



New South Wales

Bourke Local Environmental Plan 2012 (Amendment No 4)

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*.

ROSS EARL, ACTING GENERAL MANAGER
BOURKE SHIRE COUNCIL
As delegate for the local plan-making authority

Bourke Local Environmental Plan 2012 (Amendment No 4)

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Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Bourke Local Environmental Plan 2012 (Amendment No 4)*.

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 the following land—

- (a) land in Zone R1 General Residential under *Bourke Local Environmental Plan 2012*,
- (b) Lot 62, DP 1027306, Sid Coleman Way, North Bourke.

4 Maps

The maps adopted by *Bourke Local Environmental Plan 2012* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this plan.

Schedule 1 Amendment of Bourke Local Environmental Plan 2012

[1] Land Use Table

Omit “Commercial premises;” from Zone R1, item 4.

Insert “Retail premises;” in appropriate order.

[2] Part 6 Additional local provisions

Insert at the end of the part, with appropriate clause numbering—

Business premises and office premises in Zone R1

- (1) The objectives of this clause are to ensure development for the purposes of business premises or office premises on land in Zone R1 General Residential—
 - (a) minimises land use conflict with adjoining residential uses, and
 - (b) is designed in a way that is sympathetic to the surrounding streetscape and character of the area, and
 - (c) does not result in a significant increase in traffic volume, and
 - (d) does not have a significant impact on the amenity of the neighbourhood or the surrounding streetscape.
- (2) This clause applies to the land in Zone R1 General Residential.
- (3) Development consent must not be granted to development for the purposes of business premises or office premises unless the consent authority is satisfied that the part of the building used for business premises or office premises is not more than 250m².
- (4) Subclause (3) does not apply to development carried out in an existing dwelling house if the development does not increase the gross floor area of the building.