



New South Wales

## **Richmond River Local Environmental Plan 1992 (Amendment No 28)**

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*. (G03/00049/PC)

DIANE BEAMER, M.P.,  
Minister Assisting the Minister for Infrastructure  
and Planning (Planning Administration)

## 2004 No 722

Clause 1 Richmond River Local Environmental Plan 1992 (Amendment No 28)

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# Richmond River Local Environmental Plan 1992 (Amendment No 28)

under the

Environmental Planning and Assessment Act 1979

### 1 Name of plan

This plan is *Richmond River Local Environmental Plan 1992 (Amendment No 28)*.

### 2 Aims of plan

This plan aims to allow, with the consent of Richmond Valley Council, the carrying out of development on land within the Zone No 4 (a) Industrial Zone under *Richmond River Local Environmental Plan 1992* for the purposes of:

- (a) places of public worship, and
- (b) public buildings, and
- (c) refreshments rooms used in conjunction with and situated on the same land as other development carried out on the land, and
- (d) dwellings—provided the Council is satisfied that:
  - (i) only one dwelling will be allowed on any single parcel of land, and
  - (ii) the dwelling will form an integral part of an industry situated on the land, and
  - (iii) the dwelling will only be used for the accommodation of employees engaged in relation to that industry, and
  - (iv) a demonstrated need exists for the dwelling based on the nature of that industry.

This plan also aims to effect minor law revision.

### 3 Land to which plan applies

This plan applies to all land in the local government area of Richmond Valley under *Richmond River Local Environmental Plan 1992*.

### 4 Amendment of Richmond River Local Environmental Plan 1992

*Richmond River Local Environmental Plan 1992* is amended as set out in Schedule 1.

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## Schedule 1 Amendments

(Clause 4)

**[1] Clause 6 Adoption of Model Provisions**

Omit “, *dwelling*” from clause 6 (a).

**[2] Clause 9 Zone objectives and development control table**

Omit “and” from item 1 (c) in the matter relating to Zone No 4 (a) in the Table to the clause.

**[3] Clause 9, Table**

Insert at the end of item 1 (d) in the matter relating to Zone No 4 (a):

, and

- (e) to allow non-industrial uses that are ancillary to industry or that do not significantly affect the existing or potential viability of industry in the area.

**[4] Clause 9, Table**

Omit “places of public worship;” and “public buildings;” from item 4 (Prohibited) in the matter relating to Zone No 4 (a).

**[5] Clause 9, Table**

Insert “(other than those used in conjunction with and situated on the same land as other development carried out on the land)” after “refreshment rooms” in item 4 in the matter relating to Zone No 4 (a).

**[6] Clause 9, Table**

Omit “residential buildings (other than those used in conjunction with industries situated on the land on which such industries are conducted);” from item 4 in the matter relating to Zone No 4 (a).

**[7] Clause 19AB**

Insert after clause 19A:

**19AB Residential development in Zone No 4 (a)**

Development for the purpose of a dwelling may, with the consent of the Council, be carried out on land within Zone No 4 (a) provided the Council is satisfied that:

- (a) only one dwelling will be allowed on any single parcel of land, and

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Schedule 1 Amendments

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- (b) the dwelling will form an integral part of an industry situated on the land, and
- (c) the dwelling will only be used for the accommodation of employees engaged in relation to that industry, and
- (d) a demonstrated need exists for the dwelling based on the nature of that industry.

BY AUTHORITY

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