



New South Wales

Clarence Valley Local Environmental Plan 2011 (Amendment No 42)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

ADAM CAMERON, MANAGER ENVIRONMENT, DEVELOPMENT AND STRATEGIC
PLANNING
CLARENCE VALLEY COUNCIL
As delegate for the local plan-making authority

Clarence Valley Local Environmental Plan 2011 (Amendment No 42)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Clarence Valley Local Environmental Plan 2011 (Amendment No 42)*.

2 Commencement

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

3 Land to which Plan applies

This Plan applies to land in Zone RU2 Rural Landscape under *Clarence Valley Local Environmental Plan 2011*.

Schedule 1 Amendment of Clarence Valley Local Environmental Plan 2011

[1] Land Use Table

Insert “Function centres;” in alphabetical order in item 3 of Zone RU2 Rural Landscape.

[2] Clause 7.12

Insert after clause 7.11—

7.12 Development for the purpose of function centres in Zone RU2

- (1) The objectives of this clause are as follows—
 - (a) to ensure that development is compatible with the primary production potential, rural character and environmental capabilities of the land,
 - (b) to ensure that consent is only granted to development for the purpose of function centres if issues such as noise, traffic, parking and light spill generated by the development are addressed.
- (2) This clause applies to land in Zone RU2 Rural Landscape.
- (3) Development consent must not be granted to development for the purpose of a function centre on land to which this clause applies unless the consent authority is satisfied that—
 - (a) the development will not generate noise, traffic, parking and light spill that will significantly impact on surrounding residential areas, and
 - (b) the development will not impair the use of the surrounding land for agriculture or rural industries, and
 - (c) the land has suitable vehicle access for the purpose of a function centre and adequate provision of car parking, and
 - (d) the land is capable of accommodating the on-site disposal and management of sewage for the development, and
 - (e) the development will be on the same lot as an existing lawfully erected dwelling, and
 - (f) the development will not have an adverse impact on the scenic amenity or character of the rural environment, and
 - (g) the development is consistent with the objectives of this clause, and
 - (h) the development will not be used for the purpose of a function centre for more than 28 days (whether or not consecutive days) in any period of 12 months.