



New South Wales

Leeton Local Environmental Plan No 38

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Urban Affairs and Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.
(S00/01182/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Urban Affairs and Planning

Sydney, 16 February 2001.

Leeton Local Environmental Plan No 38

1 Name of plan

This plan is *Leeton Local Environmental Plan No 38*.

2 Aims of plan

(1) This plan aims:

- (a) to rezone part of the land to which this plan applies from Zone No 5 (a) to Zone No 2 (a) under *Leeton Local Environmental Plan No 4*, being Lot 196, DP 751745, and known as No 30 Main Avenue, Yanco, and to permit the carrying out of development for the purposes of a gallery, antique sales and a refreshment room on that land, and
- (b) to rezone part of the land from Zone No 2 (c) to Zone No 3 (b) under that plan, being part of Lots 10 and 11, Section 40, DP 758606, and known as Nos 4 to 6 Sycamore Street, Leeton, and
- (c) to rezone the remaining land from Zone No 4 (b) to Zone No 3 (b) and from Zone No 5 (a) to Zone No 3 (b) under that plan, being land bounded by Acacia Avenue, Pine Avenue and Belah Street, Leeton.

(2) This plan also aims to prohibit the carrying out of development on the land referred to in subclause (1) (c) for the purpose of a boarding-house or certain other kinds of dwellings.

3 Land to which plan applies

This plan applies to:

- (a) Lot 196, DP 751745, No 30 Main Avenue, Yanco, and
- (b) part of Lots 10 and 11, Section 40, DP 758606, Nos 4 to 6 Sycamore Street, Leeton, and
- (c) Lots 1–12, 30–32, 34 and 35, Section 4, DP 758606, being land bounded by Acacia Avenue, Pine Avenue and Belah Street, Leeton,

as shown edged heavy black on the map marked “Leeton Local Environmental Plan No 38” deposited in the office of Leeton Shire Council.

4 Amendment of Leeton Local Environmental Plan No 4

Leeton Local Environmental Plan No 4 is amended as set out in Schedule 1.

2001 No 142

Leeton Local Environmental Plan No 38

Schedule 1

Amendments

Schedule 1 Amendments

(Clause 4)

[1] Clause 5 Interpretation

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

Leeton Local Environmental Plan No 38

[2] Clause 30B

Insert after clause 30A:

30B Development of certain land bounded by Acacia Avenue, Pine Avenue and Belah Street, Leeton

- (1) This clause applies Lots 1–12, 30–32, 34 and 35, Section 4, DP 758606, being land bounded by Acacia Avenue, Pine Avenue and Belah Street, Leeton, as shown edged heavy black on the map marked “Leeton Local Environmental Plan No 38”.
- (2) Despite any provision of this plan, a person must not carry out development on land to which this clause applies for the purpose of a boarding-house or a dwelling associated with any other purpose included in Column 4 of the Table to clause 8 in the matter relating to Zone No 3 (b).

[3] Schedule 6 Development for certain additional purposes

Insert at the end of the Schedule:

Lot 196, DP 751745, No 30 Main Avenue, Yanco—gallery, antique sales and refreshment room.

BY AUTHORITY