

PLANNING PROPOSAL

Sutherland Shire Local Environmental Plan 2015
(SSLEP 2015)

Amendment 4 - Housekeeping

Sutherland Shire Council

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Planning Proposal - Section 55 of the Environmental Planning and Assessment Act, 1979

LOCAL GOVERNMENT AREA

Sutherland Shire Council

NAME OF PLANNING PROPOSAL

Sutherland Shire Local Environmental Plan 2015 Amendment 4 - Housekeeping

LAND AFFECTED AND PROPOSED CHANGES

The changes apply to land throughout Sutherland Shire.

The following changes to the written instrument are proposed:

- *Amend Clause 4.1A Minimum subdivision requirements in certain residential and environment protection zones* to permit the strata subdivision of multi-dwelling housing and residential flat buildings without the need to meet the minimum lot width and depth requirements:
- *Amend Clause 6.9 Limited development on foreshore area* to permit inclinators within the foreshore area
- *Amend Clause 6.11 Development for dwelling houses in Zone E2 and fronting the Woronora River* to include properties erroneously omitted from the land to which the clause applies
- *Amend Clause 6.14 Landscaped areas in certain zones* to ensure that the list includes all land zones on which a landscaped area is indicated in the Landscape Area Map.
- *Amend Schedule 1: Additional Permitted Uses Clause 2 Use of certain land at 34 Shell Road, Burraneer* to correct the address to which the land applies.
- *Amend Schedule 5 Environmental Heritage Part 1 – Heritage Items and Part 2 – Archaeological sites* to correct item descriptions and property addresses and amend listings in accordance with the recommendations of the Sutherland Shire Community Based Heritage Review.

The following mapping amendments are proposed:

- Inclusion of 9-21 Nimoola Road, Engadine, 55-81 Warilda Avenue, Engadine and 52-60 Coachwood Road, Illawong on the FSR maps as these were erroneously omitted.
- Inclusion of 52-60 Coachwood Road, Illawong on the Landscaped Area maps as these were erroneously omitted
- Corrections of mapping anomalies resulting from the redefinition of Mean High Water Mark at:
 - o 42A Wonga Road, Yowie Bay (Lot 2 DP 1190478)
 - o 16 Bayview Road, Burraneer (Lot 6 DP 16899)
 - o 6 Excelsior Road, Cronulla (Lot 1 DP 1208273)
 - o 6 Fowler Road, Illawong (Lot 30 DP 1190201)
 - o 9 & 11 Holt Road, Taren Point (Lot 4 DP 879606 & Lot 1 DP 1211416)

- o 42 Rutherford Avenue, Burraneer (Lot 1 DP 1211640)
 - o 289 Woollooware Road, Burraneer (Lot 1 DP 1190800)
- Zone corrections identified as a result of GIS improvements at:
 - o 5 Juvenis Ave (Lot 111 DP 1006608) and 1 Juvenis Ave (Lot 104 DP 623011), Oyster Bay
 - o 36 Wonga Road, Yowie Bay (Lot 2 DP 1190478).
- Changes to the Foreshore Building Line at 285, 289 and 291 Woollooware Road, Burraneer.

The following minor rezonings are proposed:

- Part of Soldiers Road Oval / Jannali Baseball Fields (Part of Lot 200 DP 1081859 and Part of Lot 1230 DP 821652) from E2 to RE1 to reflect the use of the land
- 574 Kingsway, Miranda (Lot 4 DP 10454) from B3 Commercial Core to SP2 Infrastructure (Telecommunications) to reflect the use of the land
- 10-40 Sussex Street, Bundeena (Lots 15, 16, 17 and 18 inclusive Section K DP 1782) from E2 Environmental Conservation to E1 National Parks and Nature Reserves to reflect the gazettal of this land as National Park.
- 2R Dolans Road and 1 Harnleigh Avenue, Woollooware (Lot 22 DP 552678) from R3 Medium Density Residential to RE1 to reflect the use of the land
- 66-74 Karimbla Road, Miranda (Lot 6 DP 566645) from R3 Medium Density Residential to RE1 to reflect the use of the land

Other map changes proposed are:

- Update to Biodiversity Maps to include the latest OEH data. Numerous lots are affected as identified in Appendix 3.
- Update to Land Reservation Acquisition Map to reflect recent acquisitions of vacant land at the rear of 172 Karimbla Road, Miranda (Lot 1 DP 1205214) and Lot 102 DP1159806, Kirrawee.

Amendments to the Heritage Schedule and Map in response to the recommendations of the Sutherland Shire Community Based Heritage Review and to correct errors and anomalies. Numerous lots are affected as identified in the planning proposal

INTRODUCTION

This planning proposal has been prepared to address minor 'housekeeping' matters, such as errors in or unintended omissions from Sutherland Shire Local Environmental Plan 2015. It also addresses mapping anomalies that have resulted from subdivisions, lot boundary redifications and GIS improvements that have occurred since SSLEP2015 was made.

The planning proposal includes one outstanding issue from the finalization of SSLEP2015— a change to the foreshore building line at 285, 289 and 291 Woollooware Road, Burranear. A change to the foreshore building line at this location was supported in the finalization of SSLEP2015; however, in adopting the draft plan for referral to the Department of Planning and Environment for it to be made, Council did not make any changes to the draft LEP in November 2014 because changes to the content of the plan would have triggered the need for re-exhibition. Given the making of the plan had been very protracted, being re-exhibited three times and being the subject of an Independent Review, it was not considered to be in the public interest to further delay the making of the plan. The supported change was therefore not included in the SSLEP2015, but was to be included in the first amendment to SSLEP2015. As only three properties are affected and the change does not include a change of zone, or change to the development standards it has been included in this planning proposal.

This Planning Proposal explains the intended effect of, and justification, for the proposed amendments to Sutherland Shire Local Environmental Plan 2015. It has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and the relevant Department of Planning and Environment guides, including 'A Guide to Preparing a Local Environment Plans' and 'A Guide to Preparing Planning Proposals'.

Each of the matters in this Planning Proposal has been reported to Council in a number of separate reports since the finalisation of the content of the SSLEP2015. The relevant reports are:

DAP040-16: SSLEP2015 Draft Amendments Affecting Low Density Residential Zones - Amendment 4

EHR030-16: SSLEP2015 - Minor Amendments to Zones, Other Maps and Schedules

EHR034-16: Remaining Minor Amendments - Sutherland Shire Local Environmental Plan 2015 – Amendment 4

EHR035-16: Heritage Review Amendments - Sutherland Shire Local Environmental Plan 2015 – Housekeeping Amendment 4

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

Sutherland Shire Local Environmental Plan 2015 came into force on 23 June 2015. In implementing the plan, a number of minor anomalies, errors or discrepancies in the written instrument and mapping have been identified. This planning proposal aims to resolve these issues.

Council is willing to exercise an Authorization to delegate the plan making function for this planning proposal, should such a delegation be issued as part of the Gateway determination. The evaluation criteria for the issuing of an Authorisation is attached as Appendix 2.

PART 2 - EXPLANATION OF THE PROVISIONS

A. Amendments to the Written Instrument

Amendments to the following provisions of the written instrument to address housekeeping matters have been identified:

- Amend *Clause 4.1A Minimum subdivision requirements in certain residential and environment protection zones* to permit the strata subdivision of multi-dwelling housing and residential flat buildings without the need to meet the minimum lot width and depth requirements:
- Amend *Clause 6.9 Limited development on foreshore area* to permit inclinators within the foreshore area
- Amend *Clause 6.11 Development for dwelling houses in Zone E2 and fronting the Woronora River* to include properties erroneously omitted from the land to which the clause applies
- Amend *Clause 6.14 Landscaped areas in certain zones* to ensure that the list includes all land zones on which a landscaped area is indicated in the Landscape Area Map.
- Amend *Schedule 1: Additional Permitted Uses Clause 2 Use of certain land at 34 Shell Road, Burraneer* to correct the address to which the land applies

These are discussed in more detail below.

A.1 4.1A Minimum subdivision requirements in certain residential and environment protection zones

SSLEP2015 intended to permit the strata subdivision of multi-dwelling housing without the need to meet the minimum lot width and depth requirements for subdivision (that is a lot width of 15m and a depth of 27m). However, upon SSLEP2015 being made and becoming operational, it has become evident that the omission of a provision to exclude strata subdivision means that the minimum lot width and lot depth requirements specified in Clause 4.1A apply to all subdivision, including strata subdivision of multi-dwelling housing. This effectively prohibits strata subdivision of multi-dwelling housing.

The SEPP (Exempt and Complying Development) permits the strata subdivision of multi dwelling housing or a building for which development consent or complying development certificate was granted or issued, as complying development. However, the strata subdivision must be completed within 5 years of the date of the development consent or complying development certificate. Once the five years has lapsed, under the current planning controls there is no mechanism for strata subdivision of multi dwelling housing or residential flat buildings to be undertaken.

In order to address this situation, it is proposed to amend SSLEP2015 to exclude strata subdivision from the operation of Clause 4.1A in the same way as strata subdivision is excluded from the minimum lot size requirements (Clause 4.1(4)). It is proposed to insert the following subclause in Clause 4.1A to permit the strata subdivision of multi-dwelling housing and

residential flat buildings without the need to meet the minimum lot width and depth requirements:

(4) This clause does not apply in relation to the subdivision of individual lots in a strata plan.

A.2. 6.9 Limited development on foreshore area

During the preparation of SSLEP2015, Council adopted the standard model clause for the foreshore building line which seeks to limit development in the foreshore area. Council selected a number of uses and works that may be appropriate below the foreshore building line including boatsheds, water recreation structures and waterway access stairs. Council referred the final LEP with inclinator also listed as a permitted development within the foreshore area; this use was then removed by the State Government through the finalisation process. Council staff identified this omission; however, the final version of the LEP was made without inclinator being included as a permitted use within the foreshore area.

Inclinator are a common form of development for waterfront properties that often have steep terrain with rocky outcrops which prevent ease of access to both dwellings and the waterway. It is proposed that *Clause 6.9 Limited development on foreshore area* be amended to include inclinator in subclause 2(c) so explicitly permitting the development within the foreshore area.

The proposed clause is to read as follows:

(2) Development consent must not be granted for development on the foreshore area except for the following:

.....

(c) development for the following purposes that does not significantly alter the shape, natural form or drainage of the foreshore area:

- (i) boat sheds,*
- (ii) jetties,*
- (iii) landscaped areas,*
- (iv) sea retaining walls*
- (v) slipways*
- (vi) swimming pools (that are not higher than 300millimeters above ground level),*
- (vii) water recreation structures,*
- (viii) waterway access stairs,*
- (ix) inclinator.*

A.3 6.11 Development for dwelling houses in Zone E2 and fronting the Woronora River

A number of privately owned properties along the Woronora River have been identified on the Additional Permitted Uses Map to allow for the rebuilding, enlarging and altering of existing dwellings on the properties. Clause 6.11 also pertains to these properties; however three properties have been erroneously omitted from this Clause. It is proposed to add 68 Tirto Street,

Barden Ridge (Part Lot 218 DP 18174) and 155-157 Woronora River Frontages, Bangor (Lot 70 and 71 DP 8754) to the clause to ensure it marries up with the properties identified on the Additional Permitted Uses map.

A.4. 6.14 Landscape areas in certain zones

During the making of the SSLEP2015, reference to the landscape area requirement in zone IN4 Working Waterfront was erroneously omitted from *Clause 6.14 Landscape areas in certain zones*. Properties in the zone are indicated on the Landscape Area Map.

To ensure that the list in subclause (2) of clause 6.14 includes all land zones on which landscape area is indicated on the Landscape Area Map, it is proposed to add Zone IN4 Working Waterfront as follows:

(2) This clause applies to land in the following zones:

- a) Zone R2 Low Density Residential,*
- b) Zone R3 Medium Density Residential,*
- c) Zone R4 High Density Residential,*
- d) Zone B5 Business Development,*
- e) Zone B6 Enterprise Corridor,*
- f) Zone B7 Business Park,*
- g) Zone IN1 General Industrial,*
- h) Zone IN2 Light Industrial,*
- i) Zone IN3 Heavy Industrial,*
- j) Zone IN4 Working Waterfront***
- k) Zone E3 Environmental Management,*
- l) Zone E4 Environmental Living.*

A.5 Schedule 1: Additional Permitted Uses Clause 2 Use of certain land at 34 Shell Road, Burraneer

A drafting error has been identified which incorrectly labels an additional permitted use as being in Bundeena, rather than Burraneer. The additional permitted use relates to a sailing club being permitted at 34 Shell Road, Burraneer.

It is proposed to amend *Clause 2 Use of certain land at 34 Shell Road, Burraneer* to correct the address to which the clause applies:

2 Use of certain land at 34 Shell Road, Burraneer

- (1) This clause applies to land at 34 Shell Road, ~~Bundeena~~, Burraneer comprising permissive occupancy 1966/196 under the Crown Lands (Continued Tenures) Act 1989.*
- (2) Development for the purpose of a registered club that is a sailing club (including related restaurants and cafes within the club's premises) is permitted with development consent.*

- (3) In this clause, **sailing club** means a club that is established for the purposes of sailing, boating and yachting and the storing of equipment associated with those activities.

B. Mapping Corrections

B.1 Omitted FSR

Mapping anomalies have been identified in two locations. Maximum floor space ratio (FSR) requirements for 21 lots in Engadine and 5 lots in Alford's Point were omitted from the relevant FSR maps. This omission is a drafting mistake made when preparing the maps. The lots affected by this mapping anomaly are shown in Table 1 and the two areas are identified in Figure 1 and Figure 2.

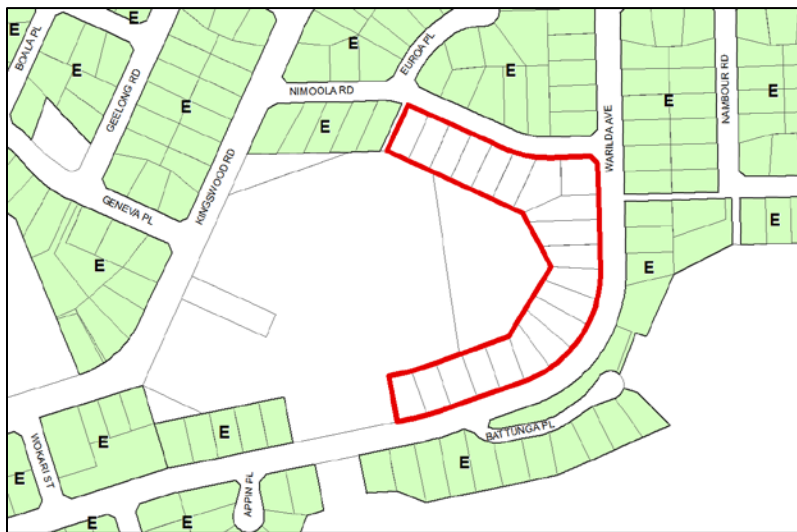


Figure 1: 9- 21 Nimoola Road, Engadine and 55-81 Warilda Avenue, Engadine



Figure 2: 52-60 Coachwood Crescent, Alford's Point

It is proposed to resolve the erroneous omission of lots from the FSR Map. A FSR of 0.55:1 is to be applied to the lots. This is the same FSR as applies to residential properties in the area which are similarly zoned as E4 Environmental Living. It is proposed that this FSR is applied to all affected lots listed in Table 1.

Street Address	Lot Description
9 Nimoola Road, Engadine	Lot 1 Sec 77 DP 245144
11 Nimoola Road, Engadine	Lot 2 Sec 77 DP 245144
13 Nimoola Road, Engadine	Lot 3 Sec 77 DP 245144
15 Nimoola Road, Engadine	Lot 4 Sec 77 DP 244335
17 Nimoola Road, Engadine	Lot 5 Sec 77 DP 244335
19 Nimoola Road, Engadine	Lot 6 Sec 77 DP 244335
21 Nimoola Road, Engadine	Lot 7 Sec 77 DP 244335
55 Warilda Avenue, Engadine	Lot 21 Sec 77 DP 245144
57 Warilda Avenue, Engadine	Lot 20 Sec 77 DP 245144
59 Warilda Avenue, Engadine	Lot 19 Sec 77 DP 245144
61 Warilda Avenue, Engadine	Lot 18 Sec 77 DP 244333
63 Warilda Avenue, Engadine	Lot 17 Sec 77 DP 244333
65 Warilda Avenue, Engadine	Lot 16 Sec 77 DP 244333
67 Warilda Avenue, Engadine	Lot 15 Sec 77 DP 244333
69 Warilda Avenue, Engadine	Lot 14 Sec 77 DP 244333
71 Warilda Avenue, Engadine	Lot 13 Sec 77 DP 244333
73 Warilda Avenue, Engadine	Lot 12 Sec 77 DP 244333
75 Warilda Avenue, Engadine	Lot 11 Sec 77 DP 244335
77 Warilda Avenue, Engadine	Lot 10 Sec 77 DP 244335
79 Warilda Avenue, Engadine	Lot 9 Sec 77 DP 244335
81 Warilda Avenue, Engadine	Lot 8 Sec 77 DP 244335
52 Coachwood Crescent, Alfords Point	Lot 1 DP 801080
54 Coachwood Crescent, Alfords Point	Lot 2 DP 801080
56 Coachwood Crescent, Alfords Point	Lot 3 DP 801080
58 Coachwood Crescent, Alfords Point	Lot 4 DP 801080
60 Coachwood Crescent, Alfords Point	Lot 5 DP 801080

Table 1 – Affected Lots and Recommended FSR

B.2 Omitted Landscape Area

A mapping anomaly has been identified in Alfords Point. The minimum landscape area requirement for 5 lots was omitted from the relevant Landscape Area map. This omission is a drafting mistake made when preparing the map.

The affected lots are shown in Table 2 and the area is identified in Figure 3.



Figure 3: 52-60 Coachwood Crescent, Alfords Point

The amendment is to resolve the erroneous omission of 5 lots in Alfords Point from Landscape Area Map. A Landscape Area of 40% is proposed to be applied to the lots identified in Table 2. This is the same Landscape area as applies to residential properties in the area which are similarly zoned as E4 Environmental Living.

Street Address	Lot Description
52 Coachwood Crescent, Alfords Point	Lot 1 DP 801080
54 Coachwood Crescent, Alfords Point	Lot 2 DP 801080
56 Coachwood Crescent, Alfords Point	Lot 3 DP 801080
58 Coachwood Crescent, Alfords Point	Lot 4 DP 801080
60 Coachwood Crescent, Alfords Point	Lot 5 DP 801080

Table 2 – Affected Lots and Recommended Landscaped Area

B.3 Mapping Anomalies Resulting from the Redefinition of Mean High Water Mark (MHWM)

Since the finalisation of SSLEP2015, new Deposited Plans have been registered for some properties, including

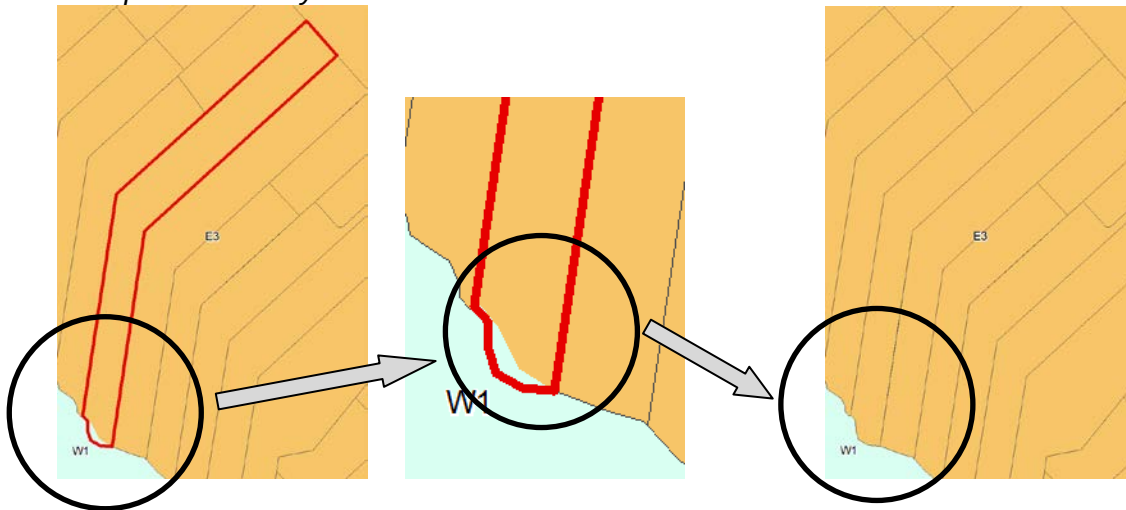
- 42A Wonga Road, Yowie Bay (Lot 2 DP 1190478)
- 16 Bayview Road, Burraneer (Lot 6 DP 16899)
- 6 Excelsior Road, Cronulla (Lot 1 DP 1208273)
- 6 Fowler Road, Illawong (Lot 30 DP 1190201)
- 9 & 11 Holt Road, Taren Point (Lot 4 DP 879606 & Lot 1 DP 1211416)
- 42 Rutherford Avenue, Burraneer (Lot 1 DP 1211640)
- 289 Woollooware Road, Burraneer (Lot 1 DP 1190800)

The redefinition of the MHW boundary for these properties has resulted in the properties being partly residentially zoned and partly zoned as water. Similar anomalies are reflected on the other maps e.g. part of the lot with a land-based zone has a FSR, while that part with a water-based zone has no FSR.

Council has adopted a set of zoning principles for land along the land/water interface. For most land/water interface properties, where the MHW is the seaward property boundary on a current plan of survey, a land-based zone is to be applied to the whole property. The proposal seeks to amend the zoning map to apply the existing land-based zone to the whole property.

Extract from current zoning map showing example of anomaly

Proposed Amendment



The zoning boundary is the adopted boundary for the development standards and other mapping within the LEP. Consequential amendments to a number of the other LEP maps are also required to ensure the application of the development standards to the whole property and to ensure consistency in the application of other provisions to the property. The following maps are affected:

- Height of Buildings Map
- Floor Space Ratio
- Landscape Area Map
- Lot Size Map
- Terrestrial Biodiversity Map
- Flood Planning Map
- Riparian Lands and Watercourses Map
- Natural Landforms Map
- Additional Permitted Uses Map

The changes to the individual properties are identified in Part 4 Maps.

B.4 Corrections arising from GIS improvements

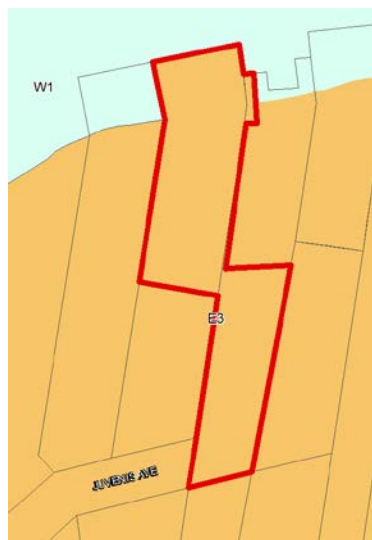
5 Juvenis Ave (Lot 111 DP 1006608) and 1 Juvenis Ave (Lot 104 DP 623011), Oyster Bay

GIS mapping validation has identified an error in the zoning of these two properties as E3 Environmental Management in SSLEP2015.

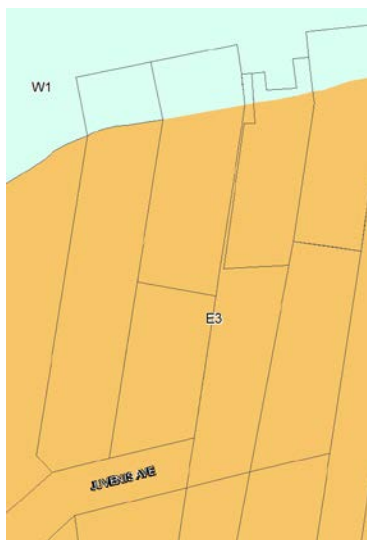
SSLEP2006 zoned most of these lots Zone 1 – Environmental Housing (Environmentally Sensitive Land), with the reclaimed land below MHWL zoned Zone 16 – Environmental Protection (Waterways). SSLEP2015 zones these lots as E3 Environmental Management in their entirety. It has been Council's long standing position to not recognise reclamations when zoning foreshore land, as evidenced by the application of a water-based zone to the reclamations in SSLEP2006 and SSLEP2000. Council's policy for zoning on the waterfront is to apply a water-based zone to land below the MHWL.

The proposed amendment is to reinstate the dual zoning of these properties as part E3 Environmental Management and part W1 Recreational Waterways, with MHWL forming the boundary between the zones.

Extract from current zoning map



Proposed Zoning Amendment



The zoning boundary is the adopted boundary for the development standards and other mapping within the LEP. Consequential changes to the development standards maps are proposed to ensure that the development standards only apply to those parts of the properties that have a land-based zone. The affected maps are:

- Height of Buildings Map
- Floor Space Ratio Map
- Landscape Area Map
- Lot Size Map

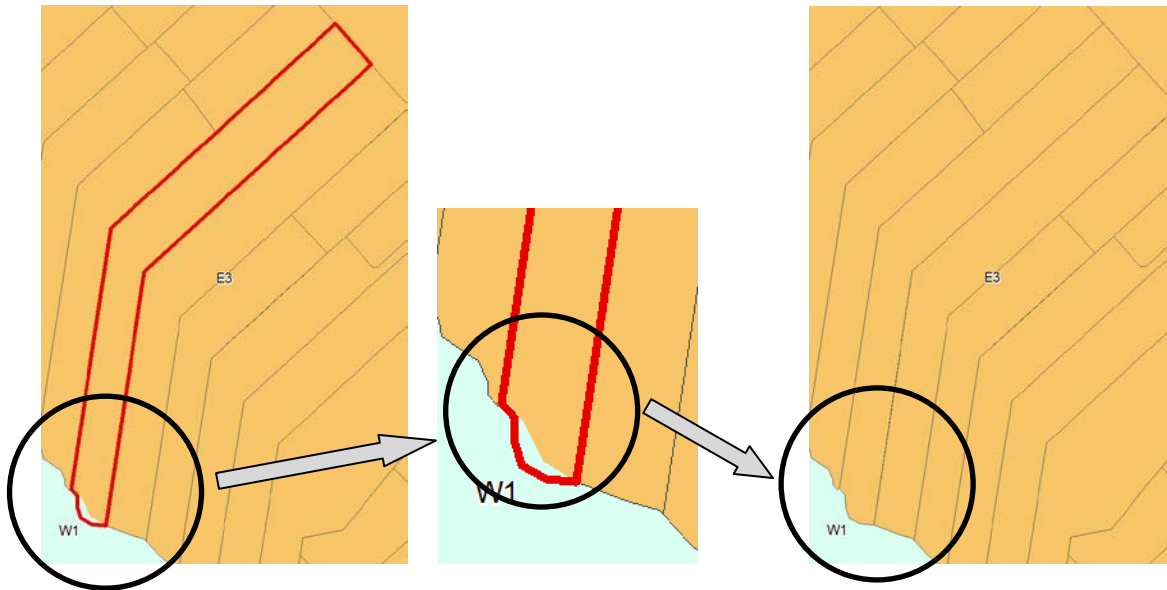
Consequential amendments are also proposed to ensure consistency in the application of the Flood Planning, Natural Landforms and Additional Permissible Uses maps.

36 Wonga Road, Yowie Bay (Lot 2 DP 1190478)

As part of Council's process of improving GIS mapping, the accuracy of the mapped MHWL for this property has been improved. This has resulted in a discrepancy in the zoning of the property, with the property now having two zones – E3 Environmental Management and W1 Natural Waterways. It was intended that the lot have only one zone – E3 Environmental Management. It is recommended that this be corrected, with the entire property being zoned E3 Environmental Management.

Extract from current zoning map

Proposed Zoning Amendment



The zoning boundary is the adopted boundary for the development standards and other mapping within the LEP. Consequently, amendments to a number of the other LEP maps are also required to ensure the application of the development standards to the whole property and to ensure consistency in the application of other provisions to the property. The following maps are affected:

- Height of Buildings Map
- Floor Space Ratio
- Landscape Area Map
- Lot Size Map
- Flood Planning Map
- Additional Permitted Uses Map

B.5 Changes to the Foreshore Building Line - 285, 289 and 291 Woollooware Road, Burraneer

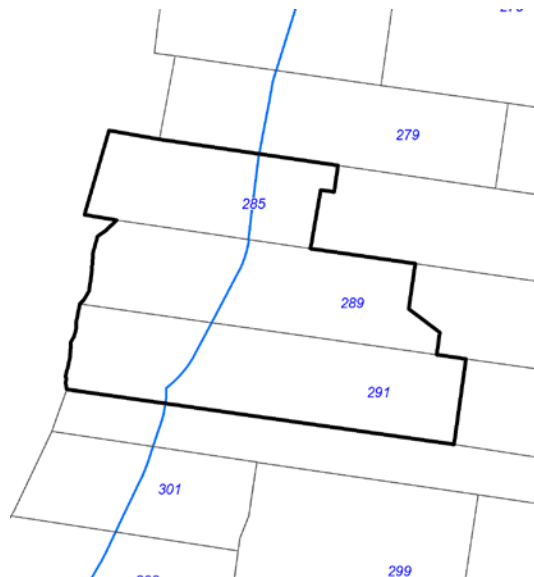
This is an outstanding issue following submissions received to the first and third exhibition of DSSLEP2015, requesting an amendment to the Foreshore Building Line (FBL) on 291 Woollooware Rd, Burraneer.

The Mean High Water Mark (MHW) on the Deposited Plan for 291 Woollooware Road, (dated 1969), on which the FBL was originally based, did not correlate with the location of the rock face forming the land/water boundary on the lot.

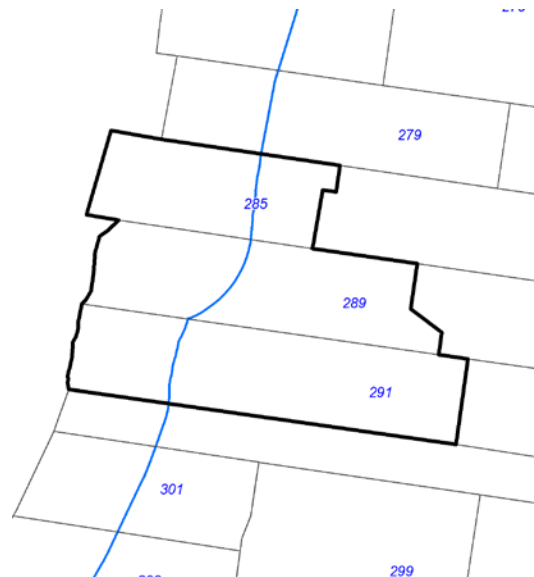
In response to a submission made to the first exhibition of DSSLEP2015 and the registration of a new Deposited Plan in July 2012, correcting the position of the MHW on the property, an amendment to the FBL on 291 Woollooware Road was made. However, as the location of the FBL is also influenced by the MHW on adjacent properties, the change was only minor.

A new Deposited Plan for 289 Woollooware Road was registered in January 2015. A further change to the FBL is proposed for 291, 289 and 285 Woollooware Road as indicated in the image below. This required an amendment to the Foreshore Building Line Map.

Location of Current FBL



Proposed location of FBL



C. Minor Rezonings

C.1 Zoning of part of Soldiers Road Oval / Jannali Baseball Fields (Part of Lot 200 DP 1081859 and Part of Lot 1230 DP 821652)

Soldiers Road Oval is utilised as the Jannali Baseball Field. During the finalisation of SSLEP2015, it was noted that two zones (RE1 Public Recreation and E2 Environmental Conservation) have been applied to the oval but the zoning boundary does not relate to the actual extent of the baseball field.



Existing zoning of the land

Currently, the diamond is used for baseball, and a cleared area to the south of the diamond serves as a firebreak and is used for warm-ups by baseball teams and for T-ball games. Most of the baseball diamond and the area occupied by the canteen/clubhouse is zoned RE1 Public Recreation, consistent with the recreational use of the land. The western portion of the baseball diamond is zoned E2 Environmental Conservation, the same zone as the adjacent Burnum Burnum Sanctuary. Two small lots on the southern edge are zoned RE1 Public Recreation and leased to Scouts NSW and Girl Guides NSW

It is proposed to zone the area outlined in red as RE1 Public Recreation, to better reflect the actual use of the land. This will also simplify the approval process for any future work to the grounds.

As there are no existing land boundaries which align with the use of the land, it is proposed that the westernmost boundary run parallel and adjacent to the existing RFS fire trail through Burnum Burnum Sanctuary and incorporate all of the baseball oval and a stretch of uncleared land to the west. The southern boundary is an 'extension' of the current boundary between the school and the oval.

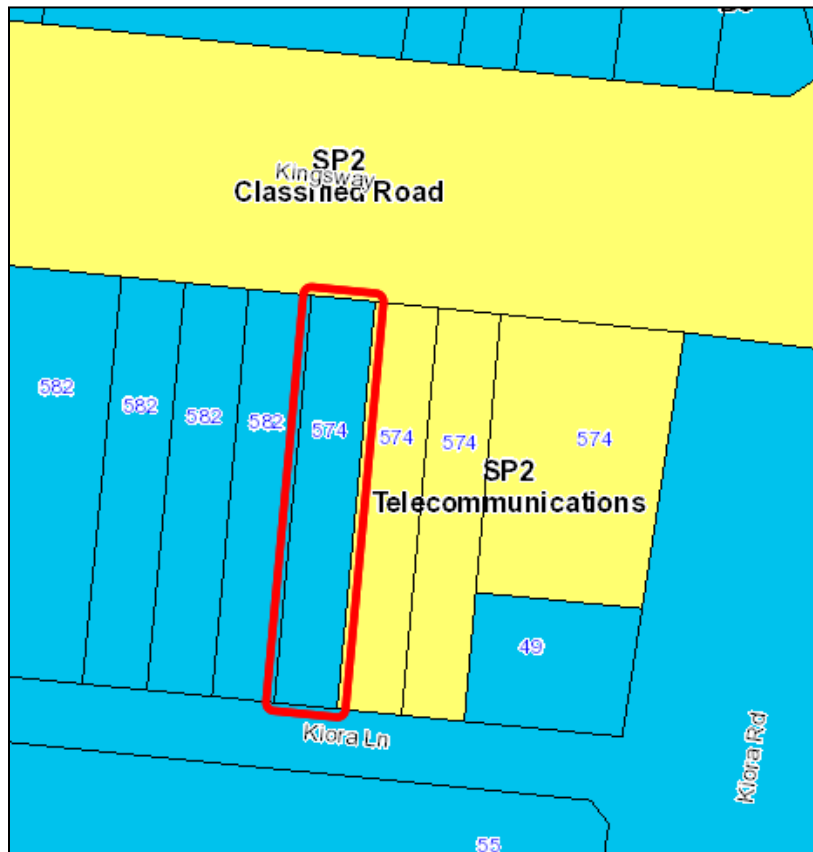
The proposed rezoning does not apply to the whole of Soldiers Road Oval. Part of the oval encroaches on the landholding for Jannali Public School and is zoned SP2 Educational Establishment to reflect this use of the land. This SP2 zoning is proposed to be retained.

C.2 574 Kingsway, Miranda (Lot 4 DP 10454)

A zoning anomaly has been identified relating to the inconsistent application of zones across a series of sites in single ownership. Four sites in Miranda are located at the corner of The Kingsway and Kiora Road and utilised by Telstra for telecommunications infrastructure. Three of the sites are zoned SP2 Infrastructure for the purpose of Telecommunications while one site has adopted the adjoining zone of B3 Commercial Core. While the B3 zone does not reflect the historic use of this site for telecommunication purposes, the zoning boundaries have been this way since SSLEP2000.

It is proposed that the LEP zoning maps be amended to correct this anomaly, zoning Lot 4 DP 10454 to SP2 Infrastructure – Telecommunications. This does not require any changes to the

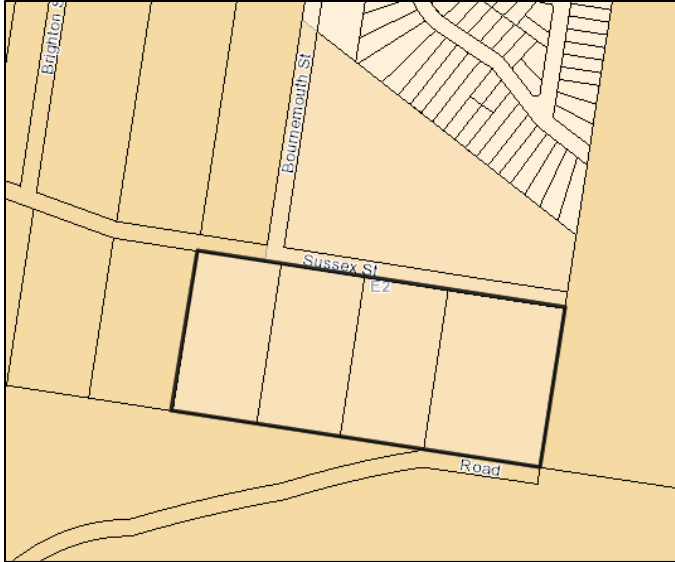
development standards mapping.



Zoning anomaly at 574 Kingsway, Miranda

C.3 10-40 Sussex Street, Bundeena (Lots 15, 16, 17 and 18 inclusive Section K DP 1782)

The subject lots are currently zoned E2 Environmental Conservation. On 5 August 2015, these lots were reserved as part of the Royal National Park, under the provisions of section 30A (1) of the *National Parks and Wildlife Act 1974* (NSW Government Gazette No 70 of 14 August 2015). These lots are proposed to be zoned E1 National Parks and Nature Reserves, as this is the zone applicable to land reserved under the *National Parks and Wildlife Act 1974*.



Properties to be rezoned at 10-40 Sussex Street, Bundeena (Lots 15, 16, 17 and 18 inclusive Section K DP 1782)

C.4. 2R Dolans Road and 1 Harnleigh Avenue, Woolooware (Lot 22 DP 552678)

The eastern part of the lot forms the southernmost part of Woolooware Golf Course and the 2nd Woolooware Scout Hall is located on the western part of the lot. The land is owned by Council.

The lot is zoned R3 Medium Density Residential in SSLEP2015, the same zoning as the adjoining land to the south. Investigations have revealed that the lot has always had a residential zoning, having initially been assigned a residential zone under the County of Cumberland Planning Scheme 1951. Research and aerial photography indicates that prior to 1970, the land formed part of a residential lot. Subdivision to create the subject lot occurred in 1970 and 1971 and by 1978 the Scout Hall and Golf Course were located on the lot. The current zoning of the land is, therefore, an anomaly.



Location of the Scout Hall at 2R Dolans Road Woolooware

To address the zoning anomaly, it is proposed to rezone the lot to RE1 Public Recreation to reflect the longstanding use of the lot for public recreation purposes. This is consistent with the zoning of the rest of the golf course and the zoning of other land on which Scout halls are located. There is generally no requirement for land zoned RE1 to have development controls (FSR, height, landscaped area and minimum lot size). Consequently, the following LEP maps should be amended to remove these controls from this lot:

- Height of Buildings Map
- Floor Space Ratio Map
- Landscape Area Map
- Lot Size Map

C.5 66-74 Karimbla Road, Miranda (Lot 6 DP 566645)

The subject property (Lot 6 DP 566645) is a separate lot forming part of the southern section of Centenary Park, located at 66-74 Karimbla Road, Miranda. The parcel of land was exhibited in LEP1, LEP2 and LEP3 as being zoned R3 Medium Density Residential. The land is approximately 224m² in area, owned by Sutherland Shire Council and is 'community' non-rateable land. The land has been residentially zoned since at least 2000. The subject land is shown below outlined in red.



Zoning Map – SSLEP2015 and Aerial Map – Detail of subject area

During the third exhibition of DSSLEP2015, submissions were received from nearby residents objecting to the zoning of the land as R3 Medium Density Residential and requesting that the land be zoned the same as the surrounding park land in order to reflect the use of the site.

Staff research confirms that there are no Council reports indicating any interest in disposing of this land or for any alternative uses of the land in the future. The residential zoning of the land appears to be a continuation of the historic zoning of the land.

Given the subject parcel of land currently forms part of the park, and is of relatively small size, the residential zoning applied to the land is not considered appropriate. With increased densities surrounding the site, it is considered that re-zoning the park to ensure its long term use as public open space is appropriate and reflects the current and future anticipated use of the land.

Re-zoning this land RE1 Public Recreation is consistent with the zoning of Centenary Park and accurately reflects the use of this parcel of land. Consequential changes to the development standards maps are proposed to remove these controls from this land as these are unnecessary for land zoned RE1:

- Floor Space Ratio Map
- Landscape Area Map
- Lot Size Map
- Height of Building Map

D. Other Map Changes

D.1 Update to Biodiversity Maps

During the preparation of SSLEP2015 Amendment 1, a submission was received requesting that the Environmentally Sensitive Land maps in SSLEP2015 are updated to incorporate the most recent NSW Office of Environment and Heritage (OEH) data - "Native Vegetation of the Sydney Metropolitan Area 2013, Version 2". In June 2015, Council resolved to update the Environmentally Sensitive Land - Terrestrial Biodiversity map series as part of a future 'housekeeping' amendment to SSLEP2015.

Incorporating the latest OEH data into the SSLEP2015 Environmentally Sensitive Land – Biodiversity maps makes changes to 495 properties. Of these, 480 new properties have been identified as containing as threatened or endangered ecological communities, and should be added to the map as 'environmentally sensitive land'. The affected properties are identified in Appendix 3, attached.

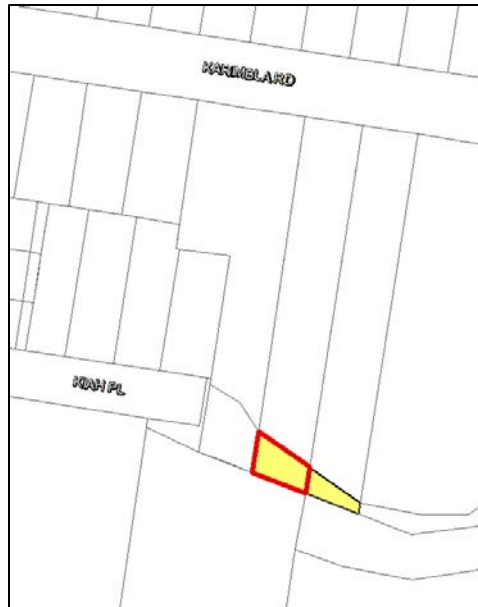
The changes mean that once SSLEP2015 Amendment 4 is made, any of those new 'environmentally sensitive' properties zoned as E4 Environmental Living will not be able to undertake complying development for the purpose of the construction of a new single storey and two storey dwelling houses, for alterations or additions to existing single storey and two storey dwelling houses, or for certain ancillary development. For these uses, a Development Application will be required. This applies to 124 properties of the 495 properties.

The newly identified properties will also be subject to clause 6.5 'Environmentally sensitive land – Terrestrial biodiversity'. As directed by subclause (3), in deciding whether to grant development consent for development on land to which this clause applies, the consent authority will be required to consider the potential impacts of the proposed development on the fauna and flora on the land and the measures proposed to avoid, minimise or mitigate the impacts of development.

D.2 Update to Land Reservation Acquisition Map

SSLEP2015 identifies land to be acquired for public purposes on the Land Reservation Acquisition Map. The Land Reservation Acquisition Map is proposed to be amended to remove land which has been acquired by the relevant public authority from the map.

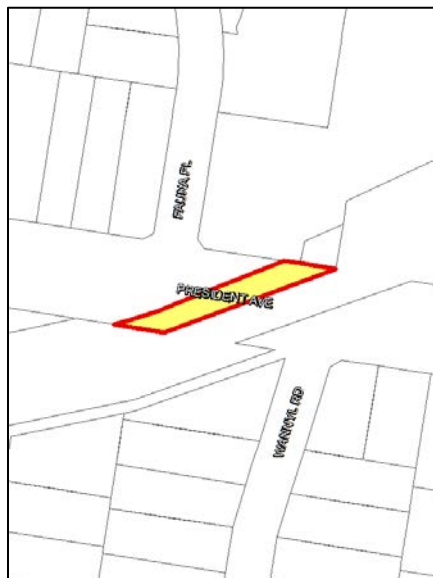
- Vacant land at the rear of 172 Karimbla Road, Miranda (Lot 1 DP 1205214)



Location of land at 172 Karimbla Road, Miranda (Lot 1 DP 1205214)

The map identifies vacant land at the rear of 172 Karimbla Road, Miranda as 'Local open space (RE1)' for acquisition by Council as part of the Ewey Creek Corridor. The land has been subdivided from the remainder of the lot and was acquired by Council on 16 March 2015. As the land has been acquired, the map should be updated.

- Lot 102 DP1159806, Kirrawee



Location of land at Kirrawee (Lot 102 DP 1159806)

The map identifies a lot of land in Kirrawee (Lot 102 DP 1159806) as 'Railway Corridor (SP2)' for acquisition by Railcorp. The land was acquired by Transport for NSW on 13 October 2014. As the land has been acquired, the map should be updated.

E. Heritage Amendments

E.1 Changes in response to the Sutherland Shire Community Based Heritage Review

The Sutherland Shire Community Based Heritage Review considered built heritage items, trees, landscapes and landforms listed in the LEP. The final report includes a series of inventory sheets for the items which detail the significance of each item and, where appropriate, the report also recommends amendments to the heritage listings contained in the LEP.

It is proposed to amend the listings in Part 1 – Heritage Items and Part 2 – Archaeological sites to correct item descriptions and property addresses and amend listings in accordance with the recommendations of the Sutherland Shire Community Based Heritage Review. The changes include amendments to the item names within the heritage Schedule and combining the following heritage items:

- 'Cranbrook', 45-53 Fowler Road, Illawong (Items 2010 and 2011): House and gardens
- 5-6 Kalang Lane, Yowie Bay (Items 4610 and 4606): Boatshed, sandstone sea wall and steps (including the form of the building, the roof form, the wall finishes, the fenestration and the sandstone sea wall)
- 6 Portview Place, Burraneer (Items 0616 and 0617): House and Grounds (including the garden setting, boatshed, sandstone retaining walls and steps, mature trees, lawn and informal estuarine garden)
- 9 Lucas Street, Cronulla (Items 1038 and 1039): "Eleanor Mackinnon House" and grounds (including garden setting, simple form of the building, the roof form and finishes, the wall finishes and the fenestration pattern)
- 25 Kangaroo Point Road, Kangaroo Point (Items 2204 and 2205): House and front garden

The proposed Schedule 5 Environmental Heritage of Sutherland Shire Local Environmental Plan 2015 highlighting each of the proposed amendments is provided in Appendix 4.

Changes to the Heritage Map are also proposed to ensure consistency in the mapping of the items. These changes will ensure that the Heritage Schedule and Map are accurate and defensible, providing a clear position for the community and landowners.

E.2 Correction of Anomalies and Errors

In addition to the above listed studies, further changes are proposed to the Heritage schedule and maps. These additional changes are mainly administrative in nature.

- 'Beckton' house and 'Beckton Recreational Group' (Item nos 2603 and 2604)

These heritage items are located at 20-24 Beckton Place, Lilli Pilli, and described in the heritage schedule are located on Lot 45 DP1168097. A new subdivision plan has been registered for Lot 45 DP 1168097 and Lot 11 DP 238637, adjusting the lot boundary between the two adjacent lots. As a consequence, the lot description for the above items should be amended to refer to Lot 48 DP 1193005. The mapping of the heritage items should also be corrected to align with the new lot boundary for Lot 48 DP 1193005.

- 119-121 Fowler Road, Illawong (Item no 2016)

The heritage schedule lists 119-121 Fowler Road (Lot 2 DP 666157) as a heritage property. Lot 2 has been subdivided into 2 lots, one a foreshore lot and the other with frontage to the street. The heritage items are located wholly on the foreshore lot. It is therefore appropriate that only the foreshore lot, known as 119 Fowler Road, Illawong (Lot 202 DP 1189575), is identified in the heritage schedule and Heritage Map.

- 'Cooee Tree', Sutherland (Item no 3628)

The Heritage Sub Committee recommended and in March 2015 (EHR093-15) Council endorsed the recommendation that the tree identified as the "Cooee Tree" in item 3628 of Schedule 5 of the Draft LEP, *'be amended to be known as the 'Waratah Tree' on the basis that anecdotally the tree was planted during the Waratah March that passed through Sutherland during the First World War'*. The heritage schedule should be amended to reflect this resolution.

- 19 Shipwright Place, Oyster Bay

19 Shipwright Place contains a heritage listed Waterfront Cottage. The property was previously part of a large lot which has been subdivided. The deposited plan has now been registered and the mapping of the heritage item no longer matches the cadastre. It is proposed to amend the Heritage Map to show the whole of 19 Shipwright Place, Oyster Bay.

- Listing of Fisheries Research Institute, Cronulla

The Fisheries Research Institute, Cronulla is a State Heritage Item. The State Listing applies to three lots: Lots 257, 1129 and 1187 DP 752064. The item is listing in two places in Schedule 5 of SSLEP2015. There are errors in both entries – Parts 1 and 2 only identify 2 lots as forming part of the listing, while Part 2 also identifies the item has having local heritage significance. The schedule and map should be corrected to include all three lots.

- Cronulla Park, South Cronulla Beach, Cronulla Sports Complex, The Esplanade (Cronulla) and Cronulla Surf Club (Item nos 1023, 1052, 1053 and 1055)

These heritage items are clustered in a precinct around and including South Cronulla Beach. New registered Deposited Plans in this locality prompted a review of the Property Descriptions for each of the identified items. While identifying amendments that need to be made to ensure that the property descriptions are up-to-date, this review has also identified seven lots which

have been erroneously omitted from the heritage listing. These are identified by a star on the map extract below.



Lots which have been erroneously omitted from the heritage listing identified by green stars

The lots are part of the Promenade, a widened path along the beach which connected “The Cecil” ballroom on the northern side of the park and the Esplanade to the south. The Promenade was part of the historical development of Cronulla Park and Beach and part of its original design. Therefore it is appropriated to link the Promenade with the Cronulla Park and Beach listing (Item 1023). In addition to including the omitted lots to this item, recent archaeological research found remains of the women dressing room on the southern end of the Promenade which strengthens its relationship with the beach. The southern end of the Promenade is currently included in the listing for the Esplanade (Item 1053). It is more appropriate to include this in the listing for Item 1023. However, the landing of a set of stairs which is the point of access from the beach to the upper walking path along the foreshore of the Cronulla Peninsula should remain as part of The Esplanade (Item 1053) as this contributes to the significance of item 1053.

- Issues only related to the Heritage Maps

A comparison of the items listed in the Heritage Schedule and those identified on the Heritage Map has identified 5 items which are mapped, but not included in the Schedule. These items are:

- o Georges River National Park (Item 0101)
- o Heathcote National Park (Items 1707 and A1712)
- o Royal National Park (Items 3409 and A3437)
- o 6 Excelsior Road, Cronulla - Garden and trees (Item 1064)
- o Waterfall Railway turntable (Item A4003)

The three entries relating to the National Parks were items were included as heritage items in DSSLEP2015 when it was submitted to the Minister to be made but omitted from the Heritage Schedule when the LEP was made, as the National Parks are protected under other legislation.

The inclusion of the Waterfall Railway turntable in the mapping is an error. For consistency between the schedule and the map, the Heritage Map should be amended to remove these items.

A minor labelling anomaly has also been noted. Item 2010 'Cranbrook' – house at 45-53 Fowler Road, Illawong is mislabelled on the Heritage Map with the identifier I2010. This should be corrected to 2010.

A marked up version of the Heritage Schedule incorporating all the proposed changes is provided in Appendix 4.

The changes to the Heritage Map can be summarised as follows:

- EG Waterhouse Camellia Gardens (Item 0810) 104R President Avenue, Caringbah South: Reduce heritage area to exclude Kareena Park
- Gunnamatta Park and Pavilion, Nicholson Parade (Item 1041) – Nicholson Parade, Cronulla: Extend heritage mapped area to include Lots 285 and 286, DP 752064 which are part of the park
- Stands of *Eucalyptus microcorys* (Tallow Wood) and *Lophostemon confertus* (Brush Box), Kiora Road (Item 4611) – Maintain northern portion of item, remove two lower portions between Wonga Road and Calypso Place, create new item with portion South of Calypso Place being - 4620 "Remnant Canopy of indigenous trees"
- Stands of *Eucalyptus microcorys* (Tallow Wood), *Eucalyptus pilularis* (Blackbutt), *Eucalyptus racemosa* (Snappy Gum or Small-leaf Scribbly Gum), *Eucalyptus grandis* (Rose Gum) and *Eucalyptus globoidea* (White Stringybark), Princes Highway (Item 1509) – Princes Highway: Extend area to include grassy verge between Princes Highway and Kingsway
- Street trees, alternate planting of Port Jackson Fig and *Lophostemon confertus* (Brush Box), East Parade, Sutherland (Item 3609): Extend area to Adelong Street
- Street trees (opposite Oak Street), Ewos Parade, Cronulla (item 1017): Extend to cover all four trees between Orient Avenue and Beach Street and rename item "Four Street Trees"
- Street trees (possibly remnant canopy) consisting of *Eucalyptus racemosa* (Snappy Gum or Small-leaf Scribbly Gum), Burraneer Bay Road and Coral Road, Burraneer (Item 0604) – Burraneer Bay Road and Coral Road, Burraneer: Extend to include eastern verge of Coral Road and rename item to "Street trees (possibly remnant canopy) consisting of *Eucalyptus racemosa* (Snappy Gum or Small-leaf Scribbly Gum) and eastern verge of Coral Road"
- Street trees, consisting mainly of *Eucalyptus pilularis* (Blackbutt) and *Eucalyptus globoidea* (White Stringybark), GyMEA Bay Road, GyMEA (Item 1503): Extend to protect trees on opposite side of the street.
- Cultural street trees, *Lophostemon confertus* (Brush Box), Dillwynnia Grove, Heathcote (Item 1702) - Reduce area to cover from Wilson Parade to 22 Dillwynnia Grove and rename "Cultural street trees, *Lophostemon confertus* (Brush Box)"
- Single tree - *Ficus rubiginosa* (Port Jackson Fig), Kingsway, Woolooware – Cronulla (Item 4108): Extend to cover the trees as they continue along the Kingsway fronting 63-65, 67, 77-79, 97, 103A, 111-113, 115, 119 and 139 Kingsway and rename item "Remnant Avenue planting of Port Jackson Fig". "Beckton" House, 20-24 Beckton Place, Lilli Pilli (Item 2603) and Beckton Recreational Group, 20-24 Beckton Place, Lilli Pilli (Item 2604): Amend mapped area to align with new subdivision plan
- 119 Fowler Road, Illawong (Item 2016): Amend mapped area to reflect location of heritage item on subdivided lot only.

- 19 Shipwright Place, Oyster Bay (Item 3205): Amend mapping to align with cadastre
- Fisheries Research Institute, Cronulla (Item 1040 and A1073): Amend to include all three lots identified in the State Heritage Listing
- Cronulla Beach and Cronulla Park (Item 1023) and The Esplanade, Cronulla (Item 1053): Amend mapping to include all affected lots for each item and correct the numbering of The Esplanade (Item 1053) to correspond with the schedule.
- Identify combined items as a single item on the map
- Remove items not listed in the Heritage Schedule from the map

These changes are indicated in Part 4 Maps of this Planning Proposal.

PART 3 - JUSTIFICATION

Section A – The need for the Planning Proposal

1. Is the planning proposal a result of any strategic study or report?

As the Planning Proposal is to amend a number of the small anomalies and omissions from the plan, it is not the result of a single specific study. However, a number of appropriate studies have been undertaken relating to the specific elements of the Planning Proposal.

- **Foreshore Building Line Change at 285, 289 and 291 Woollooware Road, Burraneer**

This is an outstanding issue from the finalization of SSLEP2015. At its meeting on 10 November 2014 (DAP043-15) Council considered the results of the final exhibition of the then draft Sutherland Shire Local Environmental Plan 2015. A request for an amendment to the foreshore building line at 291 Woollooware Road, Burraneer was one of the issues which had been investigated and included in the report on submissions.

While supporting the request, in adopting the draft plan for referral to the Department of Planning and Environment for making, Council did not make any changes to the draft LEP in November 2014 because changes to the content of the plan would have triggered the need for re-exhibition. Given the making of the plan had been very protracted, being re-exhibited three times and being the subject of an Independent Review, it was not considered to be in the public interest to further delay the making of the plan. However, Council resolved to include the requested amendment in the first amendment to the plan once made.

- **Update to Biodiversity Maps – OEH updates**

During the preparation of SSLEP2015 Amendment 1, a submission was received requesting that the Environmentally Sensitive Land maps in SSLEP2015 are updated to incorporate the most recent NSW Office of Environment and Heritage (OEH) data - "Native Vegetation of the Sydney Metropolitan Area 2013, Version 2". In June 2015, Council resolved to update the Environmentally Sensitive Land - Terrestrial Biodiversity map series as part of a future 'housekeeping' amendment to SSLEP2015. The proposed changes from this study are included in this Planning Proposal.

- **Update to Land Reservation Acquisition Map**

During the finalisation of the SSLEP2015, Council officers undertook a review of the Land Reservation Acquisition Map. During this review, two properties were identified as being required for removal from the map due to prior sales of the land and the subdivision of a lot.

- **Heritage Amendments – Sutherland Shire Community Based Heritage Review**

The proposed amendments to the Heritage Schedule of the SSLEP2015 were the result of a comprehensive review of the Heritage items of the Sutherland Shire.

The Sutherland Shire Heritage Study was conducted by Perumal Murphy Wu and was completed in 1993. The study informed the establishment of a heritage list which has been included through subsequent Local Environmental Plans. However, this was a very early

heritage study and the degree of documentation fell short of current standards.

In 2009 State funding was awarded to Council to complete a comprehensive review of this study and the heritage items of the Sutherland Shire. After a call for tenders, Architectural Project PL were selected to carry out this review. The review aimed to provide a more rigorous basis for heritage listed properties to ensure Council has a strong and defensible base on which to properly manage the heritage values of the Shire.

The review of heritage items was split into two stages; the first stage of the review, dealing with Foreshore Heritage, was successfully completed in 2011. The recommendations of this review were incorporated into the Heritage Schedule of SSLEP2015 and are now in effect. The second stage of the review, known as the Sutherland Shire Community Based Heritage Review, considered built heritage items, trees, landscapes and landforms. The project team included Warwick Mayne Wilson, Heritage Landscape Consultants. Overall, the review considered 289 Items listed in the LEP. This is the study which has informed the proposed changes to the heritage schedule which form part of this Planning Proposal.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is the only means to achieve the intended outcome as amendments to SSLEP2015 are required.

Section B – Relationship to strategic planning framework

1. Is the planning proposal consistent with the objectives and actions contained in the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Yes, the Planning Proposal is consistent with the State Government's Sydney Metropolitan Plan and the Draft South Subregional Strategy. The proposed amendments are predominantly administrative in nature and the Planning Proposal aims to ensure quality outcomes for the long term benefit of the Sutherland Shire through ensuring the accuracy and consistency of its planning controls. The correction of minor anomalies and inconsistencies in the SSLEP2015 will not have any implications for the actions and objectives contained in *A Plan for Growing Sydney* or the subregional strategy.

2. Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?

The Sutherland Shire Community Strategic Plan *Our Shire Our Future: Our Guide to Shaping the Shire to 2030* provides the long term vision and a set of desired futures for the Sutherland Shire which the local community aspires to achieving. The Community Strategic Plan establishes a framework for growth and development for the Sutherland Shire LGA and

addresses the draft South Subregional Strategy and employment targets. The Strategy also provides the foundation for the development of the SSLEP2015.

The following primary strategies from the Community Strategic Plan apply to the subject amendments to the SSLEP2015:

- Provide effective and integrated infrastructure
- Deliver integrated transport options
- Conserve natural resources
- Protect our environment
- Strengthen our community
- Respect and value all heritage and culture

The following outcomes are achieved through the proposed amendments in this Planning Proposal.

- Housing for all,
- Active neighbourhoods,
- Balanced development.

The Planning Proposal is consistent with the Strategy. Amendments to the heritage schedule will ensure that heritage and culture is preserved, amendments to the biodiversity maps will ensure that the environment of the Sutherland Shire is protected and the corrections of errors, anomalies and omissions will assist in providing a high quality framework for balanced development.

3. Is the planning proposal consistent with applicable state environmental planning policies?

Yes. The Planning Proposal is consistent with relevant State Environmental Planning Policies (SEPPs) and deemed SEPPs as identified in Appendix 5. The following comments are made in relation to specific SEPPs:

- **SEPP No. 19 Bushland in Urban Areas:** The Planning Proposal seeks to include three properties to the list of properties where dwelling houses are permissible in the E2 zone. There are already dwelling houses on these properties and they are identified in the mapping and this is a correction to an omission from the Schedule. It is likely that these properties could be redeveloped for dwelling houses by relying on 'existing use' rights. It is considered that the proposal is consistent with the SEPP as it is an administrative change to reflect the existing situation.

The planning proposal includes the proposed rezoning of land forming part of the Jannali Baseball Fields on Soldiers Road, Jannali from E2 to RE1. Although this may appear to be a loss of bushland, the land proposed is currently part of the baseball diamond and associated amenities buildings. Consequently, the land to be rezoned does not have a high ecological value, except as a buffer to the bushland. The proposed rezoning will have no significant impact on the adjoining bushland.

- **SEPP No. 71 – Coastal Protection:** A number of the changes in this Planning Proposal could result in applications in the Coastal Zone of the Sutherland Shire. The aim of the SEPP and the matters for consideration in clause 8 of the SEPP are matters that Council will consider on a site specific basis in future development applications. In most cases the development will either be in existing urban areas or relatively small scale e.g. inclinators within the foreshore area. If larger development is proposed it will need to be carefully considered. The planning proposal is compliant with the aims of the SEPP.
- **SEPP (Exempt and Complying Development Codes) 2008:** The amendments within this Planning Proposal are consistent with the requirements of this SEPP. Specifically, the proposed amendment to exclude strata subdivision from the requirement to meet minimum lot sizes will remove an inconsistency between the LEP and SSLEP2015.

See Appendix 5 for checklist of SEPPs and REPs.

4. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Yes. The Planning Proposal is generally consistent with the applicable s117 Ministerial Directions. The following comments are made in relation to specific directions:

- **Direction 1.1 Business and Industrial Zones:** The rezoning of 574 Kingsway, Miranda represents a small decrease in land zoned for business purposes; however, this land has historically not been used of business purposes.
- **Direction 2.1 Environment Protection Zones:** The planning proposal includes the proposed rezoning of land forming part of the Jannali Baseball Fields on Soldiers Road, Jannali from E2 to RE1. Although this may appear to be a loss of bushland, the land proposed is currently part of the baseball diamond and associated amenities buildings. Consequently, the land to be rezoned does not have a high ecological value, except as a buffer to the bushland.

Land which has been reserved for addition to the Royal National Park is proposed to be rezoned to E1 National Parks and Nature Reserves, thus increasing land in the Environmental Protection Zones.

The Planning Proposal seeks to include three properties to the list of properties where dwelling houses are permissible in the E2 zone. However, there are already dwelling houses on these properties and they are identified in the mapping so this is a correction to an omission from the Schedule. There are no changes to the development standards that apply to these properties and it is likely that these properties could be redeveloped for dwelling houses by relying on 'existing use' rights. This is an administrative change to reflect the existing situation.

- **Direction 2.3 Heritage Conservation:** The planning proposal includes amendment to Schedule 5 Environmental Heritage and the Heritage Map to update the descriptions and addresses of heritage items to ensure their ongoing protection. The planning proposal

proposes the removal of items from the Heritage Map. However, these items are not listed in the Schedule and so this is an administrative amendment for consistency.

- **Direction 3.1 Residential Zones:** The proposed rezoning of land at 1 Juvenis Avenue and 5 Juvenis Avenue, Oyster Bay is inconsistent with provision (b)(i) regarding the reduction of permissible residential density of land. GIS mapping validation has identified an error in the zoning of these two identified properties. The subject properties contain an area of reclaimed land below MHWL which SSLEP2015 zones as E3 Environmental Management in their entirety. It has been Council's long standing position to not recognise reclamations when zoning foreshore land, as evidenced by the application of a water-based zone to the reclamations in SSLEP2006 and SSLEP2000. Council's policy for zoning on the waterfront is to apply a water-based zone to land below the MHWL. The proposed amendment is reinstating the dual zoning of these properties as part E3 Environmental Management and part W1 Recreational Waterways, with MHWL forming the boundary between the zones. While the rezoning will result in a reduction in permissible residential density on the land, the rezoning is to correct an error in the plan and is consistent with the zoning application along all areas of the foreshore within the Sutherland Shire.

The proposed rezoning of 2R Dolans Road and 1 Harnleigh Avenue, Woollooware and 574 Kingsway, Miranda will reduce the area of land zoned for residential purposes. However, these properties have been used for public recreation purposes for some time. The proposed rezoning reflects the longstanding use of the land.

- **Direction 6.2 Reserving Land for Public Purposes:** The planning proposal seeks to rezone the following land to RE1 Public Recreation:
 - 66-74 Karimbla Road, Miranda
 - 2R Dolans Road, Woollooware/ 1 Harnleigh Avenue, Woollooware (Lot 22 DP 552678)
 - part of Soldiers Road Oval/ Jannali Baseball field

These proposed rezonings aim to reflect the current use of these lands for public recreation purposes. Approval from the Secretary - Planning and Environment for these three proposed rezonings will be sought as part of the Gateway process.

Changes to the Land Reservation Map are proposed to remove properties which have been acquired from the map. This is consistent with the Direction.

- **Direction 7.1 Implementation of the Metropolitan Plan for Sydney 2036:** The changes included in this proposal are mainly administrative in nature. They will not have any implications for the actions and objectives contained in A Plan for Growing Sydney.

Section C – Environmental, social and economic impact

1. Is there any likelihood that critical habitat or threatened species, populations or ecological communities or their habitats will be adversely affected as a result of the proposal?

No. Most of the proposed changes are minor or administrative in nature. The changes to the Terrestrial Biodiversity Map will afford greater consideration of the impacts on threatened

species, populations or ecological communities in the assessment of development applications on the land proposed to be added to the map.

2. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. Most of the proposed changes are minor or administrative in nature and are unlikely to result in any environmental effects.

3. How has the planning proposal adequately addressed any social and economic effects?

The planning proposal is not anticipated to have any negative social or economic impacts. The aim of the planning proposal is to ensure that SSLEP2015 is accurate and consistent with Council's strategic policy direction.

Section D – State and Commonwealth Interests

1. Is there adequate public infrastructure for the planning proposal?

This proposal is unlikely to have any impacts on infrastructure provision.

2. What are the views of State and Commonwealth public authorities consulted in accordance within the gateway determination?

The views of State and Commonwealth agencies will be sought through consultation following receipt of the Gateway Determination.

PART 4 – MAPS

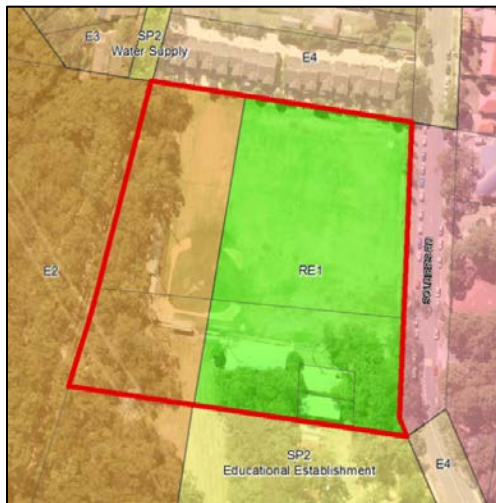
The following changes to maps are proposed:

A. Land Zoning Map

1. Soldiers Road Oval/ Jannali Baseball Field

Current Zone – RE1 Public Recreation and E2 Environmental Conservation

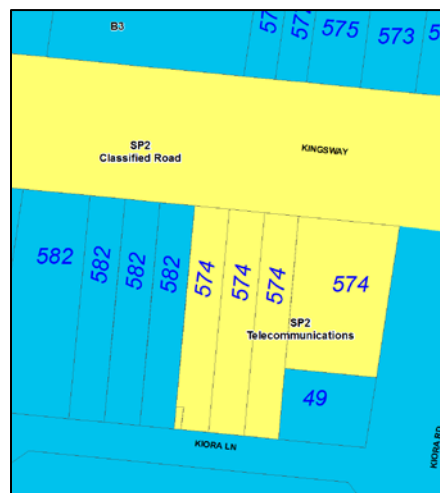
Proposed Zone – RE1 Public Recreation (to include the full extent of the baseball field and adjoining club house)



2. 574 Kingsway, Miranda (lot 4 DP 10454)

Current Zone – B3 Commercial Core

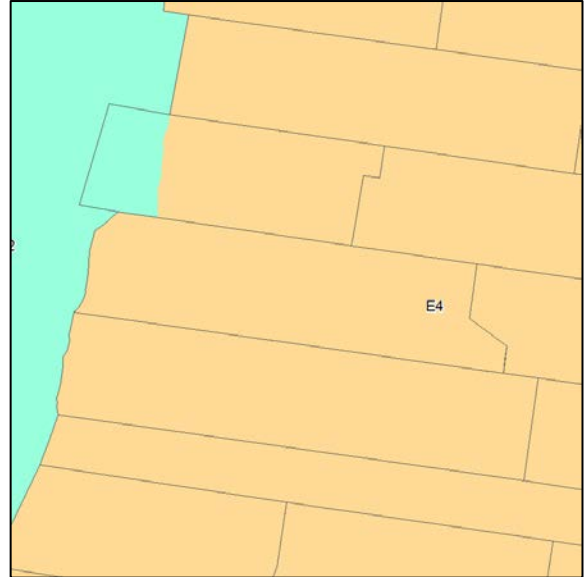
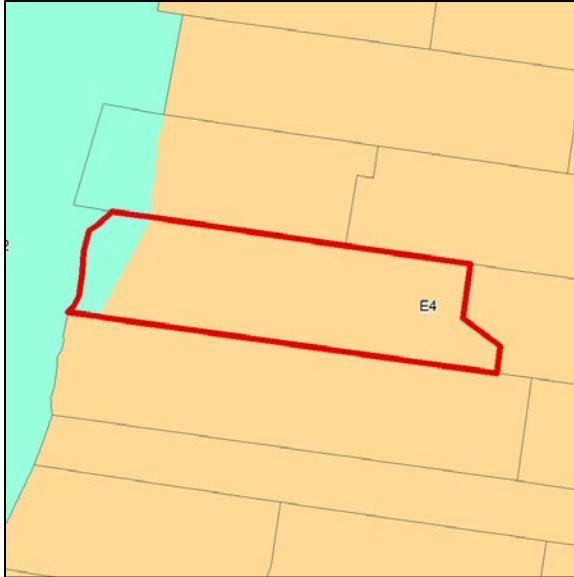
Proposed Zone – SP2 Infrastructure (Telecommunications)



3. 289 Woollooware Road, Burraneer (Lot 1 DP 1190800)

*Current Zone – E4 Environmental Living and
W2 Recreational Waterways*

Proposed Zone – E4 Environmental Living



4. 66-74 Karimbla Road, Miranda (Lot 6 DP 566645)

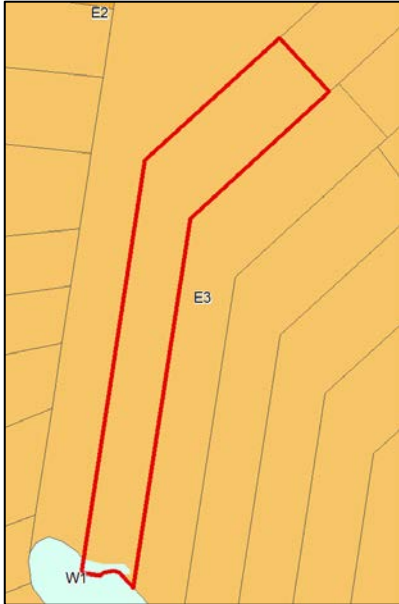
Current Zone – R3 Medium Density Residential

Proposed Zone – RE1 Public Recreation

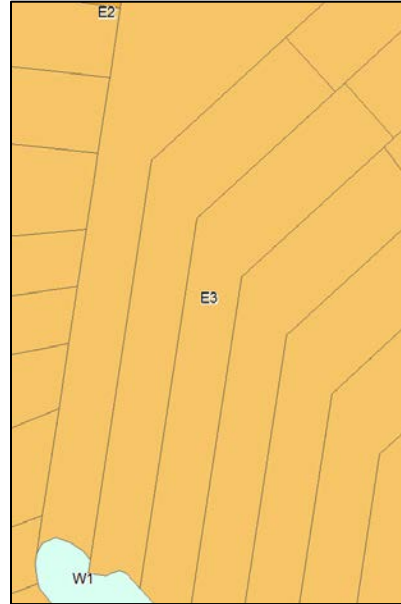


5. 42A Wonga Road, Yowie Bay (Lot 2 DP 1190478)

Current Zone – E3 Environmental Management and W1 Natural Waterways

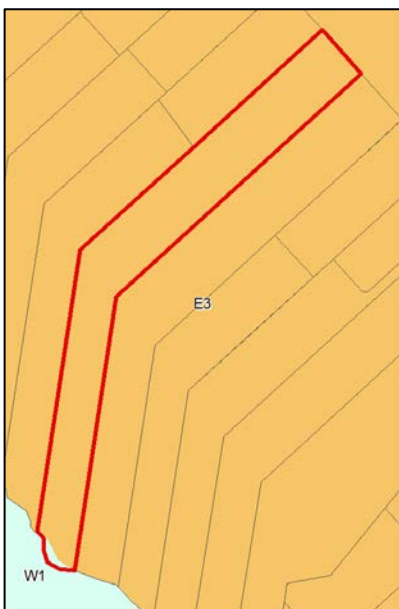


Proposed Zone - E3 Environmental Management

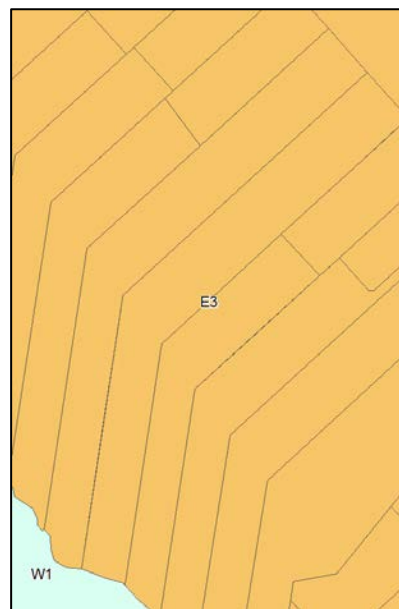


6. 36 Wonga Road, Yowie Bay (Lot 76 DP 11491)

Current Zone – E3 Environmental Management and W1 Natural Waterways

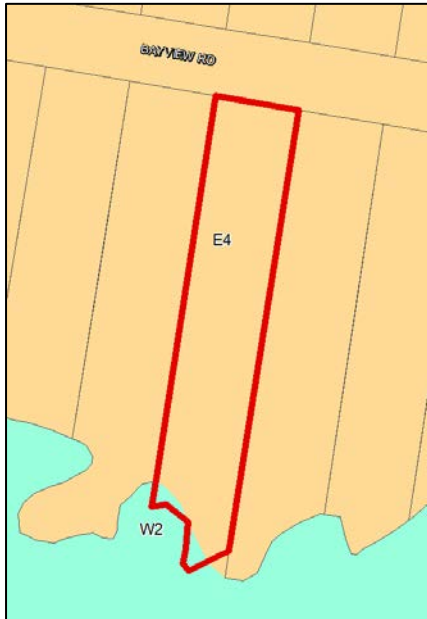


Proposed Zone - E3 Environmental Management



7. 16 Bayview Road, Burraneer (Lot 6 DP 1205794)

*Current Zone – E4 Environmental Living and
W2 Recreational Waterways*

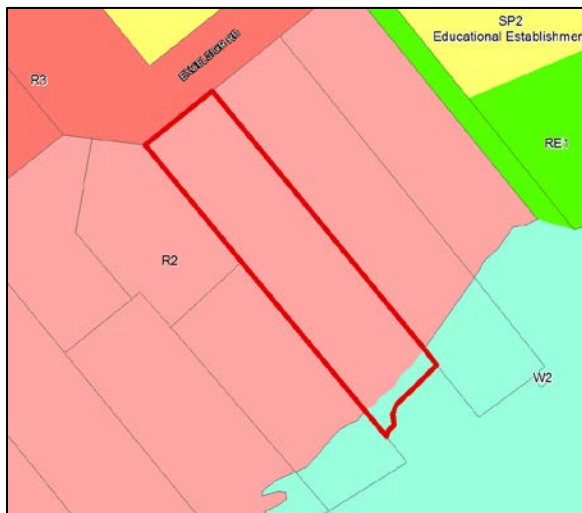


*Proposed Zone – E4 Environmental Living.
Land below MHWL to be zoned W2
Recreational Waterways*

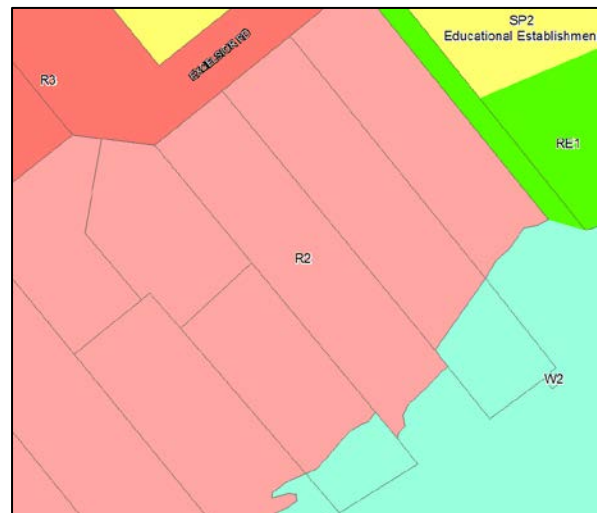


8. 6 Excelsior Road, Cronulla (Lot 1 DP 1208273)

*Current Zone – R2 Low Density Residential
and W2 Recreational Waterways*

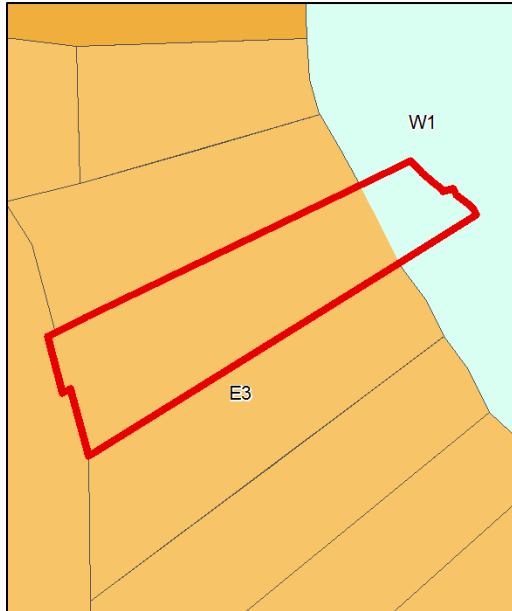


Proposed Zone – R2 Low Density Residential

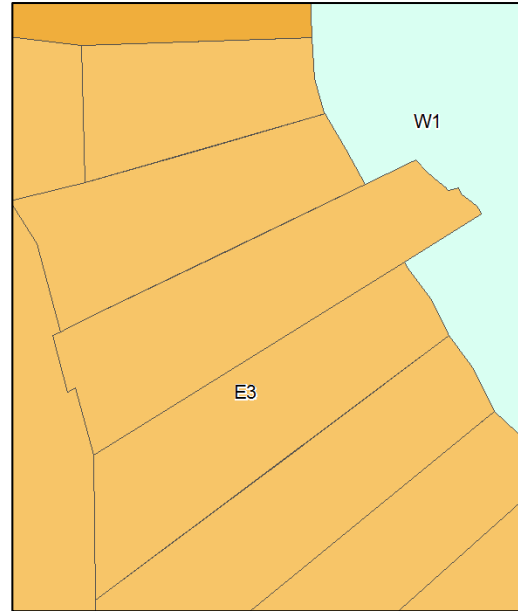


9. 6 Fowler Road, Illawong (Lot 30 DP 1190201)

Current Zone – E3 Environmental Management and W1 Natural Waterways

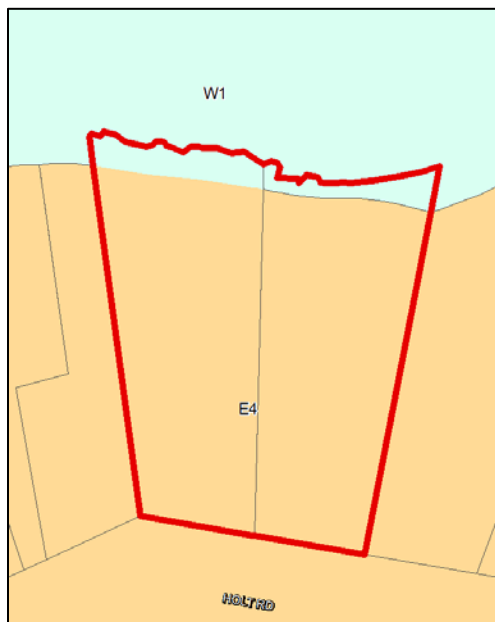


Proposed Zone – E3 Environmental Management

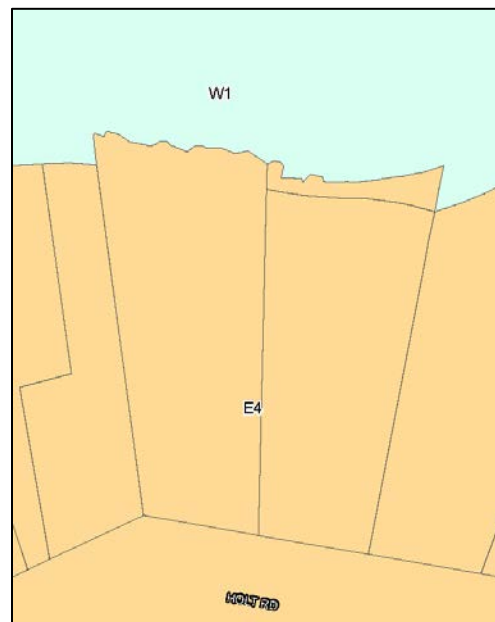


10. 9 and 11 Holt Road, Taren Point (Lot 4 DP 879606 and Lot 1 DP 1211416)

Current Zone – E4 Environmental Living and W1 Natural Waterways



Proposed Zone – E4 Environmental Living

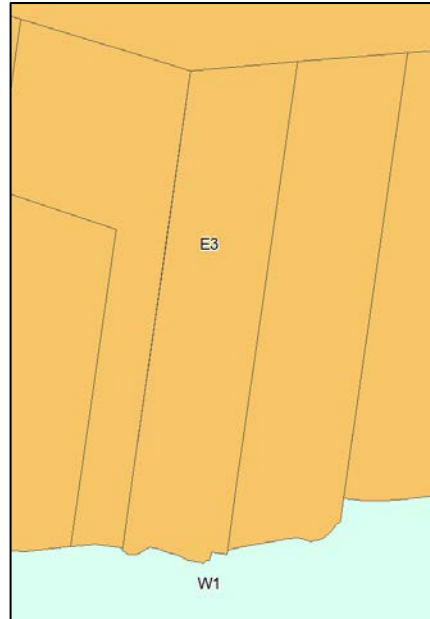


11. 42 Rutherford Avenue, Burraneer (Lot 1 DP 1211640)

Current Zone – E3 Environmental Management and W1 Natural Waterways

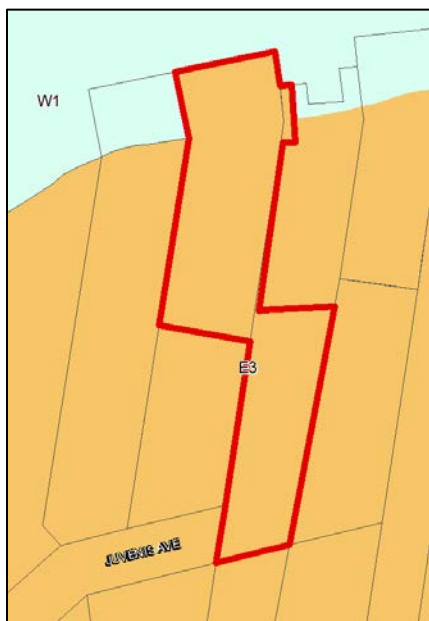


Proposed Zone – E3 Environmental Management

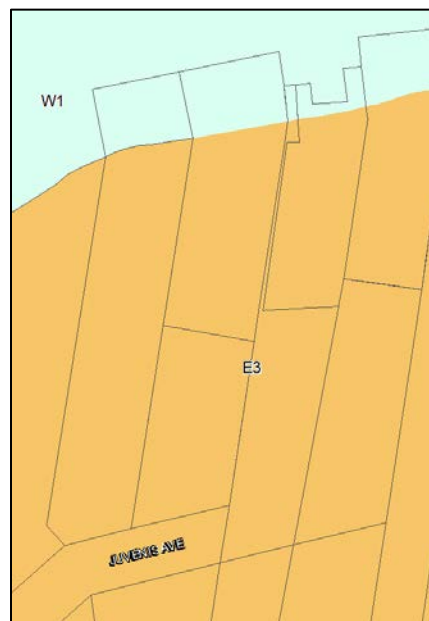


12. 5 Juvenis Ave and 1 Juvenis Ave, Oyster Bay (Lot 111 DP 1006608 and Lot 104 DP 623011)

Current Zone – E3 Environmental Management



Proposed Zone – E3 Environmental Management and W1 Natural Waterways



13. 10-40 Sussex Street, Bundeena (Lots 15 to 18 inclusive Section K DP 1782)

Current Zone – E2 Environmental Conservation



Proposed Zone – E1 National Parks and Nature Reserves



14. 2R Dolans Road, Woollooware and 1 Harnleigh Avenue, Woollooware (Lot 22 DP 552678)

Current Zone – R3 Medium Density Residential



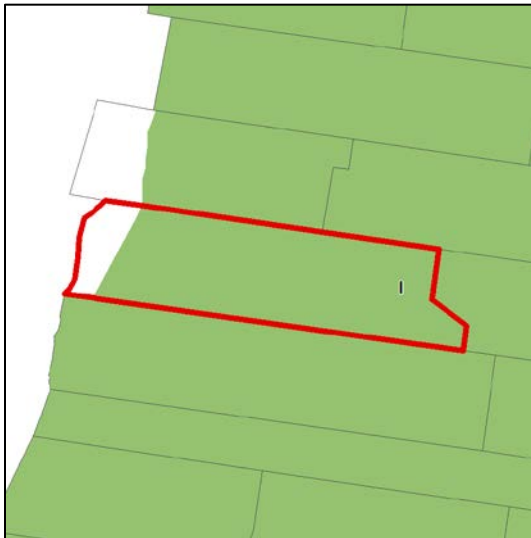
Proposed Zone – RE1 Public Recreation



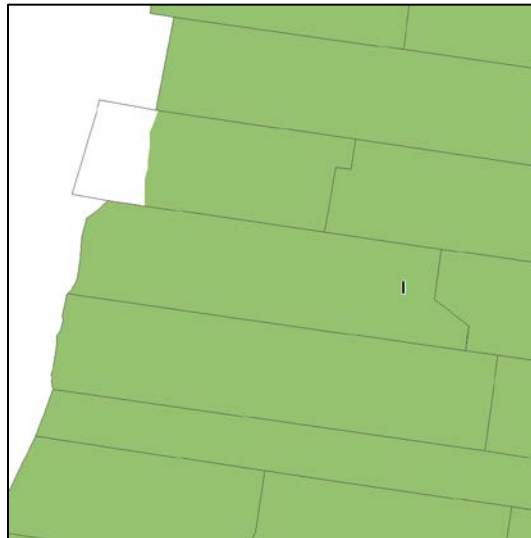
B. Height of Buildings Map

1. 289 Woollooware Road, Burraneer (Lot 1 DP 1190800)

Current Height of Buildings—8.5m

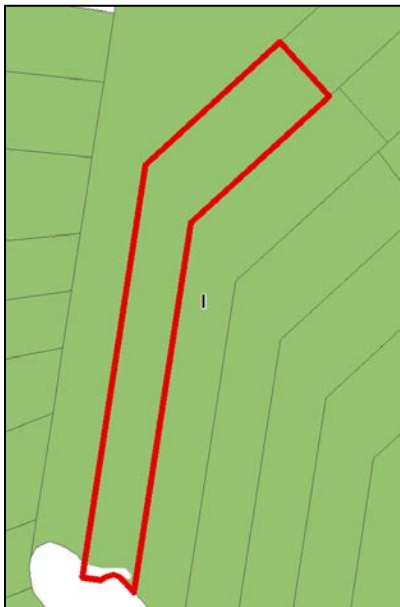


Proposed Height of Buildings – 8.5m (applied to whole lot in accordance with zoning of whole lot as E4 Environmental Living)

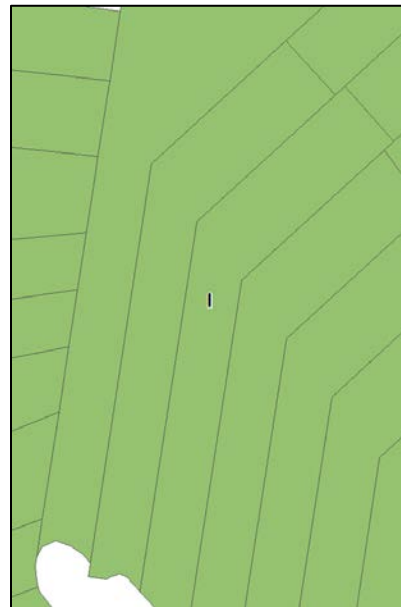


2. 42A Wonga Road, Yowie Bay (Lot 2 DP 1190478)

Current Height of Buildings – 8.5m



Proposed Height of Buildings – 8.5m (applied to whole lot to correct a mapping anomaly)

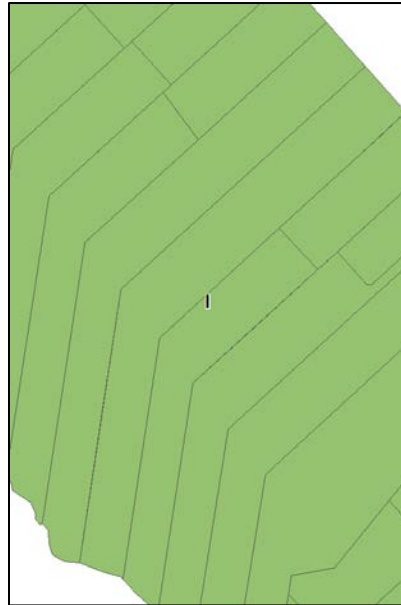


3. 36 Wonga Road, Yowie Bay (Lot 76 DP 11491)

Current Height of Buildings – 8.5m

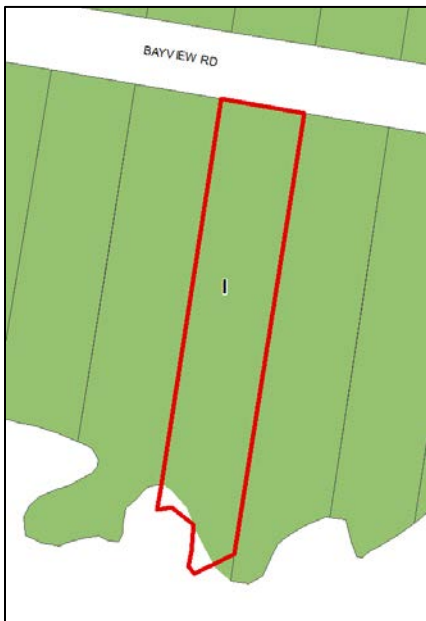


Proposed Height of Buildings – 8.5m (applied to whole lot to correct a mapping anomaly)

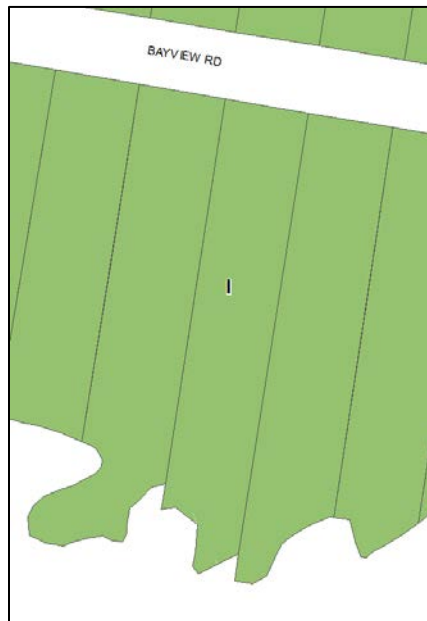


4. 16 Bayview Road, Burraneer (Lot 6 DP 1205794)

Current Height of Buildings – 8.5m



Proposed Height of Buildings – 8.5m (applied to whole lot to correct a mapping anomaly)

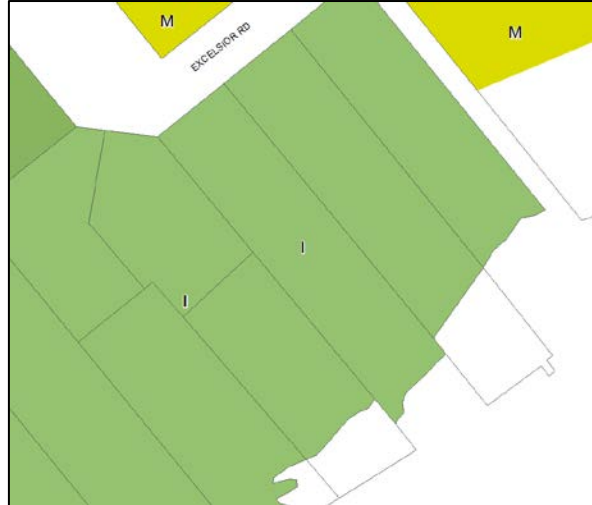


5. 6 Excelsior Road, Cronulla (Lot 1 DP 1208273)

Current Height of Buildings – 8.5m

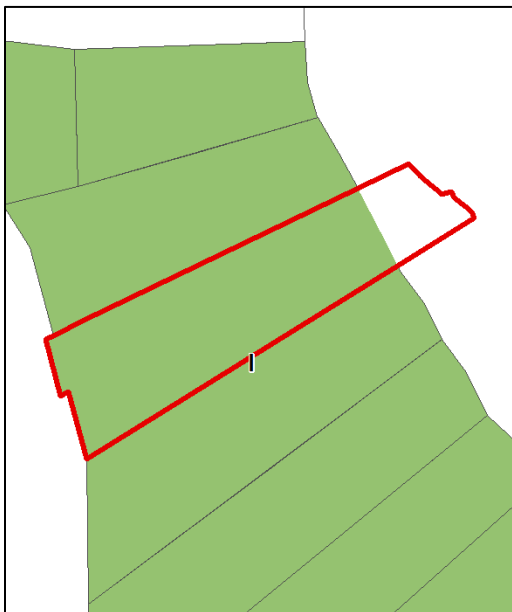


Proposed Height of Buildings – 8.5m (applied to whole lot to correct a mapping anomaly)

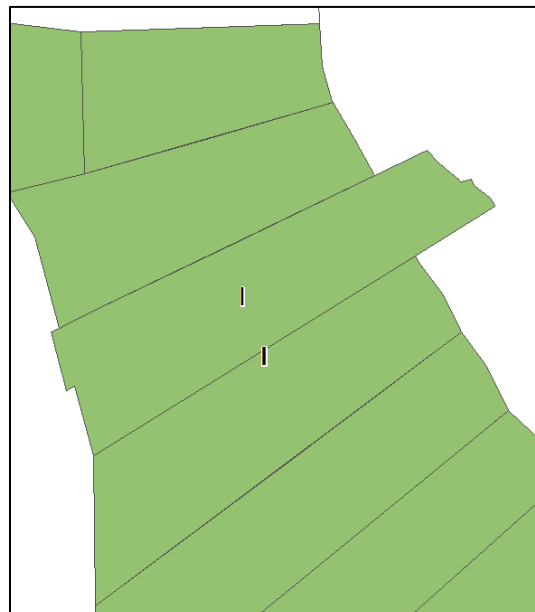


6. 6 Fowler Road, Illawong (Lot 30 DP 1190201)

Current Height of Buildings – 8.5m

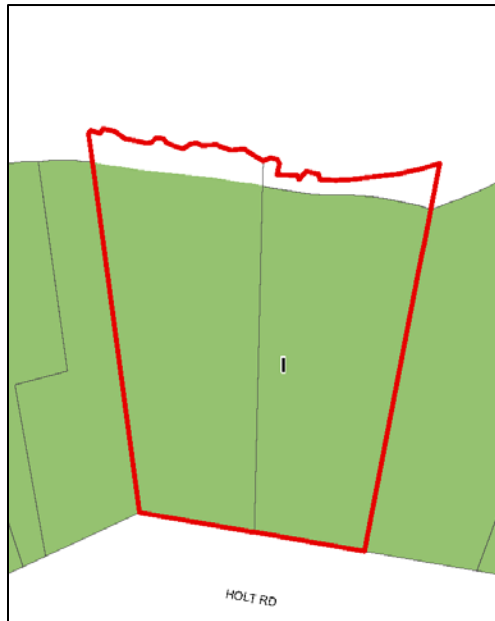


Proposed Height of Buildings – 8.5m (applied to whole lot to correct a mapping anomaly)

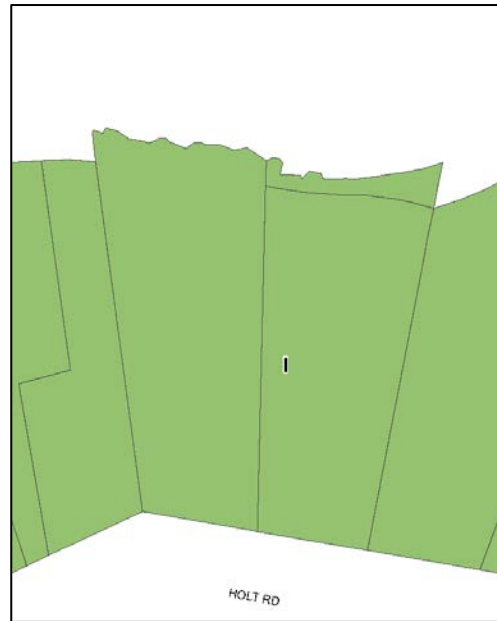


7. 9 and 11 Holt Road, Taren Point (Lot 4 DP 879606 and Lot 1 DP 1211416)

Current Height of Buildings – 8.5m



Proposed Height of Buildings – 8.5m (applied to whole lots to correct a mapping anomaly)

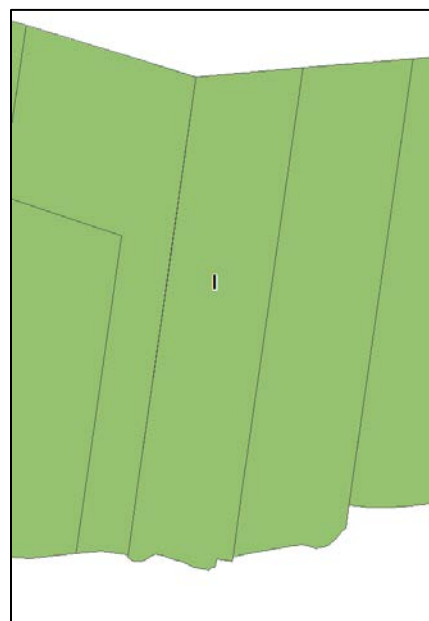


8. 42 Rutherford Avenue, Burraneer (Lot 1 DP 1211640)

Current Height of Buildings – 8.5m



Proposed Height of Buildings – 8.5m (applied to whole lot to correct a mapping anomaly)



9. 66-74 Karimbla Road, Miranda (Lot 6 DP 566645) from the map

Current Height of Buildings – 9m



Proposed Height of Buildings – removed (in accordance with the rezoning to RE1 Public Recreation)



10. 5 Juvenis Ave and 1 Juvenis Ave, Oyster Bay (Lot 111 DP 1006608 and Lot 104 DP 623011)

Current Height of Buildings– 8.5m



Proposed Height of Buildings – 8.5m (applied only to land zoned E3 Environmental Management)



11. Lot 22 DP 552678 (2R Dolans Road, Woollooware and 1 Harnleigh Avenue, Woollooware)

Current Height of Buildings– 9m



Proposed Height of Buildings – removed (in accordance with the rezoning to RE1 Public Recreation)

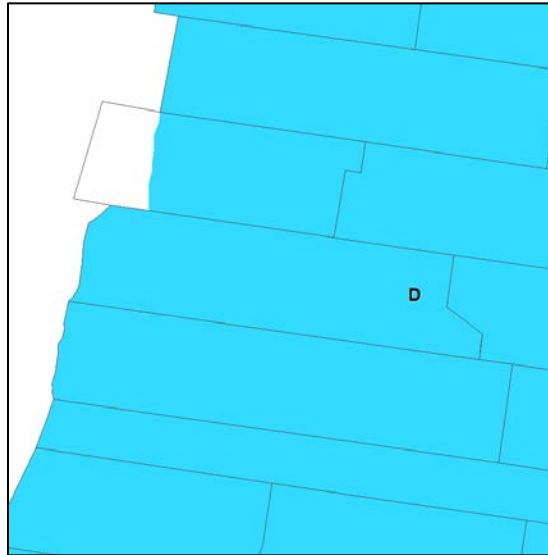
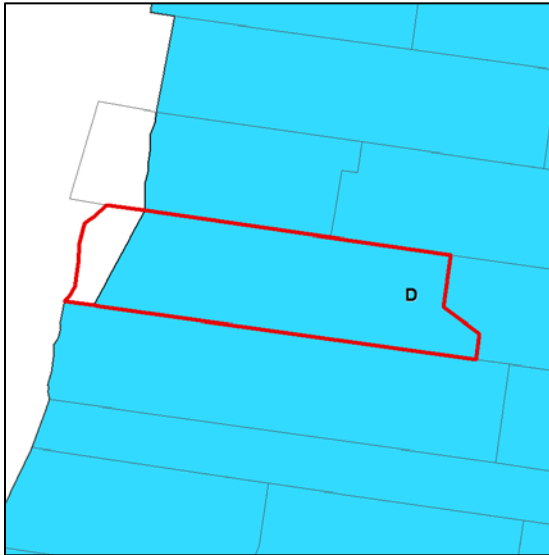


C. Floor Space Ratio Map

1. 289 Woollooware Road, Burraneer (Lot 1 DP 1190800)

Current FSR– 0.5:1

Proposed FSR– 0.5:1 (applied to whole lot in accordance with zoning of whole lot as E4 Environmental Living)



2. 66-74 Karimbla Road, Miranda (Lot 6 DP 566645)

Current FSR– 0.7:1

Proposed FSR– removed (in accordance with the rezoning to RE1 Public Recreation)



3. Lots in Engadine (Lots 1 - 3 Sec 77 DP 245144; Lots 4 - 11 inclusive Sec 77 DP 244335; Lots 19 to 21 inclusive Sec 77 DP 245144 and Lots 12-18 inclusive Sec 77 DP 244333)

Current FSR– omitted



Proposed FSR– 0.55:1



4. Lots in Illawong (Lots 1 to 5 inclusive DP 801080)

Current FSR– omitted



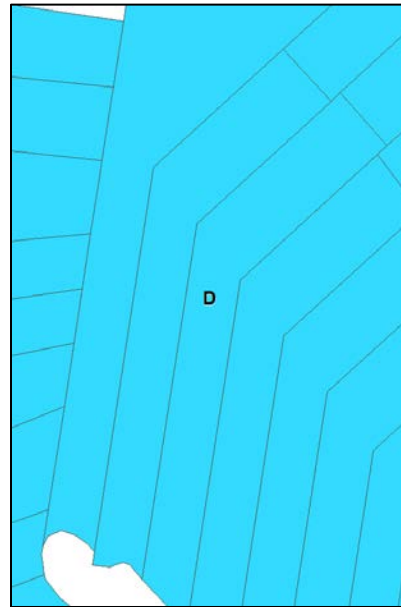
Proposed FSR– 0.55:1



5. 42A Wonga Road, Yowie Bay (Lot 2 DP 1190478)

Current FSR– 0.5:1

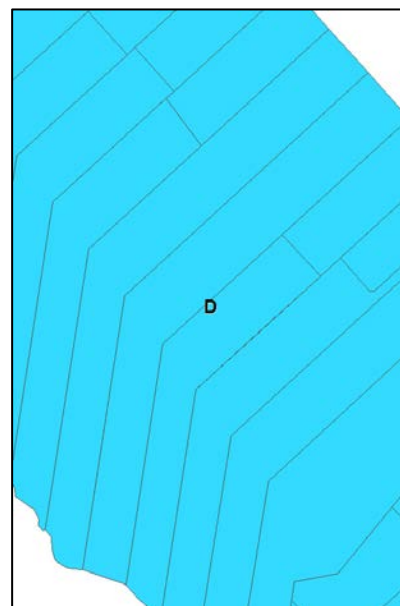
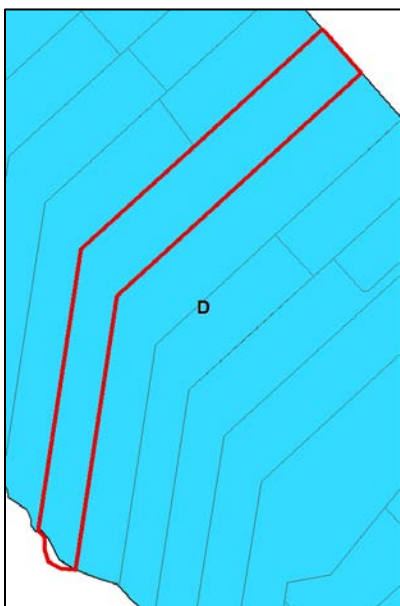
Proposed FSR– 0.5:1 (applied to whole lots in accordance with zoning of whole lot to E3 Environmental Management)



6. 36 Wonga Road, Yowie Bay (Lot 76 DP 11491)

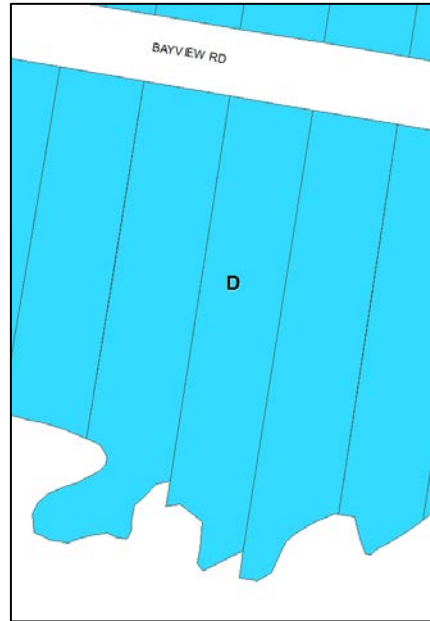
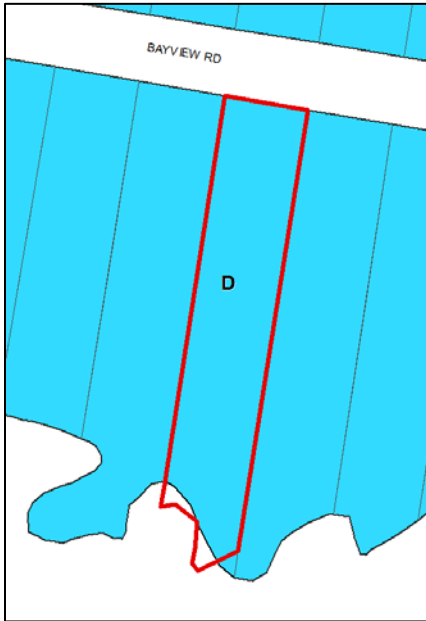
Current FSR– 0.5:1

Proposed FSR– 0.5:1 (applied to whole lot to correct a mapping anomaly)



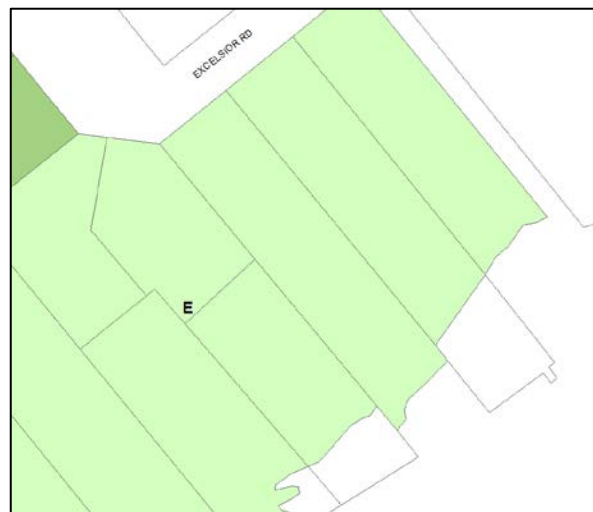
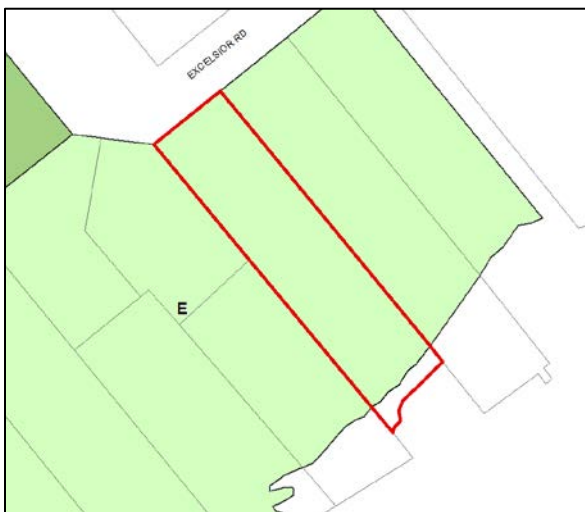
7. 16 Bayview Road, Burraneer (Lot 6 DP 1205794)

Current FSR– 0.5:1 Proposed FSR– 0.5:1 (applied to whole lot to correct a mapping anomaly)



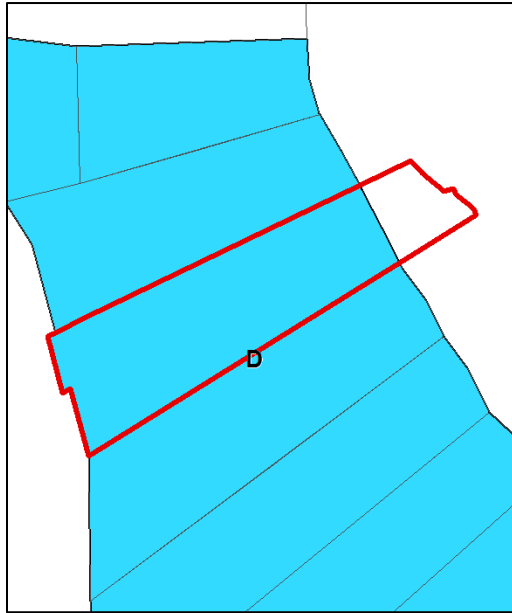
8. 6 Excelsior Road, Cronulla (Lot 1 DP 1208273)

Current FSR– 0.55:1 Proposed FSR – 0.55:1 (applied to whole lot to correct a mapping anomaly)

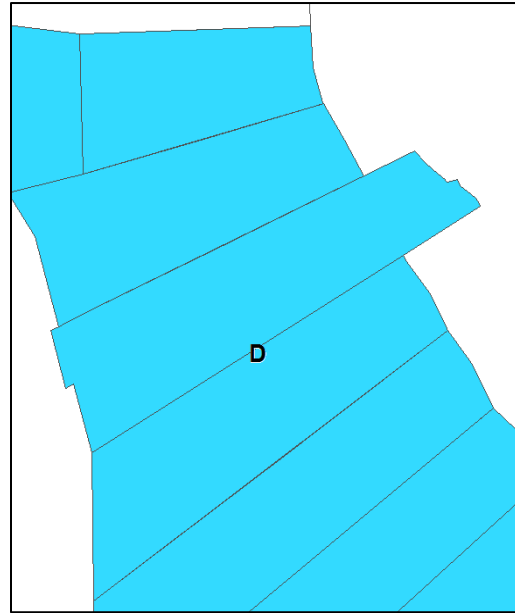


9. 6 Fowler Road, Illawong (Lot 30 DP 1190201)

Current FSR– 0.5:1

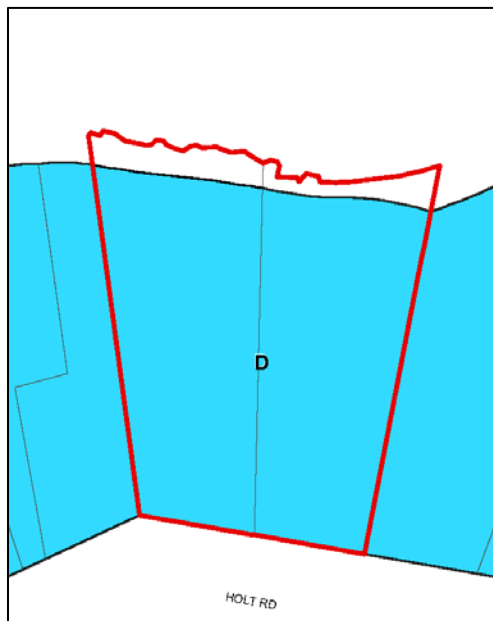


Proposed FSR– 0.5:1 (applied to whole lot to correct a mapping anomaly)

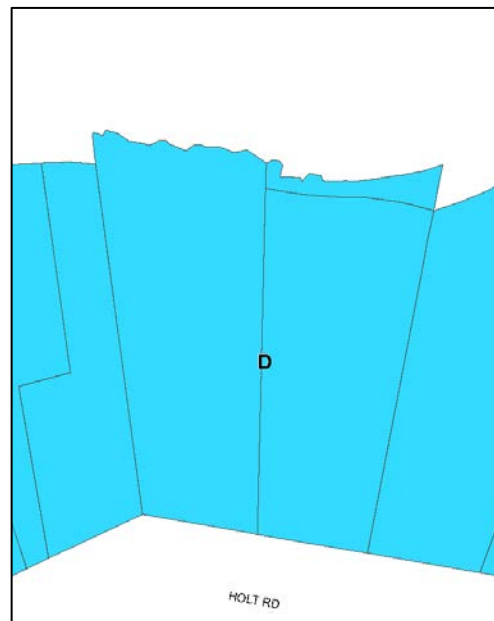


10. 9 and 11 Holt Road, Taren Point (Lot 4 DP 879606 and Lot 1 DP 1211416)

Current FSR– 0.5:1

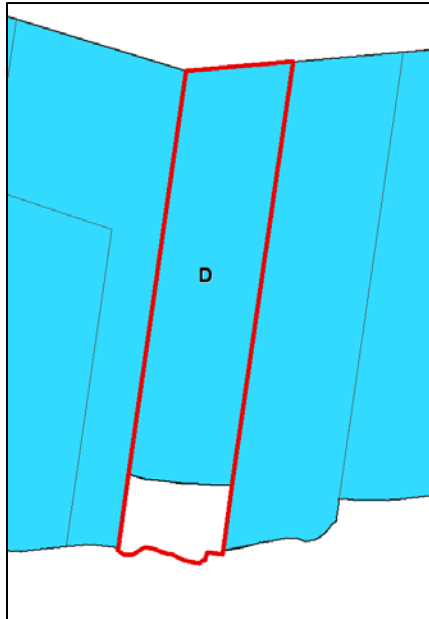


Proposed FSR– 0.5:1 (applied to whole lots to correct a mapping anomaly)

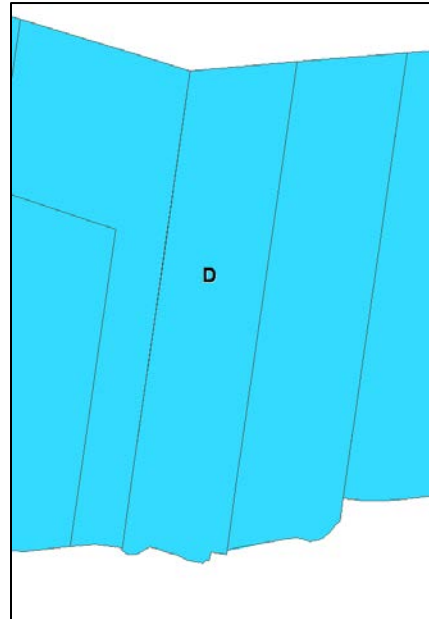


11. 42 Rutherford Avenue, Burraneer (Lot 1 DP 1211640)

Current FSR– 0.5:1

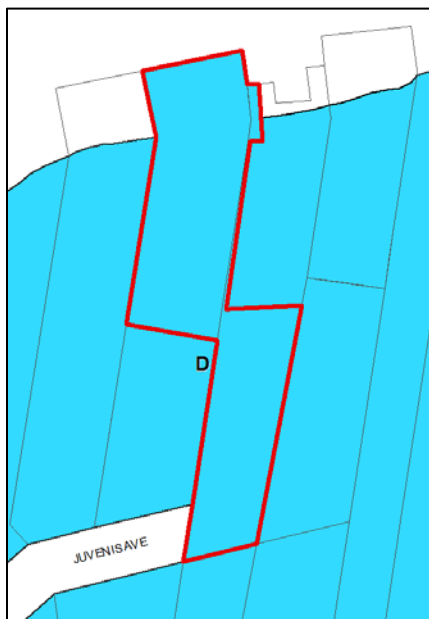


Proposed FSR– 0.5:1 (applied to whole lot to correct a mapping anomaly)

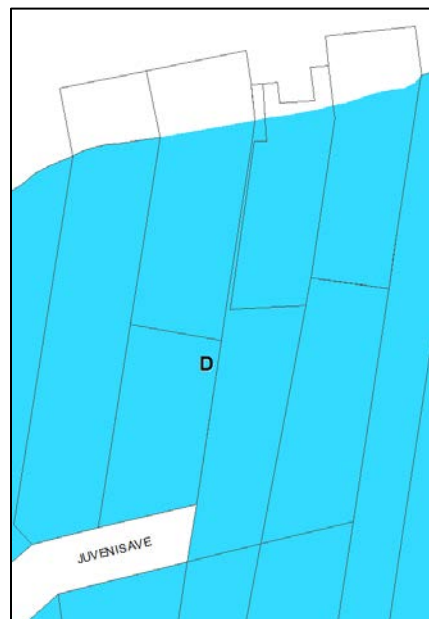


12. 5 Juvenis Ave and 1 Juvenis Ave, Oyster Bay (Lot 111 DP 1006608 and Lot 104 DP 623011)

Current FSR– 0.5:1



Proposed FSR– 0.5:1 (applied only to land zoned E3 Environmental Management)



13. Lot 22 DP 552678 (2R Dolans Road, Woollooware and 1 Harnleigh Avenue, Woollooware)

Current FSR– 0.7:1



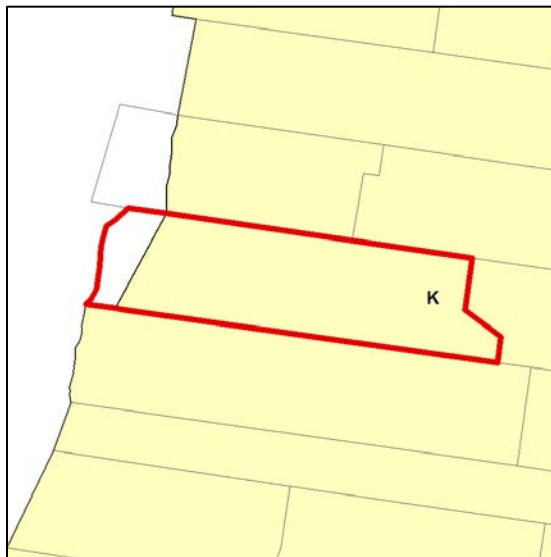
Proposed FSR– removed (in accordance with the rezoning to RE1 Public Recreation)



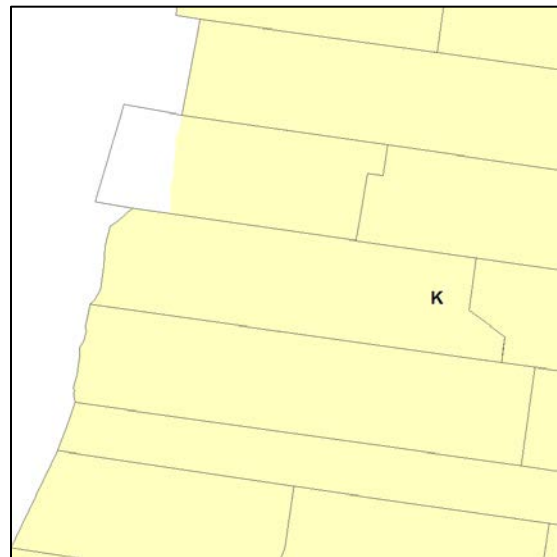
D. Landscape Area Map

1. 289 Woollooware Road, Burraneer (Lot 1 DP 1190800)

Current Landscape Area -40%



Proposed Landscape Area – 40% (applied to whole lot in accordance with zoning of whole lot as E4 Environmental Living)



2. 66-74 Karimbla Road, Miranda (Lot 6 DP 566645)

Current Landscape Area - 30%



Proposed Landscape Area – removed (in accordance with the rezoning to RE1 Public Recreation)



3. Lots in Alford's Point (Lots 1 to 5 inclusive DP 801080)

Current Landscape Area – omitted

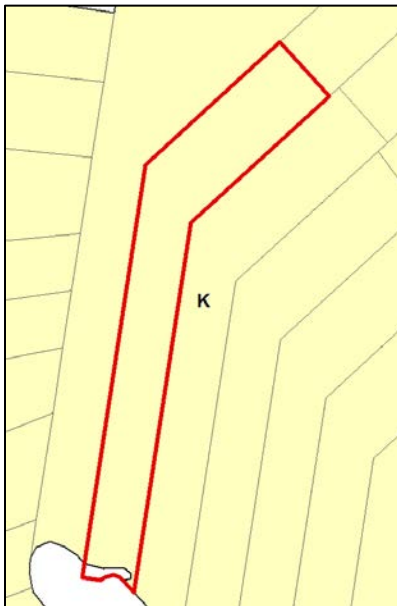


Proposed Landscape Area – 40%

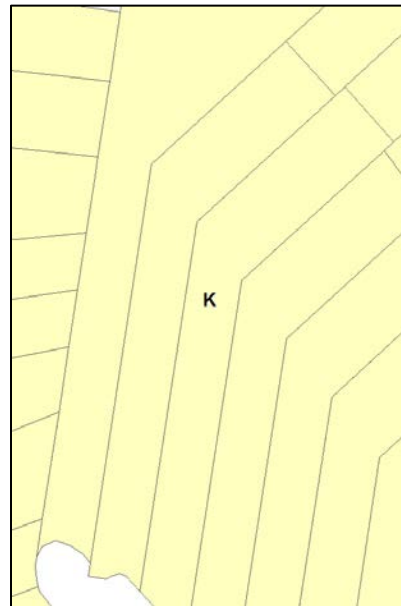


4. 42A Wonga Road, Yowie Bay (Lot 2 DP 1190478)

Current Landscape Area – 40%

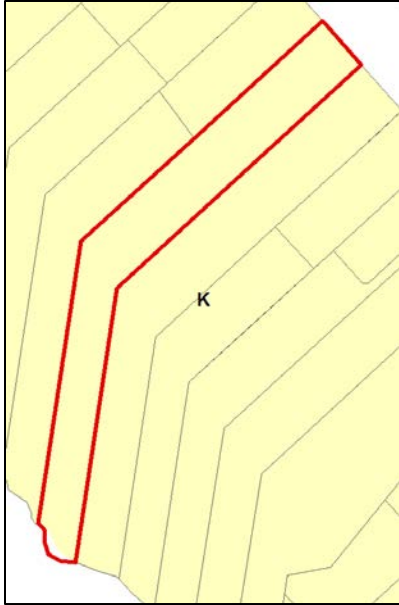


Proposed Landscape Area – 40% (applied to whole lot to correct a mapping anomaly)

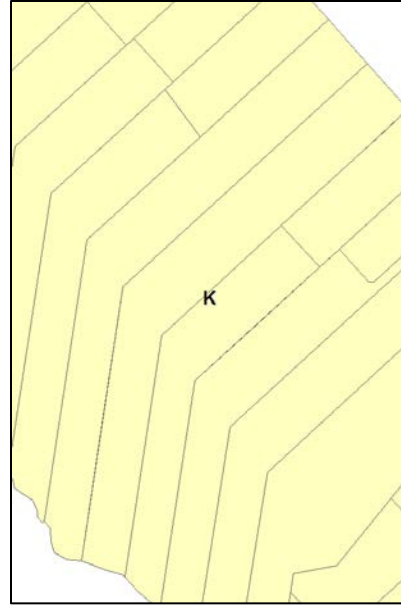


5. 36 Wonga Road, Yowie Bay (Lot 76 DP 11491)

Current Landscape Area – 40%

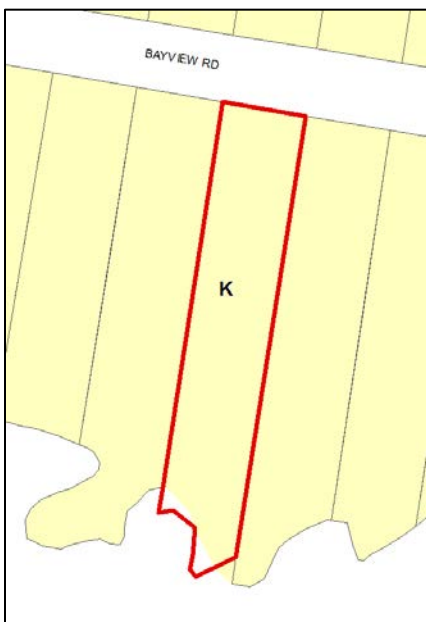


Proposed Landscape Area – 40% (applied to whole lot to correct a mapping anomaly)

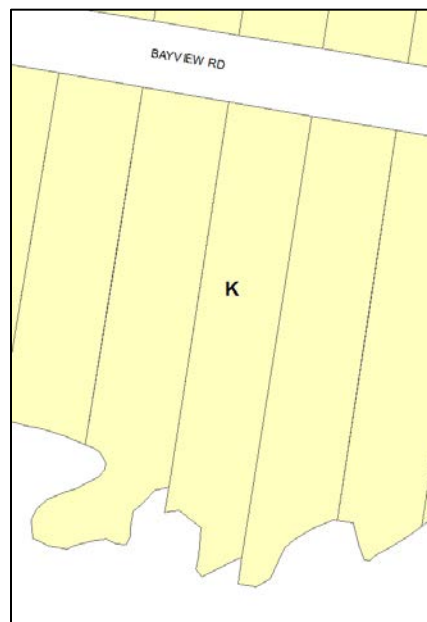


6. 16 Bayview Road, Burraneer (Lot 6 DP 1205794)

Current Landscape Area – 40%

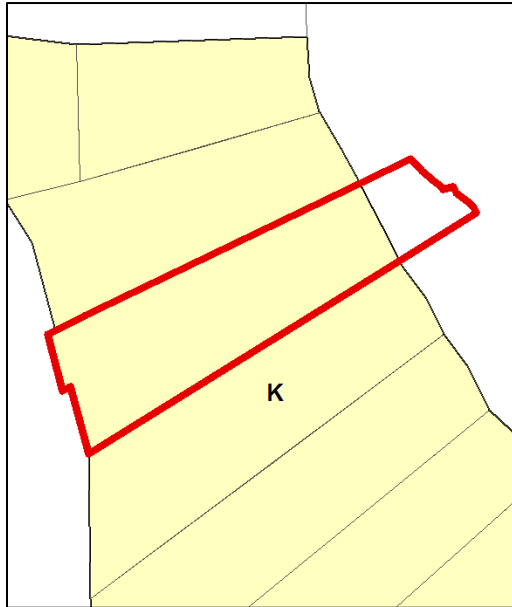


Proposed Landscape Area – 40% (applied to whole lot to correct a mapping anomaly)

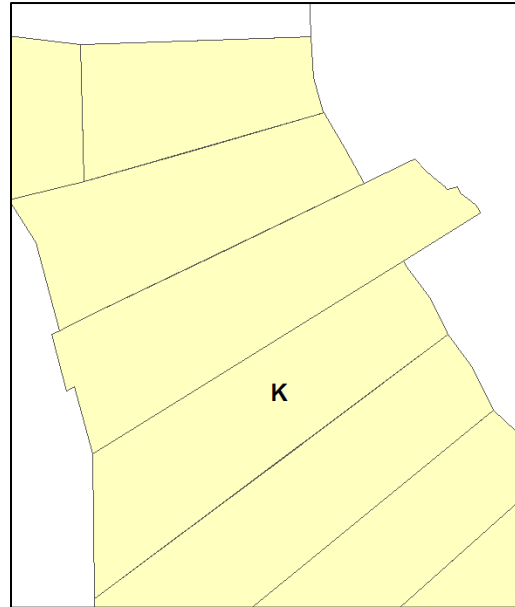


7. 6 Fowler Road, Illawong (Lot 30 DP 1190201)

Current Landscape Area – 40%

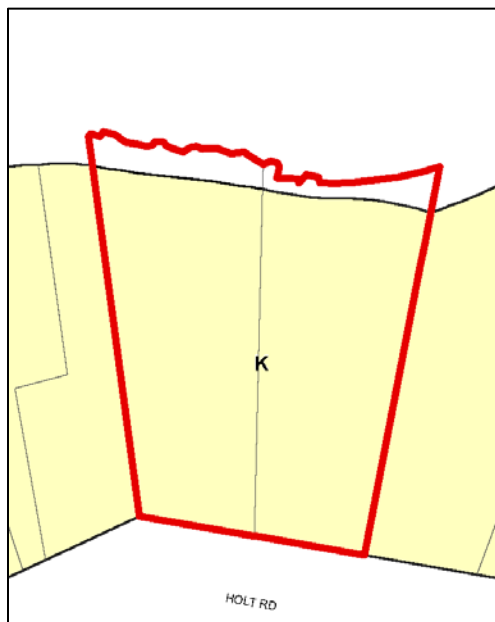


Proposed Landscape Area – 40% (applied to whole lot to correct a mapping anomaly)

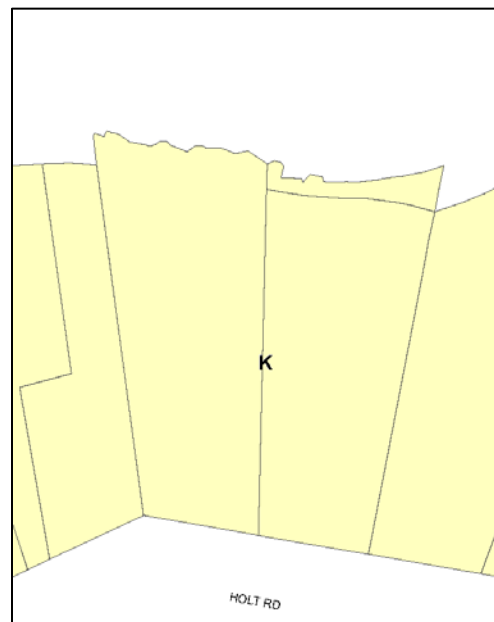


8. 9 and 11 Holt Road, Taren Point (Lot 4 DP 879606 and Lot 1 DP 1211416)

Current Landscape Area – 40%

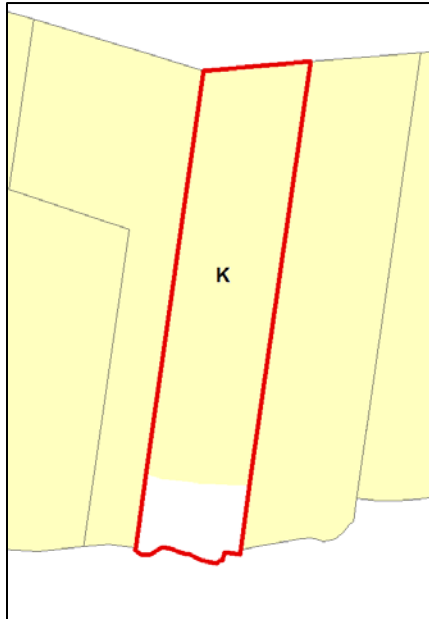


Proposed Landscape Area – 40% (applied to whole lot to correct a mapping anomaly)

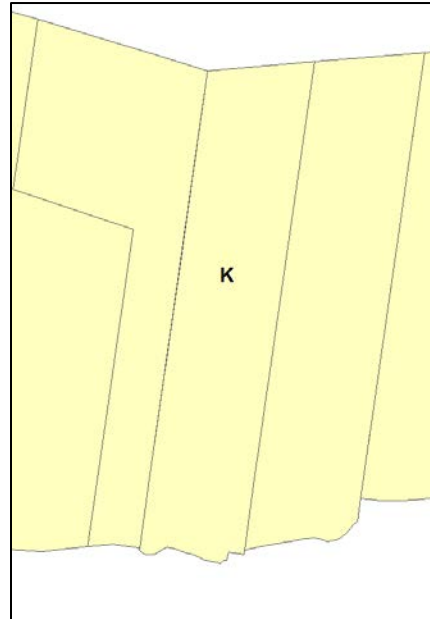


9. 42 Rutherford Avenue, Burraneer (Lot 1 DP 1211640)

Current Landscape Area – 40%



Proposed Landscape Area – 40% (applied to whole lot to correct a mapping anomaly)

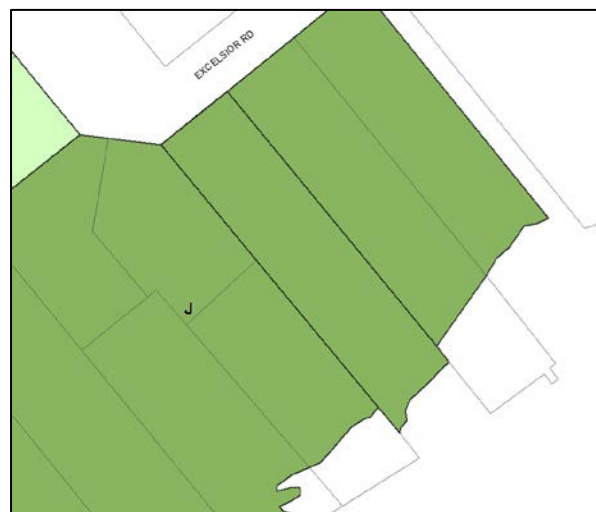


10. 6 Excelsior Road, Cronulla (Lot 1 DP 1208273)

Current Landscape Area – 35%

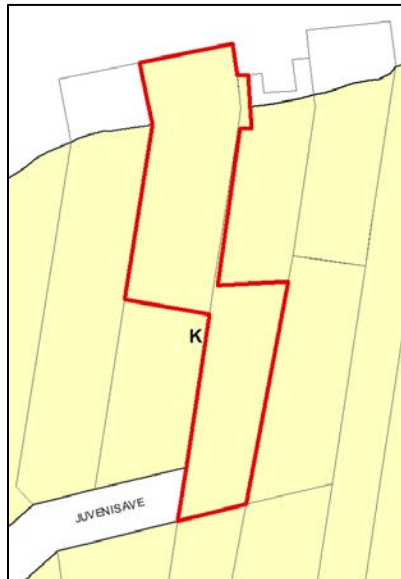


Proposed Landscape Area – 35% (applied to whole lot to correct a mapping anomaly)

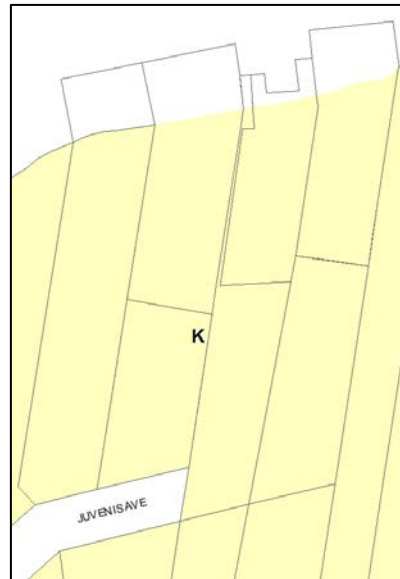


11. 5 Juvenis Ave and 1 Juvenis Ave, Oyster Bay (Lot 111 DP 1006608 and Lot 104 DP 623011)

Current Landscape Area – 40%



Proposed Landscape Area – 40% (applied only to land zoned E3 Environmental Management)



12. Lot 22 DP 552678 (2R Dolans Road, Woollooware and 1 Harnleigh Avenue, Woollooware)

Current Landscape Area – 30%



Proposed Landscape Area – removed (in accordance with the rezoning to RE1 Public Recreation)

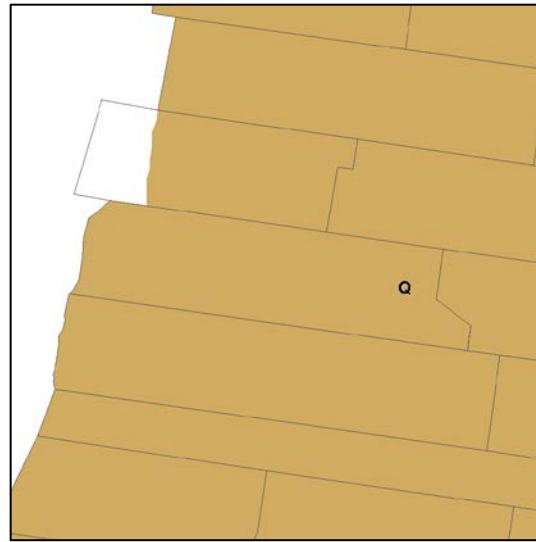
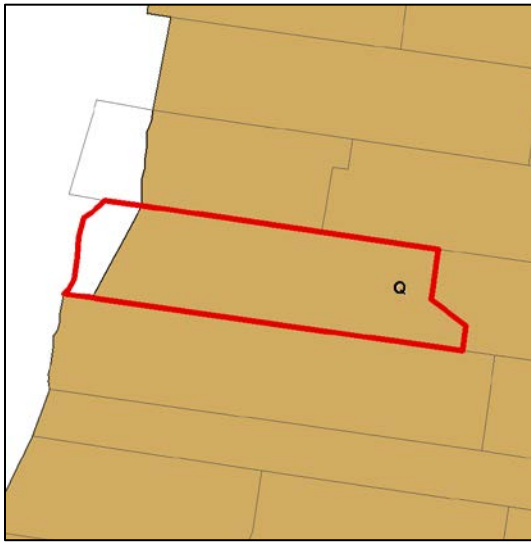


E. Lot Size Map

1. 289 Woollooware Road, Burraneer (Lot 1 DP 1190800)

Current Minimum Lot Size – 700 m²

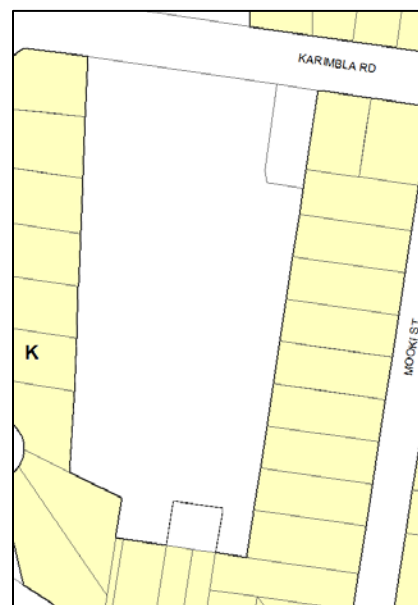
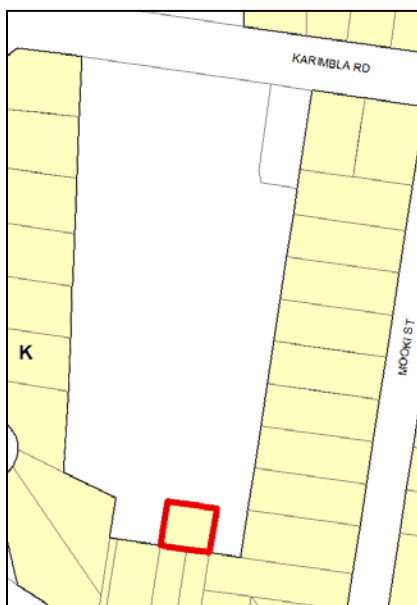
Proposed Minimum Lot Size – 700 m² (in accordance with the zoning of the entire lot as E4 Environmental Living)



2. 66-74 Karimbla Road, Miranda (Lot 6 DP 566645)

Current Minimum Lot Size – 550 m²

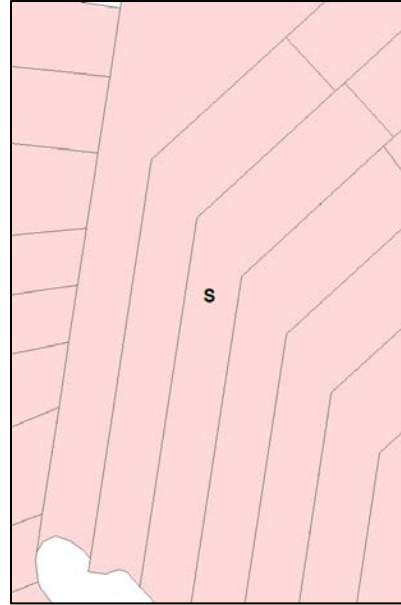
Proposed Minimum Lot Size– removed (in accordance with rezoning to RE1 Public Recreation)



3. 42A Wonga Road, Yowie Bay (Lot 2 DP 1190478)

Current Minimum Lot Size – 850 m²

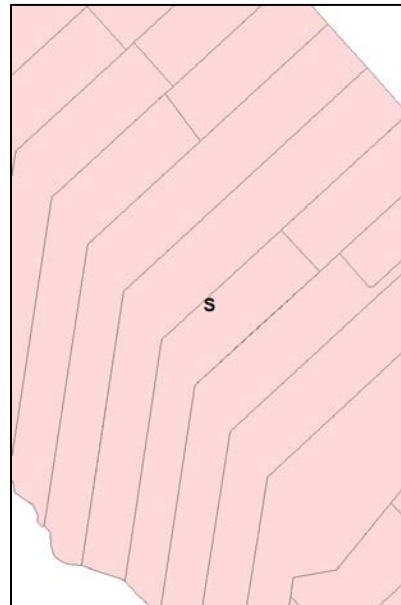
Proposed Minimum Lot Size– 850 m² (applied to whole lot to correct a mapping anomaly)



4. 36 Wonga Road, Yowie Bay (Lot 76 DP 11491)

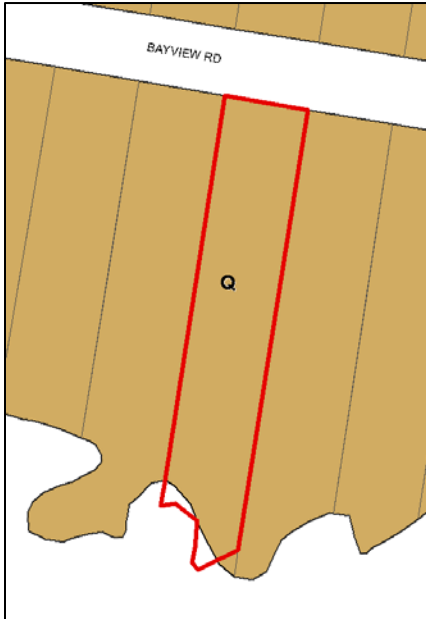
Current Minimum Lot Size – 850 m²

Proposed Minimum Lot Size– 850 m² (applied to whole lot to correct a mapping anomaly)

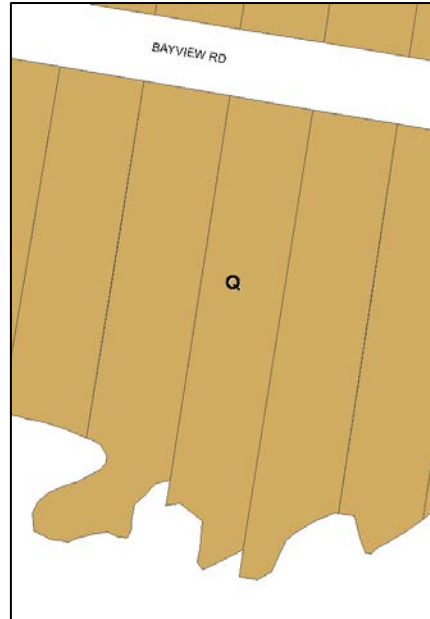


5. 16 Bayview Road, Burraneer (Lot 6 DP 1205794)

Current Minimum Lot Size – 700 m²

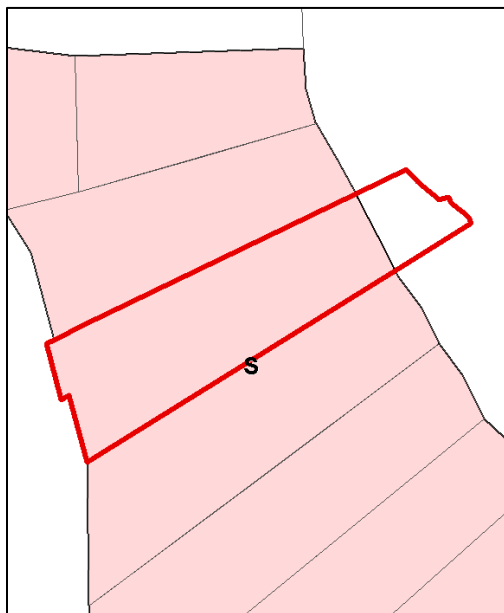


Proposed Minimum Lot Size– 700 m² (applied to whole lot to correct a mapping anomaly)

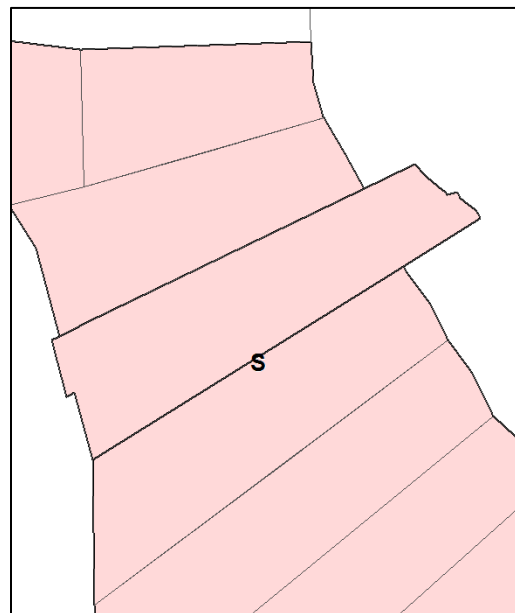


6. 6 Fowler Road, Illawong (Lot 30 DP 1190201)

Current Minimum Lot Size – 850 m²

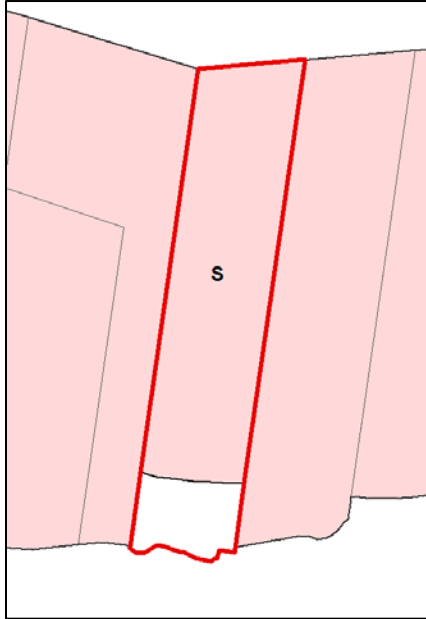


Proposed Minimum Lot Size– 850 m² (applied to whole lot to correct a mapping anomaly)

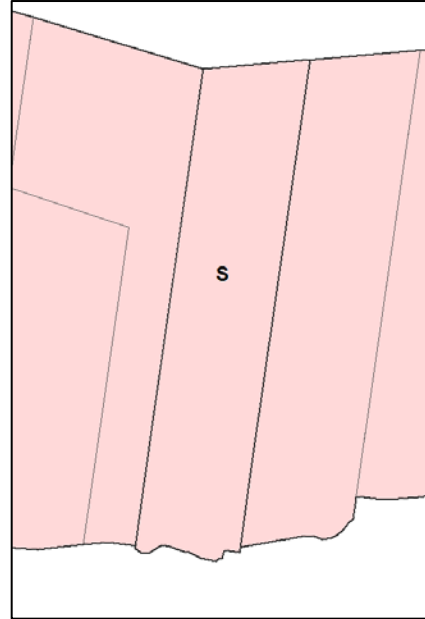


7. 42 Rutherford Avenue, Burraneer (Lot 1 DP 1211640)

Current Minimum Lot Size – 850 m²

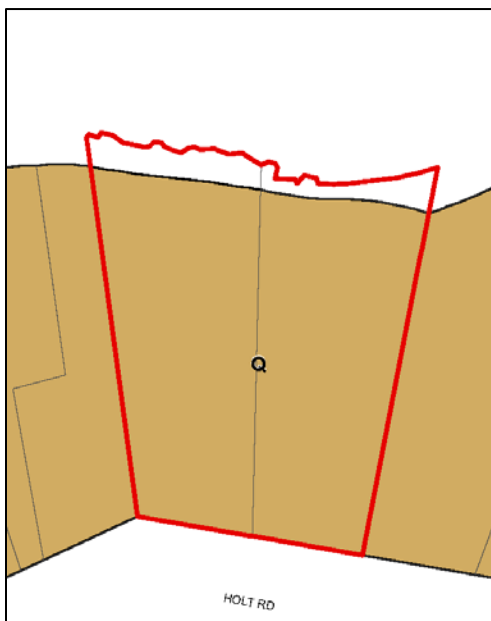


Proposed Minimum Lot Size– 850 m² (applied to whole lot to correct a mapping anomaly)

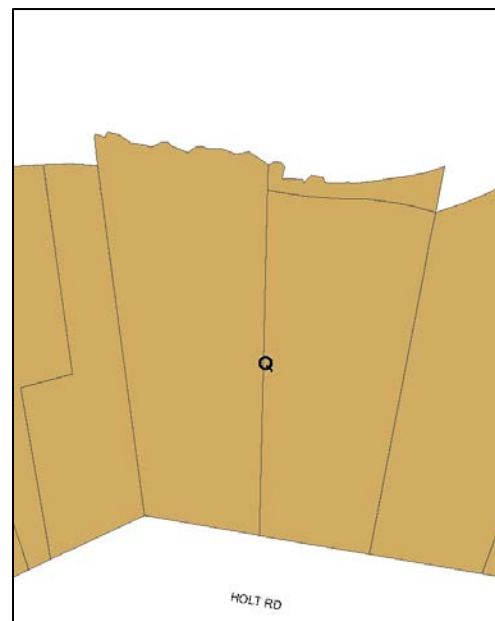


8. 9 and 11 Holt Road, Taren Point (Lot 4 DP 879606 and Lot 1 DP 1211416)

Current Minimum Lot Size – 700 m²

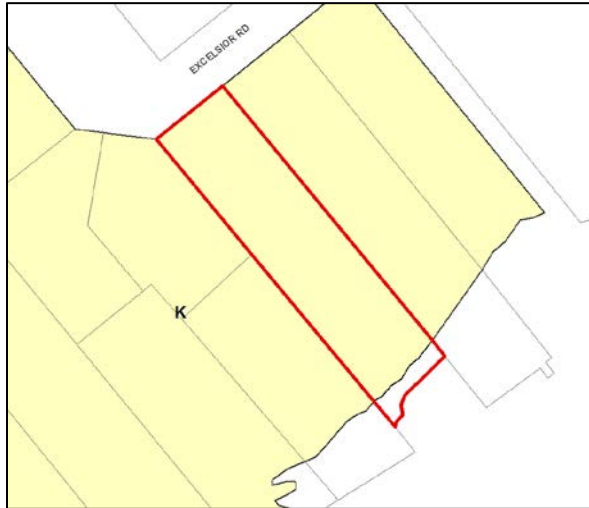


Proposed Minimum Lot Size– 700 m² (applied to whole lot to correct a mapping anomaly)

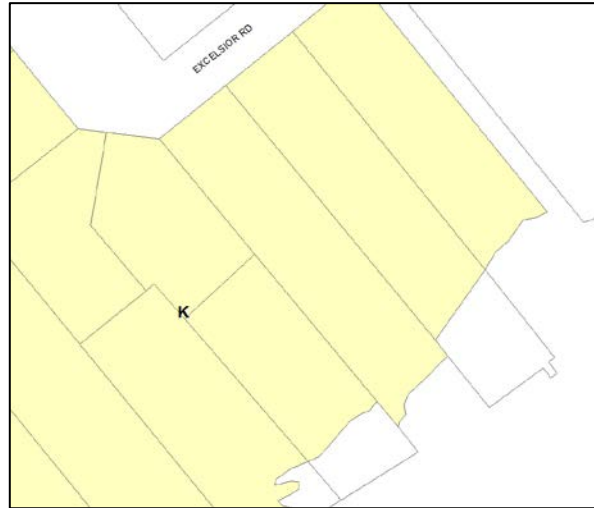


9. 6 Excelsior Road, Cronulla (Lot 1 DP 1208273)

Current Minimum Lot Size – 550 m²

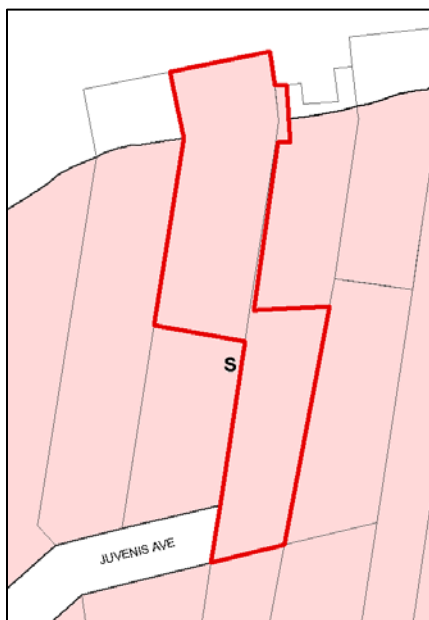


*Proposed Minimum Lot Size– 550 m²
(applied to whole lot to correct mapping anomaly)*

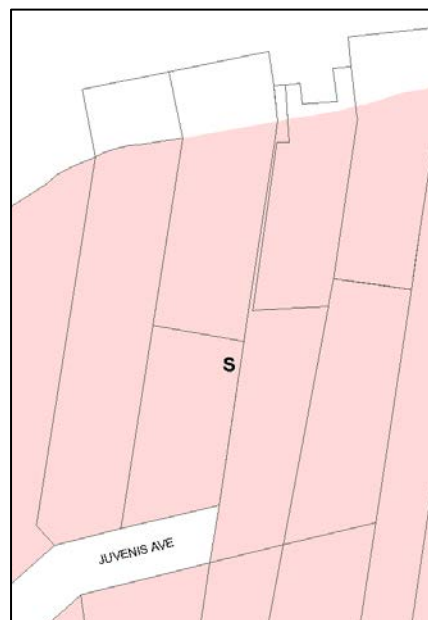


10. 5 Juvenis Ave and 1 Juvenis Ave, Oyster Bay (Lot 111 DP 1006608 and Lot 104 DP 623011)

Current Minimum Lot Size– 850 m²



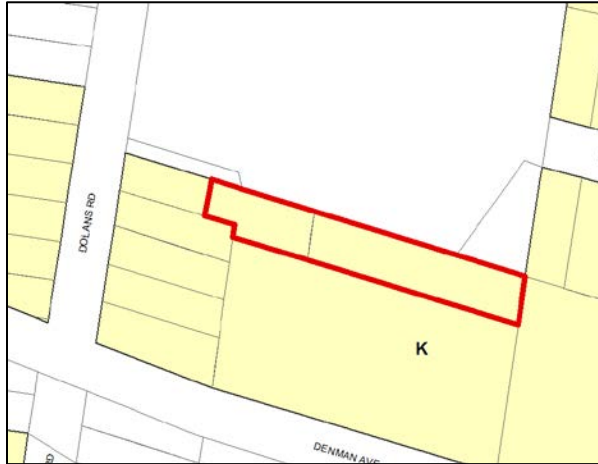
*Proposed Minimum Lot Size– 850 m² (applied
only to land zoned E3 Environmental
Management)*



11. Lot 22 DP 552678 (2R Dolans Road, Woollooware and 1 Harnleigh Avenue, Woollooware)

Current Minimum Lot Size – 550 m²

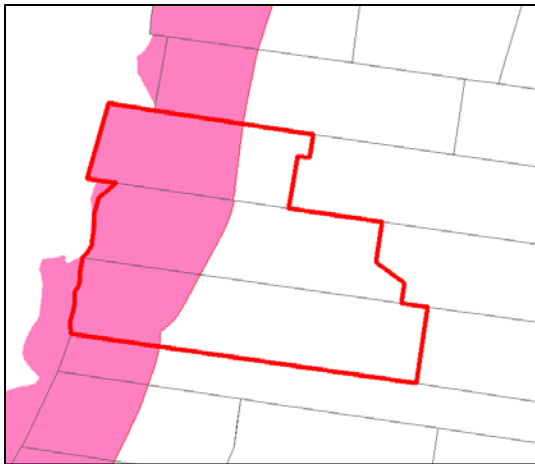
Proposed Minimum Lot Size – Remove (in accordance with rezoning of lots to RE1 Public Recreation)



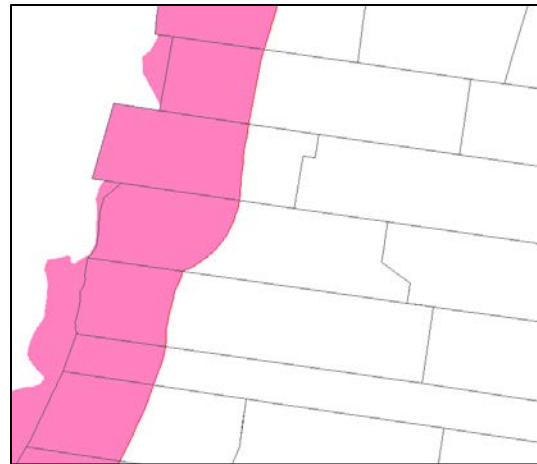
F. Foreshore Building Line Map

1. 285, 289 and 291 Woollooware Road, Burraneer (Lot 12 DP 576917, Lot 1 DP 1190800 and Lot 1 DP 1161808)

Current Foreshore Building Line



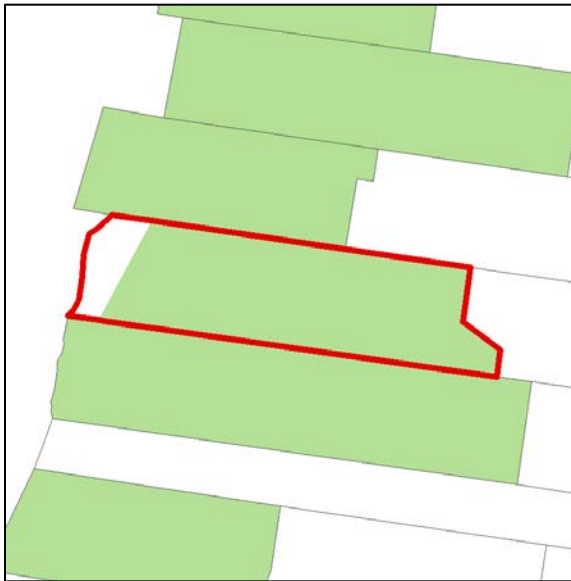
Proposed Foreshore Building Line



G. Terrestrial Biodiversity Map

1. 289 Woollooware Road, Burraneer (Lot 1 DP 1190800)

Current Environmentally Sensitive Land



Proposed Environmentally Sensitive Land (in accordance with the zoning of the entire lot as E4 Environmental Living)



2. 6 Excelsior Road, Cronulla (Lot 1 DP 1208273)

Current Environmentally Sensitive Land

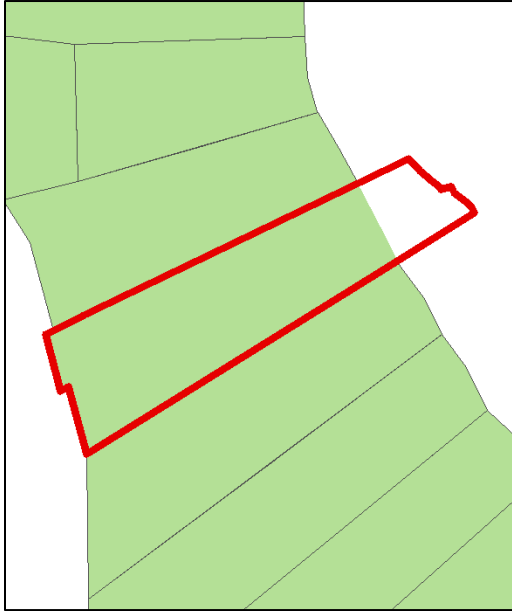


Proposed Environmentally Sensitive Land (to correct a mapping anomaly)

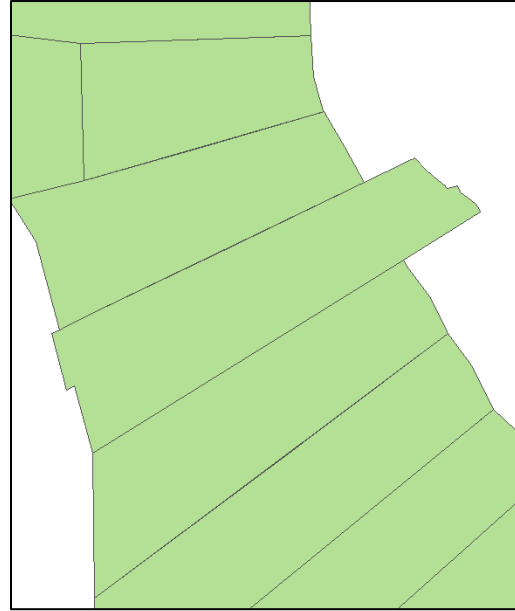


3. 6 Fowler Road, Illawong (Lot 30 DP 1190201)

Current Environmentally Sensitive Land



Proposed Environmentally Sensitive Land (to correct a mapping anomaly)



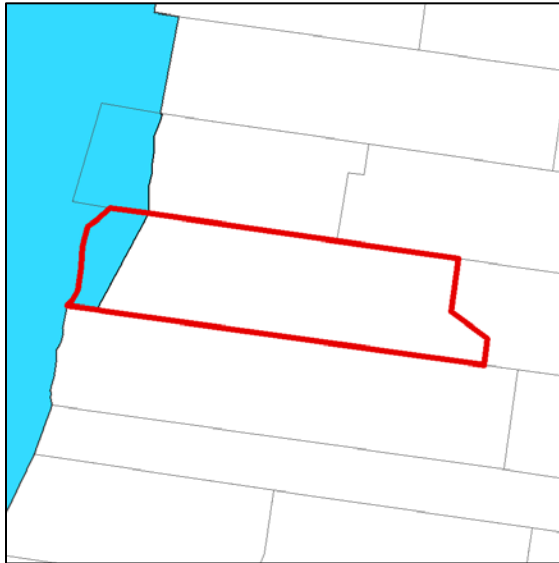
4. Update maps to include latest Office of Environment and Heritage data identifying land containing threatened or endangered ecological species

See list of properties to be added to the Terrestrial Biodiversity Map in Appendix 3.

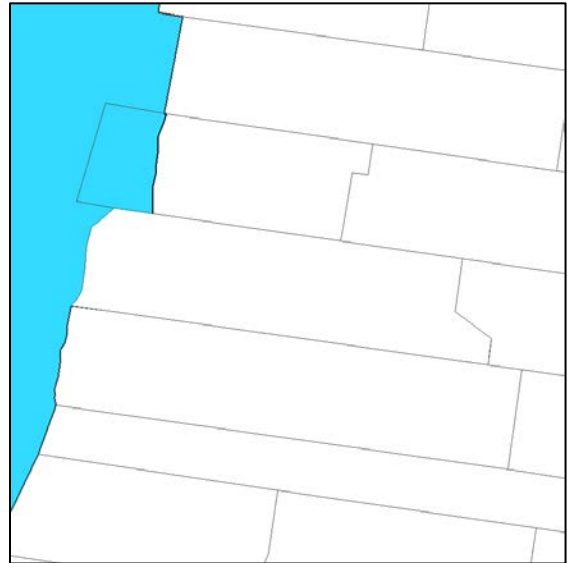
H. Flood Planning Map

1. 289 Woollooware Road, Burraneer (Lot 1 DP 1190800)

Current Flood Planning Area

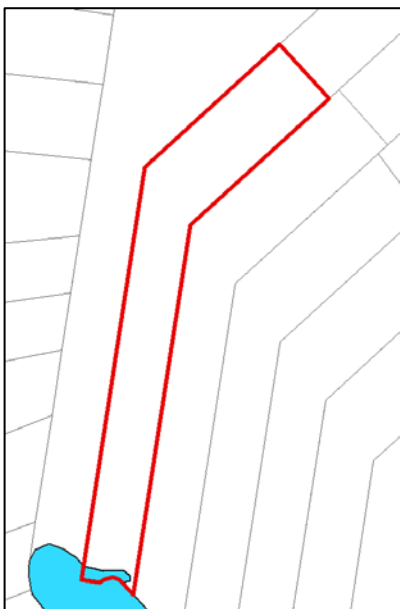


Proposed Flood Planning Area (land above MHWL removed to correct a mapping anomaly)

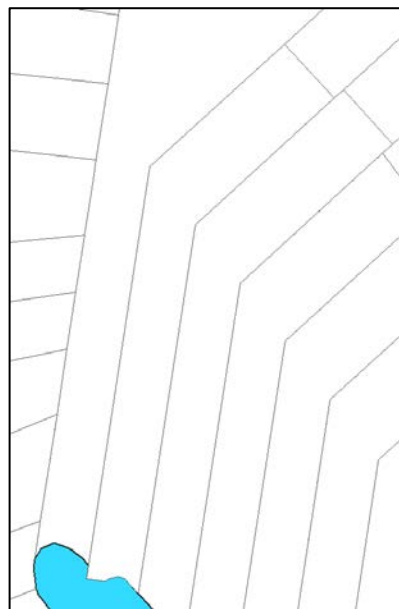


2. 42A Wonga Road, Yowie Bay (Lot 2 DP 1190478)

Current Flood Planning Area

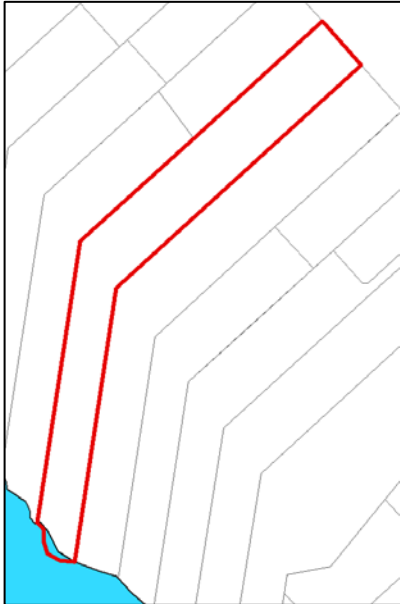


Proposed Flood Planning Area (land above MHWL removed to correct a mapping anomaly)

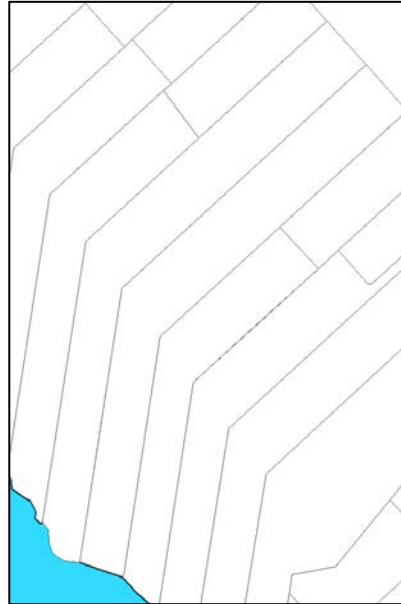


3. 36 Wonga Road, Yowie Bay (Lot 76 DP 11491)

Current Flood Planning Area

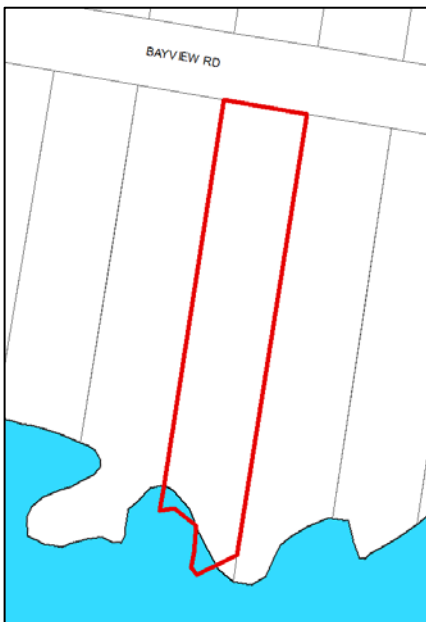


Proposed Flood Planning Area (land above MHWM removed to correct a mapping anomaly)

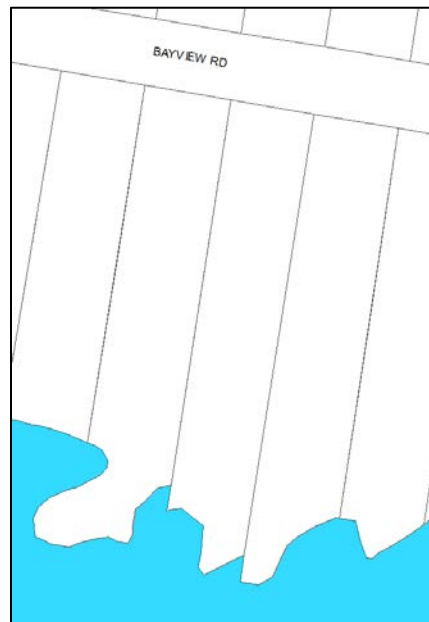


4. 16 Bayview Road, Burraneer (Lot 6 DP 1205794)

Current Flood Planning Area

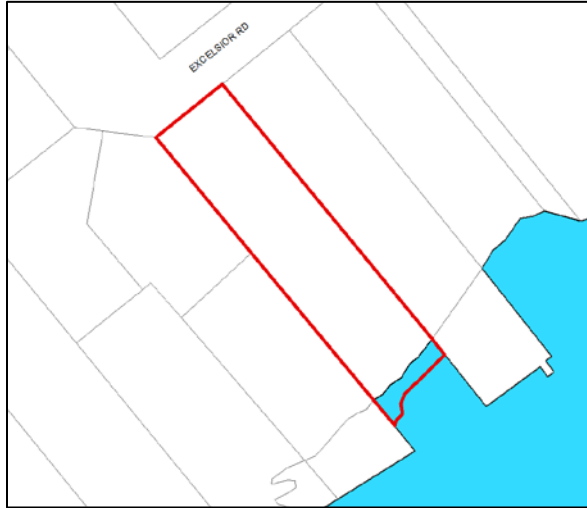


Proposed Flood Planning Area (land above MHWM removed to correct mapping anomaly)



5. 6 Excelsior Road, Cronulla (Lot 1 DP 1208273)

Current Flood Planning Area

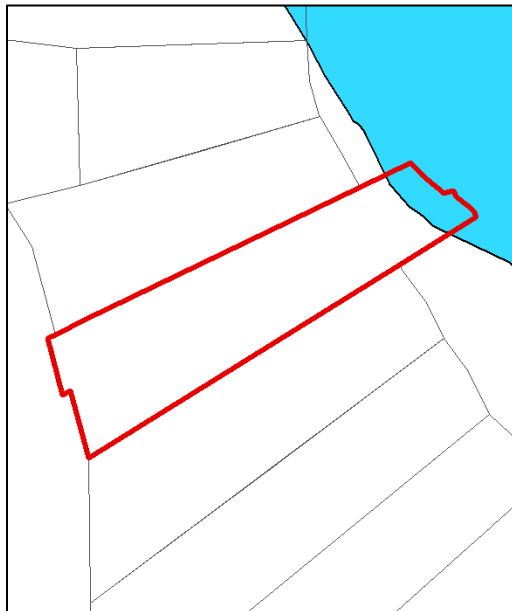


Proposed Flood Planning Area (land above MHWL removed to correct a mapping anomaly)

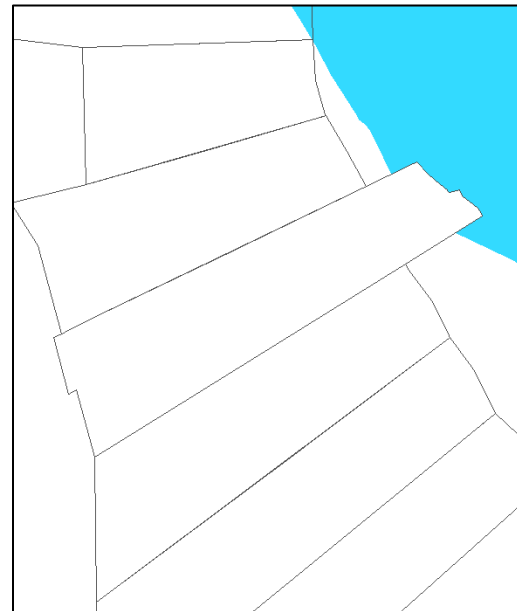


6. 6 Fowler Road, Illawong (Lot 30 DP 1190201)

Current Flood Planning Area

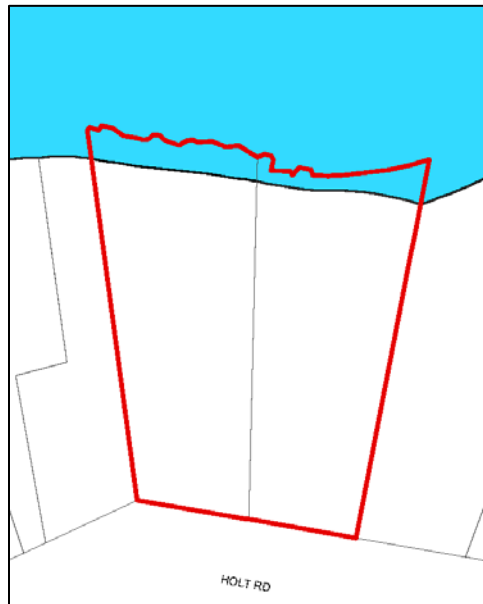


Proposed Flood Planning Area (land above MHWL removed to correct a mapping anomaly)

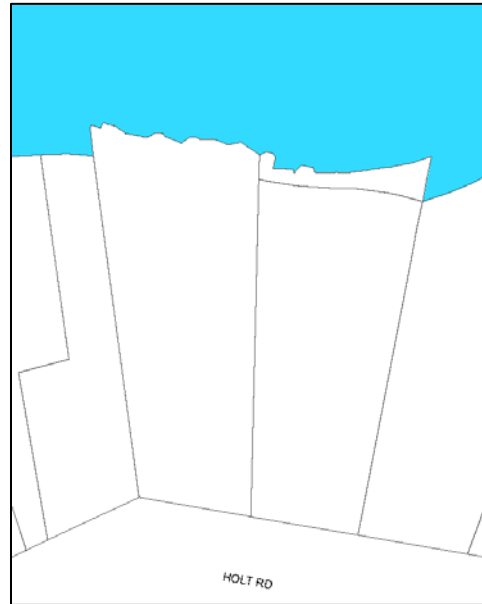


7. 9 and 11 Holt Road, Taren Point (Lot 4 DP 879606 and Lot 1 DP 1211416)

Current Flood Planning Area

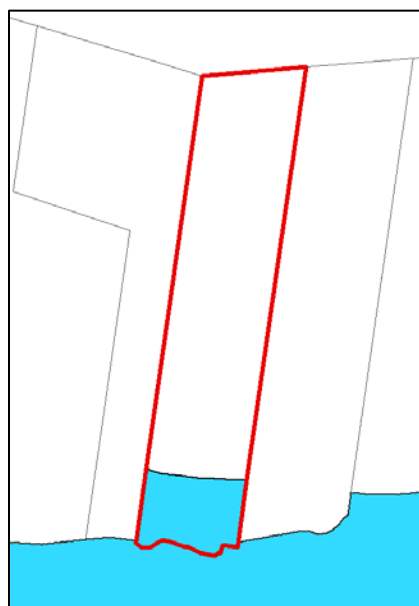


Proposed Flood Planning Area (land above MHWL removed to correct a mapping anomaly)

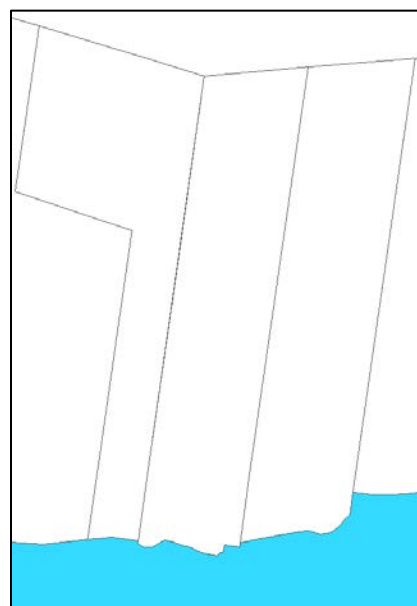


8. 42 Rutherford Avenue, Burraneer (Lot 1 DP 1211640)

Current Flood Planning Area



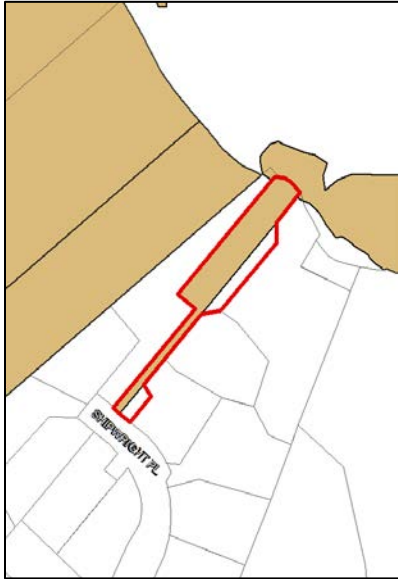
Proposed Flood Planning Area (land above MHWL removed to correct a mapping anomaly)



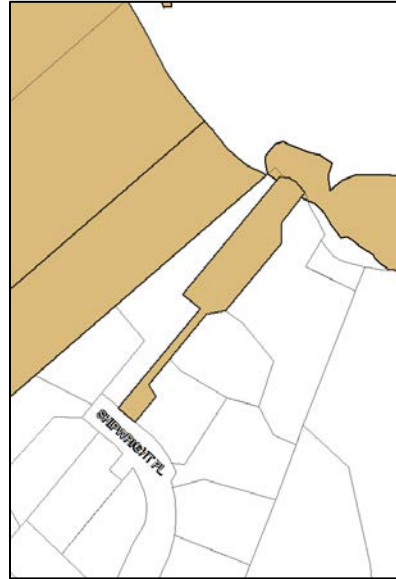
I Heritage Map

1. 19 Shipwright Place, Oyster Bay (Item 3205)

Current Heritage Map

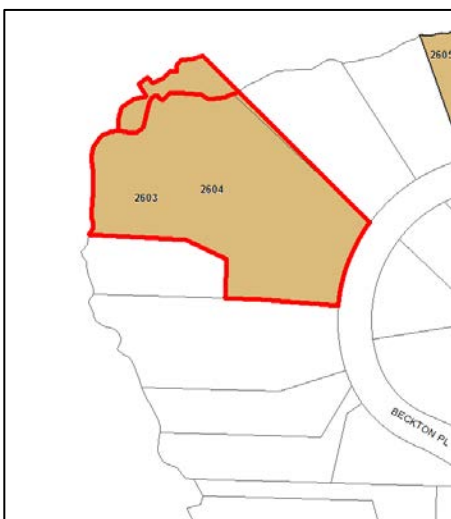


Proposed Heritage Map (mapping corrected)

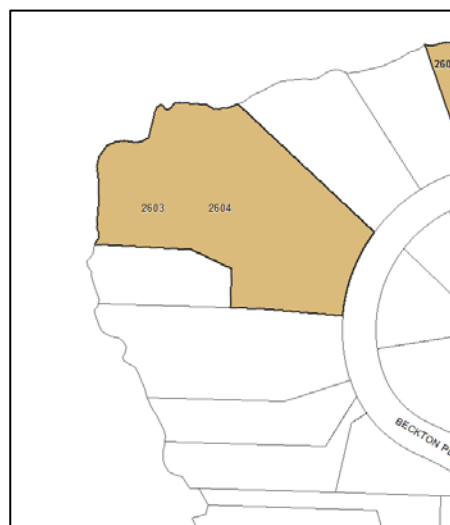


2. 20-24 Beckton Place, Lilli Pili, “Beckton” House, (Item 2603) and Beckton Recreational Group (Item 2604)

Current Heritage Map



Proposed Heritage Map (mapping corrected)



3. 119 Fowler Road, Illawong (Item 2016)

Current Heritage Map

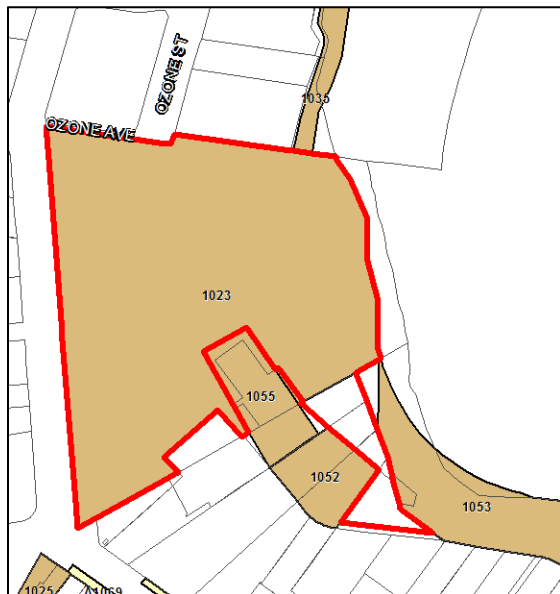


Proposed Heritage Map (mapping corrected)

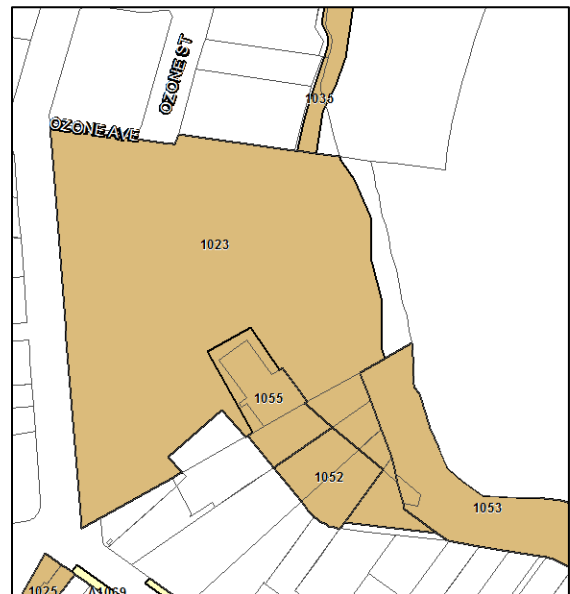


4. Cronulla Beach and Cronulla Park (Item 1023)

Current Heritage Map

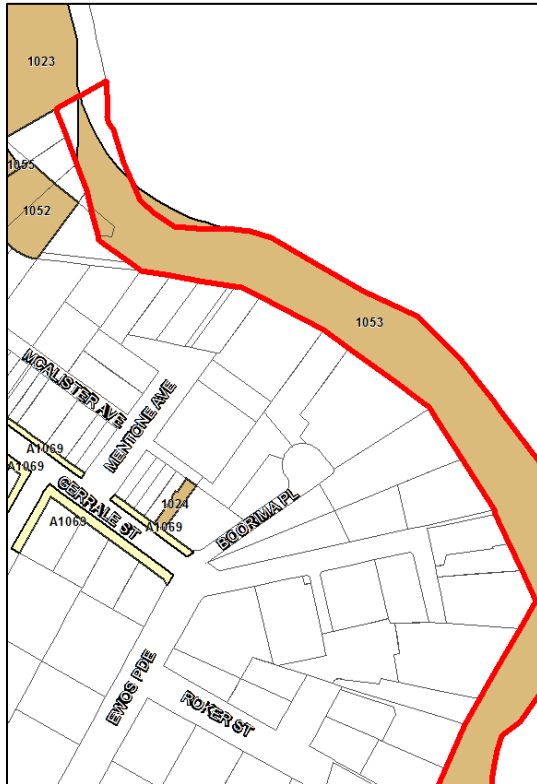


Proposed Heritage Map (mapping corrected)

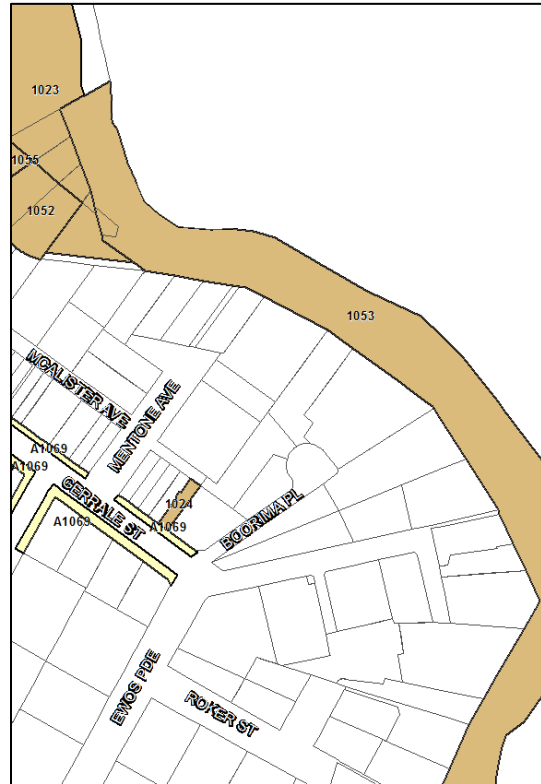


5. The Esplanade, Cronulla (Item 1053)

Current Heritage Map

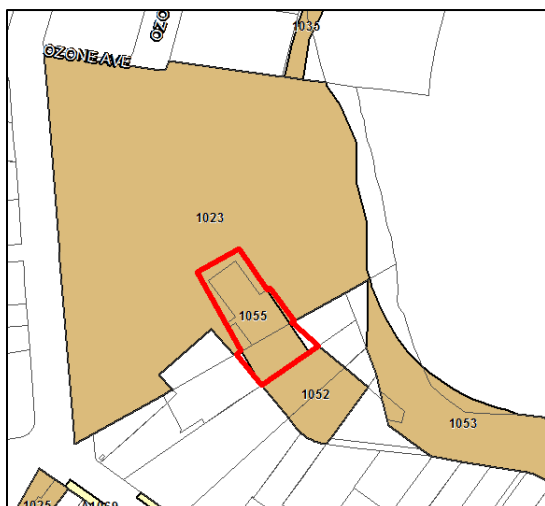


Proposed Heritage Map (mapping and labeling corrected)

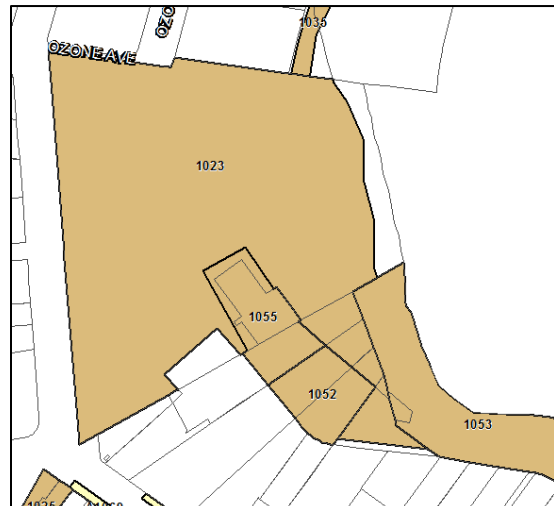


6. Cronulla Surf Club (Item 1055)

Current Heritage Map

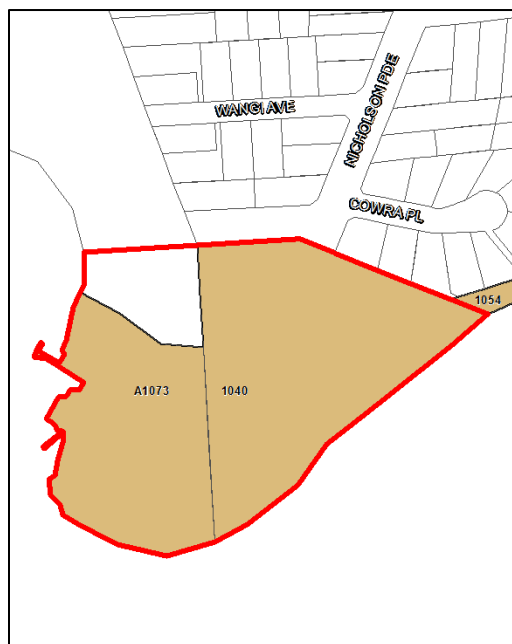


Proposed Heritage Map (mapping corrected)

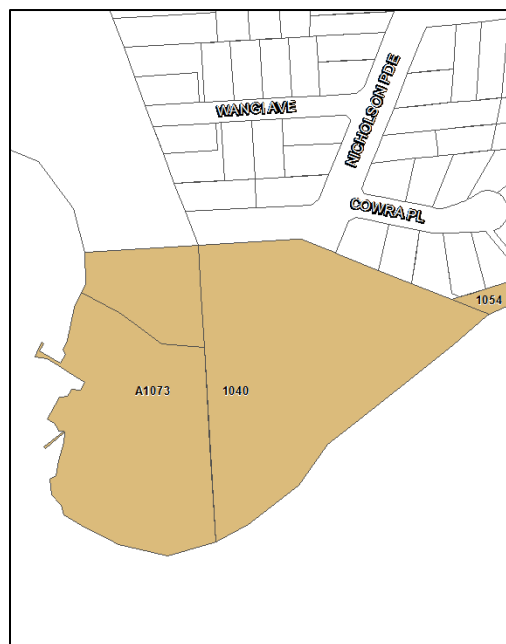


7. Fisheries Research Institute, Cronulla (Item 1040 and A1073)

Current Heritage Map



Proposed Heritage Map (mapping corrected)



8. EG Waterhouse Camellia Gardens (0810)

Current Heritage Map



Proposed Heritage Map (Item extent amended)



9. Gunnamatta Park and Pavilion - Nicholson Pde, Cronulla (1041)

Current Heritage Map

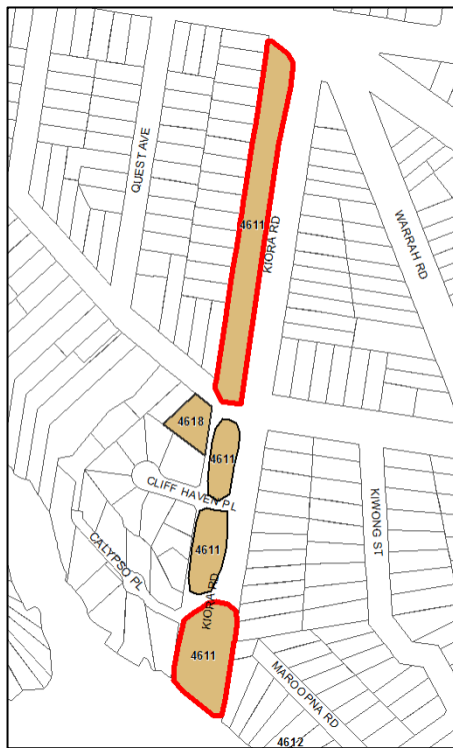


Proposed Heritage Map (Item extent amended)

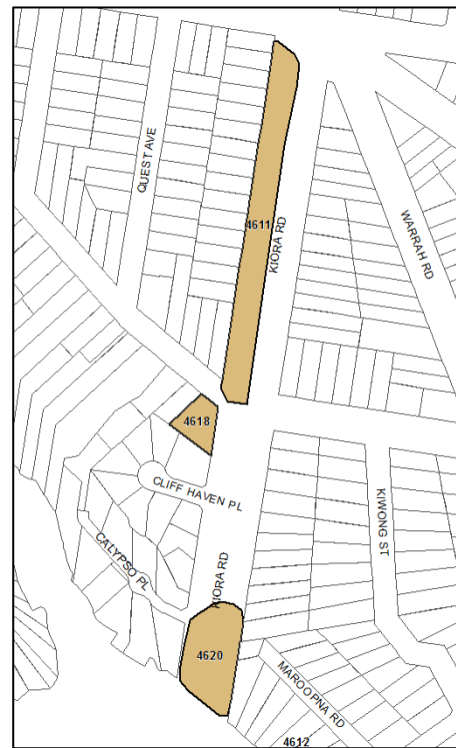


10. Stands of *Eucalyptus microcorys* (Tallow Wood) and *Lophostemon confertus* (Brush Box), Kiara Road (4611)

Current Heritage Map

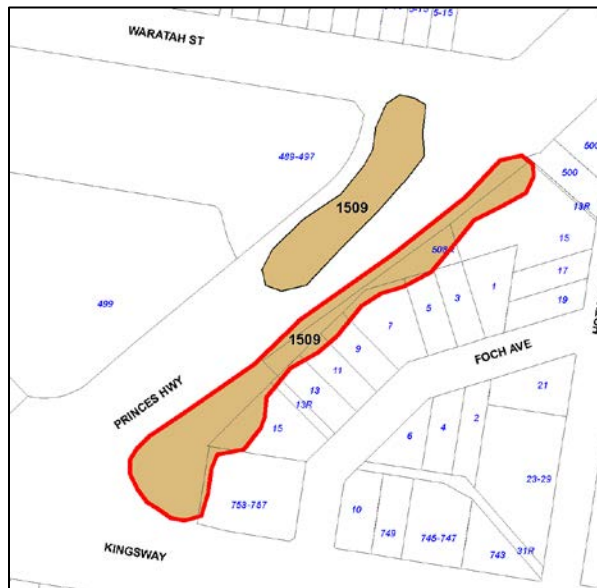


Proposed Heritage Map (Item extent amended)

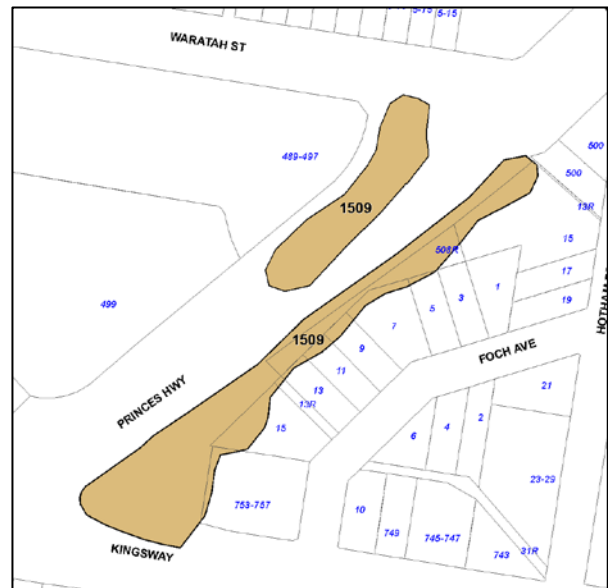


11. Stands of *Eucalyptus microcorys* (Tallow Wood), *Eucalyptus pilularis* (Blackbutt), *Eucalyptus racemosa* (Snappy Gum or Small-leaf Scribbly Gum), *Eucalyptus grandis* (Rose Gum) and *Eucalyptus globoidea* (White Stringybark), Princes Highway (1509)

Current Heritage Map



Proposed Heritage Map (Item extent amended)



12. Street trees, alternate planting of Port Jackson Fig and *Lophostemon confertus* (Brush Box), East Parade, Sutherland (3609)

Current Heritage Map

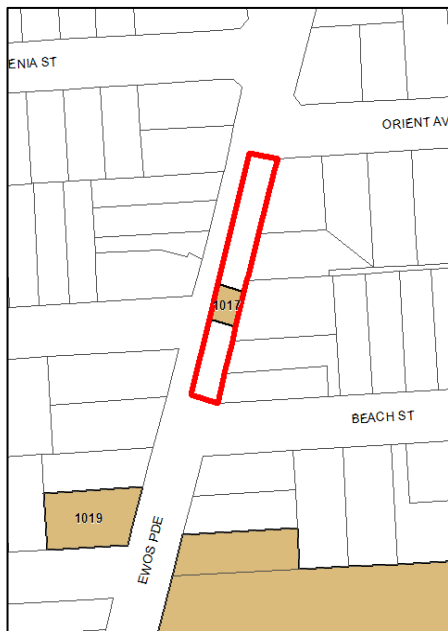


Proposed Heritage Map (Item extent amended)

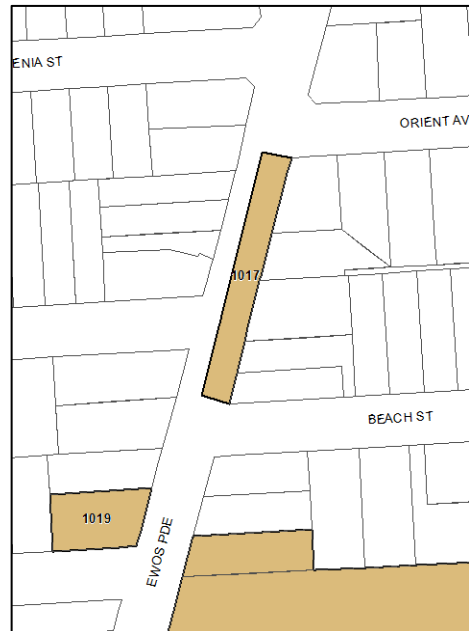


13. Street trees (opposite Oak Street), Ewos Parade, Cronulla (1017)

Current Heritage Map

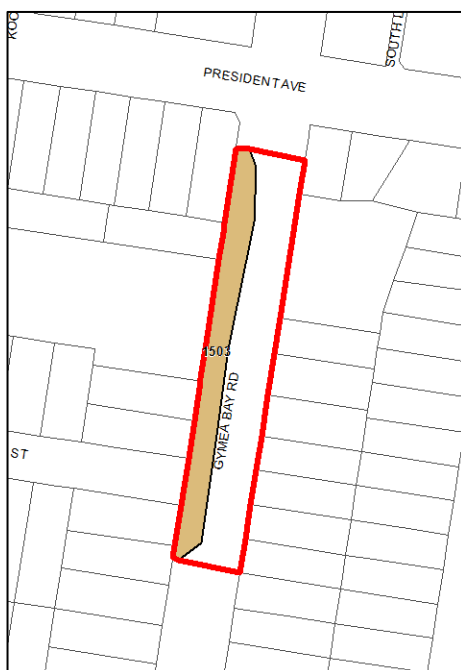


Proposed Heritage Map (Item extent amended)



14. Street trees, consisting mainly of *Eucalyptus pilularis* (Blackbutt) and *Eucalyptus globoidea* (White Stringybark), GyMEA Bay Road, GyMEA (1503)

Current Heritage Map



Proposed Heritage Map (Item extent amended)



15. Street trees (possibly remnant canopy) consisting of *Eucalyptus racemosa* (Snappy Gum or Small-leaf Scribbly Gum), Burraneer Bay Road and Coral Road, Burraneer (0604)

Current Heritage Map

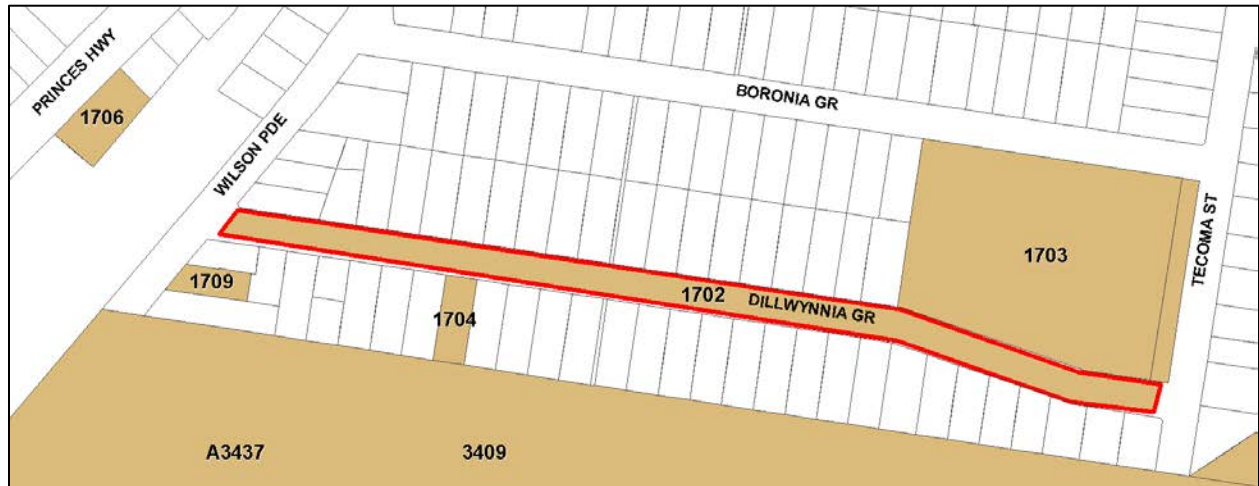


Proposed Heritage Map (Item extent amended)



16. Cultural street trees, *Lophostemon confertus* (Brush Box), Dillwynnia Grove, Heathcote (1702)

Current Heritage Map

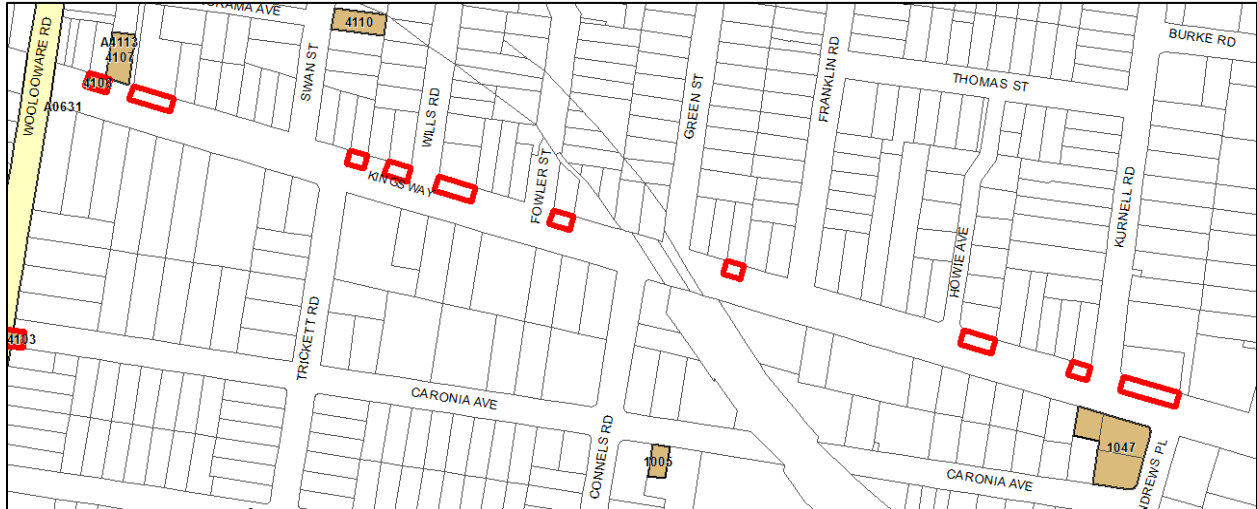


Proposed Heritage Map (Item extent amended)



17. *Ficus rubiginosa* (Port Jackson Fig), Kingsway, Woollooware – Cronulla (4108)

Current Heritage Map

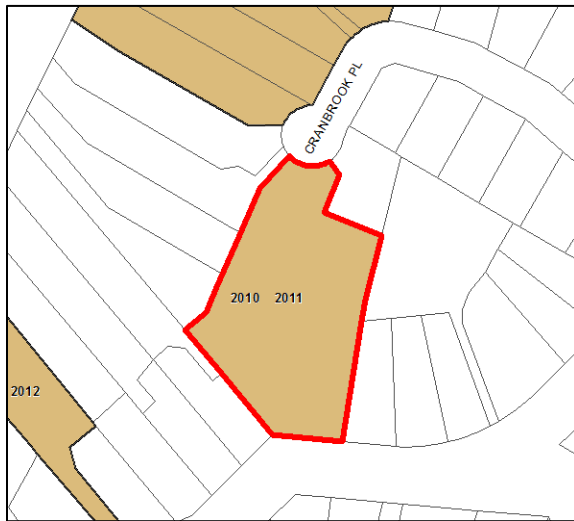


Proposed Heritage Map (Item extent amended)

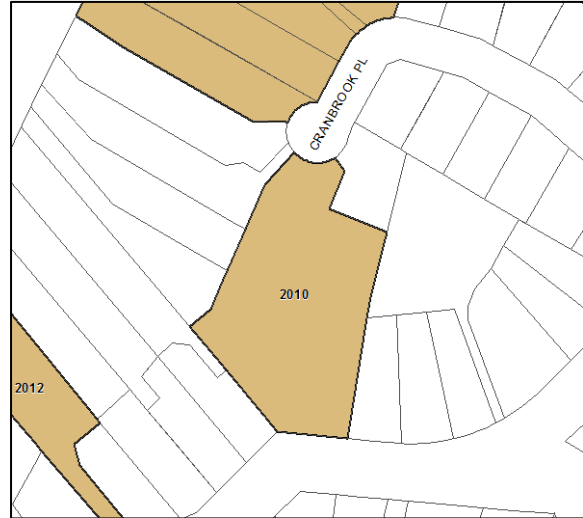


18. 'Cranbrook' – 45-53 Fowler Road, Illawong (2010)

Current Heritage Map



Proposed Heritage Map (Items combined)



19. 5-6 Kalang Lane, Yowie Bay (4606)

Current Heritage Map

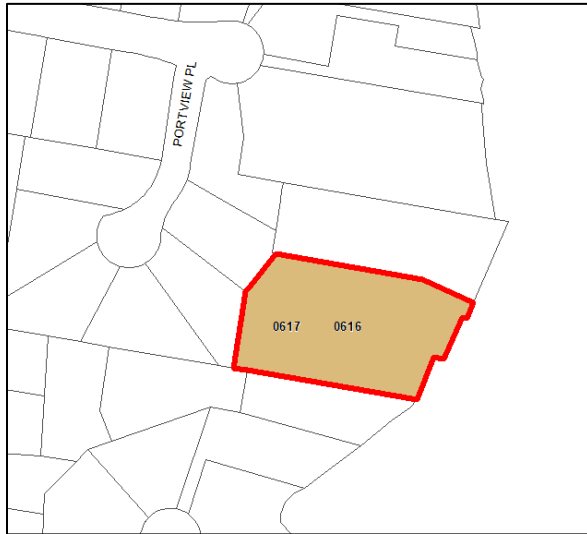


Proposed Heritage Map (Items combined)



20. 6 Portview Place, Burraneer (0616)

Current Heritage Map

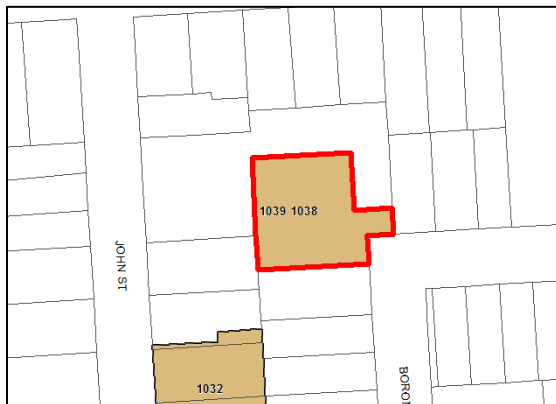


Proposed Heritage Map (Items combined)

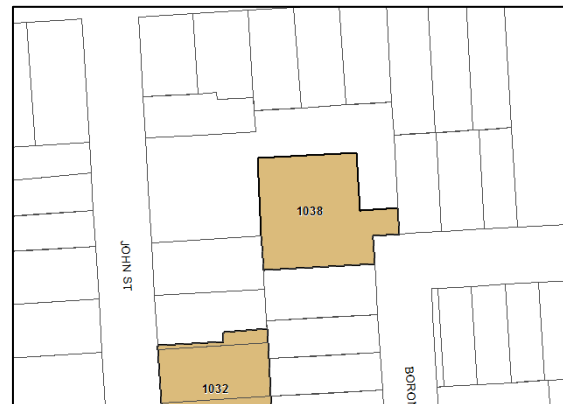


21. 9 Lucas Street, Cronulla (1038)

Current Heritage Map



Proposed Heritage Map (Items combined)



22. 25 Kangaroo Point Road, Kangaroo Point (2204)

Current Heritage Map



Proposed Heritage Map (Items combined)



J. Land Reservation Acquisition Map

1. Lot 1 DP 1205214 (172R Karimbla Road, Miranda)

Current Map

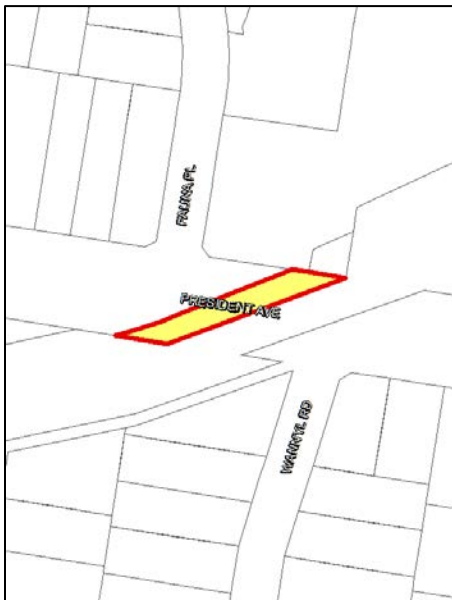


Proposed Map (Lot removed as it has been acquired)

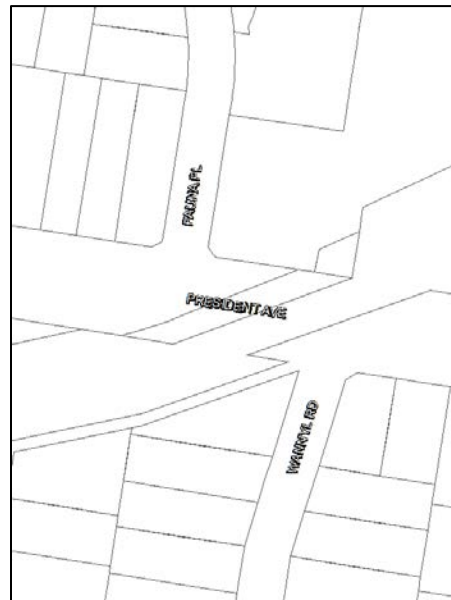


2. Lot 102 DP 1159806 (166 Oak Road, Kirrawee)

Current Map



Proposed Map (Lot removed as it has been acquired)



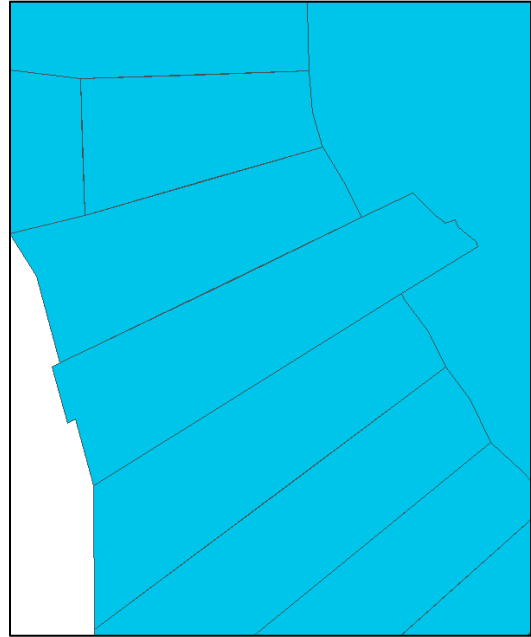
K. Riparian Land and Watercourses Map

1. 6 Fowler Road, Illawong (Lot 30 DP 1190201)

Current Environmentally Sensitive Land



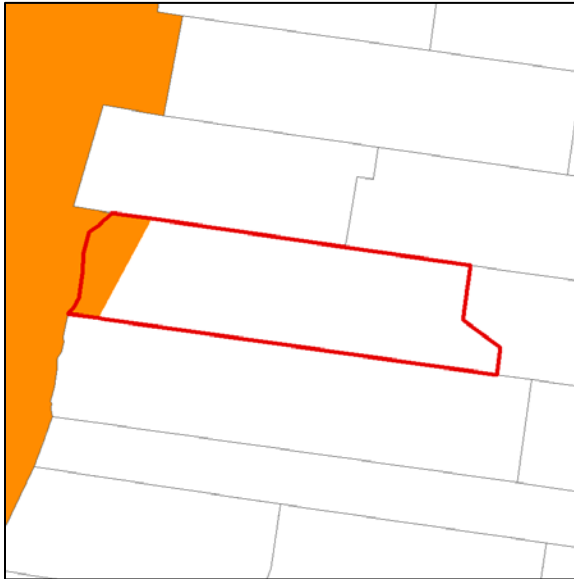
Proposed Environmentally Sensitive Land (to correct a mapping anomaly)



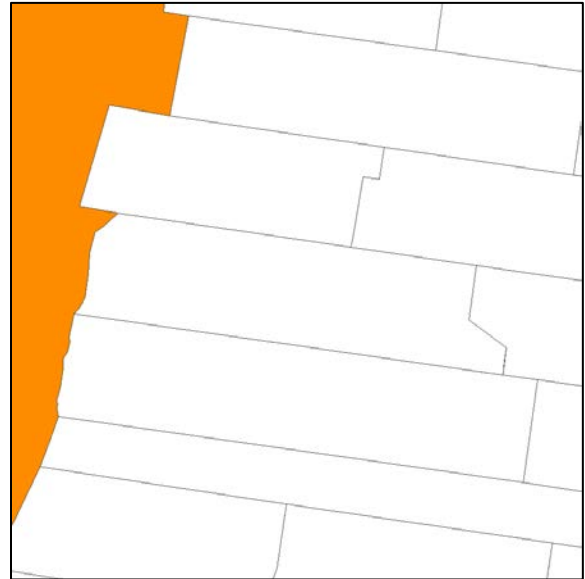
L. Natural Landforms Map

1. 289 Woollooware Road, Burraneer (Lot 1 DP 1190800)

Current Environmentally Sensitive Land

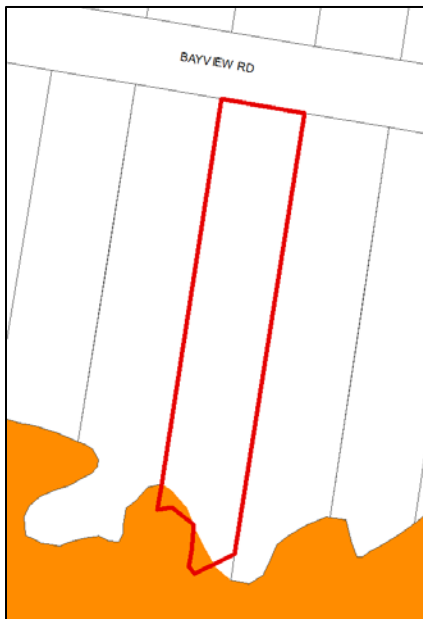


Proposed Environmentally Sensitive Land (to correct a mapping anomaly)

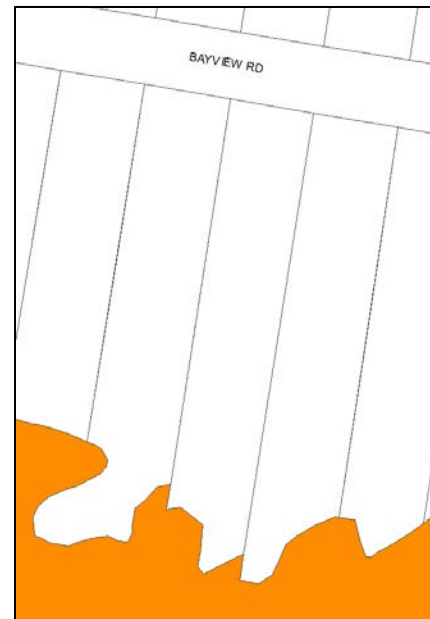


2. 16 Bayview Road, Burraneer (Lot 6 DP 1205794)

Current Environmentally Sensitive Land

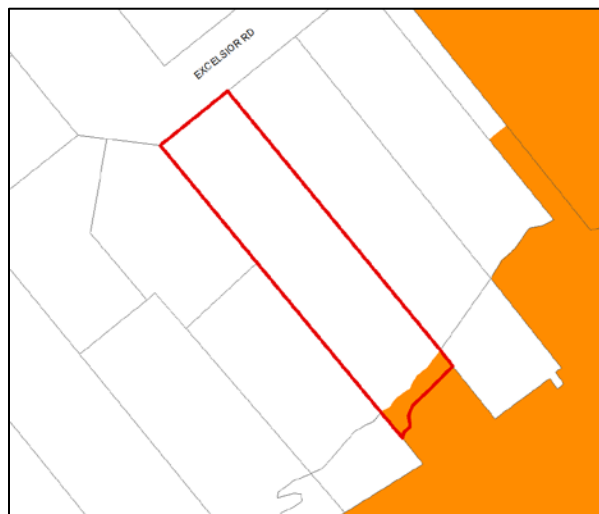


Proposed Environmentally Sensitive Land (to correct a mapping anomaly)

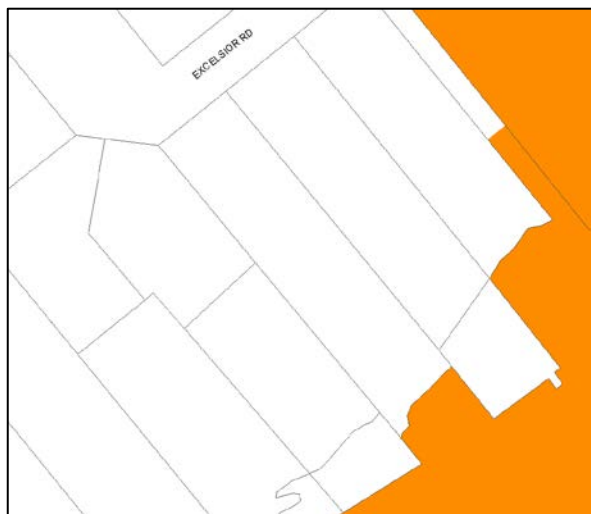


3. 6 Excelsior Road, Cronulla (Lot 1 DP 1208273)

Current Environmentally Sensitive Land



Proposed Environmentally Sensitive Land (to correct a mapping anomaly)



4. 11 Holt Road, Taren Point (Lot 1 DP 1211416)

Current Environmentally Sensitive Land

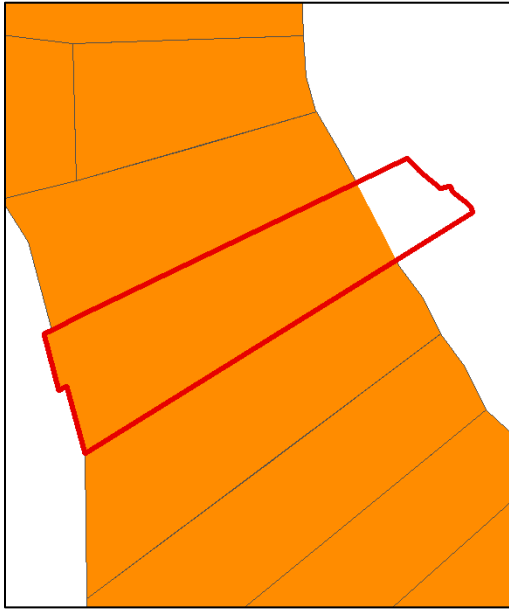


Proposed Environmentally Sensitive Land (to correct a mapping anomaly)

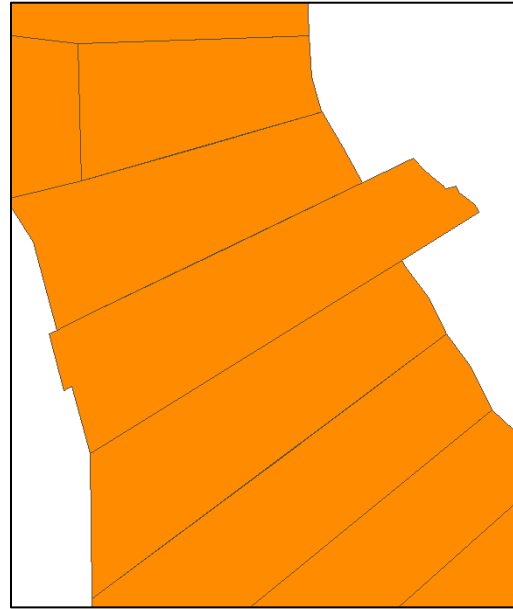


5. 6 Fowler Road, Illawong (Lot 30 DP 1190201)

Current Environmentally Sensitive Land



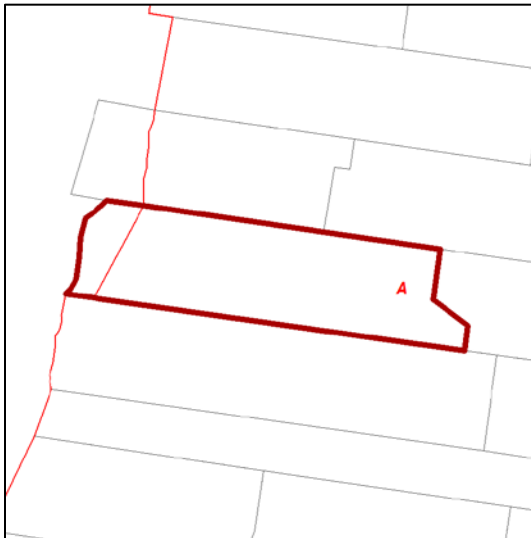
Proposed Environmentally Sensitive Land (to correct a mapping anomaly)



M. Additional Permitted Uses Map

1. 289 Woollooware Road, Burraneer (Lot 1 DP 1190800)

Current Additional Permitted Uses

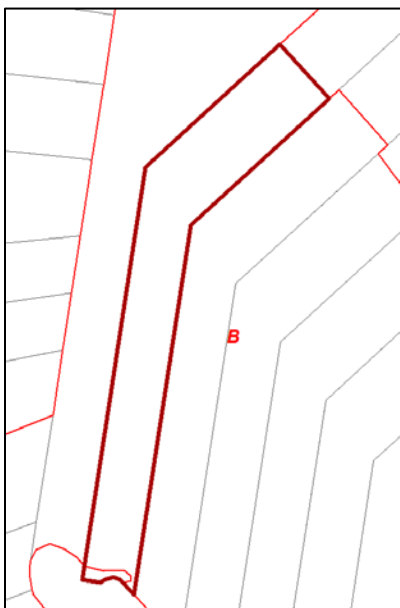


Proposed Additional Permitted Uses (in accordance with the zoning of the entire lot as E4 Environmental Living)

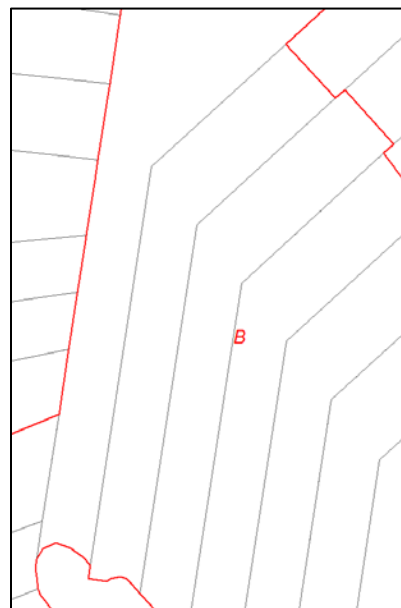


2. 42A Wonga Road, Yowie Bay (Lot 2 DP 1190478)

Current Additional Permitted Uses

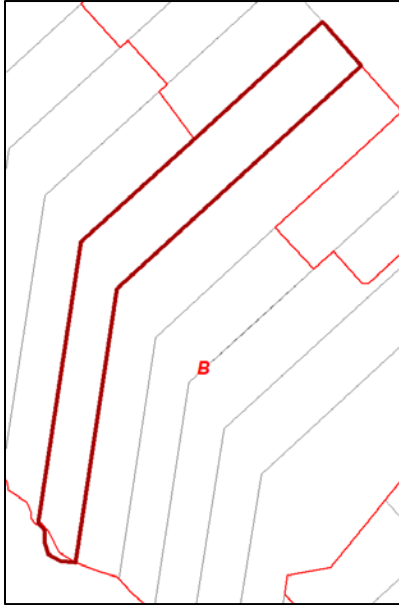


Proposed Additional Permitted Uses (to correct a mapping anomaly)

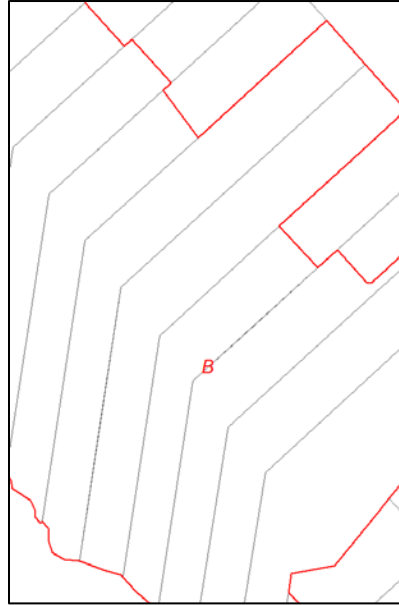


3. 36 Wonga Road, Yowie Bay (Lot 76 DP 11491)

Current Additional Permitted Uses

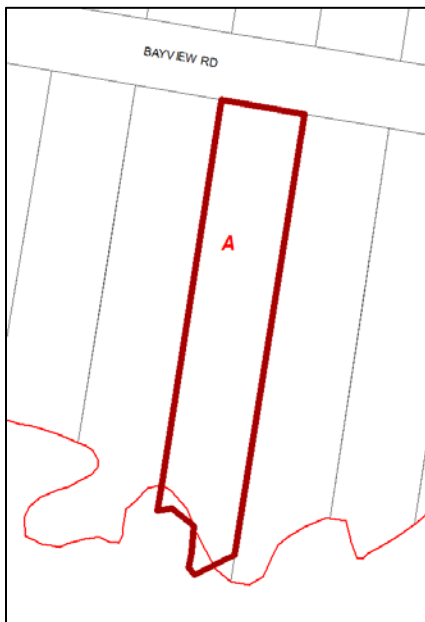


Proposed Additional Permitted Uses (to correct a mapping anomaly)

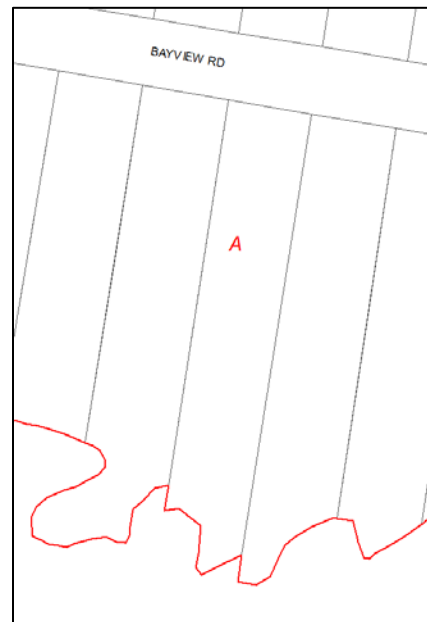


4. 16 Bayview Road, Burraneer (Lot 6 DP 1205794)

Current Additional Permitted Uses

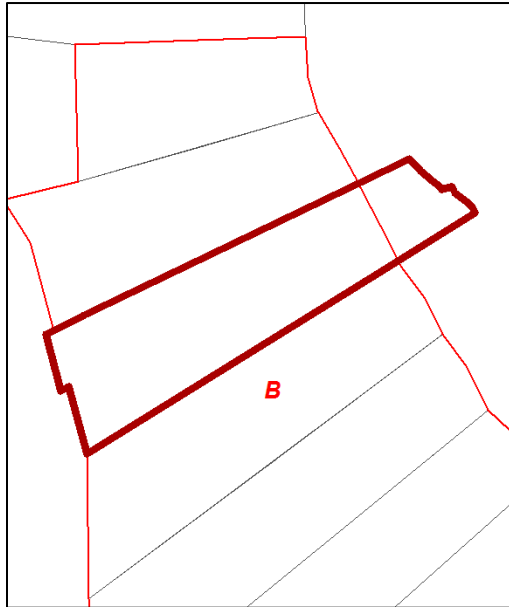


Proposed Additional Permitted Uses (to correct a mapping anomaly)

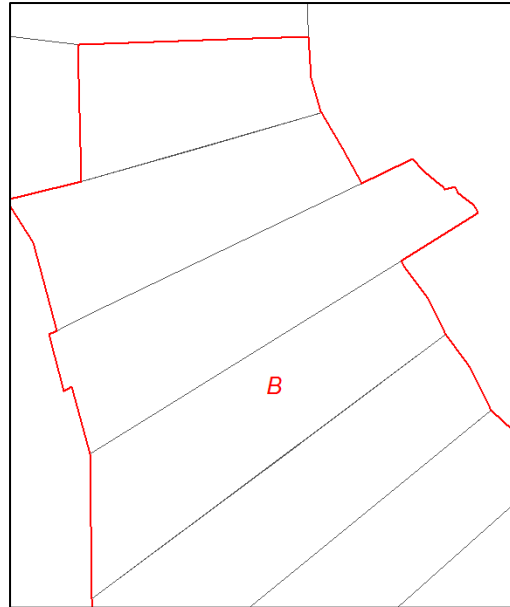


5. 6 Fowler Road, Illawong (Lot 30 DP 1190201)

Current Additional Permitted Uses

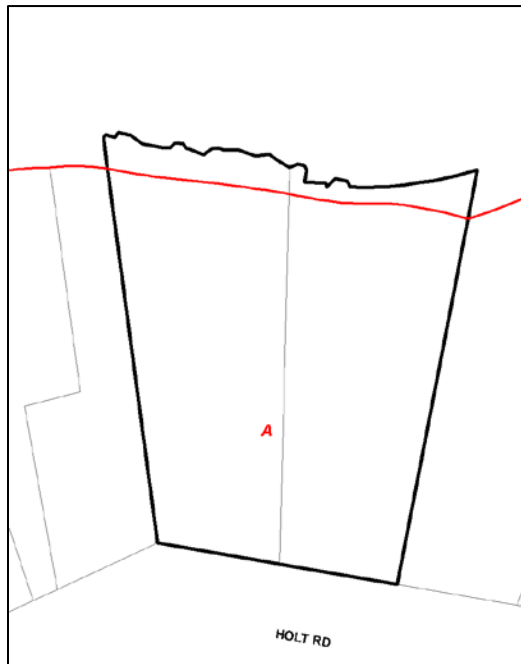


Proposed Additional Permitted Uses (to correct a mapping anomaly)

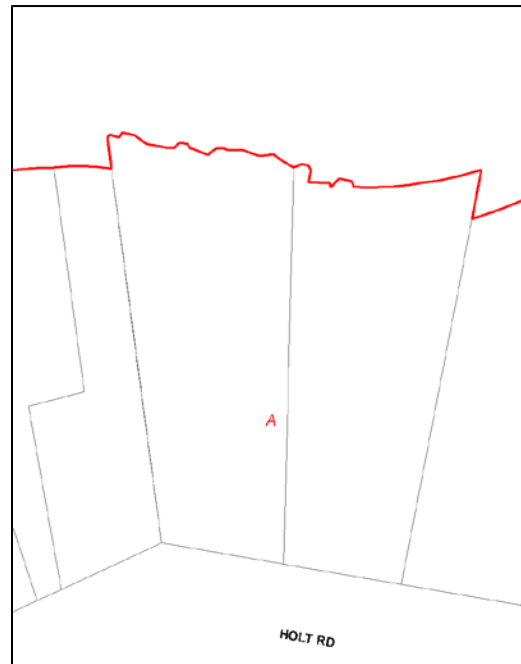


6. 9 and 11 Holt Road, Taren Point (Lot 4 DP 879606 and Lot 1 DP 1211416)

Current Additional Permitted Uses

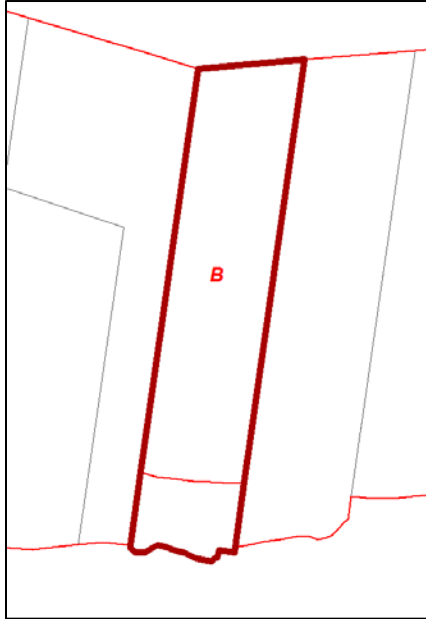


Proposed Additional Permitted Uses (to correct a mapping anomaly)

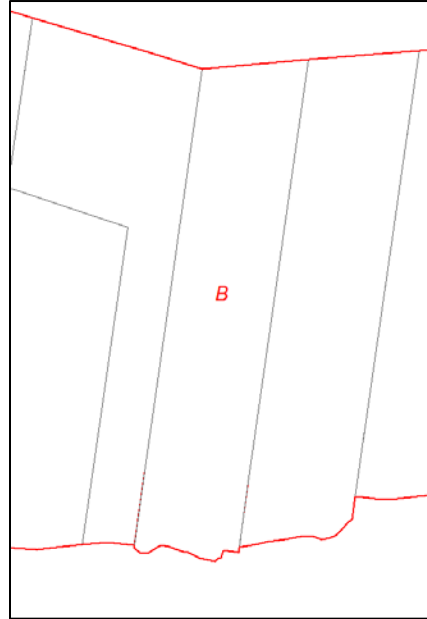


7. 42 Rutherford Avenue, Burraneer (Lot 1 DP 1211640)

Current Additional Permitted Uses

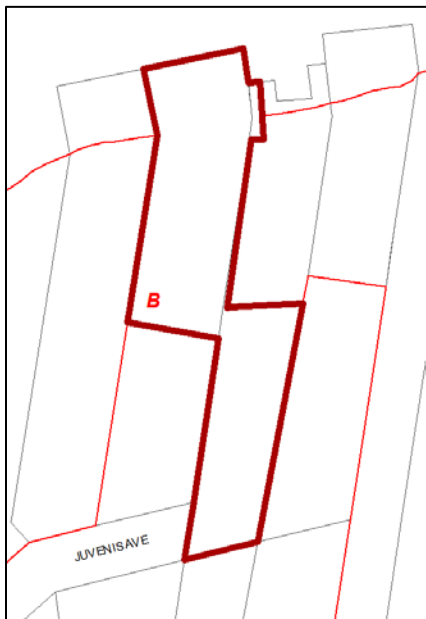


Proposed Additional Permitted Uses (to correct a mapping anomaly)

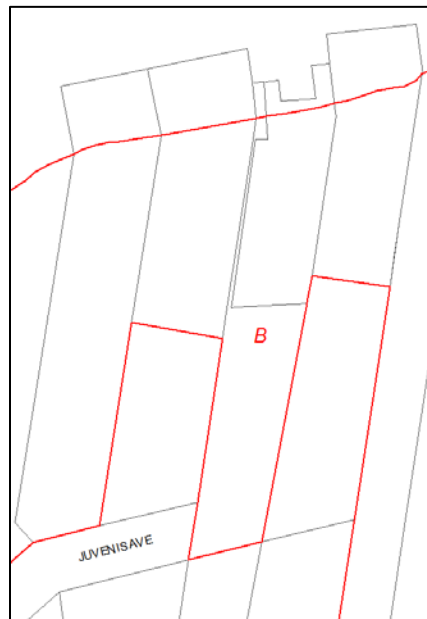


8. 5 Juvenis Ave and 1 Juvenis Ave, Oyster Bay (Lot 111 DP 1006608 and Lot 104 DP 623011)

Current Additional Permitted Uses



Proposed Additional Permitted Uses (applied only to land zoned E3 Environmental Management)



PART 5 - COMMUNITY CONSULTATION

In accordance with “A Guide to Preparing Local Environmental Plans” prepared by the Department of Planning and Environment (2013), the Planning Proposal will be exhibited for a period of **28 days**. It is proposed that the exhibition will include:

Advertisement in local newspaper

An advertisement will be placed in the Council page in the St George and Sutherland Shire Leader and The Liverpool City Leader identifying the purpose of the planning proposal and where the planning proposal can be viewed.

Consultation with affected owners and adjoining landowners

A letter will be sent to landowners whose land is affected by the planning proposal, and adjoining landowners. Opportunities for one-on-one consultations to discuss the proposals will be offered to interested parties.

Displays at the Council Administration Building and local libraries

The planning proposal will be displayed at the Council Administration Building, 4-20 Eton Street, Sutherland and in all branch libraries (located in Bundeena, Caringbah, Cronulla, Engadine, Menai, Miranda, Sutherland and Sylvania).

Advertisement on the Council website

The planning proposal will be exhibited on the Council website (www.sutherlandshire.nsw.gov.au) with links from the home page. It is anticipated that the mapping changes will be available through Shire Maps (Council's interactive online mapping system) which will be especially beneficial for the public to compare the existing and proposed changes for any property.

Direct contact

Interested parties will be able to contact the Strategic Planning Unit of Council directly through a telephone hotline and through a dedicated email address.

PROPOSED TIMELINE

The following timeframes are proposed:

Milestones	Timing
1. Gateway Determination	June 2016
2. Exhibition Start	July 2016
3. End Exhibition	August 2016
4. Review and Consideration of submissions	September/ October 2016
5. Report to Committee on submissions	November 2016
6. Council Meeting	December 2016
7. Request for draft instrument to be prepared	December 2016

PART 6 – CONCLUSION

The Housekeeping Planning Proposal seeks to rectify a number of anomalies and mapping issues that have been identified since the Plan came into force in June 2015 and during the preparation of the SSLEP2015.

The Planning Proposal is generally consistent with relevant State and local legislation, directions, policies and strategic documents and will have a minimal environmental, social and economic impact.