



Copmanhurst Local Environmental Plan 1990 (Amendment No 9)

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (G01/00121/S69)

DIANE BEAMER, M.P.,

Minister Assisting the Minister for Infrastructure
and Planning (Planning Administration)

2003 No 437

Clause 1

Copmanhurst Local Environmental Plan 1990 (Amendment No 9)

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1 Name of plan

This plan is *Copmanhurst Local Environmental Plan 1990 (Amendment No 9)*.

2 Aims of plan

This plan aims to:

- (a) rezone the land to which it applies from Zone No 1 (b) (Rural (Agricultural Protection) Zone) to Zone No 2 (a) (Village Zone) under *Copmanhurst Local Environmental Plan 1990*, and
- (b) allow, with development consent, that land to be subdivided for residential purposes, but only if the Council is satisfied:
 - (i) that a buffer will be provided between nearby agricultural land and any proposed residential development, and
 - (ii) that storm water run-off from any proposed residential development will be adequately managed and treated, and
 - (iii) that a water supply and facilities for the removal or disposal of sewage and drainage are available to any proposed residential development on the land.

3 Land to which plan applies

This plan applies to land being Lot 12, DP 817067, Lawrence Road, Grafton, as shown by distinctive colouring and edged heavy black on the map marked “Copmanhurst Local Environmental Plan 1990 (Amendment No 9)” deposited in the office of Copmanhurst Shire Council.

4 Amendment of Copmanhurst Local Environmental Plan 1990

Copmanhurst Local Environmental Plan 1990 is amended as set out in Schedule 1.

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Copmanhurst Local Environmental Plan 1990 (Amendment No 9)

Schedule 1 Amendments

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(Clause 4)

[1] Clause 5 Definitions

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

Copmanhurst Local Environmental Plan 1990 (Amendment No 9)

[2] Clause 25C

Insert before clause 26:

25C Land in Lawrence Road, Grafton—restrictions on development

- (1) This clause applies to land being Lot 12, DP 817067, Lawrence Road, Grafton, as shown by distinctive colouring and edged heavy black on the map marked “Copmanhurst Local Environmental Plan 1990 (Amendment No 9)”, deposited in the office of Copmanhurst Shire Council.
- (2) The Council must not grant consent for the carrying out of development on land to which this clause applies unless the Council is satisfied as to the following:
 - (a) that a buffer will be provided on the land, between any proposed residential development and adjoining agricultural land, that is of sufficient width and design to minimise nuisance to the adjoining land,
 - (b) that storm water run-off from any proposed residential development will be adequately managed and treated to minimise impacts on the local and downstream environment,
 - (c) that a water supply and facilities for the removal or disposal of sewage and drainage are available to any proposed residential development on the land.

BY AUTHORITY