

Council reference: PP No. 4/2018

14 August 2020

Mr Graham Towers
Team Leader Local Planning
Southern Region
Department of Planning, Industry & Environment
PO Box 5475
WOLLONGONG NSW 2520

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Shellharbour Local Environmental Plan 2013 Planning Proposal No 4/2018

Dear Graham

Council at its meeting of 9 June 2020 resolved to prepare a Planning Proposal to amend Shellharbour Local Environmental Plan 2013. The Planning Proposal is for Lot 17 DP 1168929, Exeter Place, Tullimbar.

The land is currently deferred from Shellharbour LEP 2013 and zoned 1(a) Rural and 2(e) Mixed Use Residential in Shellharbour LEP 2000.

The Planning Proposal will amend Shellharbour Local Environmental Plan 2013 in the following manner:

- a. Amend Shellharbour LEP 2013 Land Zoning Map
- b. Amend Shellharbour LEP 2013 Minimum Lot Size Map
- c. Amend Shellharbour LEP 2013 Building Height Map
- d. Amend Shellharbour LEP 2013 by introducing a Local clause and associated map that identifies a Floor Space Ratio of 0.5:1 for those lots zoned R2 Low Density Residential and equal to or greater than 450m²
- e. Amend Shellharbour LEP 2013 by introducing a Local clause and associated map that identifies land zoned R5 Large Lot Residential and the only form of residential accommodation permitted is a dwelling house and a secondary dwelling
- f. Amend Shellharbour LEP 2013 by introducing a Local clause and associated map that permits the subdivision of the land into a maximum of three lots and no residential accommodation is permitted
- g. Amend Shellharbour LEP 2013 No Development Map
- h. Amend Shellharbour LEP 2013 Biodiversity Terrestrial Map

Details of the proposed amendments are outlined in the attached Planning Proposal.

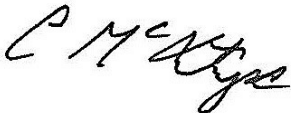
Council proposes to use its plan-making delegation under Section 3.36 of the *Environmental Planning & Assessment Act 1979* as it considers the matters included in the Planning Proposal are of local significance and generally consistent with its Local Housing Strategy and Local Strategic Planning Statement.

Council seeks the Department's authorisation to use its plan-making delegations.

Under Section 3.34 of the *Environmental Planning & Assessment Act 1979*, the Planning Proposal is attached for your consideration.

Please contact Ian Rankine on telephone (02) 4221 6136 if you need more information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'C McIntyre', written in a cursive style.

Carey McIntyre
General Manager

Attached
Planning Proposal