



PARLIAMENTARY COUNSEL

Opinion

Environmental Planning and Assessment Act 1979
Proposed Yass Valley Local Environmental Plan 2013 (Amendment No 7)

Your ref: Arif.Chohan@yass.nsw.gov.au
Our ref: e2020-091.d06

In my opinion the attached draft environmental planning instrument may legally be made.



(A O'CALLAGHAN)
Parliamentary Counsel
30 June 2020



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 1 July 2020

Signed by Chris Berry, General Manager - Yass Valley Council
as delegate for Yass Valley Council, 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.