



New South Wales

Shoalhaven Local Environmental Plan 2014 (Amendment No 5)

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*.

**GORDON CLARK, STRATEGIC PLANNING MANAGER,
SHOALHAVEN CITY COUNCIL**
As delegate for the Minister for Planning

Shoalhaven Local Environmental Plan 2014 (Amendment No 5)

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Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Shoalhaven Local Environmental Plan 2014 (Amendment No 5)*.

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 land at Moss Vale Road, Kangaroo Valley, being Lot 14, DP 773481.

4 Maps

The maps adopted by *Shoalhaven Local Environmental Plan 2014* 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 Shoalhaven Local Environmental Plan 2014

[1] Clause 4.6 Exceptions to development standards

Insert after clause 4.6 (8) (ca):

- (cb) clause 7.25.

[2] Clause 7.25

Insert after clause 7.24:

7.25 Development on land at Moss Vale Road, Kangaroo Valley

- (1) This clause applies to land at Moss Vale Road, Kangaroo Valley, being Lot 14, DP 773481 (the *original lot*).
- (2) Despite any other provision of this Plan, development consent may be granted to subdivide the original lot to create other lots (the *resulting lots*) if:
 - (a) two of the resulting lots:
 - (i) will each contain land in Zone R5 Large Lot Residential that has an area that is not less than the minimum size shown on the Lot Size Map in relation to that land, and
 - (ii) will together contain all of the land in Zone E3 Environmental Management that was in the original lot, and
 - (b) all other resulting lots will contain land that has an area that is not less than the minimum size shown on the Lot Size Map in relation to that land.
- (3) Development consent must not be granted to the subdivision of land under subclause (2) unless the consent authority is satisfied that:
 - (a) one of the resulting lots referred to in paragraph (b) will contain multi dwelling housing that comprises no more than 6 dwellings, and
 - (b) all other resulting lots will contain a single dwelling house, and
 - (c) the subdivision will not result in more than 12 resulting lots.