



New South Wales

## **Cabonne Local Environmental Plan 1991 (Amendment No 20)**

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*. (S02/00884-2)

A large, stylized handwritten signature in black ink, appearing to read 'A. Roberts'.

Minister for Planning

## **Cabonne Local Environmental Plan 1991 (Amendment No 20)**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of plan**

This plan is *Cabonne Local Environmental Plan 1991 (Amendment No 20)*.

### **2 Aims of plan**

This plan aims to amend *Cabonne Local Environmental Plan 1991*:

- (a) to rezone the land to which this plan applies from Zone No 1 (a) (General Rural) to Zone No 1 (c) (Rural Small Holdings) to allow rural residential development on land adjoining the village of Spring Hill, and
- (b) to limit the environmental impact of development of that land by limiting the maximum number of allotments that are able to be created on the land.

### **3 Land to which plan applies**

This plan applies to Lots 43 and 44, DP 750387, Lot 45, DP 653474, Lot 1, DP 804164 and Part Lot 46, DP 750387, being land in the vicinity of Strachan, Davis, Forest and Carcoar Roads, Spring Hill, as shown edged heavy black and lettered "1 (c)" on the map marked "Cabonne Local Environmental Plan 1991 (Amendment No 20)" deposited in the office of Cabonne Shire Council.

### **4 Amendment of Cabonne Local Environmental Plan 1991**

*Cabonne Local Environmental Plan 1991* is amended as set out in Schedule 1.

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## Schedule 1 Amendments

(Clause 4)

**[1] Clause 5 Definitions**

Insert in appropriate order in the definition of *the map* in clause 5 (1):

Cabonne Local Environmental Plan 1991 (Amendment No 20)

**[2] Clause 16 Subdivision for the purposes of dwellings in Zone No 1 (c)**

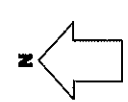
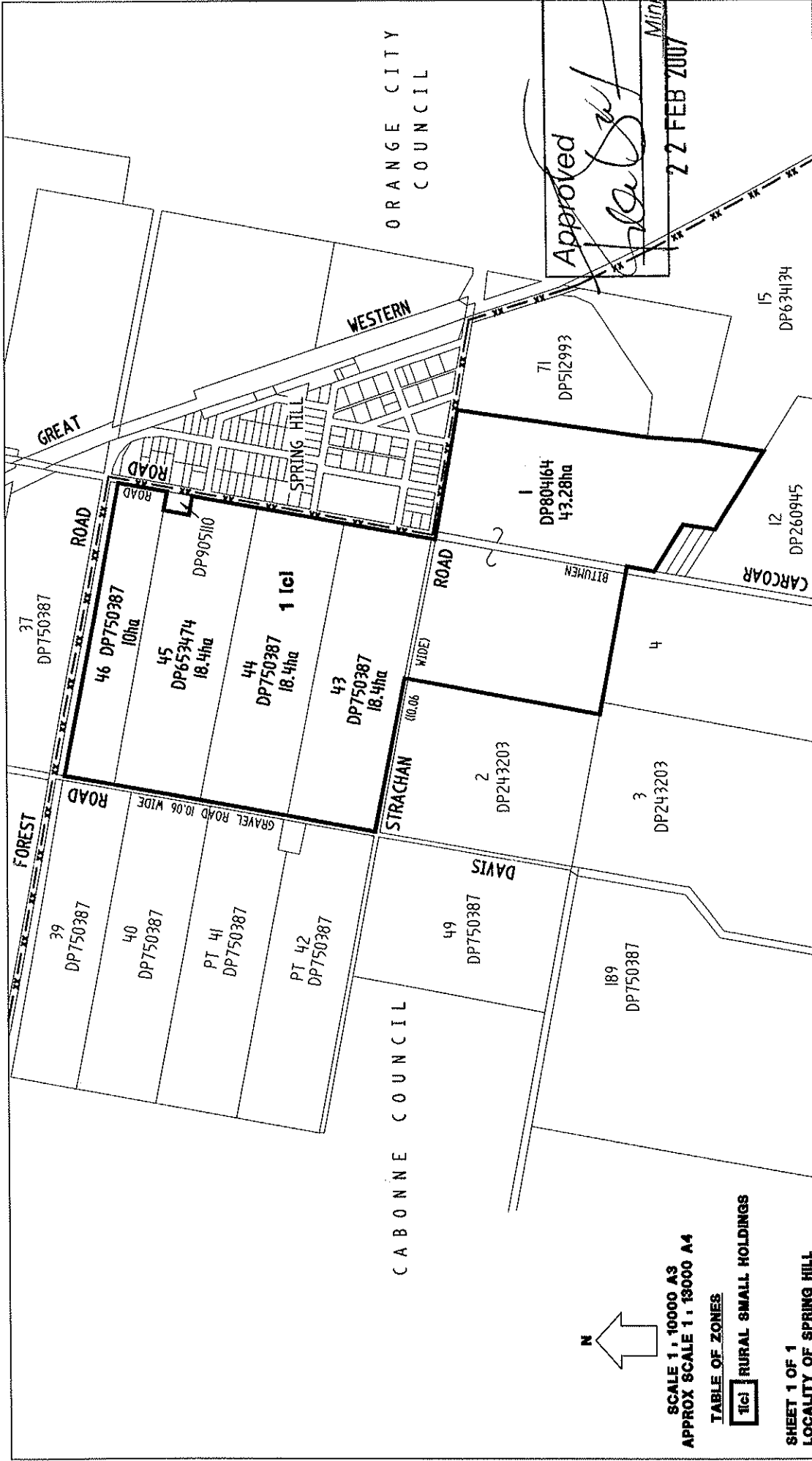
Insert after subclause (1B):

(1C) Despite subclause (1), the Council must not consent to an application to subdivide land shown edged heavy black and lettered "1 (c)" on the map marked "Cabonne Local Environmental Plan 1991 (Amendment No 20)" unless the Council is satisfied that:

- (a) the total number of allotments that may be created by the subdivision of land in accordance with this subclause will not exceed 22, and
- (b) each allotment proposed to be created by the subdivision will have an area of 2 hectares or more and will be used primarily for the purposes of a dwelling-house, and
- (c) the land has not previously been subdivided in accordance with this subclause.

**[3] Clause 16 (2)**

Omit "(1) or (1A)". Insert instead "(1), (1A) or (1C)".



SCALE 1 : 10000 A3  
APPROX SCALE 1 : 10000 A4

**TABLE OF ZONES**

**[R]** RURAL SMALL HOLDINGS

SHEET 1 OF 1  
LOCALITY OF SPRING HILL

DRAWN BY :	HPP Pty Ltd	DATE :	31/03/2007
PLANNER :	G. COOPER	DATE :	3/09/2007
FILE No. COUNCIL	03.0016-22	DEPT.	
CERTIFICATE ISSUED UNDER	S65 E.P. & A ACT, 1979	DATE :	4/04/2007
CERTIFICATE PLAN NUMBER :			

**ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979**

**SHIRE OF CABONNE**

**LOCAL ENVIRONMENTAL PLAN 1991  
(AMENDMENT No. 20)**

STATEMENT OF RELATIONSHIP WITH OTHER PLANS  
AMENDS CABONNE LOCAL ENVIRONMENTAL PLAN 1991

PUBLISHED IN GOVERNMENT GAZETTE OF

CERTIFIED IN ACCORDANCE WITH  
THE ENVIRONMENTAL PLANNING &  
ASSESSMENT ACT 1979 AND REGULATIONS

GENERAL MANAGER

3/9/07  
DATE

Approved  
*[Signature]*  
Minister.  
22 FEB 2007

ORANGE CITY  
COUNCIL

CABONNE COUNCIL