



New South Wales

# **Wollondilly Local Environmental Plan 2011 (Amendment No 35)**

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*.

**CATHERINE VAN LAEREN**

As delegate for the Minister for Planning and Public Spaces

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### **1 Name of Plan**

This Plan is *Wollondilly Local Environmental Plan 2011 (Amendment No 35)*.

### **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 all land to which *Wollondilly Local Environmental Plan 2011* applies.

### **4 Amendment of Wollondilly Local Environmental Plan 2011**

#### **(1) Clause 1.8A Savings provisions relating to development applications**

Insert at the end of the clause—

- (2) If a development application has been made before the commencement of *Wollondilly Local Environmental Plan 2011 (Amendment No 35)* in relation to land to which that Plan applies and the application has not been finally determined before that commencement, the application must be determined as if that Plan had not commenced.

#### **(2) Clause 4.1C**

Insert after clause 4.1B—

#### **4.1C Minimum lot size for dual occupancies**

- (1) This clause applies to land in the following zones—
  - (a) Zone R2 Low Density Residential,
  - (b) Zone R3 Medium Density Residential,
  - (c) Zone B4 Mixed Use.
- (2) Development consent may be granted to development for the purpose of a dual occupancy (attached) on a lot only if the size of the lot is—
  - (a) equal to or greater than 800 square metres, and
  - (b) equal to or less than 1,400 square metres.
- (3) Development consent may be granted to development for the purpose of a dual occupancy (detached) on a lot only if the size of the lot is—
  - (a) equal to or greater than 975 square metres, and
  - (b) equal to or less than 1,400 square metres.