



New South Wales

Dumaresq Local Environmental Plan No 1 (Amendment No 21)

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*.
(S00/01076/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Urban Affairs and Planning

2001 No 590

Clause 1 Dumaresq Local Environmental Plan No 1 (Amendment No 21)

Dumaresq Local Environmental Plan No 1 (Amendment No 21)

1 Name of plan

This plan is *Dumaresq Local Environmental Plan No 1 (Amendment No 21)*.

2 Aims of plan

The aims of this plan are:

- (a) to enable dual occupancy to be established on rural properties, and
- (b) to allow development to be carried out, subject to specified conditions, with the consent of Armidale Dumaresq Council for the purposes of combined community promotion and general advertising signs at the gateway to Armidale on land at:
 - (i) Lots 6, 22, 71 and 95, DP 755823, New England Highway (north of Sunnyside Road), and
 - (ii) Lot 270, DP 755811, corner of New England Highway and Kia-Ora Road, and
- (c) to provide that clauses 15, 17, 18 and 19 of *State Environmental Planning Policy No 64—Advertising and Signage* do not apply to the development referred to in paragraph (b).

3 Land to which plan applies

This plan applies to land within the local government area of the Armidale Dumaresq Council.

4 Amendment of Dumaresq Local Environmental Plan No 1

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

Schedule 1 Amendments

(Clause 4)

[1] Clause 13 Dwelling-houses—Zones Nos 1 (a), 1 (b), 1 (c) and 7 (a)

Insert after clause 13 (4):

- (5) Notwithstanding subclause (2), a dual occupancy may, with the consent of the council, be erected on an allotment of land to which this clause applies.
- (6) For the purposes of subclause (5), *dual occupancy* means:
 - (a) in the case of a single allotment of land that cannot be subdivided pursuant to Division 1, two attached dwellings on the single allotment of land, and
 - (b) in the case of a single allotment of land that can be subdivided pursuant to Division 1, two dwellings (whether attached or detached) on the single allotment.

[2] Clause 36 Development for certain additional purposes

Insert after clause 36 (2):

- (3) Clauses 15, 17, 18 and 19 of *State Environmental Planning Policy No 64—Advertising and Signage* do not apply to development for the purposes of community promotion and general advertising signage carried out on the following land in accordance with subclause (1) and the conditions specified in Schedule 3 in relation to that development:
 - (a) Lots 6, 22, 71 and 95, DP 755823, New England Highway (north of Sunnyside Road), and
 - (b) Lot 270, DP 755811, corner of New England Highway and Kia-Ora Road.

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Schedule 1 Amendments

[3] Schedule 3 Development for certain additional purposes

Omit the matter in the Schedule. Insert instead:

Column 1	Column 2	Column 3
Land	Additional purposes	Conditions
Portions 75, 76, 113, 114, 116, 117 and 120 and part portion 119, Parish of Armidale, Grafton Road, Armidale	Stock and sale yard	—
Lots 6, 22, 71 and 95 DP 755823 New England Highway (north of Sunnyside Road)	Community promotion and general advertising sign	(a) Single, double-sided sign structure, and (b) not exceeding 88 square metres in advertising display area (as defined in <i>State Environmental Planning Policy No 64—Advertising and Signage</i>), and (c) 50% of the advertising display area related to community promotion (including tourism or regional events)
Lot 270, DP 755811, corner New England Highway and Kia-Ora Road	Community promotion and general advertising sign	(a) Single, double-sided sign structure, and (b) not exceeding 88 square metres in advertising display area (as defined in <i>State Environmental Planning Policy No 64—Advertising and Signage</i>), and (c) 50% of the advertising display area related to community promotion (including tourism or regional events)

BY AUTHORITY
