



New South Wales

City of Shoalhaven Local Environmental Plan 1985 (Amendment No 176)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following environmental plan under the
Environmental Planning and Assessment Act 1979. (W92/01150/PC)

ANDREW REFSHAUGE, M.P.,

Minister for Planning

Sydney, 21 January 2002

2002 No 23

Clause 1 City of Shoalhaven Local Environmental Plan 1985 (Amendment No 176)

City of Shoalhaven Local Environmental Plan 1985 (Amendment No 176)

1 Name of plan

This plan is *City of Shoalhaven Local Environmental Plan 1985 (Amendment No 176)*.

2 Aims of plan

This plan aims to permit the subdivision of the land to which this plan applies into small rural holdings consistent with the provisions of the Council's rural residential strategy. The objectives of this plan are:

- (a) to provide for rural small holding subdivision opportunities in the Milton/Ulladulla area, and
- (b) to provide for four lots on the cleared area to minimise the impact on prime crop and pasture land, and
- (c) to ensure existing native vegetation on the site is protected and retained, and
- (d) to ensure habitats for native fauna are protected, and
- (e) to minimise soil erosion and the discharge of contaminated waters into the local drainage system, and
- (f) to ensure the risk to life and property from bush fire is minimised.

3 Land to which plan applies

This plan applies to land situated in the City of Shoalhaven, at Little Forest, being Portion 1, Parish of Little Forest and Lot 61, DP 732602, as shown edged heavy black on the map marked "City of Shoalhaven Local Environmental Plan 1985 (Amendment No 176)" deposited in the office of the Council of the City of Shoalhaven.

4 Amendment of City of Shoalhaven Local Environmental Plan 1985

City of Shoalhaven Local Environmental Plan 1985 is amended:

- (a) by inserting at the end of the definition of “the map” in clause 6 (1) the following matter:

City of Shoalhaven Local Environmental Plan 1985 (Amendment No 176);

- (b) by inserting after clause 12 the following clause:

12A Subdivision of certain land at Little Forest

- (1) This clause applies to land at Little Forest, being Portion 1, Parish of Little Forest and Lot 61, DP 732602, as shown edged heavy black on the map marked “City of Shoalhaven Local Environmental Plan 1985 (Amendment No 176)”.
- (2) Notwithstanding clause 12, the Council may consent to the subdivision of the land to which this clause applies so as to create a maximum of 4 lots, comprising 3 small lots of 1 to 3 hectares each and a large lot, and the erection of a dwelling-house on each lot within the building envelope identified on the map referred to in subclause (1).
- (3) The Council may grant consent under subclause (2) only if it imposes as a condition of the consent that any existing consent relating to tourist accommodation on the subject land is to be surrendered.