



PARLIAMENTARY COUNSEL

Opinion

Environmental Planning and Assessment Act 1979
Proposed Mid-Western Regional Local Environmental Plan 2012 (Amendment No 22)

Your ref: PP_2019_MIDWR_001_00
Our ref: e2019-098.d10 FG

In my opinion the attached draft environmental planning instrument may legally be made.

When the environmental planning instrument is made, a map cover sheet that lists the final form of the maps adopted by the instrument should be signed by the person making the instrument.

A handwritten signature in black ink, appearing to read 'A. O'Callaghan'.

(A O'CALLAGHAN)
Parliamentary Counsel
10 July 2019



New South Wales

Mid-Western Regional Local Environmental Plan 2012 (Amendment No 22)

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*.

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A handwritten signature in black ink, appearing to be 'BRAD CAM', written over a horizontal line.

BRAD CAM
General Manager
Mid-Western Regional Council
12 July 2019

Mid-Western Regional Local Environmental Plan 2012 (Amendment No 22)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Mid-Western Regional Local Environmental Plan 2012 (Amendment No 22)*.

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 in Zone R5 Large Lot Residential identified as “Area D” on the Lot Size Map under *Mid-Western Regional Local Environmental Plan 2012*.

4 Maps

The maps adopted by *Mid-Western Regional Local Environmental Plan 2012* 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 Mid-Western Regional Local Environmental Plan 2012

Clause 6.14

Insert after clause 6.13:

6.14 Minimum subdivision lot size for community title schemes on certain land in Zone R5

- (1) The objective of this clause is to facilitate community title subdivision with a minimum lot size of 2 or 5 hectares for certain land in Zone R5 Large Lot Residential.
- (2) This clause applies to a subdivision (being a subdivision that requires development consent) under the *Community Land Development Act 1989* of land only in Zone R5 Large Lot Residential identified as "Area D" on the Lot Size Map, but does not apply to a subdivision by the registration of a strata plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the *Community Land Development Act 1989*) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) Despite subclause (3), if the consent authority is satisfied that each lot is, or will be serviced by a water reticulation system, land identified as "Area D" on the Lot Size Map may be subdivided to create lots of at least 2 hectares.