



New South Wales

Scone Local Environmental Plan 1986 (Amendment No 58)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (NEW0000121/S69)

FRANK SARTOR, M.P.,
Minister for Planning

2006 No 150

Clause 1 Scone Local Environmental Plan 1986 (Amendment No 58)

Scone Local Environmental Plan 1986 (Amendment No 58)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Scone Local Environmental Plan 1986 (Amendment No 58)*.

2 Aims of plan

This plan aims:

- (a) to introduce a new zone, namely, Zone No 4 (b) (Light Industrial—Special Business Zone), in *Scone Local Environmental Plan 1986 (the 1986 plan)* to facilitate development of land identified as being appropriate for light industry and commerce, and
- (b) to insert definitions of ***bulky goods sales room or showroom***, ***communications facility*** and ***recreation facility*** into the 1986 plan, and
- (c) to rezone certain land to Zone No 4 (b) to provide for its future development for light industry and commerce, and
- (d) to rezone certain land to Zone No 4 (a) to provide for its future development for industrial purposes.

3 Land to which plan applies

- (1) In respect of the aims set out in clause 2 (a) and (b), this plan applies to so much of the land in the local government area of Upper Hunter Shire as is under the 1986 plan.
- (2) In respect of the aim set out in clause 2 (c), this plan applies to Lot 2, DP 884177 and Lots 1 and 2, DP 950172 adjacent to the New England Highway, Scone, as shown coloured light brown with heavy black edging and lettered “4 (b)” on Sheet 1 of the map marked “Scone Local Environmental Plan 1986 (Amendment No 58)” deposited in the office of the Upper Hunter Shire Council.
- (3) In respect of the aim set out in clause 2 (d), this plan applies to certain land fronting the railway line near Muffett Street, Scone, as shown coloured purple with heavy black edging and lettered “4 (a)” on Sheet 2 of that map.

4 Amendment of Scone Local Environmental Plan 1986

Scone Local Environmental Plan 1986 is amended as set out in Schedule 1.

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Scone Local Environmental Plan 1986 (Amendment No 58)

Schedule 1 Amendments

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(Clause 4)

[1] Clause 5 Interpretation

Insert in alphabetical order in clause 5 (1):

bulky goods sales room or showroom means a building or place used for the sale (by retail or auction) or the hire or display, of items (whether goods or materials) that are of such size, shape or weight as to require:

- (a) a large area for handling, storage or display, or
- (b) direct vehicular access to the site of the building or place by customers for the purpose of collecting their items after purchase,

and that may also be used for the sale of motor-powered or motor-drawn vehicles and agricultural or industrial plant or machinery, but does not include a building or place used for the sale of foodstuffs or clothing.

communications facility means a building or other structure, work or place primarily for transmitting or receiving signals for the purpose of communication and includes radio masts and towers, satellite disks and the like.

recreation facility means a building or place used for sporting, recreation or leisure activities, whether or not operated for the purpose of gain, but does not include a building or place elsewhere specifically defined in this clause.

[2] Clause 5 (1), definition of “the map”

Insert in appropriate order:

Scone Local Environmental Plan 1986 (Amendment No 58)

[3] Clause 6 Model Provisions

Omit “*agriculture, the map, gross floor area, and rural worker’s dwelling*”.

Insert instead “*agriculture, gross floor area, recreation facility, rural worker’s dwelling and the map*”.

[4] Clause 8 Zones and development control table

Insert after the matter relating to Zone No 4 (a) in clause 8 (1):

Zone No 4 (b) (Light Industrial—Special Business Zone)—coloured light brown with heavy black edging and lettered “4 (b)”.

[5] Clause 8, Table

Insert after the matter relating to Zone No 4 (a):

Zone No 4 (b) (Light Industrial—Special Business Zone)

1 Objectives of zone

- (a) To provide adequate and appropriate land for the accommodation and development of light industrial and ancillary purposes, and
- (b) To encourage the establishment of business that is complementary to the future development of the existing commercial centre of Scone, and
- (c) To service the travelling public by promoting the carrying out of development for the purpose of accommodation, entertainment and food outlets.

2 Without development consent

Nil.

3 Only with development consent

Advertising structures; bulky goods sales rooms or showrooms; car repair stations; commercial premises; communications facilities; dwelling-houses or dwellings attached to and used in conjunction with a purpose referred to in this item; drainage; drive-in takeaway food shops; light industries; motels; motor showrooms; open space; parking; passenger transport terminals; recreation areas; recreation facilities; retail plant nurseries; road transport depots; roads; rural industries; service stations; veterinary clinics; warehouses.

4 Prohibited

Any purpose other than those included in item 3.