



New South Wales

# **Wollondilly Local Environmental Plan 1991 (Amendment No 71)**

under the

**Environmental Planning and Assessment Act 1979**

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (P04/00144/PC)

FRANK SARTOR, M.P.,  
Minister for Planning

## 2007 No 104

Clause 1 Wollondilly Local Environmental Plan 1991 (Amendment No 71)

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# Wollondilly Local Environmental Plan 1991 (Amendment No 71)

under the

Environmental Planning and Assessment Act 1979

### 1 Name of plan

This plan is *Wollondilly Local Environmental Plan 1991 (Amendment No 71)*.

### 2 Aims of plan

This plan aims to amend *Wollondilly Local Environmental Plan 1991*:

- (a) to rezone part of the land to which this plan applies to Zone No 2 (a) (Residential "A" Zone) and part of that land to Zone No 7 (e) (Environmental Protection "E" (Ecological Significance) Zone) so as to provide for:
  - (i) the use of part of the land to which this plan applies for residential purposes, and
  - (ii) the protection of areas of ecological significance, and
- (b) to provide that, where certain subdivision of the land to which this plan applies occurs, contributions are to be made towards the provision of regional transport infrastructure and services to satisfy needs that will arise from urban development of the land.

### 3 Land to which plan applies

This plan applies to land within the local government area of Wollondilly, being Lots 1 and 2, DP 588912, Marsh Road, Silverdale, as shown edged heavy black on the map marked "Wollondilly Local Environmental Plan 1991 (Amendment No 71)" deposited in the office of Wollondilly Shire Council.

### 4 Amendment of Wollondilly Local Environmental Plan 1991

*Wollondilly Local Environmental Plan 1991* is amended as set out in Schedule 1.

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## Schedule 1 Amendments

(Clause 4)

### [1] Clause 6 Definitions

Insert at the end of the definition of *the map* in clause 6 (1):

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### [2] Clause 51

Insert after clause 50:

#### 51 Development of certain land at Marsh Road, Silverdale

- (1) This clause applies to Lots 1 and 2, DP 588912, Marsh Road, Silverdale, as shown edged heavy black on the map marked “Wollondilly Local Environmental Plan 1991 (Amendment No 71)”.
- (2) The consent authority must not consent to a subdivision of land to which this clause applies that will create a lot with an area of less than 40 hectares unless the Director-General has certified in writing to the consent authority that satisfactory arrangements have been made for contributions to the provision of regional transport infrastructure and services in relation to the land comprising that lot.
- (3) The object of subclause (2) is to require assistance towards the provision of regional transport infrastructure and services to satisfy needs that will arise from urban development of land to which this clause applies.
- (4) The reference in subclause (2) to a lot of less than 40 hectares does not include a reference to any such lot that is:
  - (a) identified in the certificate of the Director-General as a residue lot, or
  - (b) proposed in the development application to be reserved or dedicated for public open space, public roads, public utilities, educational facilities or any other public purpose.
- (5) The consent authority must not consent to a subdivision of land to which this clause applies unless it has considered the following:
  - (a) the protection of water quality in, and the ecological integrity of, any special area in the vicinity of that land,
  - (b) the security of any special area in the vicinity of that land,

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Schedule 1 Amendments

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- (c) whether the subdivision and any future development of the land will adversely affect the operation of the adjacent Sydney Water Catchment Authority helipad.
- (6) This clause does not apply to a subdivision of land for the purpose of rectifying an encroachment on any existing allotment.
- (7) *State Environmental Planning Policy No 1—Development Standards* does not apply to development to which this clause applies.
- (8) This clause has effect despite any other provision of this plan.
- (9) In this clause, ***special area*** has the same meaning as in the *Sydney Water Catchment Management Act 1998*.

BY AUTHORITY

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