



New South Wales

Snowy River Local Environmental Plan 1997 (Amendment No 10)

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*. (Q03/00066/S69)

DIANE BEAMER, M.P.,

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

2003 No 1001

Clause 1 Snowy River Local Environmental Plan 1997 (Amendment No 10)

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under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Snowy River Local Environmental Plan 1997 (Amendment No 10)*.

2 Aims of plan

This plan aims:

- (a) to allow, with the consent of Snowy River Shire Council, the carrying out of development on part of the land to which this plan applies for the purpose of private cemeteries, and
- (b) to allow, with the Council's consent, the carrying out of development on part of the land for the purpose of educational establishments, and
- (c) to allow, with the Council's consent, the carrying out of development on part of the land for the purpose of detached (as well as attached) dual occupancy, and
- (d) to add, remove and further describe heritage items listed in Schedule 7 to *Snowy River Local Environmental Plan 1997 (the 1997 plan)*.

3 Land to which plan applies

- (1) To the extent that this plan allows private cemeteries, it applies to land within Zone 1 (a)—General Rural and Zone 7—Environmental Protection under the 1997 plan.
- (2) To the extent that this plan allows educational establishments, it applies to land within Zone 1 (d)—Rural Tourist Accommodation under the 1997 plan.
- (3) To the extent that this plan provides for detached (as well as attached) dual occupancy, it applies (subject to certain requirements) to land within Zone 1 (c)—Rural Residential under the 1997 plan.

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- (4) To the extent that this plan amends the schedule of heritage items, it applies to the following land known as:
- (a) Mt Gilead, Lot 21, DP 809367, Parish of Abington,
 - (b) The Park Homestead, Lot A, DP 374698, Parish of Abington,
 - (c) Cobbin Farm, Lot 2, DP 882864, Parish of Clyde,
 - (d) Old Glenmore, Lot 2, DP 354168, Parish of Abington,
 - (e) Briardale, Lot 1, DP 577655, Parish of Caddigat,
 - (f) Bushy Park, Lot 2, DP 1033120, Parish of Jinderboine,
 - (g) Jindabyne Winter Academy of Sport and Recreation, Lot 101, DP 1019527, Parish of Clyde,
 - (h) Carinya, Lot 10, DP 861805, Parish of Abington.

4 Amendment of Snowy River Local Environmental Plan 1997

Snowy River Local Environmental Plan 1997 is amended as set out in Schedule 1.

2003 No 1001

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Schedule 1 Amendments

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(Clause 4)

[1] Clause 8 Zone 1 (a)—General Rural

Insert “private cemeteries;” in alphabetical order in clause 8 (3).

[2] Clause 10 Zone 1 (d)—Rural Tourist Accommodation

Insert “educational establishments;” in alphabetical order in clause 10 (3).

[3] Clause 19 Zone 7—Environmental Protection

Insert “private cemeteries;” in alphabetical order in clause 19 (3).

[4] Clause 30

Omit the clause. Insert instead:

30 Can the Council consent to dual occupancy within Zone 1 (c)?

- (1) The Council may consent to a dual occupancy on an allotment in Zone 1 (c) on which a dwelling may be erected in accordance with clause 28, but only where the land has been connected to the Council’s reticulated sewerage system, and only if one of the 2 dwellings does not exceed 100 square metres in gross floor area.
- (2) The Council must not consent to a detached dual occupancy on an allotment in Zone 1 (c) unless the allotment has an area of not less than 1.35 hectares.
- (3) The Council must not consent to the subdivision of an allotment in Zone 1 (c) on which a dual occupancy is located if:
 - (a) the subdivision will create a separate allotment for each dwelling, or
 - (b) in the case of a detached dual occupancy, the allotment in which the dual occupancy is situated would be less than 1.35 hectares.

[5] Schedule 1 Definitions

Insert in alphabetical order:

private cemetery means a burial location containing one or more grave sites on an allotment of private land with a minimum area of 5 hectares.

[6] Schedule 7 Heritage items

Omit the matter relating to the Selectors Hut (Ref No 1.27).

[7] Schedule 7

Omit the matter relating to The Park (Ref No 1.31).

Insert instead under the respective headings “**Ref No**”, “**Item Description**”, “**Property Name**” and “**Property Location/Description**”:

1.31	Rural Buildings	The Park Homestead	Lot A DP 374698, Parish of Abington
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[8] Schedule 7

Insert in numerical order of reference number under the respective headings “**Ref No**”, “**Item Description**”, “**Property Name**” and “**Property Location/Description**”:

1.15	House, Rural Buildings, Orchard and Pine Trees	Cobbin Farm	Lot 2 DP 882864, Parish of Clyde
5.03	Ruins	Old Glenmore	Lot 2 DP 354168, Parish of Abington
5.04	House and Exotic Plantings	Briardale	Lot 1 DP 577655, Parish of Caddigat
5.05	Rural Buildings and Ruins	Bushy Park	Lot 2 DP 1033120, Parish of Jinderboine
5.06	2 Lodges, Commissioner’s house and Sports Stadium	Jindabyne Winter Academy of Sport and Recreation	Lot 101 DP 1019527, Parish of Clyde

2003 No 1001

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5.07	Recreation Hall (former Cooma North Primary School Building)	Carinya	Lot 10 DP 861805, Parish of Abington
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BY AUTHORITY
