



New South Wales

PARLIAMENTARY COUNSEL

Opinion

Environmental Planning and Assessment Act 1979
Proposed Shoalhaven Local Environmental Plan 2014 (Amendment No 12)

Your ref: Michael Park
Our ref: FG e2016-139.d06

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 be 'D Colagiuri'.

(D COLAGIURI)
Parliamentary Counsel
1 July 2016



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, 27 July 2016

GORDON CLARK, Strategic Planning Manager

Signed under delegation for Shoalhaven City Council

Minister for Planning

*As a delegate
for the*

Shoalhaven Local Environmental Plan 2014 (Amendment No 12)

under the

Environmental Planning and Assessment Act 1979

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 Worrigee Road, Worrigee, 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 Worrigee

- (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 Worrigee:
 - (a) 15 Aldous Place, being Lot 2, DP 1213693,
 - (b) 23A Aldous Place, being Lot 586, DP 1048099,
 - (c) 369 Worrigee 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.

Environmental Planning and Assessment Act 1979
**Shoalhaven Local Environmental Plan 2014
(Amendment No 12)**

Shoalhaven City Council
PO Box 42
NOWRA NSW 2541

Map Cover Sheet

The following map sheets are revoked:

Map Sheet	Map Identification Number
Lot Size Map LSZ_019D	6950_COM_LSZ_019D_020_20140422
Land Zoning Map LZN_019D	6950_COM_LZN_019D_020_20140422
Urban Release Area Map URA_019D	6950_COM_URA_019D_020_20140422

The following map sheets are adopted:

Map Sheet	Map Identification Number
Lot Size Map LSZ_019D	6950_COM_LSZ_019D_020_20160622
Land Zoning Map LZN_019D	6950_COM_LZN_019D_020_20160622

Certified

Gordon Clark. [Date] 29. 06. 16

Gordon Clark
Strategic Planning Manager
signed under delegation for Shoalhaven City Council

As delegate for the Minister for Planning