



Our ref: 15/02293
PP_2014_SHELL_005_00

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 12)

I refer to a planning proposal to amend zones and controls for land at Ulan Place and Jamberoo Road, Albion Park, and to bring that land into the Shellharbour Local Environmental Plan 2013. The Southern Joint Regional Planning Panel (the Panel) was appointed by the Minister for Planning as the relevant planning authority for this proposal, following Council's decision not to undertake that role.

The Panel, as the relevant planning authority, has asked the Minister to make Shellharbour Local Environmental Plan 2013 (Amendment No 12).

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

I understand that Council has been provided with the relevant mapping and that the Department's GIS officer will be in contact with the relevant Council officers following notification of the plan.

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

Yours sincerely

9 December 2015

Brett Whitworth
Acting Executive Director, Regions
Planning Services

Ms Pam Allen
Chair
Southern Joint Regional Planning Panel
GPO Box 39
Sydney NSW 2001

Dear Ms Allen

Shellharbour Local Environmental Plan 2013 (Amendment No 12)

I refer to the Panel's meeting of 30 July 2015 and decision to make a submission under the *Environmental Planning and Assessment Act, 1979* (the Act) asking the Minister to make the above LEP amendment.

I note that the plan will amend zones and controls for land at Ulan Place and Jamberoo Road, Albion Park, and bring that land into the *Shellharbour Local Environmental Plan 2013*. The Southern Joint Regional Planning Panel (the Panel) was appointed by the Minister for Planning as the relevant planning authority for this proposal, following Council's decision not to undertake that role.

I am pleased to advise that, as the Minister's delegate, I have made the Local Environmental Plan under section 59(2) of 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 Ms Louise Myler, of the Department's Southern Regional Office to assist you. Ms Myler may be contacted on (02) 4224 9463.

Yours sincerely



Brett Whitworth
Acting Executive Director, Regions
Planning Services

9 December 2015



PARLIAMENTARY COUNSEL

Opinion

Environmental Planning and Assessment Act 1979
Proposed Shellharbour Local Environmental Plan 2013 (Amendment No 12)

Your ref: 14/15658 Vincent Ramos
Our ref: DG e2015-284.d04

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.



(D COLAGIURI)
Parliamentary Counsel

2 November 2015



New South Wales

Shellharbour Local Environmental Plan 2013 (Amendment No 12)

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

Brett Whittaker
Delegated by the Minister for Planning
9 December 2015

Shellharbour Local Environmental Plan 2013 (Amendment No 12)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Shellharbour Local Environmental Plan 2013 (Amendment No 12)*.

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:

- (a) Lot 4250, DP 1057886, Jamberoo Road, Albion Park, and
- (b) Lot 4300, DP 1058963, Ulan Place, Albion Park.

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.

5 Amendment of Shellharbour Local Environmental Plan 2013

(1) Clause 6.13

Insert after clause 6.12:

6.13 Restricted development area

- (1) The objective of this clause is to ensure that the location of dwellings and other development on the land to which this Plan applies is appropriate having regard to the environmental and visual areas of the area.
- (2) Despite any other provision of this Plan, all development is prohibited on land identified as "No Development" on the Development Area Map.
- (3) Despite subclause (2), development consent may be granted for the development for the purposes of a road on land identified as "No Development" on the Development Area Map.

(2) Dictionary

Insert in alphabetical order in the Dictionary:

Development Area Map means the Shellharbour Local Environmental Plan 2013 Development Area Map.

Environmental Planning and Assessment Act 1979

**Shellharbour Local Environmental Plan 2013
(Amendment No. 12)**

Shellharbour City Council
Locked Bag 155
SHELLHARBOUR CITY CENTRE NSW 2529

Map Cover Sheet

The following map sheets are revoked:

Map Sheet	Map Identification Number
Floor Space Ratio Map FSR_015 FSR_019	6900_COM_FSR_015_010_20141105 ✓ 6900_COM_FSR_019_010_20141028 ✓
Height of Buildings Map HOB_015 HOB_019	6900_COM_HOB_015_010_20141105 ✓ 6900_COM_HOB_019_010_20141028 ✓
Lot Size Map LSZ_015 LSZ_019	6900_COM_LSZ_015_010_20141105 ✓ 6900_COM_LSZ_019_010_20141028 ✓
Land Zoning Map LZN_015 LZN_019	6900_COM_LZN_015_010_20141105 ✓ 6900_COM_LZN_019_010_20141028 ✓
Land Application Map LAP_001	6900_COM_LAP_001_080_20141106 ✓
Terrestrial Biodiversity Map BIO_019	6900_COM_BIO_019_010_20141028 ✓

The following map sheets are adopted:

Map Sheet	Map Identification Number
Floor Space Ratio Map	
FSR_015	6900_COM_FSR_015_010_20151202 ✓
FSR_019	6900_COM_FSR_019_010_20151127 ✓
Height of Buildings Map	
HOB_015	6900_COM_HOB_015_010_20150820 ✓
HOB_019	6900_COM_HOB_019_010_20151127 ✓
Lot Size Map	
LSZ_015	6900_COM_LSZ_015_010_20151124 ✓
LSZ_019	6900_COM_LSZ_019_010_20151127 ✓
Land Zoning Map	
LZN_015	6900_COM_LZN_015_010_20151126 ✓
LZN_019	6900_COM_LZN_019_010_20151126 ✓
Land Application Map	
LAP_001	6900_COM_LAP_001_080_20150820 ✓
Development Area Map	
DEV_015	6900_COM_DEV_015_010_20151021 ✓
DEV_019	6900_COM_DEV_019_010_20151021 ✓
Terrestrial Biodiversity Map	
BIO_019	6900_COM_BIO_019_010_20150820 ✓

Certified

[Council Delegate]

Date



Delegate of the

Minister for Planning

9 December 2015

Date