



New South Wales

Port Stephens Local Environmental Plan 2013 (Amendment No 15)

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

Bretag
Jeffrey Bretag
Strategic Planning Coordinator
Port Stephens Council
3 May 2017
As delegate of the Minister for Planning

Port Stephens Local Environmental Plan 2013 (Amendment No 15)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Port Stephens Local Environmental Plan 2013 (Amendment No 15)*.

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 (locally known as Paul's Corner) at Salt Ash:

- (a) 1515 and 1519 Richardson Road, being Lots 20 and 23, DP 240103,
- (b) 3 Salt Ash Avenue, being Lot 1, DP 158268,
- (c) 5 and 7 Salt Ash Avenue, being Lots 6 and 7, DP 240103.

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 Minister on the making of this Plan.

Schedule 1 Amendment of Port Stephens Local Environmental Plan 2013

Clause 7.20

Insert after clause 7.19:

7.20 Maximum gross floor area for commercial premises on certain land at Salt Ash (known as Paul's Corner)

- (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 the following land (locally known as Paul's Corner) at Salt Ash:
 - (a) 1515 and 1519 Richardson Road, being Lots 20 and 23, DP 240103,
 - (b) 3 Salt Ash Avenue, being Lot 1, DP 158268,
 - (c) 5 and 7 Salt Ash Avenue, being Lots 6 and 7, DP 240103.
- (3) Development consent must not be granted for development for the purposes of commercial premises on land to which this clause applies unless the consent authority is satisfied that:
 - (a) the gross floor area of the commercial premises will not exceed 500 square metres, and
 - (b) the development will not result in a combined gross floor area of all commercial premises on that land of more than 2,100 square metres.