**  
As delegate for the Minister for Planning

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### **1 Name of Plan**

This Plan is *Ballina Local Environmental Plan 2012 (Amendment No 33)*.

### **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 at Friday Hut Road, Tintenbar, being Lot 339, DP 755684.

### **4 Maps**

The maps adopted by *Ballina Local Environmental Plan 2012* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

### **5 Amendment of Ballina Local Environmental Plan 2012**

#### **Schedule 1 Additional permitted uses**

Insert at the end of the Schedule with appropriate clause numbering:

#### **Use of certain land at Friday Hut Road, Tintenbar**

- (1) This clause applies to land at Friday Hut Road, Tintenbar, being Lot 339, DP 755684 and identified as “Area G” on the Additional Permitted Uses Map.
- (2) Subdivision to create 2 lots, each of a size that is less than the minimum size shown on the Lot Size Map in relation to the land on which the lot is situated, is permitted with development consent.
- (3) Development consent may only be granted for the erection of a dwelling house or a dual occupancy (attached) on land to which this clause applies if there is a lawfully erected dwelling house or dual occupancy (attached) on the land and the dwelling house or dual occupancy (attached) to be erected is intended only to replace the existing dwelling house or dual occupancy (attached).