



New South Wales

Tenterfield Local Environmental Plan 1996 (Amendment No 3)

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*. (S03/03508/PC)

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

2005 No 103

Clause 1 Tenterfield Local Environmental Plan 1996 (Amendment No 3)

Tenterfield Local Environmental Plan 1996 (Amendment No 3)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Tenterfield Local Environmental Plan 1996 (Amendment No 3)*.

2 Aims of plan

This plan aims:

- (a) to rezone the land to which this plan applies from Zone No 1 (a) (General Rural) to Zone No 2 (v) (Village or Urban) under *Tenterfield Local Environmental Plan 1996* to allow for development compatible with the Village or Urban Zone, and
- (b) to allow, with the consent of Tenterfield Shire Council, the subdivision of the land into not more than 90 lots, and
- (c) to require the Council to take into account certain matters in considering whether to grant consent, having regard to any significant adverse effect on the Tenterfield Water Supply Dam.

3 Land to which plan applies

This plan applies to land in the local government area of Tenterfield, being Lot 1, DP 858198, fronting the New England Highway south of Tenterfield, and known as Saddler's Estate, as shown edged heavy black and lettered "2 (v)" on the map marked "Tenterfield Local Environmental Plan 1996 (Amendment No 3)" deposited in the office of Tenterfield Shire Council.

4 Amendment of Tenterfield Local Environmental Plan 1996

Tenterfield Local Environmental Plan 1996 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 5 Definitions

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

Tenterfield Local Environmental Plan 1996 (Amendment No 3)

[2] Clause 15A

Insert after clause 15:

15A Subdivision of land in Zone No 2 (v) at Saddler's Estate

- (1) This clause applies to Lot 1, DP 858198, fronting the New England Highway south of Tenterfield, and known as Saddler's Estate, as shown edged heavy black and lettered "2 (v)" on the map marked "Tenterfield Local Environmental Plan 1996 (Amendment No 3)".
- (2) A person may, with the consent of the Council, subdivide the land to which this clause applies into not more than 90 lots, but only if the Council is satisfied that each of those lots will have access to a reticulated sewerage scheme.
- (3) In considering whether to grant consent to development of the land, the Council must take into account whether the proposed development is likely to have a significant adverse effect on:
 - (a) the Tenterfield Water Supply Dam, and
 - (b) flooding or the flow of water downstream of the Tenterfield Water Supply Dam.