



New South Wales

Wollondilly Local Environmental Plan 2011 (Amendment No 28)

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*.

MARCUS RAY

As delegate for the Minister for Planning

Wollondilly Local Environmental Plan 2011 (Amendment No 28)

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1 Name of Plan

This Plan is *Wollondilly Local Environmental Plan 2011 (Amendment No 28)*.

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:

- (a) land within a 200 metre radius of a coal seam gas well at Menangle, and
- (b) the following land at Menangle:
 - (i) 15 Menangle Road, being Lot 201, DP 590247,
 - (ii) 1370 Moreton Park Road, being Lot 202, DP 590247,
 - (iii) 45 Stevens Road, being Lot 21, DP 581462.

4 Maps

The maps adopted by *Wollondilly Local Environmental Plan 2011* 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 Wollondilly Local Environmental Plan 2011

[1] Clause 7.7

Insert after clause 7.6:

7.7 Development near coal seam gas well at Menangle

- (1) Development consent must not be granted to development on the land identified as “12” on the Additional Permitted Uses Map, being land within a 200 metre radius of a coal seam gas well, unless the consent authority considers the following matters:
 - (a) the proximity of the development to the coal seam gas well, and whether that proximity poses any risks to the health or safety of any person,
 - (b) the impact of the development on the operations of the coal seam gas well.
- (2) Subclause (1) does not apply to development for the purposes of drainage, earthworks or roads.

[2] Schedule 1 Additional permitted uses

Insert after clause 9:

10 Use of certain land at Menangle

- (1) This clause applies to the following land at Menangle:
 - (a) 15 Menangle Road, being Lot 201, DP 590247,
 - (b) 1370 Moreton Park Road, being Lot 202, DP 590247,
 - (c) 45 Stevens Road, being Lot 21, DP 581462.
- (2) Development for the purposes of attached dwellings is permitted with development consent on the land identified as “10” on the Additional Permitted Uses Map.
- (3) Development for the purposes of function centres is permitted with development consent on the land identified as “11” on the Additional Permitted Uses Map.
- (4) Subdivision of land to which this clause applies that results in a lot that is less than the minimum size shown on the Lot Size Map in relation to the land is permitted with development consent, but only if:
 - (a) the land is in Zone RU1 Primary Production, and
 - (b) the consent authority is satisfied that the subdivision facilitates development on the land to which this clause applies.

[3] Dictionary

Insert in alphabetical order:

Additional Permitted Uses Map means the Wollondilly Local Environmental Plan 2011 Additional Permitted Uses Map.