



Mr Carey McIntyre
General Manager
Shellharbour City Council
Locked Bag 155
Shellharbour City Centre NSW 2529

Dear Mr McIntyre

**Shellharbour Local Environmental Plan 2013 (Amendment No 14) –
Land between Princes Highway and East West Link, Albion Park Rail**

I refer to Council's submission under the *Environmental Planning and Assessment Act 1979* (the Act), requesting the Minister make Shellharbour Local Environmental Plan 2013 (Amendment No 14).

This amendment will rezone land at Albion Park Rail that is no longer required by Roads and Maritime Services from SP2 Classified Road to IN2 Light Industrial. The amendment will also remove the land from the land acquisition reservation map.

I am pleased to advise that as the Minister's delegate, I have made the Local Environmental Plan under section 59(2) of the *Environmental Planning and Assessment Act 1979* (the Act), and under section 34(5) it will take effect when published on the NSW Legislation website.

Should you have any questions regarding this matter, I have arranged for Louise Myler, of the Department's Southern Regional Office to assist you. Louise may be contacted on telephone number (02) 4224 9463.

Yours sincerely

 13/1/16

**Graham Towers
Acting General Manager
Southern Region
Planning Services**



New South Wales

PARLIAMENTARY COUNSEL

Opinion

Environmental Planning and Assessment Act 1979
Proposed Shellharbour Local Environmental Plan 2013 (Amendment No 14)

Your ref: V. Ramos
Our ref: MA e2015-395.d03

In my opinion the attached draft environmental planning instrument may legally be made.

When the environmental planning instrument is made, a map cover sheet that lists the final form of the maps adopted by the instrument should be signed by the person making the instrument.

A handwritten signature in black ink, appearing to be 'D Colagiuri'.

(D COLAGIURI)
Parliamentary Counsel
5 January 2016



New South Wales

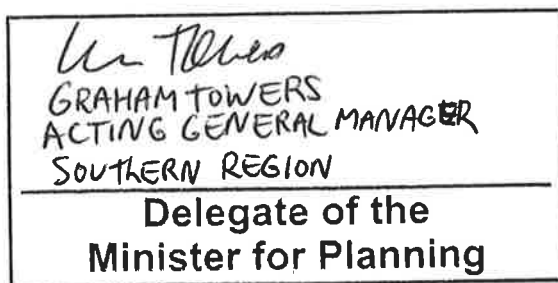
Shellharbour Local Environmental Plan 2013 (Amendment No 14)

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*.

Minister for Planning



19/1/16

Shellharbour Local Environmental Plan 2013 (Amendment No 14)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Shellharbour Local Environmental Plan 2013 (Amendment No 14)*.

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 certain land between Princes Highway and East West Route at Albion Park Rail, being Lot 10, DP 1040306, part of Lot 1, DP 1039969, part of Lot 23, DP 1039967 and parts of Colden Drive, Shandan Circuit and Durgadin Drive.

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.

**Shellharbour Local Environmental Plan 2013
(Amendment No. 14)**

Shellharbour City Council
Locked Bag 155
SHELLHARBOUR CITY CENTRE NSW 2529

Map Cover Sheet

The following map sheets are revoked:

Map Sheet	Map Identifier
Floor Space Ratio FSR_018	6900_COM_FSR_018_010_20130114
Height of Building HOB_018	6900_COM_HOB_018_010_20130114
Land Reservation Acquisition LRA_018	6900_COM_LRA_018_010_20130114
Lot Size LSZ_018	6900_COM_LSZ_018_010_20130114
Land Zoning LZN_018	6900_COM_LZN_018_010_20130312

The following map sheets are adopted:

Map Sheet	Map Identifier
Floor Space Ratio FSR_018	6900_COM_FSR_018_010_20151016
Height of Building HOB_018	6900_COM_HOB_018_010_20151016
Land Reservation Acquisition LRA_018	6900_COM_LRA_018_010_20151016
Lot Size LSZ_018	6900_COM_LSZ_018_010_20151016
Land Zoning LZN_018	6900_COM_LZN_018_010_20151016

Certified

Ian Rankine
Acting Group Manager
City Strategy
Shellharbour City Council

08/01/2016

Mr Towers
ACTING GENERAL MANAGER
SOUTHERN REGION

Delegate of the
Minister for Planning

19/1/16
Date

Floor Space Ratio Map - Sheet FSR_018

Maximum Floor Space Ratio (m:1)

B	0.5
H	0.7
N	1
S	1.5

Cadastral

Cadastral 28/05/2015 © Shellharbour City Council

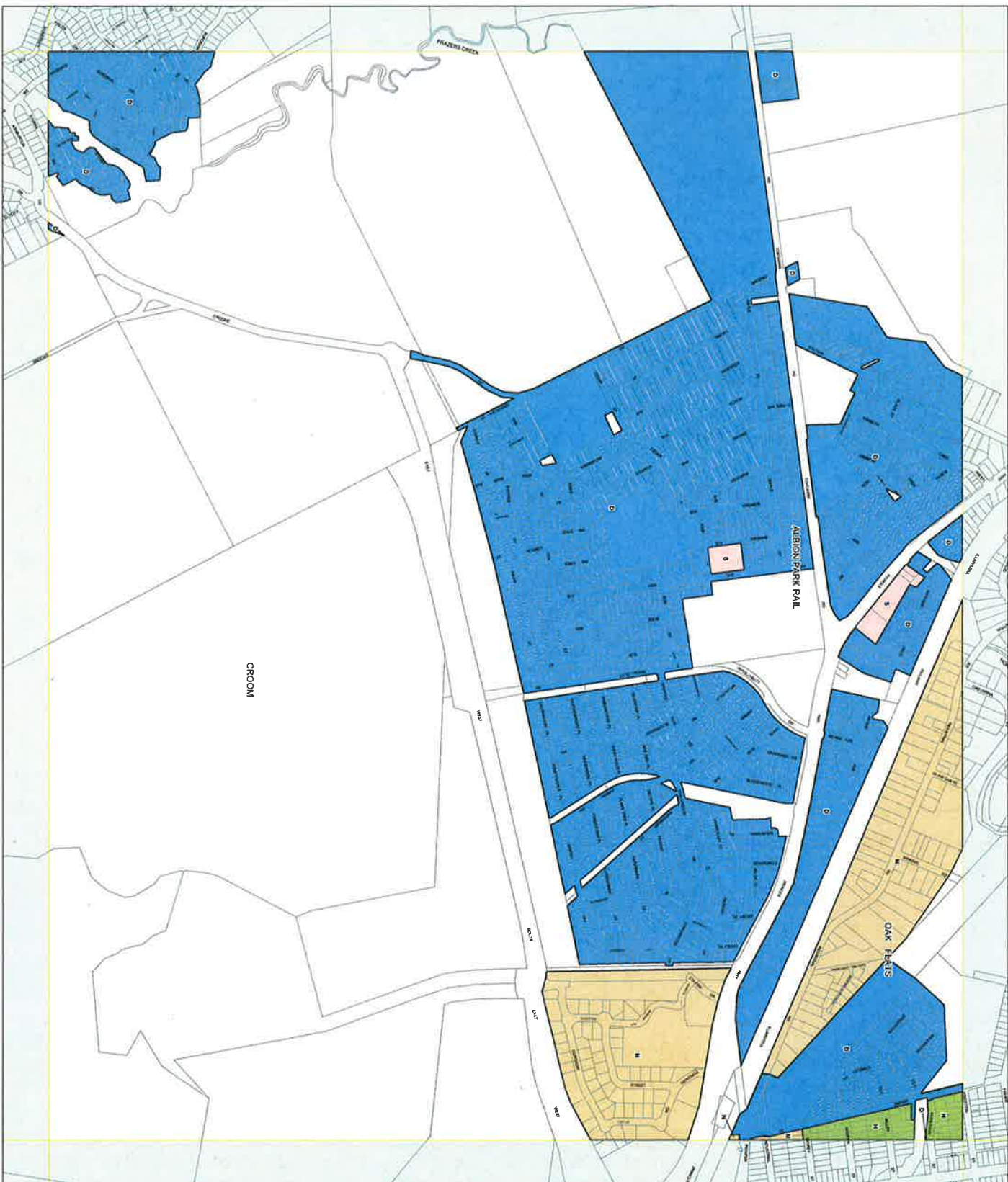


Projection GDA 1984

Map Zone 56

Scale 1:10,000 @ A3

Map identification number 8000_C004_FSR_018_010_20151018



Lot Size Map - Sheet LSZ_018

Minimum Lot Size (sq m)

G	450
M	600
V	2000
WT	4000
WC	4600
Y	1 ha
Z1	2 ha
Z2	2.4 ha
Z3	2.7 ha
CA	3 ha
AA	8 ha
AB1	10 ha
AB2	16 ha
AB3	17 ha
AB4	20 ha
AB5	22 ha
AB6	26 ha
AB7	34 ha
AB8	40 ha
AB9	42 ha
AC	51 ha

Cadastral
 Cadastral 28/05/2015 © Shellharbour City Council



Projection GDA 1984

MGA Zone 55

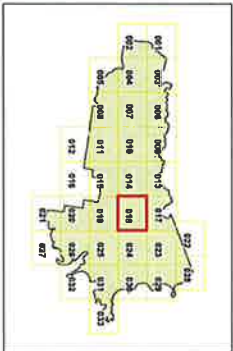
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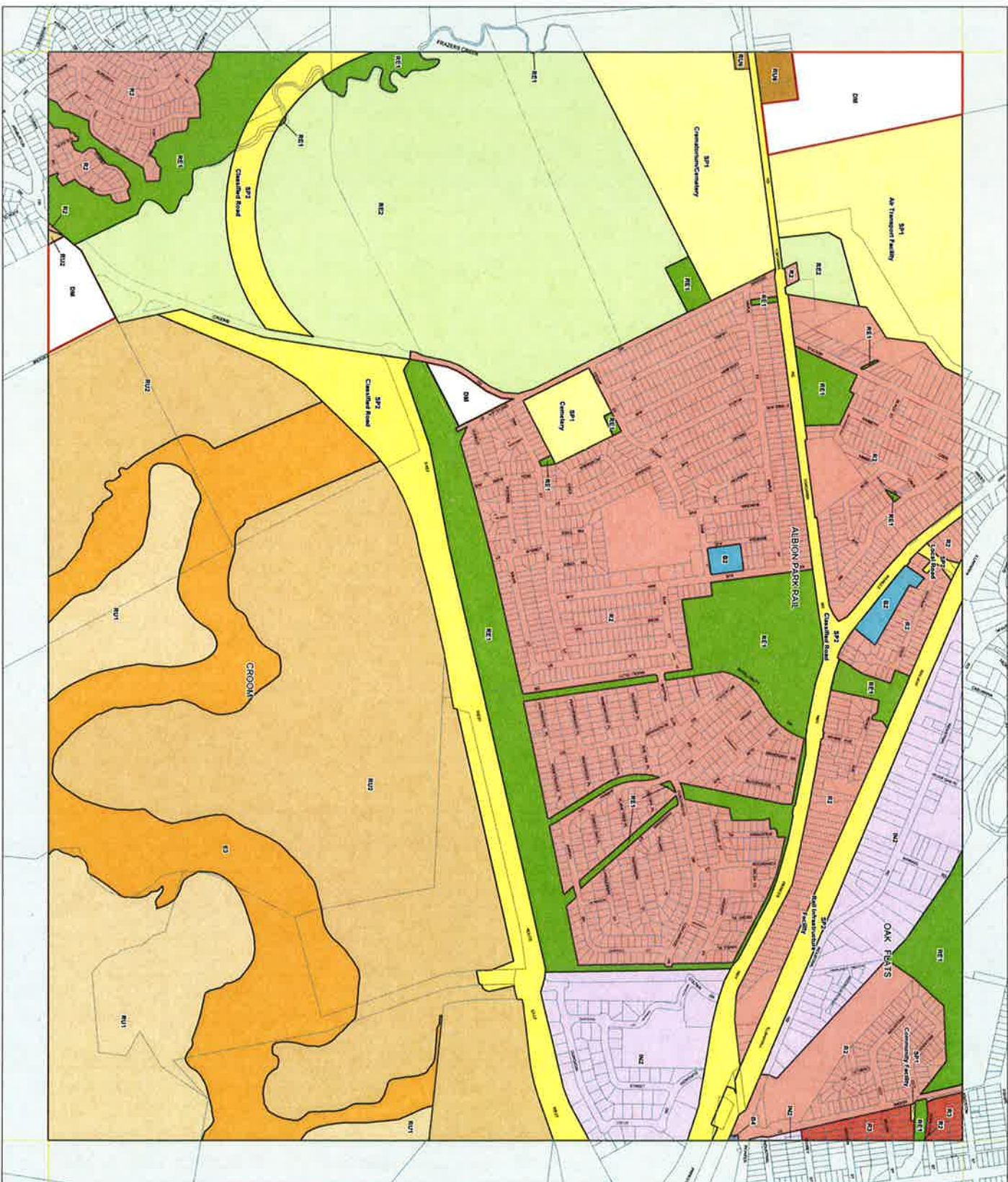


Land Zoning Map - Sheet LZN_018

Zones	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R2	Low Density Residential
R3	Medium Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
SOU	Transition
SP1	Special Activities
SP2	Infrastructure
WI1	Natural Waterways
W2	Recreational Waterways
DM	Deferred Matter
MD	SEPP (Major Development) 2005
Cadastra	
	Cadastral 2005/2015 © Shellharbour City Council



Projection GDA 1984
 WGS Zone 56
 Map identifier number
 0900_C004_LZN_018_010_20181016





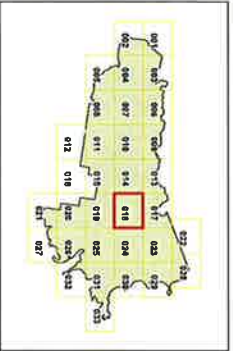
Shellharbour Local Environmental Plan 2013

Height of Buildings Map - Sheet HOB_018

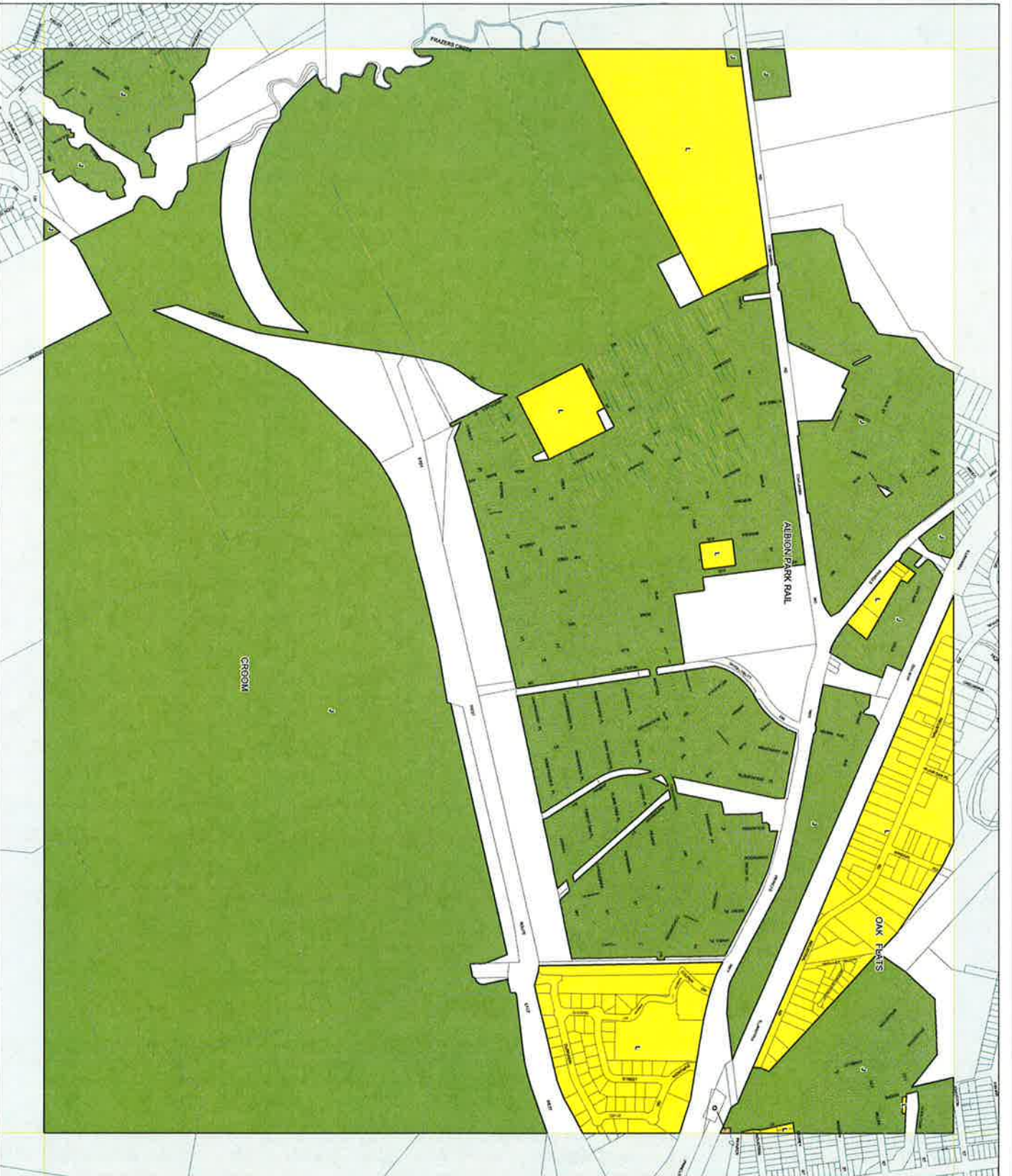
Maximum Building Height (m)

E	6
J	9
L	11
M	12
O	15
P	18
T	25
V	36

Cadastral
Cadastral 2006/2015 © Shellharbour City Council



Projection GDA 1984
MGA Zone 56
Map identification number:
8000.CDM_HOB_018_010.20131015



- Local Road (SP2)
- Classified Road (SP2)
- Local Open Space (RE1)

Cadastral
 Cadastre 2015/2015 © Shellharbour City Council



Projection GDA 1984
 MGA Zone 56
 Map identification number
 69001_C004_LRA_018_20151016

