



New South Wales

Yass Valley Local Environmental Plan 2013 (Amendment No 8)

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*.

MONICA GIBSON

As delegate for the Minister for Planning and Public Spaces

Yass Valley Local Environmental Plan 2013 (Amendment No 8)

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1 Name of Plan

This Plan is *Yass Valley Local Environmental Plan 2013 (Amendment No 8)*.

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 to which *Yass Valley Local Environmental Plan 2013* applies.

Schedule 1 Amendment of Yass Valley Local Environmental Plan 2013

[1] Clause 1.8A Savings provision relating to development applications

Insert at the end of the clause—

- (2) If a development application has been made before the commencement of *Yass Valley Local Environmental Plan 2013 (Amendment No 8)* in relation to land to which that Plan applies and the application has not been finally determined before that commencement, the application must be determined as if that Plan had not commenced.

[2] Clause 4.1D

Insert after clause 4.1C—

4.1D Minimum site areas for dual occupancies and multi dwelling housing in Zones R1, R2, R3 and RU5

- (1) The objective of this clause is to achieve planned residential density in certain zones.
- (2) Development consent must not be granted to development for the purposes of a dual occupancy unless the site area per dwelling is at least—
 - (a) in the case of Zone R1 General Residential—400 square metres, or
 - (b) in the case of Zone R2 Low Density Residential—2,000 square metres, or
 - (c) in the case of Zone R3 Medium Density Residential—150 square metres, or
 - (d) in the case of Zone RU5 Village if the site is connected to a reticulated sewerage system—750 square metres, or
 - (e) in the case of Zone RU5 Village if the site is not connected to a reticulated sewerage system—2,000 square metres.
- (3) Development consent must not be granted to development for the purposes of multi dwelling housing unless the site area per dwelling is at least—
 - (a) in the case of Zone R1 General Residential—400 square metres, or
 - (b) in the case of Zone R3 Medium Density Residential—150 square metres.