



New South Wales

Kyogle Local Environmental Plan No 20

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*. (G07/00120/PC-1)

KRISTINA KENEALLY, MP
Minister for Planning

2009 No 537

Clause 1 Kyogle Local Environmental Plan No 20

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1 Name of Plan

This Plan is *Kyogle Local Environmental Plan No 20*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Aims of Plan

The aim of this Plan is to rezone certain land under *Interim Development Order No 1—Shire of Kyogle* from partly Zone No 1 (a) Non-urban “A”, partly Zone No 1 (b) Non-urban “B” and partly Zone No 2 Village “V” to partly Zone IN1 General Industrial “IN1” and partly Zone IN2 Light Industrial “IN2” to provide for a substantial employment centre to cater for industrial development in Kyogle.

4 Land to which Plan applies

This Plan applies to certain land in the local government area of Kyogle, located at the southern approach to the town of Kyogle, as shown lettered “IN1” and “IN2” and coloured purple and light purple respectively on Sheet 1 of the map marked “Local Environmental Plan No 20 Interim Development Order No 1—Shire of Kyogle” deposited in the office of Kyogle Council.

Schedule 1 Amendment of Interim Development Order No 1—Shire of Kyogle

[1] Clause 2

Insert in appropriate order in the definition of *I.D.C. Map* in clause 2 (1):

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[2] Clause 3

Insert the following at the end of the Table to the clause in Columns I, II, III, IV and V respectively:

3. IN1 General Industrial. Purple and lettered "IN1".	Public utility undertakings	Bulk stores, Bus depots, Car repair stations, General advertising structures, General stores, Generating works, Industries, Light industries, Liquid fuel depots, Motor showrooms, Road transport terminals, Service stations, Utility installations, Warehouses	Development other than that referred to in Column II or III
3. IN2 Light Industrial. Light purple and lettered "IN2".	Public utility undertakings	Car repair stations, General advertising structures, General stores, Light industries, Liquid fuel depots	Development other than that referred to in Column II or III

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Schedule 1 Amendment of Interim Development Order No 1—Shire of Kyogle

[3] **Clause 31**

Insert after clause 30:

31 Subdivision of land in industrial zones

- (1) This clause applies to land within Zone IN1 General Industrial and Zone IN2 Light Industrial.
- (2) Land to which this clause applies must not be subdivided without the consent of the Council.
- (3) The Council must not consent to the subdivision of land to which this clause applies unless:
 - (a) each allotment that will be created by the subdivision has a ratio of frontage to depth of 1:3, unless the Council considers that a variation from this ratio is satisfactory having regard to the purpose for which the allotment is to be used, and
 - (b) each allotment has an area of not less than 1,500 square metres, and
 - (c) each allotment is, or will be, adequately drained and reticulated to Council's water supply and sewer system, and
 - (d) there is an electricity supply to each allotment or arrangements have been made for the supply of electricity to each allotment, and
 - (e) all roads proposed to be built on the subdivided land will be sealed and built to Council standards.
- (4) The consent of the Council to subdivision of land to which this clause applies is not required if the subdivision is for the purpose of opening a public road.