



New South Wales

# **Port Stephens Local Environmental Plan 2013 (Amendment No 41)**

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 SIMPKINS**

As delegate for the Minister for Planning

## Port Stephens Local Environmental Plan 2013 (Amendment No 41)

under the

Environmental Planning and Assessment Act 1979

### 1 Name of Plan

This Plan is *Port Stephens Local Environmental Plan 2013 (Amendment No 41)*.

### 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 14, DP 258848, 42 Fullerton Cove Road, Fullerton Cove.

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

### 5 Amendment of Port Stephens Local Environment Plan 2013

#### Part 7 Additional local provisions

Insert at the end of the Part, with appropriate clause numbering—

#### **Maximum gross floor area for commercial premises and neighbourhood supermarkets at Fullerton Cove**

- (1) The objective of this clause is to ensure that the size and range of uses on land to which this clause applies are consistent with the hierarchy of centres within Port Stephens.
- (2) This clause applies to Lot 14, DP 258848, 42 Fullerton Cove Road, Fullerton Cove.
- (3) Development consent must not be granted for development for the purposes of commercial premises or neighbourhood supermarkets on land to which this clause applies unless the consent authority is satisfied the combined gross floor area of all commercial premises and neighbourhood supermarkets on the land will not exceed 5,500m<sup>2</sup>.