



New South Wales

# **Yass Valley Local Environmental Plan 2013 (Amendment No 7)**

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*.

**CHRIS BERRY, GENERAL MANAGER**  
**YASS VALLEY COUNCIL**  
As delegate for the local plan-making authority

## **Yass Valley Local Environmental Plan 2013 (Amendment No 7)**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of Plan**

This Plan is *Yass Valley Local Environmental Plan 2013 (Amendment No 7)*.

### **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 the following zones under *Yass Valley Local Environmental Plan 2013*—

- (a) Zone B1 Neighbourhood Centre,
- (b) Zone B2 Local Centre,
- (c) Zone B5 Business Development,
- (d) Zone B6 Enterprise Corridor,
- (e) Zone IN1 General Industrial,
- (f) Zone IN2 Light Industrial.

## **Schedule 1      Amendment of Yass Valley Local Environmental Plan 2013**

**[1] Land Use Table**

Insert “Environmental protection works;” in alphabetical order in item 2 of the matter relating to Zone B1 Neighbourhood Centre.

**[2] Land Use Table, Zone B1 Neighbourhood Centre**

Omit “Car parks;”, “Office premises;”, “Retail premises;”, “Service stations;”, “Signage; Specialised retail premises;” and “Water reticulation systems” from item 3.

**[3] Land Use Table, Zone B1 Neighbourhood Centre**

Insert “Any other development not specified in item 2 or 4” at the end of item 3.

**[4] Land Use Table, Zone B1 Neighbourhood Centre**

Insert “Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks;”, “Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Educational establishments; Electricity generating works; Emergency services facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hospitals; Hostels; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Places of public worship;”, “Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises;”, “Rural industries; Sewerage systems; Sex services premises; Storage premises;”, “Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations;” and “Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water treatment facilities; Wharf or boating facilities; Wholesale supplies” in alphabetical order in item 4.

**[5] Land Use Table, Zone B1 Neighbourhood Centre**

Omit “Any other development not specified in item 2 or 3” from item 4.

**[6] Land Use Table, Zone B2 Local Centre**

Insert “Environmental protection works;” in alphabetical order in item 2.

**[7] Land Use Table, Zone B2 Local Centre**

Omit “Amusement centres;”, “Car parks;”, “Flood mitigation works;”, “Group homes; Home industries; Hostels;”, “Multi dwelling housing;”, “Places of public worship; Public administration buildings;”, “Residential flat buildings;”, “Signage;” and “Vehicle repair stations; Water reticulation systems” from item 3.

**[8] Land Use Table, Zone B2 Local Centre**

Insert “Any other development not specified in item 2 or 4” at the end of item 3.

**[9] Land Use Table, Zone B2 Local Centre**

Insert “Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Landscaping material supplies; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining;” and “Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Rural industries; Rural workers’ dwellings; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies” in alphabetical order in item 4.

**[10] Land Use Table, Zone B2 Local Centre**

Omit “Any other development not specified in item 2 or 3” from item 4.

**[11] Land Use Table, Zone B5 Business Development**

Omit “Nil” from item 2. Insert instead “Environmental protection works”.

**[12] Land Use Table, Zone B5 Business Development**

Omit “Boat building and repair facilities; Car parks;”, “Crematoria; Depots; Electricity generating works;”, “Industrial retail outlets; Industrial training facilities; Kiosks;”, “Light industries; Mortuaries;”, “Plant nurseries; Recreation facilities (indoor);”, “Restaurants or cafes;”, “Rural supplies; Service stations; Signage;”, “Storage premises; Take away food and drink premises;”, “Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals;” and “Water reticulation systems; Wholesale supplies” from item 3.

**[13] Land Use Table, Zone B5 Business Development**

Insert “Any other development not specified in item 2 or 4” at the end of item 3.

**[14] Land Use Table, Zone B5 Business Development**

Insert “Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Backpackers’ accommodation; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; General industries; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Places of public worship;” and “Port facilities; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Waste or resource management facilities; Water recreation structures; Water treatment facilities; Wharf or boating facilities” in alphabetical order in item 4.

**[15] Land Use Table, Zone B5 Business Development**

Omit “Any other development not specified in item 2 or 3” from item 4.

**[16] Land Use Table, Zone B6 Enterprise Corridor**

Omit “Nil” from item 2.

Insert instead “Environmental protection works; Home-based child care; Home businesses; Home occupations”.

**[17] Land Use Table, Zone B6 Enterprise Corridor**

Omit “Boat building and repair facilities;”, “Car parks;”, “Depots; Dwelling houses;”, “Home businesses; Home occupations;”, “Industrial retail outlets; Kiosks;”, “Office premises;”, “Places of public worship;”, “Recreation facilities (indoor); Restaurants or cafes;”, “Service stations; Serviced apartments; Shop top housing; Signage; Take away food and drink premises;”, “Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals;” and “Water reticulation systems” from item 3.

**[18] Land Use Table, Zone B6 Enterprise Corridor**

Insert “Any other development not specified in item 2 or 4” at the end of item 3.

**[19] Land Use Table, Zone B6 Enterprise Corridor**

Insert “Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Backpackers’ accommodation; Boarding houses; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Dual occupancies; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; General industries; Group homes; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Hostels; Industrial training facilities; Markets; Mortuaries; Multi dwelling housing; Open cut mining;” and “Port facilities; Public administration buildings; Pubs; Registered clubs; Research stations; Residential flat buildings; Restricted premises; Roadside stalls; Rural industries; Rural supplies; Rural workers’ dwellings; Secondary dwellings; Semi-detached dwellings; Seniors housing; Sewerage systems; Sex services premises; Shops; Storage premises; Timber yards; Transport depots; Vehicle sales or hire premises; Waste or resource transfer stations; Wharf or boating facilities; Wholesale supplies” in alphabetical order in item 4.

**[20] Land Use Table, Zone B6 Enterprise Corridor**

Omit “Any other development not specified in item 2 or 3” from item 4.

**[21] Land Use Table, Zone IN1 General Industrial**

Omit “Agricultural produce industries; Biosolids treatment facilities; Boat building and repair facilities; Car parks;”, “Highway service centres; Hotel or motel accommodation; Industrial retail outlets;”, “Information and education facilities; Kiosks; Landscaping material supplies;”, “Restaurants or cafes; Restricted premises;”, “Rural industries; Schools; Service stations; Sewage treatment plants; Sex services premises; Signage; Take away food and drink premises;”, “Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations;” and “Water recycling facilities; Water supply systems; Wholesale supplies” from item 3.

**[22] Land Use Table, Zone IN1 General Industrial**

Insert “Any other development not specified in item 2 or 4” at the end of item 3.

**[23] Land Use Table, Zone IN1 General Industrial**

Insert “Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Backpackers’ accommodation; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Business premises; Camping grounds;

Caravan parks; Cellar door premises; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Home-based child care; Home businesses; Home occupations; Jetties; Marinas; Markets; Mooring pens; Moorings; Office premises; Open cut mining; Plant nurseries;” and “Public administration buildings; Pubs; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Roadside stalls; Serviced apartments; Shops; Specialised retail premises; Veterinary hospitals; Wharf or boating facilities” in alphabetical order in item 4.

**[24] Land Use Table, Zone IN1 General Industrial**

Omit “Any other development not specified in item 2 or 3” from item 4.

**[25] Land Use Table, Zone IN2 Light Industrial**

Omit “Boat building and repair facilities; Car parks;”, “Freight transport facilities;”, “Industrial retail outlets;”, “Kiosks;”, “Resource recovery facilities; Restricted premises;”, “Service stations; Sex services premises; Signage; Storage premises; Take away food and drink premises;”, “Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises;” and “Water recycling facilities; Water supply systems; Wholesale supplies” from item 3.

**[26] Land Use Table, Zone IN2 Light Industrial**

Insert “Any other development not specified in item 2 or 4” at the end of item 3.

**[27] Land Use Table, Zone IN2 Light Industrial**

Insert “Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Emergency services facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; General industries; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Jetties; Marinas; Markets; Mooring pens; Moorings; Mortuaries; Office premises; Open cut mining; Passenger transport facilities; Plant nurseries;” and “Port facilities; Public administration buildings; Pubs; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restaurants or cafes; Rural industries; Rural supplies; Sewage reticulation systems; Sewage treatment plants; Shops; Specialised retail premises; Tourist and visitor accommodation; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Wharf or boating facilities” in alphabetical order in item 4.

**[28] Land Use Table, Zone IN2 Light Industrial**

Omit “Any other development not specified in item 2 or 3” from item 4.