



New South Wales

# **Wollondilly Local Environmental Plan 2011 (Amendment No 3)**

under the

**Environmental Planning and Assessment Act 1979**

I, the Minister for Planning and Infrastructure, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

**NEIL McGAFFIN**

As delegate for the Minister for Planning and Infrastructure

## Wollondilly Local Environmental Plan 2011 (Amendment No 3)

under the

Environmental Planning and Assessment Act 1979

### 1 Name of Plan

This Plan is *Wollondilly Local Environmental Plan 2011 (Amendment No 3)*.

### 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 generally to the land to which *Wollondilly Local Environmental Plan 2011* applies and, in particular, to the following land:

- (a) Lot 1, DP 306368, 4 Station Street, Menangle (Menangle School of Arts Community Hall) and Lot 1, DP 795181, 28 Station Street, Menangle (site of the former Menangle Public School),
- (b) Lot 223, DP 10669, 50 Tahmoor Road, Tahmoor, (“Yeovil”, Totterdell family residence),
- (c) part of Lot 9, DP 703167, being part of the former Warragamba Waste Management Centre site, 9 Production Avenue, Warragamba.
- (d) Lots 85 and 86, DP 751270 and Lots A and B, DP 369710, and known as the JR Stud site, 165–185 River Road, Tahmoor,
- (e) certain land at Maldon bounded by Picton Road, the Nepean River and Maldon Bridge Road, being:
  - (i) Lot 2, DP 818975, 200 Picton Road,
  - (ii) Lots 1, 2 and 3, DP 732582, 240, 250 and 290 Picton Road, respectively,
  - (iii) Lot 1, DP 105348, 270 Picton Road,
  - (iv) Lot 31, DP 731012, 300 Picton Road,
  - (v) part of Lot 1, DP 1128013, 330 Picton Road,
  - (vi) Lots 30 and 31, DP 826690, 390–400 Picton Road,
- (f) certain new urban land at Picton, Tahmoor and Thirlmere, being:
  - (i) Lot 1, DP 995172, 21–31 Rumker Street, Picton (West Picton Precinct),
  - (ii) Lots 37 and 52–61, DP 21549 and Lots 1–11, DP 245153, being certain land fronting Marion, Turner and Rita Streets and Brundah Road, Thirlmere (East Thirlmere Precinct),
  - (iii) Lots 88–92, 110, 138 and 139, DP 751270, being land bounded by Antill, Bell, Dennis and Jarvis Streets, Thirlmere (South Thirlmere Precinct),

- (iv) Lots 1–4, DP 243776 and Lot 6, DP 793897, being land fronting Macquarie Place and Thirlmere Way, Tahmoor (West Tahmoor Precinct),
- (v) Lot 2, DP 1032620, Lots 5 and 6, DP 10849 and Lots 7 and 8, DP 16911, being land fronting Bronzewing Street and Byron Road, Tahmoor (South Tahmoor Precinct),
- (vi) Lot 4, DP 262132, Lot A, DP 365411, Lot 2, DP 263172, Lots 190, 211–213, 222, 223, 257 and 258, DP 10669, Lot 1, DP 360049, Lot 1, DP 356118, Lot 59, DP 555941 and Lots 25 and 26, DP 740263, being land fronting Progress Street, Greenacre Drive, Tahmoor Road, Myrtle Creek Avenue and River Road, Tahmoor (East Tahmoor Precinct).

#### 4 Maps

Each map adopted by *Wollondilly Local Environmental Plan 2011* that is specified in Column 1 of the following table is declared by this Plan to be amended or replaced, as the case requires, by the map specified opposite in Column 2 of the table as approved by the Minister on the making of this Plan:

Column 1	Column 2
Name of map being amended or replaced	Name of amending or replacement map
Wollondilly Local Environmental Plan 2011 Land Zoning Map (8400_COM_LZN_008C_020_20110204)	Wollondilly Local Environmental Plan 2011 Land Zoning Map (8400_COM_LZN_008C_020_20131002)
Wollondilly Local Environmental Plan 2011 Land Zoning Map (8400_COM_LZN_008D_020_20110131)	Wollondilly Local Environmental Plan 2011 Land Zoning Map (8400_COM_LZN_008D_020_20131126)
Wollondilly Local Environmental Plan 2011 Land Zoning Map (8400_COM_LZN_008G_020_20110131)	Wollondilly Local Environmental Plan 2011 Land Zoning Map (8400_COM_LZN_008G_020_20131126)
Wollondilly Local Environmental Plan 2011 Land Zoning Map (8400_COM_LZN_008H_020_20110131)	Wollondilly Local Environmental Plan 2011 Land Zoning Map (8400_COM_LZN_008H_020_20131002)
Wollondilly Local Environmental Plan 2011 Lot Size Map (8400_COM_LSZ_008C_020_20110209)	Wollondilly Local Environmental Plan 2011 Lot Size Map (8400_COM_LSZ_008C_020_20131002)
Wollondilly Local Environmental Plan 2011 Lot Size Map (8400_COM_LSZ_008D_020_20110209)	Wollondilly Local Environmental Plan 2011 Lot Size Map (8400_COM_LSZ_008D_020_20131002)
Wollondilly Local Environmental Plan 2011 Lot Size Map (8400_COM_LSZ_008G_020_20110209)	Wollondilly Local Environmental Plan 2011 Lot Size Map (8400_COM_LSZ_008G_020_20131126)
Wollondilly Local Environmental Plan 2011 Lot Size Map (8400_COM_LSZ_008H_020_20110209)	Wollondilly Local Environmental Plan 2011 Lot Size Map (8400_COM_LSZ_008H_020_20131002)
Wollondilly Local Environmental Plan 2011 Height of Buildings Map (8400_COM_HOB_008C_020_20110204)	Wollondilly Local Environmental Plan 2011 Height of Buildings Map (8400_COM_HOB_008C_020_20131002)

<b>Column 1</b>	<b>Column 2</b>
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Wollondilly Local Environmental Plan 2011 Height of Buildings Map (8400_COM_HOB_008D_020_20110204)	Wollondilly Local Environmental Plan 2011 Height of Buildings Map (8400_COM_HOB_008D_020_20131002)
Wollondilly Local Environmental Plan 2011 Height of Buildings Map (8400_COM_HOB_008G_020_20110204)	Wollondilly Local Environmental Plan 2011 Height of Buildings Map (8400_COM_HOB_008G_020_20131115)
Wollondilly Local Environmental Plan 2011 Height of Buildings Map (8400_COM_HOB_008H_020_20110204)	Wollondilly Local Environmental Plan 2011 Height of Buildings Map (8400_COM_HOB_008H_020_20131002)
Wollondilly Local Environmental Plan 2011 Heritage Map (8400_COM_HER_008H_020_20110208)	Wollondilly Local Environmental Plan 2011 Heritage Map (8400_COM_HER_008H_020_20131002)
Wollondilly Local Environmental Plan 2011 Heritage Map (8400_COM_HER_010B_020_20110208)	Wollondilly Local Environmental Plan 2011 Heritage Map (8400_COM_HER_010B_020_20131126)
Wollondilly Local Environmental Plan 2011 Heritage Map (8400_COM_HER_011D_020_20110208)	Wollondilly Local Environmental Plan 2011 Heritage Map (8400_COM_HER_011D_020_20131126)
Wollondilly Local Environmental Plan 2011 Natural Resources—Water Map (8400_COM_NRW_008_080_20130716)	Wollondilly Local Environmental Plan 2011 Natural Resources—Water Map (8400_COM_NRW_008_080_20131126)
Wollondilly Local Environmental Plan 2011 Natural Resources—Biodiversity Map	Wollondilly Local Environmental Plan 2011 Natural Resources—Biodiversity Map (8400_COM_NRB_008C_020_20131029)
	Wollondilly Local Environmental Plan 2011 Natural Resources—Biodiversity Map (8400_COM_NRB_008D_020_20131029)
	Wollondilly Local Environmental Plan 2011 Natural Resources—Biodiversity Map (8400_COM_NRB_008G_020_20131002)
	Wollondilly Local Environmental Plan 2011 Natural Resources—Biodiversity Map (8400_COM_NRB_008H_020_20131002)
Wollondilly Local Environmental Plan 2011 Urban Release Area Map	Wollondilly Local Environmental Plan 2011 Urban Release Area Map (8400_COM_URA_008_080_20131002)

## **Schedule 1 Amendment of Wollondilly Local Environmental Plan 2011**

### **[1] Clause 2.1 Land use zones**

Insert in appropriate order under the heading “**Industrial Zones**”:

IN1 General Industrial

### **[2] Land Use Table**

Insert in appropriate order:

#### **Zone IN1 General Industrial**

##### **1 Objectives of zone**

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To ensure new development is sustainable and will not impact on land with high biodiversity value.
- To maintain the efficient operation of the regional and local road network.

##### **2 Permitted without consent**

Nil

##### **3 Permitted with consent**

Depots; Freight transport facilities; General industries; Industrial training facilities; Intensive plant agriculture; Kiosks; Light industries; Neighbourhood shops; Roads; Warehouse or distribution centres; Any other development not specified in item 2 or 4

##### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industries; Information and education facilities; Mortuaries; Places of public worship; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Sex services premises; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Wharf or boating facilities; Wholesale supplies

### **[3] Clause 6.1 Arrangements for designated State public infrastructure**

Insert at the end of clause 6.1 (2) (b):

or

- (c) in relation to any other land—the land became, or became part of, an urban release area,

**[4] Schedule 4 Classification and reclassification of public land**

Insert in appropriate order in Part 1 under Columns 1 and 2, respectively:

Warragamba	Part of Lot 9, DP 703167, being part of the former Warragamba Waste Management Centre, 9 Production Avenue, identified as operational land on the Land Reclassification (Part Lots) Map
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**[5] Schedule 5 Environmental heritage**

Insert in appropriate order in Part 1 under the headings “**Suburb**”, “**Item name**”, “**Address**”, “**Property description**”, “**Significance**” and “**Item no**”, respectively:

Menangle	Menangle School of Arts Community Hall	4 Station Street	Lot 1, DP 306368	Local	I292
Menangle	Menangle Public School (former)	28 Station Street	Lot 1, DP 795181	Local	I291
Tahmoor	“Yeovil”, Totterdell family residence	50 Tahmoor Road	Lot 223, DP 10669	Local	I290

**[6] Dictionary**

Insert in alphabetical order:

***Land Reclassification (Part Lots) Map*** means the Wollondilly Local Environmental Plan 2011 Land Reclassification (Part Lots) Map.