



New South Wales

Shellharbour Local Environmental Plan 2013 (Amendment No 26)

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*.

MALCOLM McDONALD
As delegate for the Minister for Planning

Shellharbour Local Environmental Plan 2013 (Amendment No 26)

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1 Name of Plan

This Plan is *Shellharbour Local Environmental Plan 2013 (Amendment No 26)*.

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 Lot 240, DP 828854, 105 Cooby Road, Tullimbar.

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

Part 6 Additional local provisions

Insert at the end of the Part—

6.16 Development of land at 105 Cooby Road, Tullimbar

- (1) The objective of this clause is to ensure the subdivision of land is carried out in a logical and efficient way.
- (2) This clause applies to Lot 240, DP 828854, 105 Cooby Road, Tullimbar, shown as “6.16” on the Local Clauses Map.
- (3) Development consent must not be granted to the subdivision of land to which this clause applies unless the consent authority—
 - (a) is satisfied of the following—
 - (i) the subdivision will occur in a logical and efficient way that provides for necessary infrastructure and sequencing,
 - (ii) riparian and remnant vegetation on the site will be protected and enhanced,
 - (iii) for land identified as “Area 2” on the Local Clauses Map—no more than 8 lots will be created,
 - (iv) for land identified as “Area 3” on the Local Clauses Map—no more than 2 lots will be created, and
 - (b) has considered whether the resulting lots will be—
 - (i) developed consistently with the desired future character of the area, and
 - (ii) landscaped consistently.
- (4) Land identified as “Area 2” or “Area 3” on the Local Clauses Map may, with development consent, be subdivided to create lots that are less than the minimum lot size shown on the Lot Size Map for the land.