



New South Wales

# **Junee Local Environmental Plan 2012 (Amendment No 2)**

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*.

JAMES DAVIS, GENERAL MANAGER  
JUNEE SHIRE COUNCIL  
As delegate for the local plan-making authority

## **Junee Local Environmental Plan 2012 (Amendment No 2)**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of Plan**

This Plan is *Junee Local Environmental Plan 2012 (Amendment No 2)*.

### **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 to which *Junee Local Environmental Plan 2012* applies.

## Schedule 1      **Amendment of Junee Local Environmental Plan 2012**

### **Clause 4.2C**

Insert after clause 4.2B—

#### **4.2C      Exceptions to minimum lot sizes for certain rural subdivisions**

- (1) The objective of this clause is to enable the subdivision of land in Zone RU1 Primary Production to create lots of an appropriate size to meet the needs of existing permitted uses other than dual occupancies (attached) or dwelling houses.
- (2) This clause applies to land in Zone RU1 Primary Production.
- (3) Land to which this clause applies may, with development consent, be subdivided to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) Development consent must not be granted for the subdivision of land under this clause unless the consent authority is satisfied of the following—
  - (a) each resulting lot that is less than the minimum size shown on the Lot Size Map in relation to that land—
    - (i) will be used for a purpose permitted under an existing development consent for the land (the *permitted land use*), and
    - (ii) will not be used for the purpose of a dual occupancy (attached) or a dwelling house,
  - (b) the subdivision is necessary for the operation of the permitted land use,
  - (c) the proposed lot sizes are appropriate for the operation of the permitted land use,
  - (d) the subdivision is appropriate having regard to the natural and physical constraints affecting the land,
  - (e) the subdivision will not increase rural land use conflict in the locality,
  - (f) the subdivision will not adversely affect the use of the surrounding land for agriculture.