



New South Wales

Shellharbour Local Environmental Plan 2013 (Amendment No 25)

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*.

DAN THOMPSON

As delegate for the Minister for Planning

Shellharbour Local Environmental Plan 2013 (Amendment No 25)

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1 Name of Plan

This Plan is *Shellharbour Local Environmental Plan 2013 (Amendment No 25)*.

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 at Tullimbar—

- (a) Lots 1–72, DP 1246825,
- (b) Lots 201–278, DP 1246826,
- (c) Lots 301–329, DP 1261584,
- (d) Lots 401–452, DP 1266545.

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 local plan-making authority on the making of this Plan.

Schedule 1 Amendment of Shellharbour Local Environmental Plan 2013

Clause 6.15

Insert after clause 6.14—

6.15 Development of land at Tullimbar

- (1) This clause applies to the following land at Tullimbar, identified as “6.15” on the Local Clauses Map—
 - (a) Lots 1–72, DP 1246825,
 - (b) Lots 201–278, DP 1246826,
 - (c) Lots 301–329, DP 1261584,
 - (d) Lots 401–452, DP 1266545.
- (2) Development consent must not be granted for the erection of a building on land in Zone R2 Low Density Residential with a lot size of 450m² or more if the floor space ratio exceeds 0.5:1.
- (3) Development consent must not be granted to development on land to which this clause applies in Zone R5 Large Lot Residential if the development will result in more than 1 dwelling house or secondary dwelling.
- (4) Development for the following purposes is prohibited on land to which this clause applies in Zone C3 Environmental Management—
 - (a) dual occupancies (attached),
 - (b) dwelling houses,
 - (c) group homes.
- (5) Land in Zone C3 Environmental Management and shown as “Area 1” on the Local Clauses Map may be subdivided if—
 - (a) the subdivision will result in not more than 3 lots, and
 - (b) the land to be subdivided is not a lot resulting from a previous subdivision of land under this clause.