



New South Wales

Shoalhaven Local Environmental Plan 2014 (Amendment No 20)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

**GORDON CLARK, STRATEGIC PLANNING MANAGER,
SHOALHAVEN CITY COUNCIL**
As delegate for the local plan-making authority

Shoalhaven Local Environmental Plan 2014 (Amendment No 20)

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Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Shoalhaven Local Environmental Plan 2014 (Amendment No 20)*.

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, being land on Moss Vale Road between Bomaderry and Cambewarra Village:

- (a) Lot 101 and part of Lot 102, DP 1201921,
- (b) Lots 1 and 2 and part of Lot 3, DP 851823,
- (c) Lots 1–3, DP 1128146,
- (d) part of Lots 1 and 2, DP 621553,
- (e) part of Lot 1, DP 949932,
- (f) part of Lots 116, 119 and 122, DP 3060.

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 local plan-making authority on the making of this Plan.

Schedule 1 Amendment of Shoalhaven Local Environmental Plan 2014

[1] Clause 4.1H

Insert after clause 4.1G:

4.1H Exceptions to minimum subdivision lot sizes for dual occupancies and dwelling houses on certain land in Moss Vale Road South urban release area

- (1) This clause applies to land identified as “Clause 4.1H” on the Lot Size Map.
- (2) Despite clause 4.1 (3), development consent may be granted for the subdivision of land to which this clause applies into 2 or more lots (the *resulting lots*) if each resulting lot meets the following requirements:
 - (a) the lot adjoins land identified as “Public open space” on the Development Area Map, or is separated from that land only by a public road, or adjoins land identified as “Tree-lined boulevard” on that Map,
 - (b) the lot has a primary street frontage,
 - (c) if the size of the lot is less than 400 square metres—the lot is accessed by vehicle using a rear lane or shared driveway,
 - (d) if a dual occupancy is proposed to be erected on the lot—the size of the lot is at least 500 square metres,
 - (e) if a dwelling house is proposed to be erected on the lot—the size of the lot is at least 300 square metres.

[2] Clause 4.6 Exceptions to development standards

Insert after clause 4.6 (8) (cb):

- (cc) clause 4.1H.

[3] Dictionary

Insert in alphabetical order:

Development Area Map means the Shoalhaven Local Environmental Plan 2014 Development Area Map.