



New South Wales

Griffith Local Environmental Plan 2014 (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*.

**BRUCE GIBBS, DIRECTOR, SUSTAINABLE DEVELOPMENT
GRIFFITH CITY COUNCIL**
As delegate for the local plan-making authority

Griffith Local Environmental Plan 2014 (Amendment No 7)

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Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Griffith Local Environmental Plan 2014 (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 to which *Griffith Local Environmental Plan 2014* applies.

4 Maps

The maps adopted by *Griffith Local Environmental Plan 2014* 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 Griffith Local Environmental Plan 2014

[1] Clause 2.1 Land use zones

Insert in appropriate order under the heading **Residential Zones**—
R3 Medium Density Residential

[2] Land Use Table

Insert “Artisan food and drink industries;” in appropriate order in Zones RU1, RU4 and E1, item 3.

[3] Land Use Table, Zone R1, item 3

Insert “Neighbourhood supermarkets;” in appropriate order.

[4] Land Use Table, Zone R3

Insert after the matter relating to Zone R1—

Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations

3 Permitted with consent

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Group homes; Home industries; Kiosks; Multi dwelling housing; Neighbourhood shops; Neighbourhood supermarkets; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Restaurants or cafes; Seniors housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Funeral homes; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial retail outlets;

Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Registered clubs; Research stations; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

[5] Clause 4.1C

Insert after clause 4.1B—

4.1C Minimum subdivision lot sizes for split zones

- (1) The objectives of this clause are as follows—
 - (a) to provide for the subdivision of lots that are within more than 1 zone and cannot be subdivided under clause 4.1,
 - (b) to ensure the subdivision occurs in a way that promotes suitable land uses and development.
- (2) This clause applies to each lot (an *original lot*) that contains land in more than 1 zone.
- (3) Development consent may be granted to subdivide an original lot to create other lots (the *resulting lots*) if—
 - (a) each resulting lot will contain land in 1 zone only, or
 - (b) both of the following apply—
 - (i) each resulting lot will contain land in more than 1 zone,
 - (ii) the parts of the resulting lots in a residential zone will be at least the minimum size shown on the Lot Size Map for the land.
- (4) In calculating an area of land under subclause (3)(b), an access handle used to provide vehicular access from the lot to a road must be excluded.
- (5) In this clause—

residential zone means Zone RU5 Village, Zone R1 General Residential, Zone R3 Medium Density Residential, Zone R5 Large Lot Residential or Zone C4 Environmental Living.

[6] Clause 5.5

Omit the clause. Insert instead—

5.5 Controls relating to secondary dwellings on land in a rural zone

If development for the purposes of a secondary dwelling is permitted under this Plan on land in a rural zone—

- (a) the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater—
 - (i) 120 square metres,
 - (ii) 50% of the total floor area of the principal dwelling, and
- (b) the distance between the secondary dwelling and the principal dwelling must not exceed 300 metres.

[7] Part 7 Additional local provisions

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

Development of certain land east of Crossing Street, Griffith

- (1) This clause applies to development for the purposes of residential accommodation on the following land east of Crossing Street, Griffith—
 - (a) Lot 1, DP 1041175,
 - (b) Lot 1, DP 406416,
 - (c) Lot 1, DP 120448,
 - (d) Lots 6 and 1142, DP 751709,
 - (e) Lots 1 and 2, DP 1108945,
 - (f) Lot 1, DP 717234,
 - (g) Lot A, DP 446117,
 - (h) Lots 1 and 2, DP 545723,
 - (i) the part of Lot 1, DP 851962 that is in Zone MU1 Mixed Use,
 - (j) Lot 2232, DP 821502,
 - (k) Lot 942, DP 1166030.
- (2) Development consent must not be granted to development to which this clause applies unless a development control plan has been prepared for the land.
- (3) The development control plan must provide for the following—
 - (a) a staging plan for the timely and efficient release of urban land, making provision for necessary infrastructure and sequencing,
 - (b) an overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists,
 - (c) stormwater and water quality management controls,
 - (d) detailed urban design controls,
 - (e) detailed landscaping requirements,
 - (f) measures to accommodate and control appropriate employment and residential uses,
 - (g) suitably located public facilities and services, including provision for appropriate traffic management facilities and parking.

[8] Schedule 5 Environmental heritage

Omit Part 1, item no I2.