



New South Wales

# **Shoalhaven Local Environmental Plan 2014 (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*.

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

## **Shoalhaven Local Environmental Plan 2014 (Amendment No 12)**

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### **1 Name of Plan**

This Plan is *Shoalhaven Local Environmental Plan 2014 (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 land at 15 Aldous Place, 23A Aldous Place and 369 Worrigeer Road, Worrigeer, being Lot 2, DP 1213693, Lot 586, DP 1048099 and Lot 587, DP 1048099, respectively.

### **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**

### **Clause 4.1G**

Insert in appropriate order:

#### **4.1G    Minimum subdivision lot size for boundary adjustments on certain land at Worrige**

- (1) The objectives of this clause are as follows:
  - (a) to permit boundary adjustment subdivision between existing lots where one or more of the resulting lots would be less than the minimum subdivision lot size,
  - (b) to ensure that the subdivision does not create additional lots or additional opportunities for dwelling houses,
  - (c) to ensure that the boundary adjustment subdivision will result in:
    - (i) a minimisation of further fragmentation and alienation of resource lands or lands with natural or ecological values,
    - (ii) the minimisation of land use conflict,
    - (iii) the maintenance of the rural character, environmental heritage and scenic quality of the land.
- (2) This clause applies to the following land at Worrige:
  - (a) 15 Aldous Place, being Lot 2, DP 1213693,
  - (b) 23A Aldous Place, being Lot 586, DP 1048099,
  - (c) 369 Worrige Road, being Lot 587, DP 1048099.
- (3) Despite clause 4.1, development consent may be granted for a subdivision that consists of an adjustment of boundaries between existing lots where the size of one or more of the resulting lots will be less than the minimum subdivision lot size shown on the Lot Size Map in relation to those lots, if:
  - (a) the subdivision will not result in the creation of any additional lots or the opportunity for additional dwellings (or both), and
  - (b) the subdivision will minimise the further fragmentation and alienation of resource lands or lands with natural and ecological values, and
  - (c) the subdivision is likely to minimise actual or potential land use conflict, and
  - (d) the subdivision is not likely to adversely affect the rural character, environmental heritage or scenic quality of the land.