



New South Wales

Sutherland Shire Local Environmental Plan 2015 (Amendment No 9)

under the

Environmental Planning and Assessment Act 1979

The Greater Sydney Commission makes the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

SUTHERLAND SHIRE COUNCIL

As delegate for the Greater Sydney Commission

Sutherland Shire Local Environmental Plan 2015 (Amendment No 9)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Sutherland Shire Local Environmental Plan 2015 (Amendment No 9)*.

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 the land to which *Sutherland Shire Local Environmental Plan 2015* applies.

4 Maps

The maps adopted by *Sutherland Shire Local Environmental Plan 2015* are amended or replaced, as the case requires, by the maps approved by the Greater Sydney Commission on the making of this Plan.

Schedule 1 Amendment of Sutherland Shire Local Environmental Plan 2015

[1] Land Use Table

Insert “Semi-detached dwellings;” in alphabetical order in item 3 of the matter relating to Zone R2, Zone R3 and Zone R4.

[2] Land Use Table, Zone B2 Local Centre

Insert “Semi-detached dwellings;” in alphabetical order in item 4.

[3] Clause 4.1A Minimum subdivision requirements in certain residential and environment protection zone

Insert “Zone E3 Environmental Management (if the dwellings comprised in the dual occupancy were lawfully erected on or before 23 June 2015) or” after “land in” in clause 4.1A (3) (b).

[4] Clause 4.1B Minimum lot sizes for strata subdivisions of dual occupancies in Zone E4

Omit clause 4.1B (2). Insert instead:

- (2) Development consent may be granted for the strata subdivision of a dual occupancy on a lot of land (an *original lot*) in Zone E4 Environmental Living if:
 - (a) the size of the original lot is not less than the minimum lot size shown on the Lot Size Map in relation to the land, or
 - (b) the dwellings comprised in the dual occupancy were lawfully erected on or before 23 June 2015.

[5] Clause 4.3 Height of buildings

Omit “Zone R3 Medium Density Residential,” from clause 4.3 (2C).

[6] Schedule 1 Additional permitted uses

Omit clause 7. Insert instead:

7 Use of certain land at 15 The Avenue and 23, 27, 29 and 31 Nirimba Crescent, Heathcote

- (1) This clause applies to the following land in Heathcote:
 - (a) 15 The Avenue, being Lot 10, DP 1110571,
 - (b) 23, 27, 29 and 31 Nirimba Crescent, being Lots 60 and 62–64, DP 31803.
- (2) Development for the purposes of seniors housing is permitted with development consent.

[7] Schedule 1, clause 27

Omit “The erection of a dual occupancy under this clause” from clause 27 (2).

Insert instead “Development for the purposes of a dual occupancy”.

[8] Schedule 2 Exempt development

Insert after the matter relating to **Luminous pole signs**:

Signage—bus shelter and bus stop seat advertising

- (1) Must be located on or in a bus shelter or on a bus stop seat.
- (2) Must not flash.

[9] Schedule 5 Environmental heritage

Omit the matter relating to Item nos 0301, 0401, 0505, 0511, 0603, 0605–0607, 0624, 4106, 0803–0805, 0809, 1021, 1028, 1059, 1062, 1064, 1203, 1301, 1302, 1306, 1308, 1501, 1504, 1505, 1603, 1608, 2103, 2702, 2801, 3101, 3113, 3115, 3638, 3639, 3641, 3607, 3647, 3701, 3705, 3901–3903, 3905, 4101–4103, 4109, 4202, 4203, 4208, 4214 and 4607 from Part 1.