

Environmental Planning and Assessment Act 1979

Sutherland Shire Local Environmental Plan 2013 (Amendment No 1)

Sutherland Shire Council
4-20 Eton Street
Sutherland 2232

Map Cover Sheet.

The following map sheets are revoked:

Land Zoning Map	
LZN_005	7150_COM_LZN_005_020_20130820
LZN_006	7150_COM_LZN_006_020_20130820
LZN_006A	7150_COM_LZN_006A_010_20130820
LZN_008	7150_COM_LZN_008_020_20130820
Floor Space Ratio Map	
FSR_006	7150_COM_FSR_006_020_20130820
FSR_006A	7150_COM_FSR_006A_010_20130820
Height of Buildings Map	
HOB_006	7150_COM_HOB_006_020_20130820
HOB_006A	7150_COM_HOB_006A_010_20130820
Landscape Area Map	
LSA_006	7150_COM_LSA_006_020_20130820
LSA_006A	7150_COM_LSA_006A_010_20130820
Lot Size Map	
LSZ_006	7150_COM_LSZ_006_020_20130820
LSZ_006A	7150_COM_LSZ_006A_010_20130820

The following map sheets are adopted:

Land Zoning Map	
LZN_005	7150_COM_LZN_005_020_20140325
LZN_006	7150_COM_LZN_006A_010_20140325
LZN_006A	7150_COM_LZN_006A_010_20140325
LZN_008	7150_COM_LZN_008_020_20140325
Floor Space Ratio Map	
FSR_006	7150_COM_FSR_006_020_20140325
FSR_006A	7150_COM_FSR_006A_010_20140325
Height of Buildings Map	
HOB_006	7150_COM_HOB_006_020_20140325
HOB_006A	7150_COM_HOB_006A_010_20140325
Landscape Area Map	
LSA_006	7150_COM_LSA_006_020_20140325
LSA_006A	7150_COM_LSA_006A_010_20140325
Lot Size Map	
LSZ_006	7150_COM_LSZ_006_020_20140325
LSZ_006A	7150_COM_LSZ_006A_010_20140325

Certified

Peter Barber
Director Planning & Environment
May 2014

Minister for Planning and Environment
May 2014



Sutherland Shire Local Environmental Plan 2013 (Amendment No 1)

Site Identification Map

Part of map tile:

7150_COM_LZN_005_020_20140325

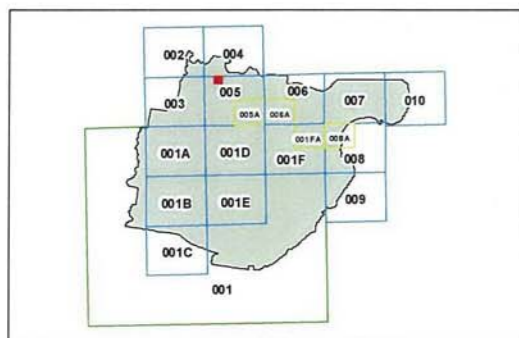
Lot 7,8,9&10 DP831160 and Lot 499 DP752034 to be rezoned from SP2 (Fire Services) to SP2 (Community Facility & Emergency Services Facility)

Proposed Zone

Subject Land

Cadastral

Cadastral 25/03/2014 © Sutherland Shire Council



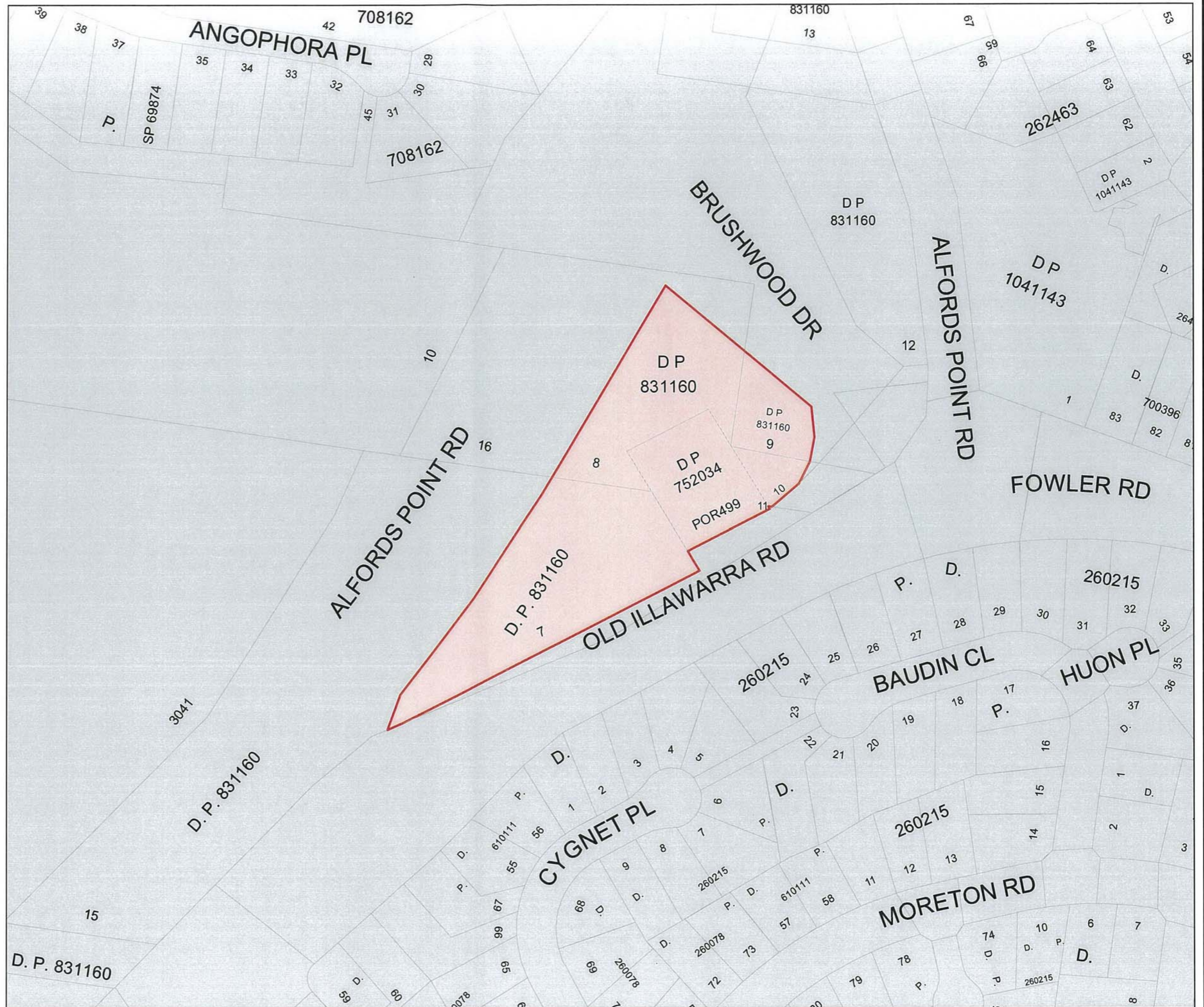
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Projection: GDA 1994
MGA Zone 56

Scale: 1:1,500 @ A3

Map identification number:

7150_COM_LZN_005_020_20140325





Sutherland Shire Local Environmental Plan 2013 (Amendment No 1)

Site Aerial Identification Map

Part of map file:

7150_COM_LZN_005_020_20140325

Lot 7,8,9&10 DP831160 and Lot 499 DP752034 to be rezoned from SP2 (Fire Services) to SP2 (Community Facility & Emergency Services Facility)

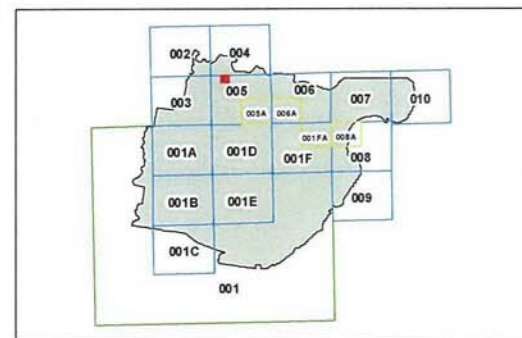
Proposed Zone

Subject Land

Cadastral

Cadastral 25/03/2014 © Sutherland Shire Council

Aerial photography September 2012



0 20 40 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:1,500 @ A3

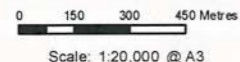
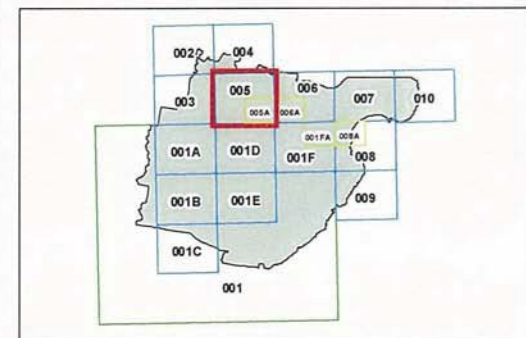
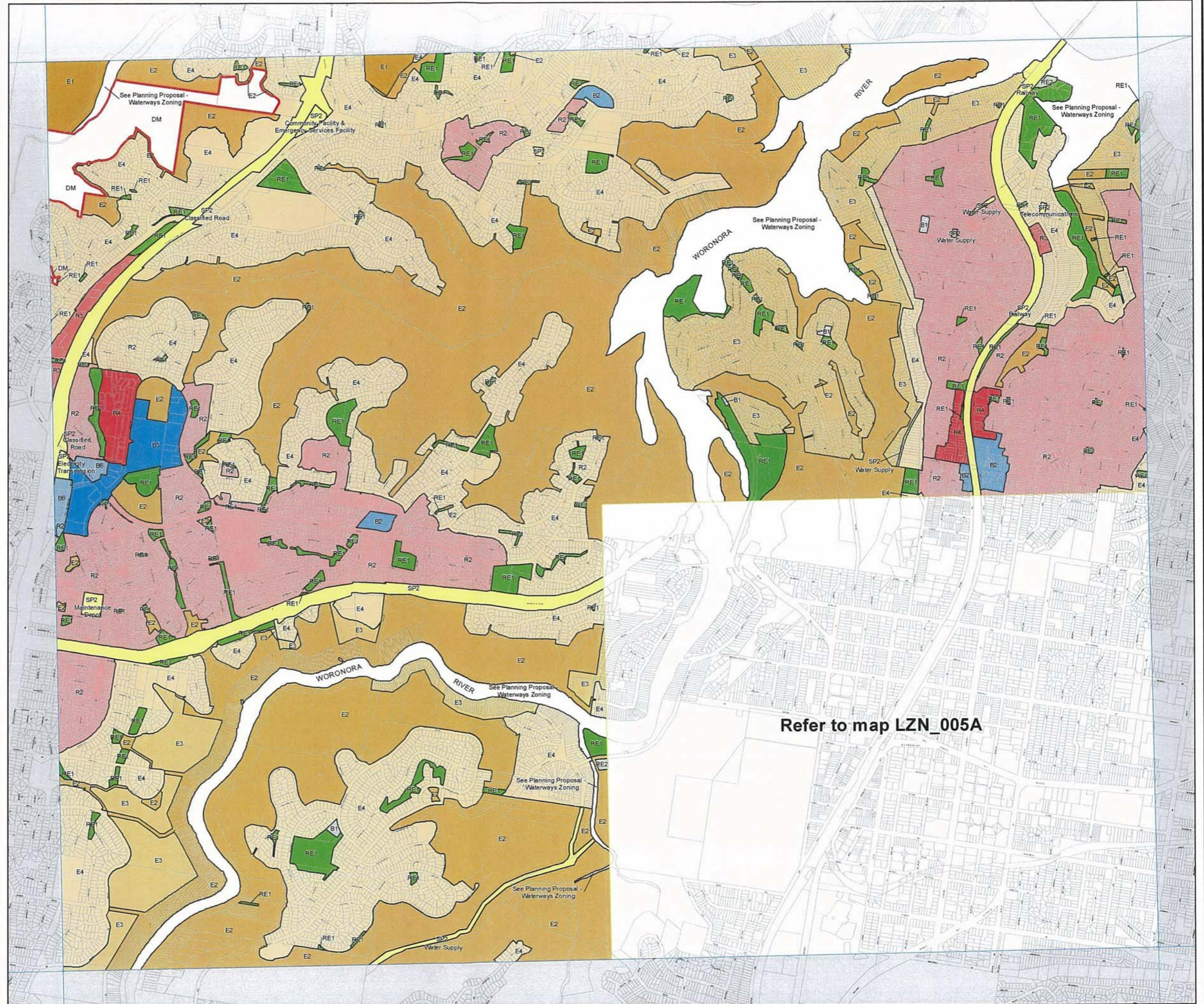
Map identification number:

7150_COM_LZN_005_020_20140325



Land Zoning Map - Sheet LZN_005

- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B3 Commercial Core
 - B4 Mixed Use
 - B5 Business Development
 - B6 Enterprise Corridor
 - B7 Business Park
 - E1 National Parks and Nature Reserves
 - E2 Environmental Conservation
 - E3 Environmental Management
 - E4 Environmental Living
 - IN1 General Industrial
 - IN2 Light Industrial
 - IN3 Heavy Industrial
 - IN4 Working Waterfront
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R4 High Density Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - SP1 Special Activities
 - SP2 Infrastructure
 - UL Unzoned Land
 - DM Deferred Matter
- Cadastre**
- Cadastre 25/03/2014 © Sutherland Shire Council



Projection: GDA 1994
MGA Zone 56

Map identification number:
7150_COM_LZN_005_020_20140325



Sutherland Shire Local Environmental Plan 2013 (Amendment No 1)

Site Identification Map

Part of map tile:

7150_COM_LZN_008_020_20140325

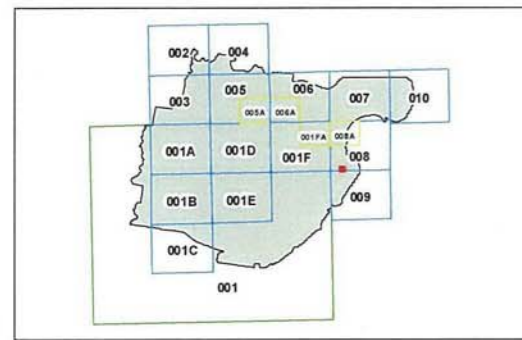
Lot 1 DP1077138 to be rezoned from E3 to RE2

Proposed Zone

Subject Land

Cadastral

Cadastral 25/03/2014 © Sutherland Shire Council



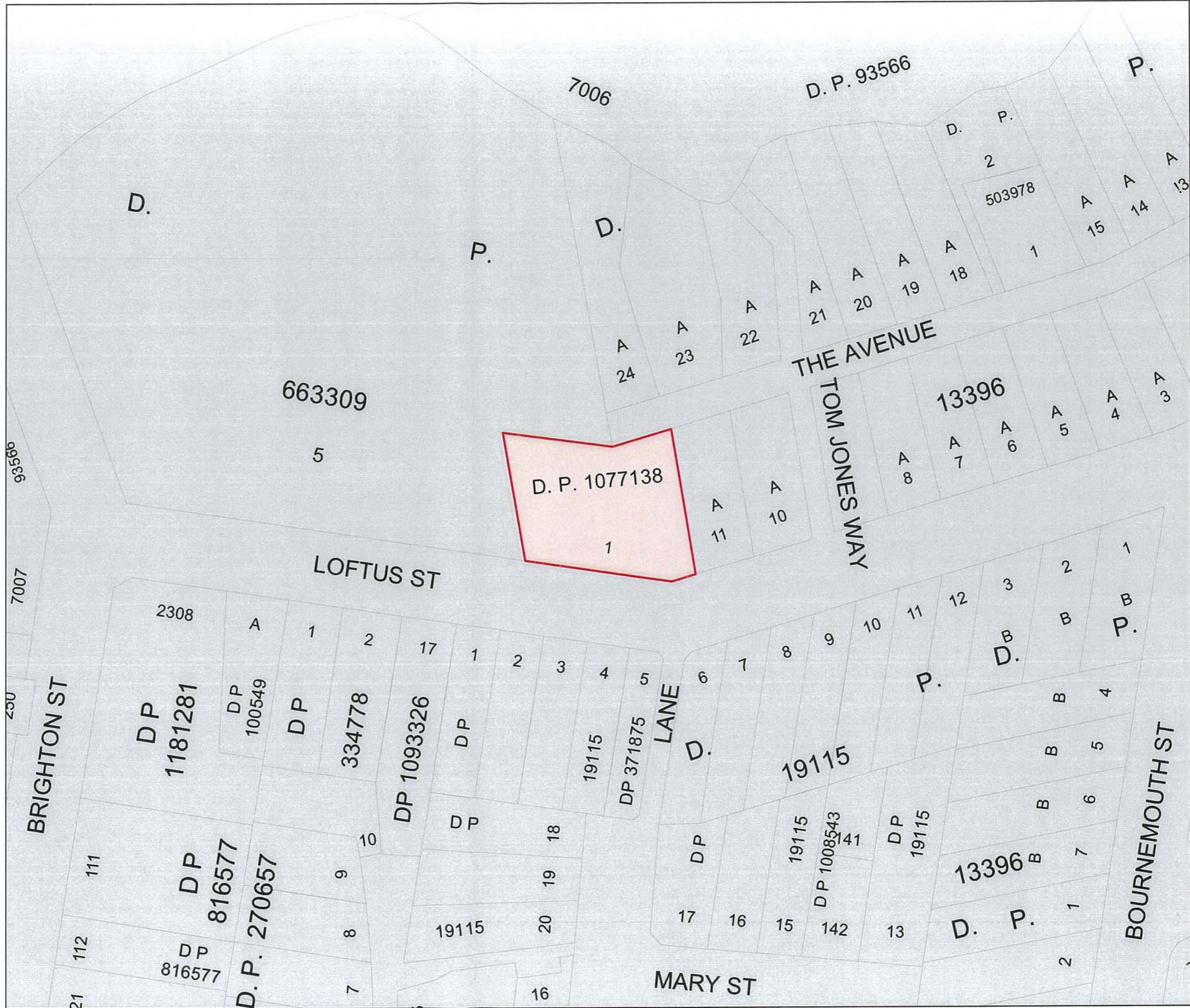
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Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3

Map identification number:

7150_COM_LZN_008_020_20140325





Sutherland Shire Local Environmental Plan 2013 (Amendment No 1)

Site Aerial Identification Map
Part of map file:
7150_COM_LZN_008_020_20140325

Lot 1 DP1077138 to be rezoned from E3 to RE2

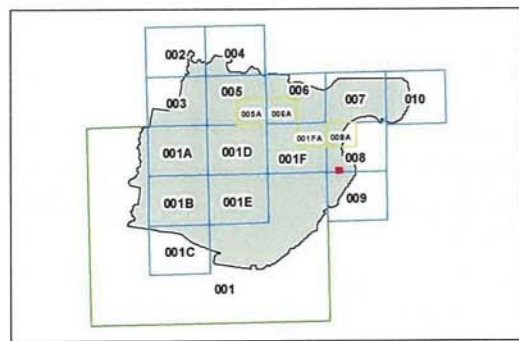
Proposed Zone

Subject Land

Cadastre

Cadastre 25/03/2014 © Sutherland Shire Council

Aerial photography September 2012



0 15 30 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3

Map identification number:

7150_COM_LZN_008_020_20140325





Sutherland Shire Local Environmental Plan 2013 (Amendment No 1)

Site Identification Map

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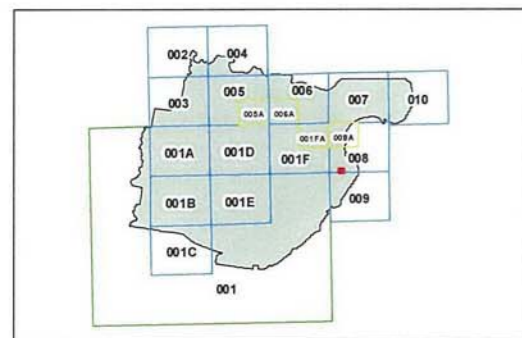
Lot 5 DP663309 to be rezoned from RE1 to RE2

Proposed Zone

Subject Land

Cadastral

Cadastral 25/03/2014 © Sutherland Shire Council

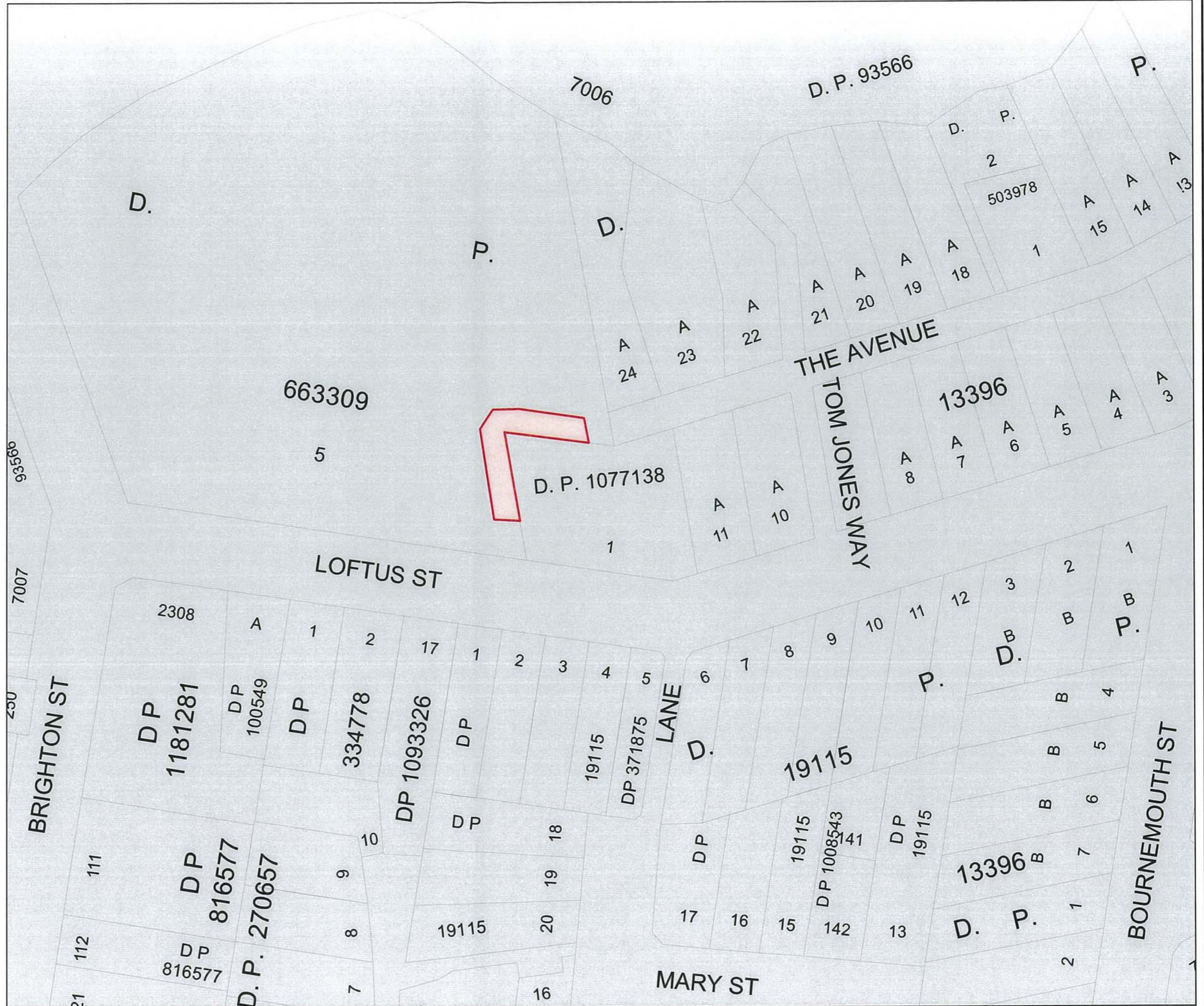


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Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3

Map identification number:
7150_COM_LZN_008_020_20140325





Sutherland Shire Local Environmental Plan 2013 (Amendment No 1)

Site Aerial Identification Map
Part of map tile:
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Lot 5 DP663309 to be rezoned from RE1 to RE2

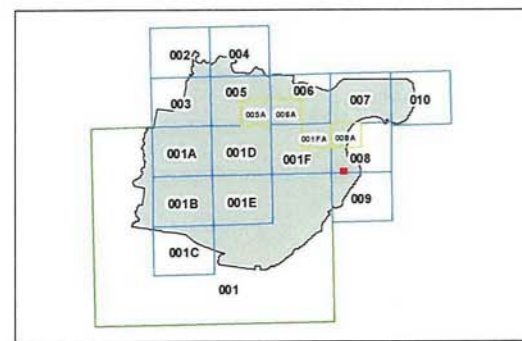
Proposed Zone

Subject Land

Cadastral

Cadastral 25/03/2014 © Sutherland Shire Council

Aerial photography September 2012



Projection: GDA 1994
MGA Zone 56

Scale: 1:1,000 @ A3

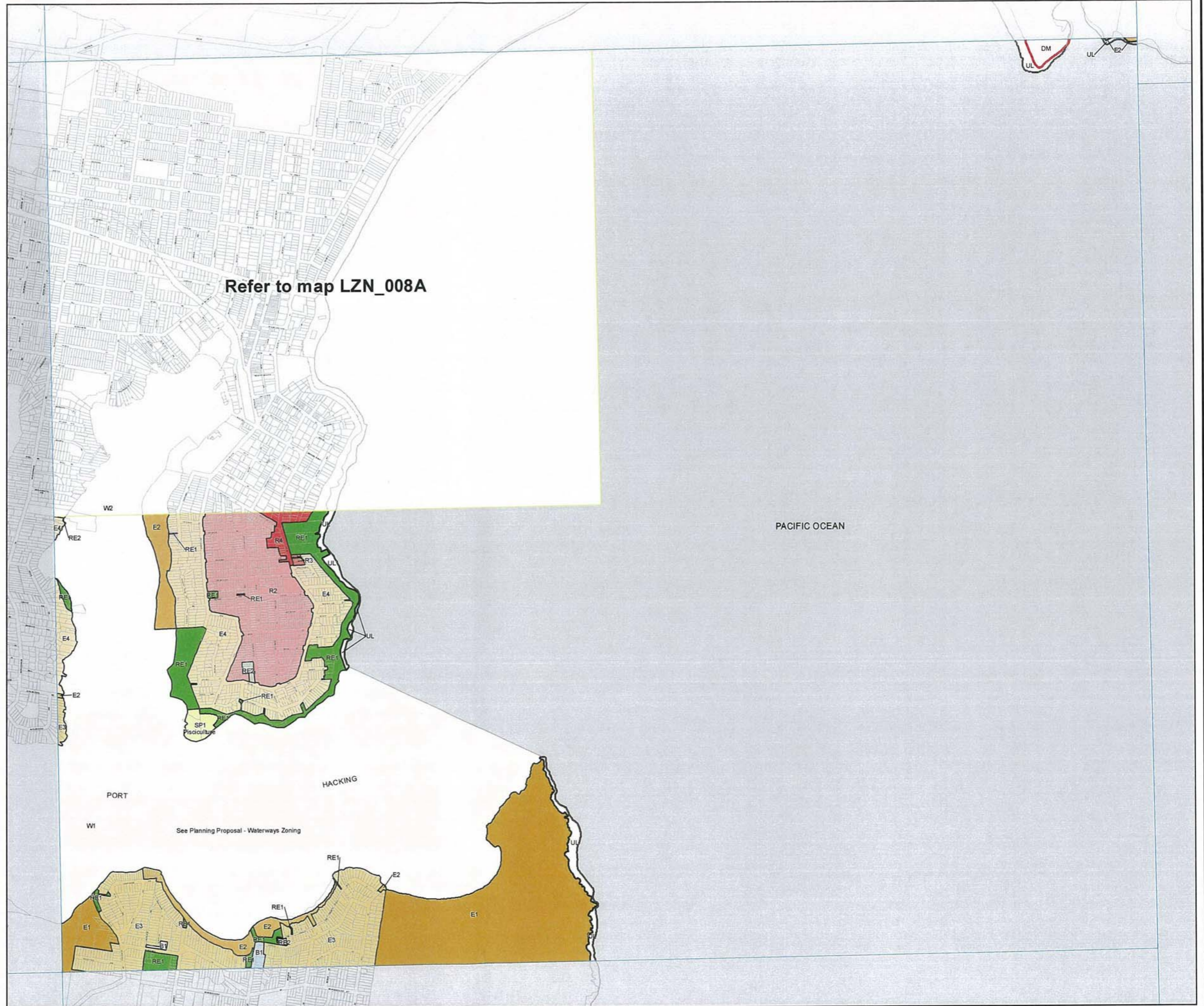
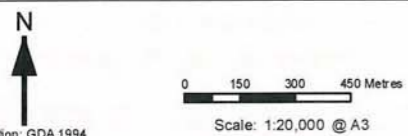
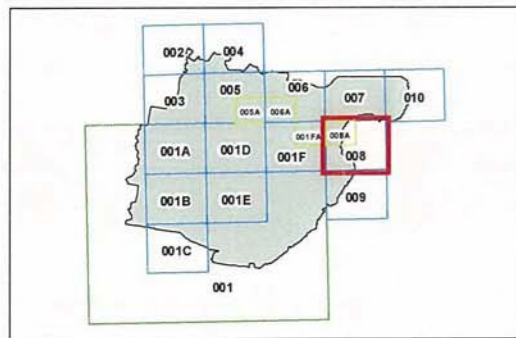
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7150_COM_LZN_008_020_20140325



Land Zoning Map - Sheet LZN_008

- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B3 Commercial Core
 - B4 Mixed Use
 - B5 Business Development
 - B6 Enterprise Corridor
 - B7 Business Park
 - E1 National Parks and Nature Reserves
 - E2 Environmental Conservation
 - E3 Environmental Management
 - E4 Environmental Living
 - IN1 General Industrial
 - IN2 Light Industrial
 - IN3 Heavy Industrial
 - IN4 Working Waterfront
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R4 High Density Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - SP1 Special Activities
 - SP2 Infrastructure
 - UL Unzoned Land
 - DM Deferred Matter
- Cadastre**
- Cadastre 25/03/2014 © Sutherland Shire Council





Sutherland Shire Local Environmental Plan 2013 (Amendment No 1)

Site Identification Map

Part of map tile:

7150_COM_LZN_006A_010_20140325

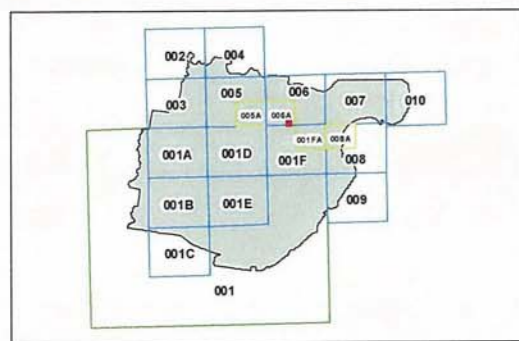
Part of Lot 5 & Lot 4 DP26325 to be rezoned from RE1 to R2

Proposed Zone

Subject Land

Cadastral

Cadastral 25/03/2014 © Sutherland Shire Council



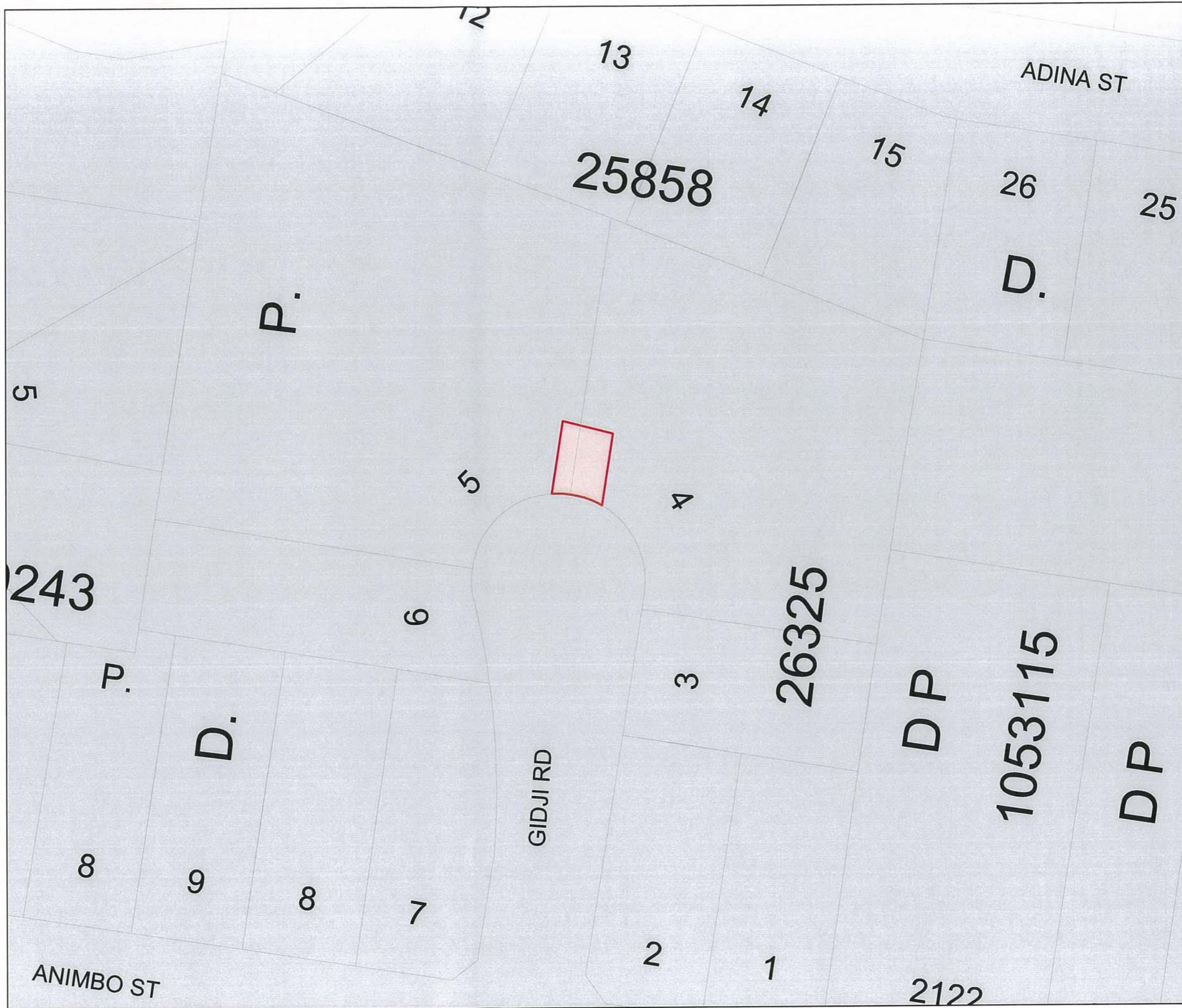
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Projection: GDA 1994
MGA Zone 56

Scale: 1:500 @ A3

Map identification number:

7150_COM_LZN_006A_010_20140325





Sutherland Shire Local Environmental Plan 2013 (Amendment No 1)

Site Aerial Identification Map
Part of map tile:

7150_COM_LZN_006A_010_20140325

Part of Lot 5 & Lot 4 DP26325 to be rezoned from RE1 to R2

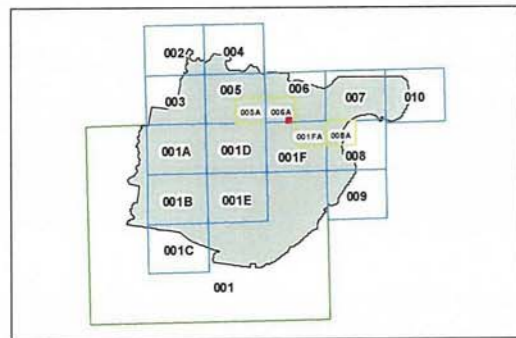
Proposed Zone

Subject Land

Cadastral

Cadastral 25/03/2014 © Sutherland Shire Council

Aerial photography September 2012

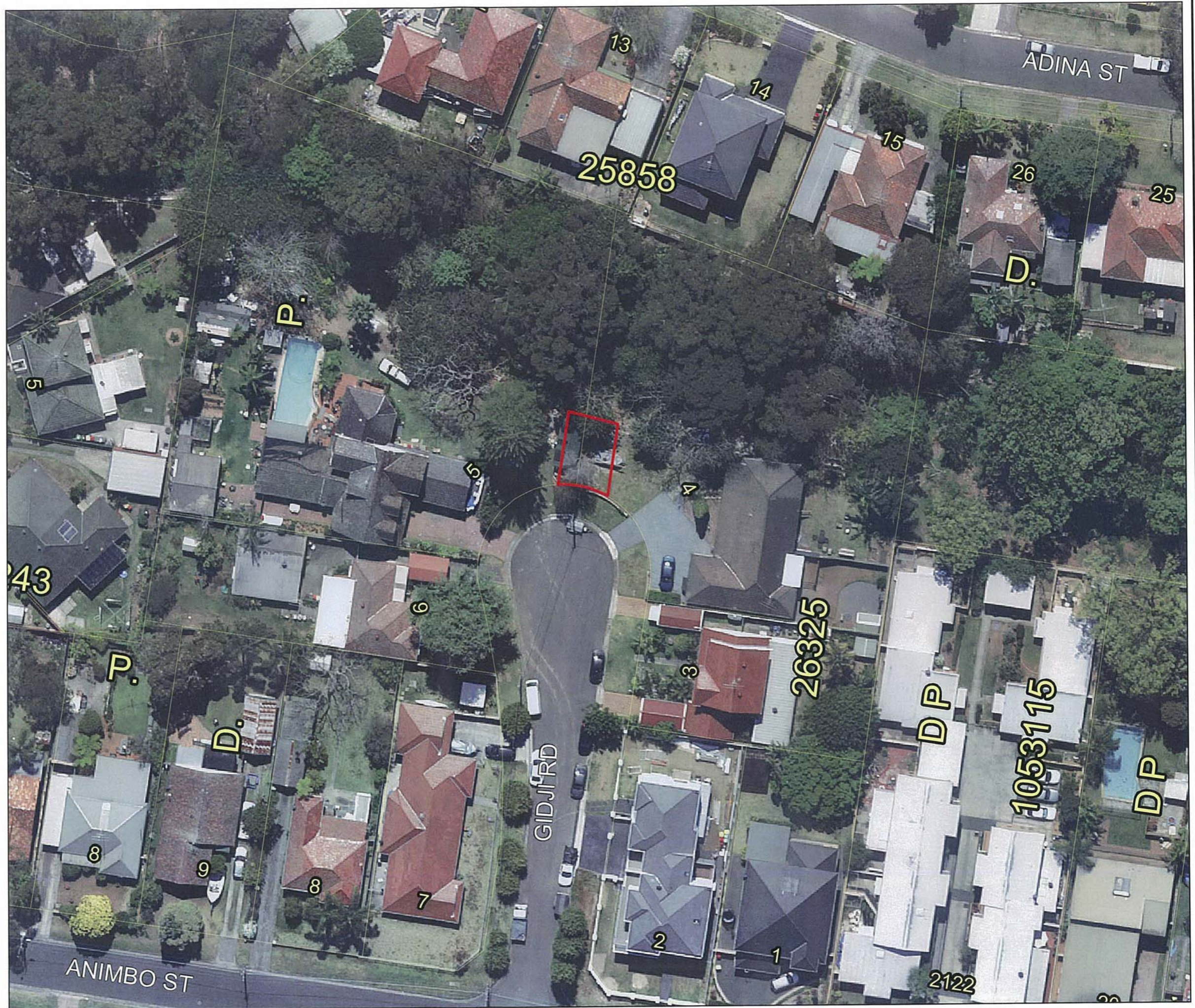


Projection: GDA 1994
MGA Zone 56

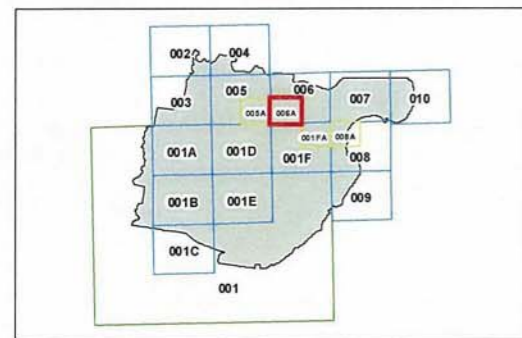
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Map identification number:

7150_COM_LZN_006A_010_20140325



- Zone**
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 - B3 Commercial Core
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- Cadastre 25/03/2014 © Sutherland Shire Council

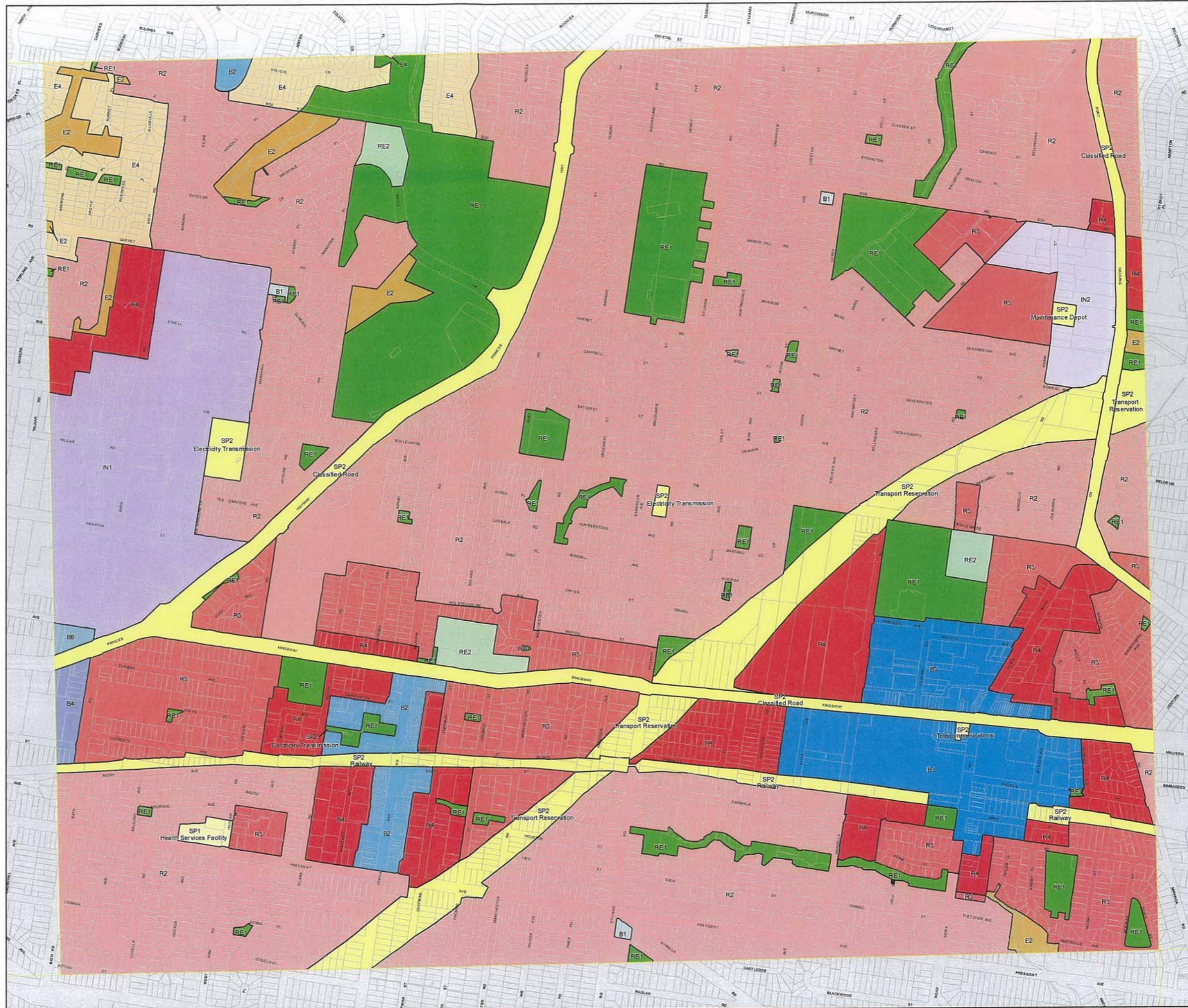


0 150 300 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:
7150_COM_LZN_006A_010_20140325





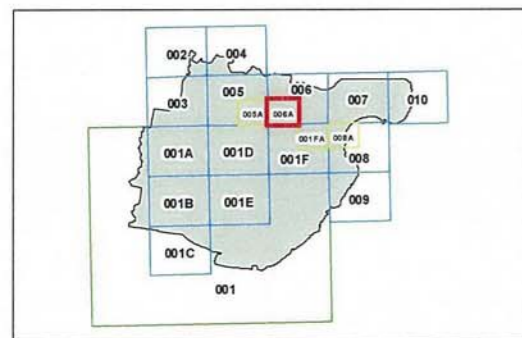
Sutherland Shire Local Environmental Plan 2013

Height of Buildings Map - Sheet HOB_006A

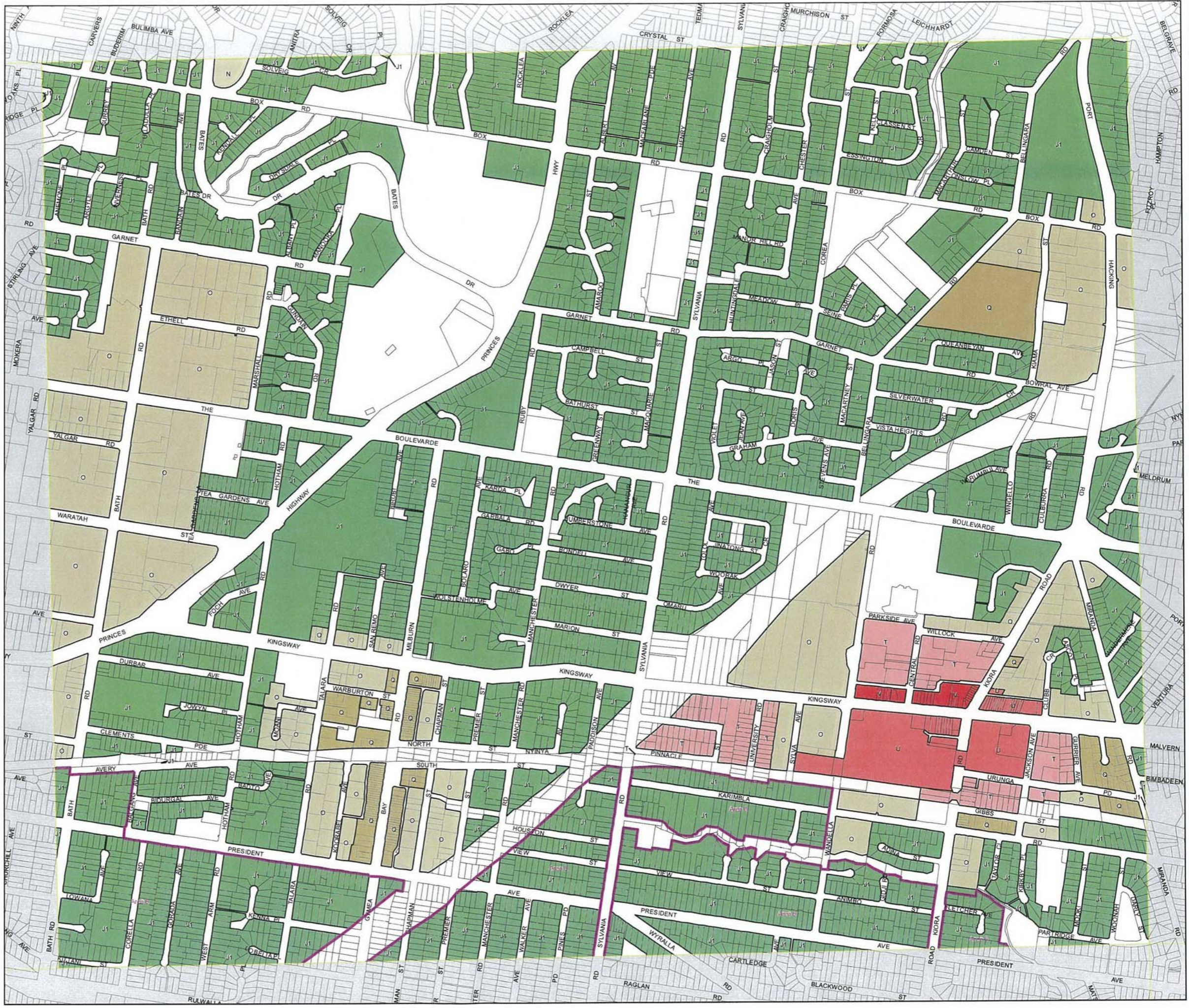
Maximum Building Height (m)

- J1 9
- J2 9.5
- N 13
- O 16
- Q 20
- T 25
- U 30
- V 35
- W 40
- X 46
- Y 50
- Area 1 Refer to clause 4.3.7(a)
- Area 2 Refer to clause 4.3.7(b)
- Area 3 Refer to clause 4.3.7(c)
- Area 4 Refer to clause 4.3.7(d)
- Area 5 Refer to clause 4.3.7(e)
- Area 6A Refer to clause 4.3.7(e)
- Area 6 Refer to clause 4.5A
- Area 7 Refer to clause 6.21
- Area 8 Refer to clause 6.21
- Area 9 Refer to clause 6.21
- Area 10 Refer to clause 4.4(3)
- Area 11 Refer to clause 4.3.7(f)

Cadastre
 Cadastre 25/03/2014 © Sutherland Shire Council



Projection: GDA 1994
 MGA Zone 56
 Scale: 1:10,000 @ A3
 Map identification number:
 7150_COM_HOB_006A_010_20140325





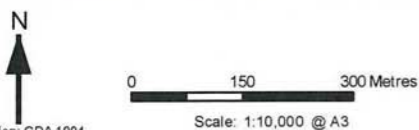
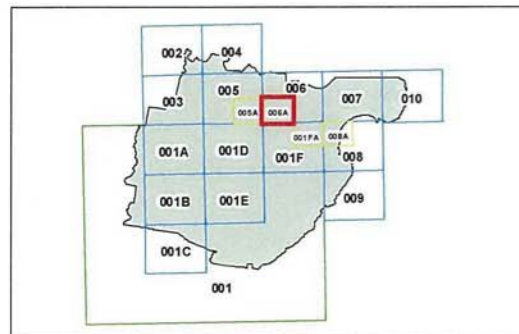
Sutherland Shire Local Environmental Plan 2013

Floor Space Ratio Map - Sheet FSR_006A

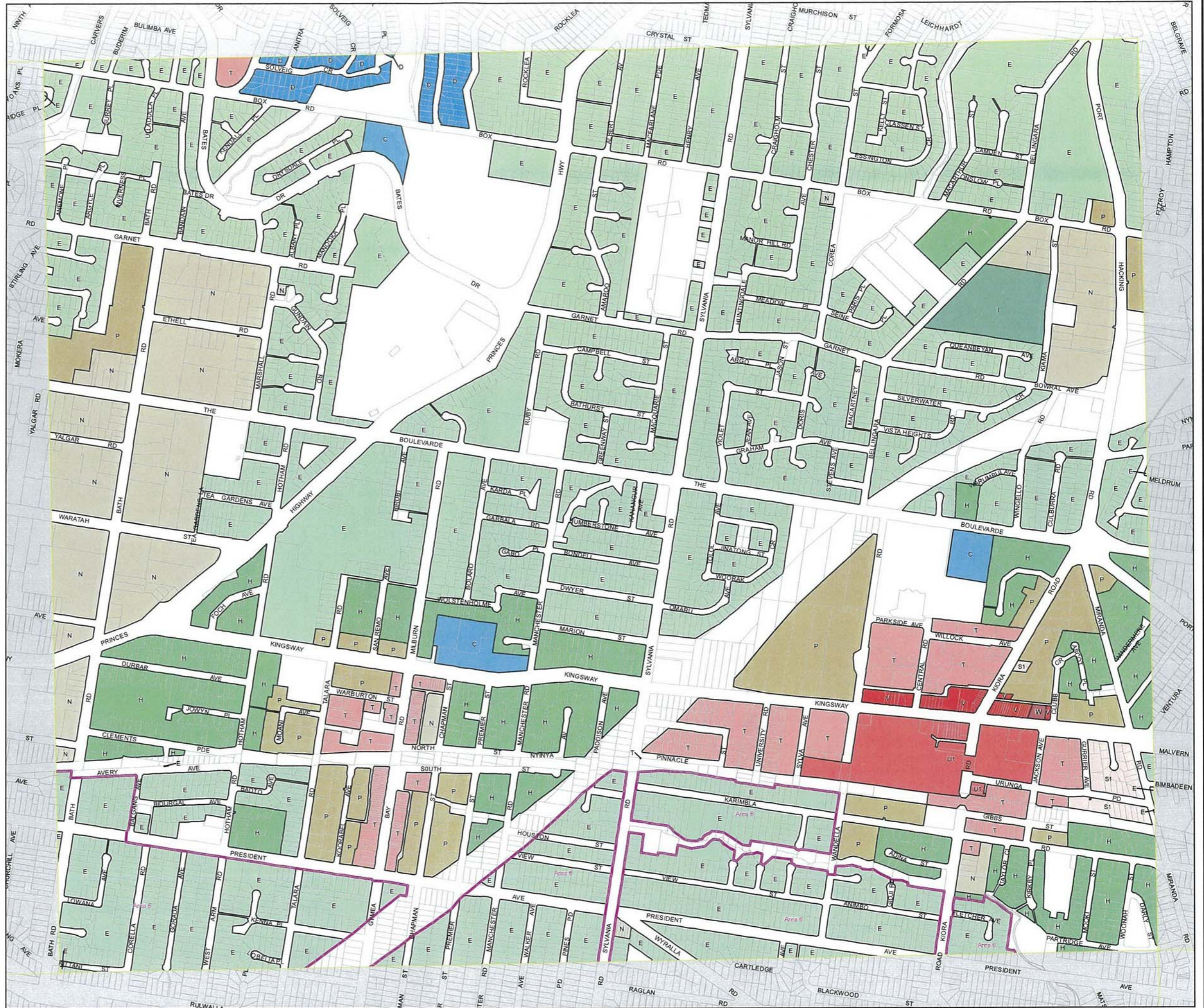
Maximum Floor Space Ratio (n:1)

- C 0.45
- D 0.5
- E 0.55
- G 0.65
- H 0.7
- I 0.75
- N 1
- P 1.2
- S1 1.5
- S2 1.6
- S3 1.8
- T 2
- U1 2.5
- U2 2.75
- V 3
- W 3.5
- X 4
- Area 1 Refer to clause 4.4.3(a)
- Area 5 Refer to clause 4.4.3(b)
- Area 5A Refer to clause 4.4.3(b)
- Area 6 Refer to clause 4.5A
- Area 7 Refer to clause 6.21
- Area 8 Refer to clause 6.21
- Area 9 Refer to clause 6.21
- Area 11 Refer to clause 4.4.3(d)
- Area 12 Refer to clause 4.4.3(e)
- Area 13 Refer to clause 4.4.3(f)
- Area 14 Refer to clause 4.4.3(c)

Cadastre
 Cadastre 25/03/2014 © Sutherland Shire Council



Projection: GDA 1994
 MGA Zone 56
 Scale: 1:10,000 @ A3
 Map identification number:
 7150_COM_FSR_006A_010_20140325





Sutherland Shire Local Environmental Plan 2013

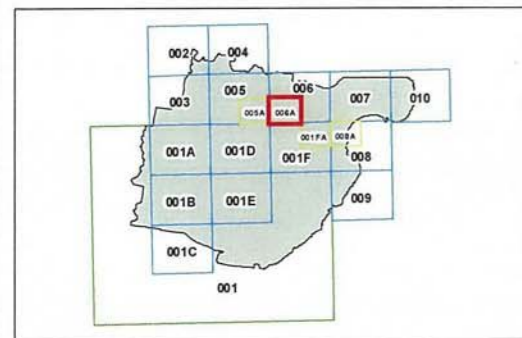
Landscape Area Map - Sheet LSA_006A

Minimum Landscape Area (%)

- A 10
- E 30
- J 35

Cadastre

Cadastre 25/03/2014 © Sutherland Shire Council



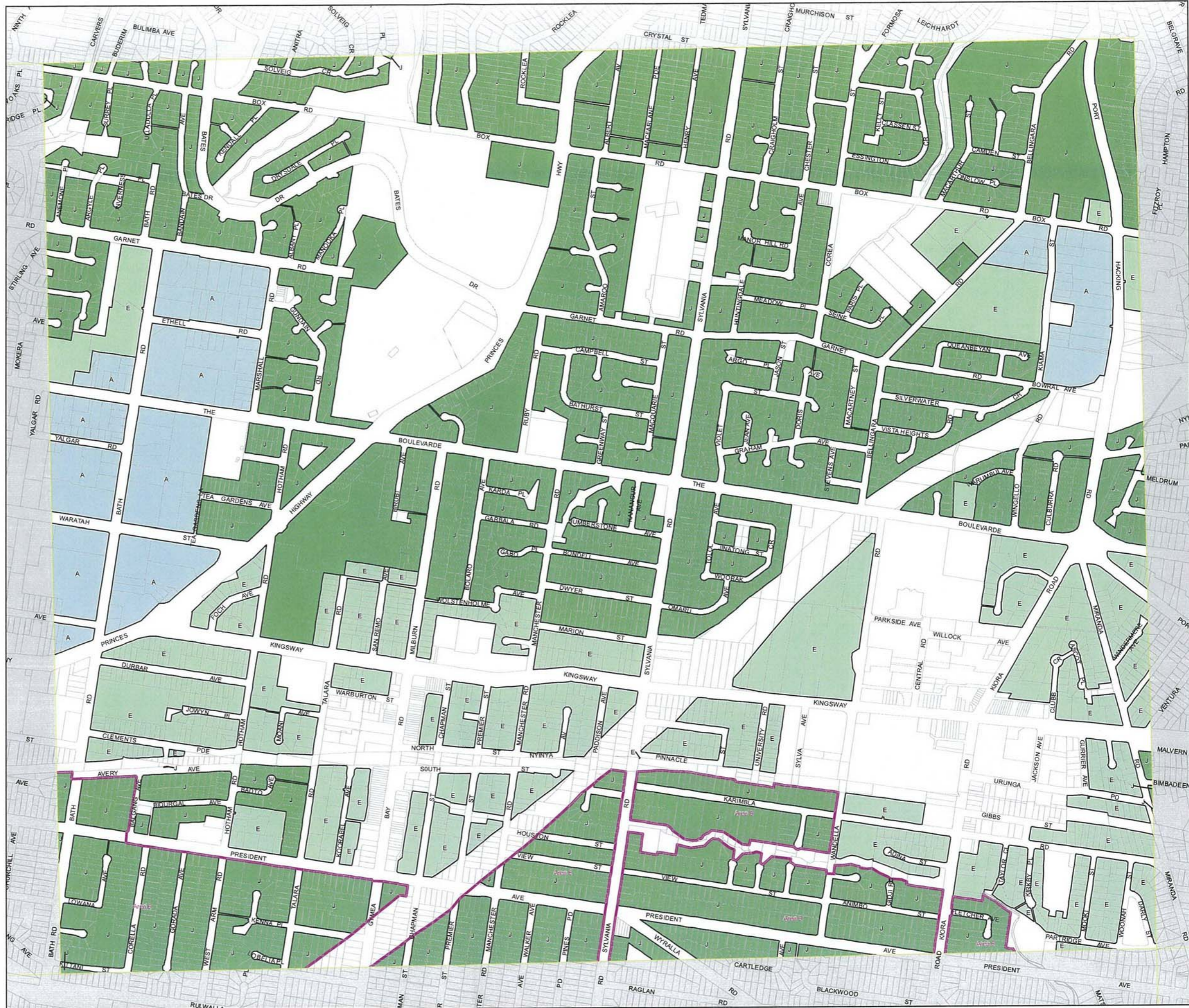
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Projection: GDA 1994
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:

7150_COM_LSA_006A_010_20140425





Sutherland Shire Local Environmental Plan 2013

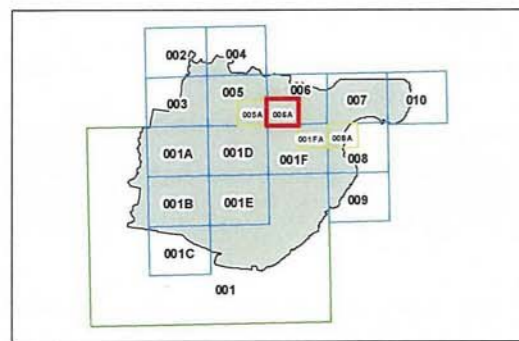
Lot Size Map - Sheet LSZ_006A

Minimum Lot Size (sq m)

- K 550
- Q 700
- S 850
- Y 1 Ha
- Z1 2.0141 Ha
- Z2 2.45 Ha
- AB1 10 Ha
- AB2 20 Ha
- Area 10 Refer to clause 4.1D

Cadastre

Cadastre 25/03/2014 © Sutherland Shire Council



0 150 300 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:

7150_COM_LSZ_006A_020_20140325





Sutherland Shire Local Environmental Plan 2013 (Amendment No 1)

Site Identification Map
Part of map tile:

7150_COM_LZN_008A_010_20140325

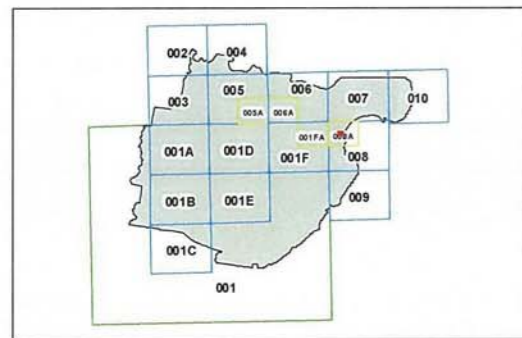
Lot 1 DP700935 to be reclassified as Operational Land

Proposed Zone

Subject Land

Cadastre

Cadastre 25/03/2014 © Sutherland Shire Council



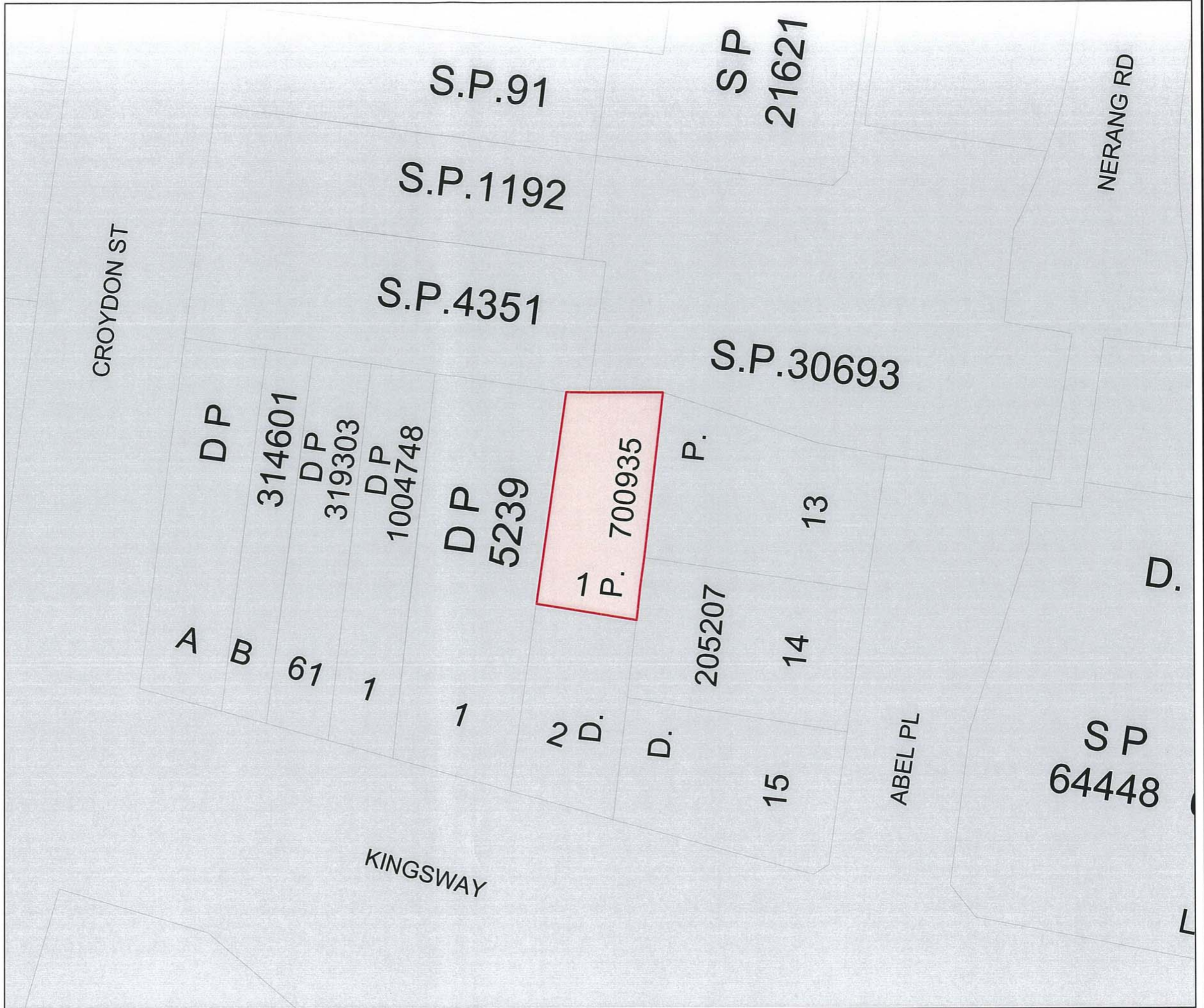
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Projection: GDA 1994
MGA Zone 56

Scale: 1:500 @ A3

Map identification number:

7150_COM_LZN_008A_010_20140325





Sutherland Shire Local Environmental Plan 2013 (Amendment No 1)

Site Aerial Identification Map
Part of map tile:
7150_COM_LZN_008A_010_20140325

Lot 1 DP700935 to be reclassified as Operational Land

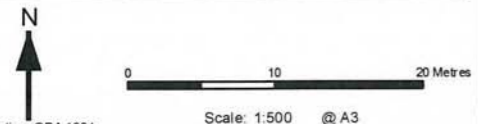
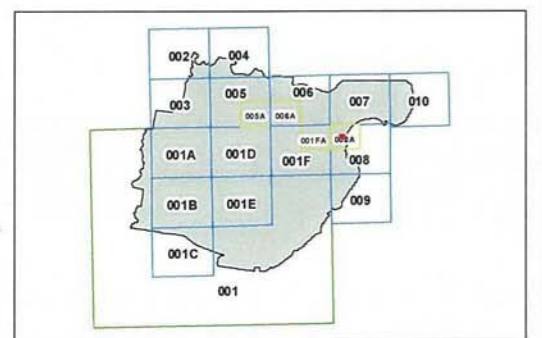
Proposed Zone

Subject Land

Cadastre

Cadastre 25/03/2014 © Sutherland Shire Council

Aerial photography September 2012



Map identification number:
7150_COM_LZN_008A_010_20140325





Sutherland
Shire COUNCIL

**Sutherland
Shire Local
Environmental
Plan 2013
(Amendment No 1)**


Site Identification Map

Part of map tile:

7150_COM_LZN_006_020_20140325

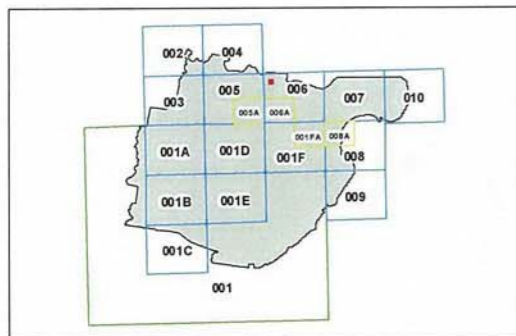
Lot 219 DP259657 to be reclassified
as Operational Land

Proposed Zone

 Subject Land

Cadastral

 Cadastral 25/03/2014 © Sutherland Shire Council



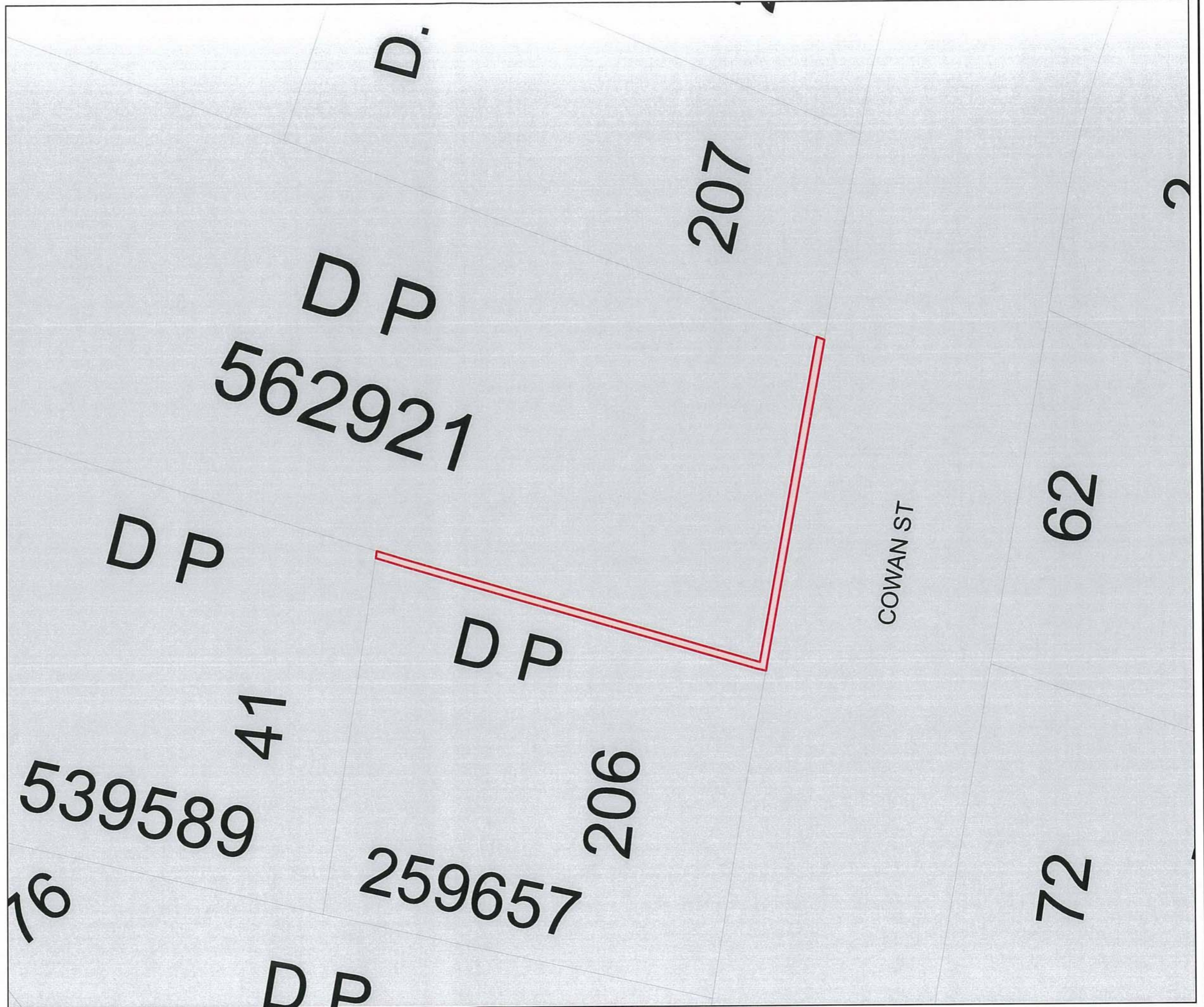
Projection: GDA 1994
MGA Zone 56

0 5 10 Metres

Scale: 1:250 @ A3

Map identification number:

7150_COM_LZN_006_020_20140325





Sutherland Shire Local Environmental Plan 2013 (Amendment No 1)

Site Aerial Identification Map

Part of map tile:

7150_COM_LZN_006_020_20140325

Lot 219 DP259657 to be reclassified as Operational Land

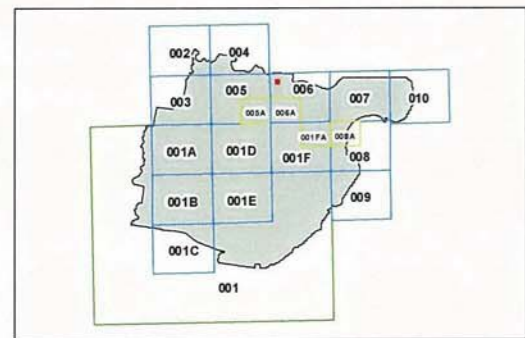
Proposed Zone

Subject Land

Cadastral

Cadastre 25/03/2014 © Sutherland Shire Council

Aerial photography September 2012



Projection: GDA 1994
MGA Zone 56

Scale: 1:250 @ A3

Map identification number:

7150_COM_LZN_006_020_20140325





Sutherland Shire Local Environmental Plan 2013 (Amendment No 1)

Site Identification Map

Part of map tile:

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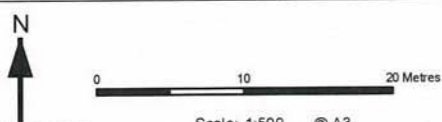
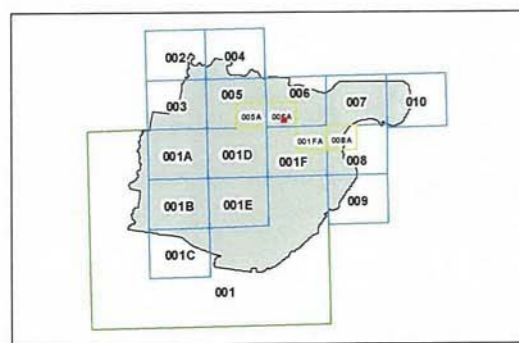
Lot31 DP11987 to be reclassified as Operational Land

Proposed Zone

Subject Land

Cadastral

Cadastral 25/03/2014 © Sutherland Shire Council

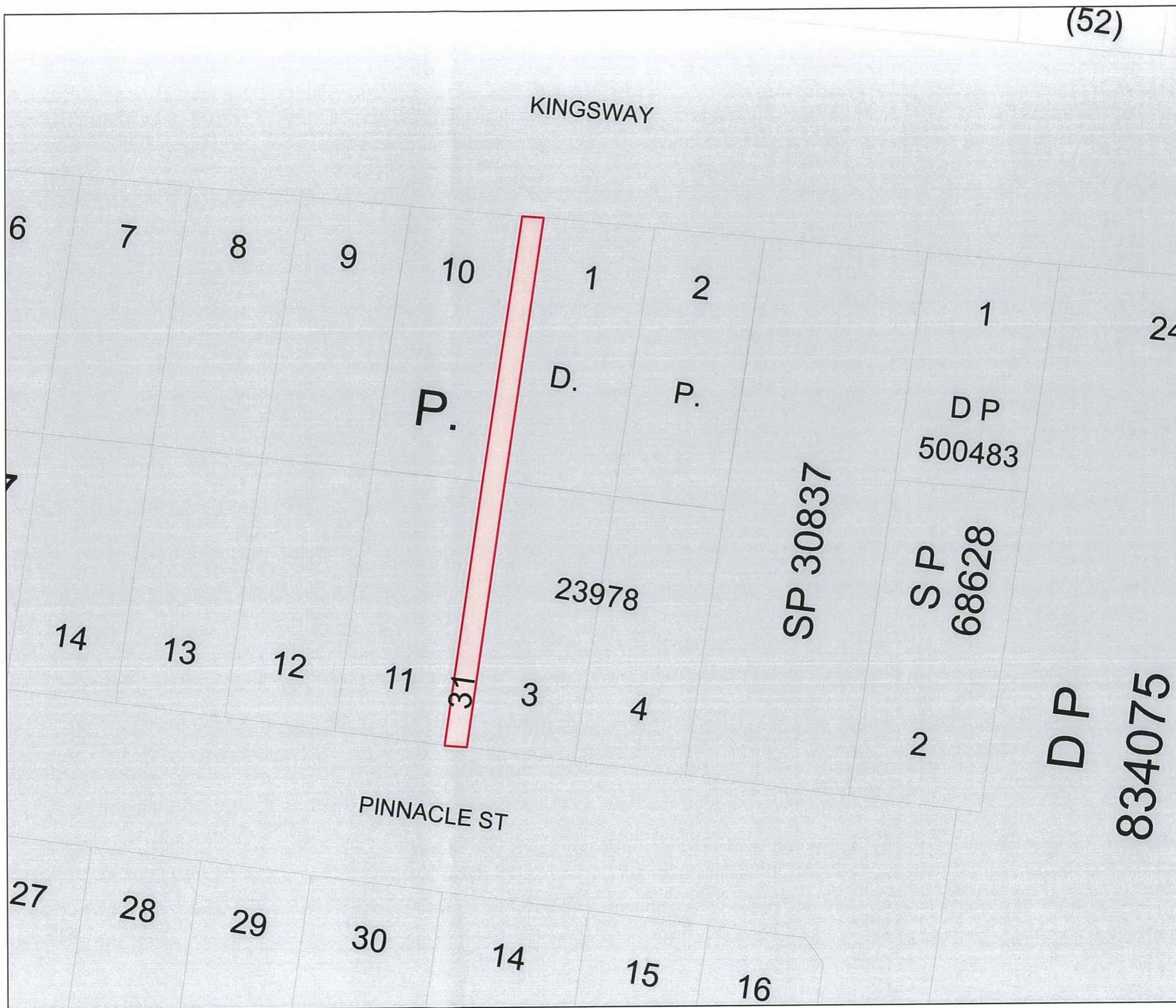


Projection: GDA 1994
MGA Zone 56

Scale: 1:500 @ A3

Map identification number:

7150_COM_LZN_006A_010_20140325





Sutherland Shire Local Environmental Plan 2013 (Amendment No 1)

Site Aerial Identification Map

Part of map tile:

7150_COM_LZN_006A_010_20140325

Lot 31 DP11987 to be reclassified as Operational Land

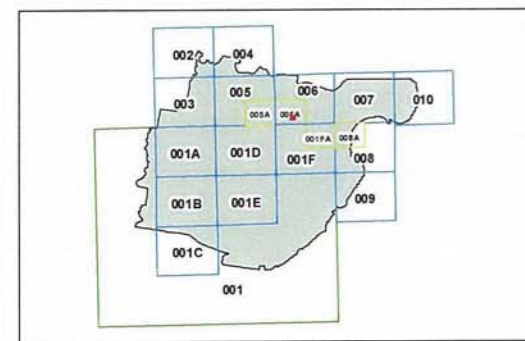
Proposed Zone

Subject Land

Cadastre

Cadastre 25/03/2014 © Sutherland Shire Council

Aerial photography September 2012



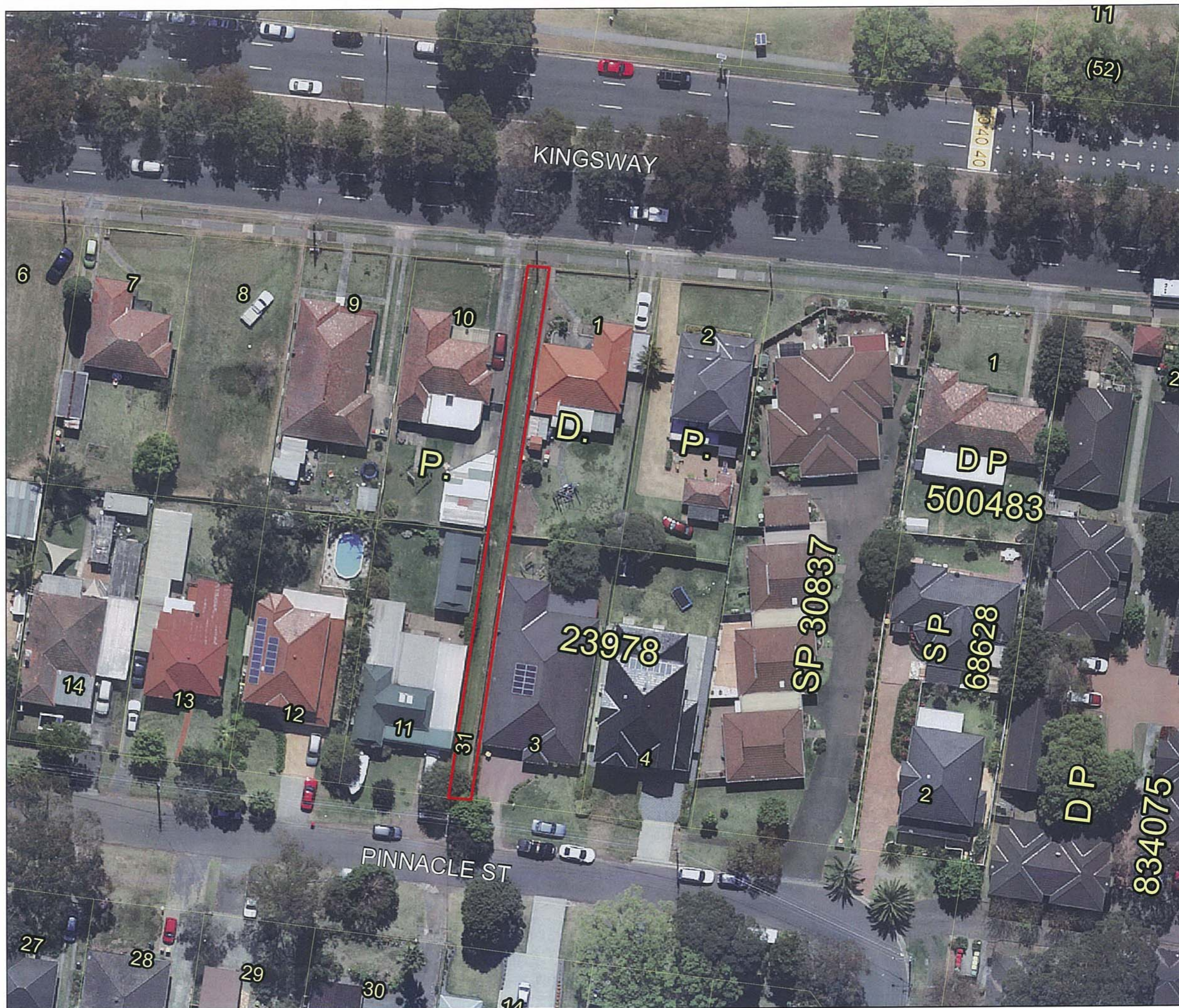
0 10 20 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:500 @ A3

Map identification number:

7150_COM_LZN_006A_010_20140325





Sutherland Shire Local Environmental Plan 2013 (Amendment No 1)

Site Identification Map

Part of map tile:

7150_COM_LZN_006_020_20140325

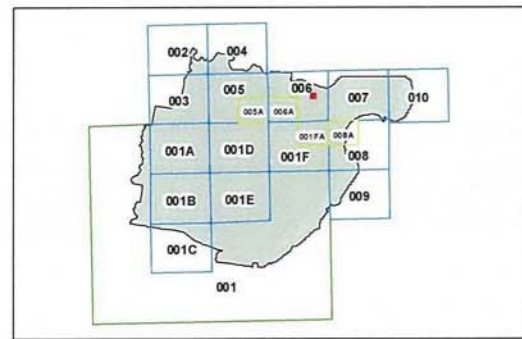
Part of Lot 1 DP234622 to be reclassified as Operational Land and rezoned from RE1 to E4

Proposed Zone

 Subject Land

Cadastre

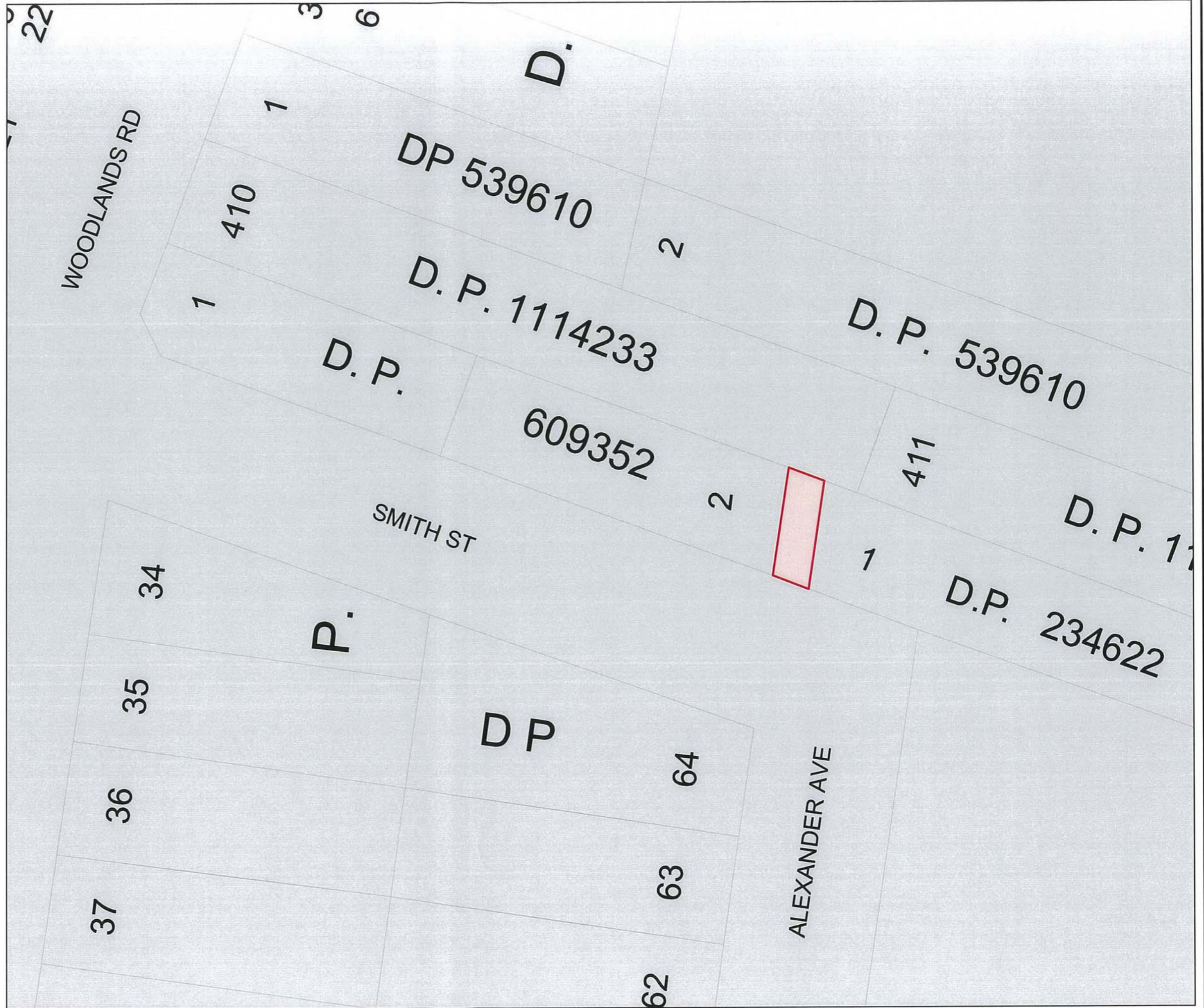
 Cadastre 25/03/2014 © Sutherland Shire Council



0 5 10 Metres

Projection: GDA 1994
MGA Zone 56
Scale: 1:500 @ A3

Map identification number:
7150_COM_LZN_006_020_20140325





Sutherland Shire Local Environmental Plan 2013 (Amendment No 1)

Site Aerial Identification Map
Part of map tile:

7150_COM_LZN_006_020_20140325

Part of Lot 1 DP234622 to be reclassified as Operational Land and rezoned from RE1 to E4

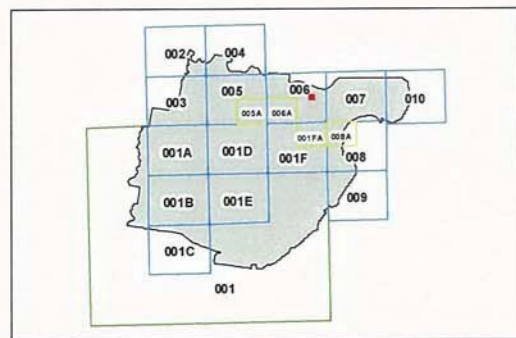
Proposed Zone

Subject Land

Cadastre

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Aerial photography September 2012



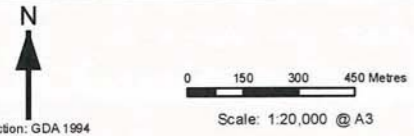
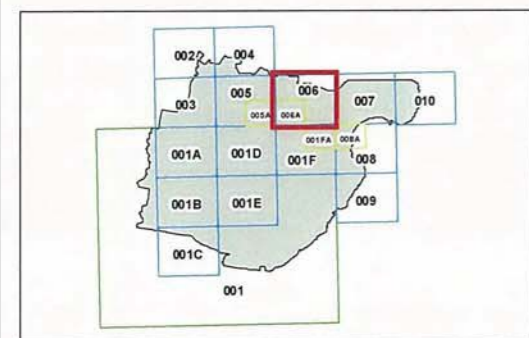
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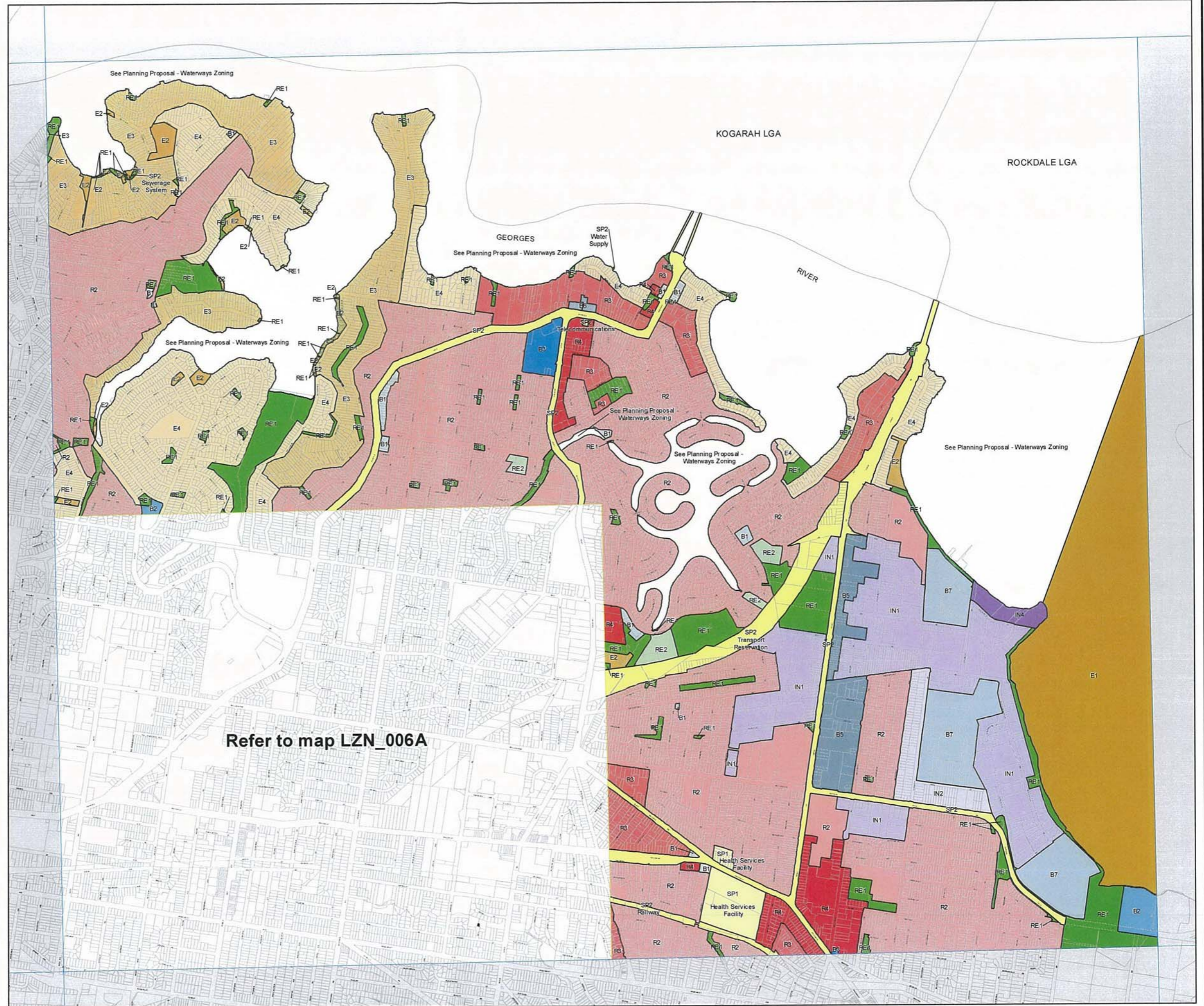


Land Zoning Map - Sheet LZN_006

- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B3 Commercial Core
 - B4 Mixed Use
 - B5 Business Development
 - B6 Enterprise Corridor
 - B7 Business Park
 - E1 National Parks and Nature Reserves
 - E2 Environmental Conservation
 - E3 Environmental Management
 - E4 Environmental Living
 - IN1 General Industrial
 - IN2 Light Industrial
 - IN3 Heavy Industrial
 - IN4 Working Waterfront
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R4 High Density Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - SP1 Special Activities
 - SP2 Infrastructure
 - UL Unzoned Land
 - DM Deferred Matter
- Cadastre**
- Cadastre 25/03/2014 © Sutherland Shire Council



Projection: GDA 1994
 MGA Zone 56
 Map identification number:
 7150_COM_LZN_006_020_20140325





Sutherland Shire Local Environmental Plan 2013

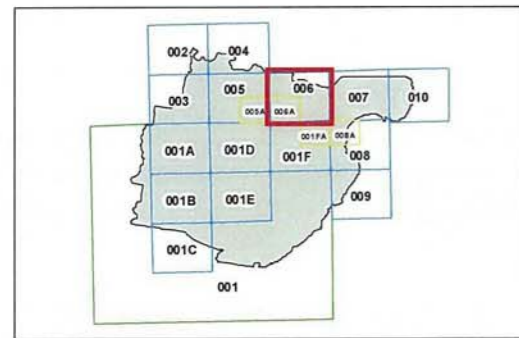
Height of Buildings Map - Sheet HOB_006

Maximum Building Height (m)

J1	9
J2	9.5
N	13
O	16
Q	20
T	25
U	30
V	35
W	40
X	46
Y	50

Cadastre

Cadastre 20/08/2013 © Sutherland Shire Council



0 150 300 450 Metres

Scale: 1:20,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number:

7150_COM_HOB_006_020_20130820



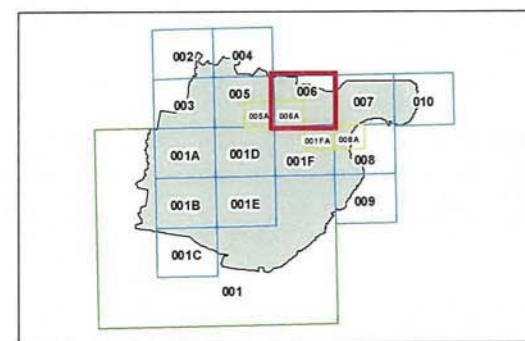
Floor Space Ratio Map - Sheet FSR_006

Maximum Floor Space Ratio (n:1)

C	0.45
D	0.5
E	0.55
G	0.65
H	0.7
I	0.75
N	1
P	1.2
S1	1.5
S2	1.6
S3	1.8
T	2
U1	2.5
U2	2.75
V	3
W	3.5
X	4

Cadastre

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0 150 300 450 Metres

Scale: 1:20,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number:
7150_COM_FSR_006_020_20130820



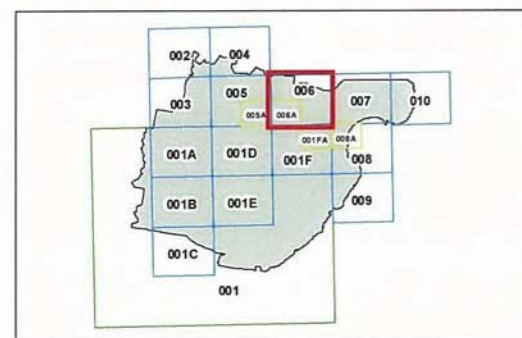
Landscape Area Map - Sheet LSA_006

Minimum Landscape Area (%)

- A 10
- E 30
- J 35
- Area 6 Refer to clause 4.5A

Cadastre

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0 150 300 450 Metres
Scale: 1:20,000 @ A3

Projection: GDA 1994
MGA Zone 56
Map identification number:
7150_COM_LSA_006_020_20140325



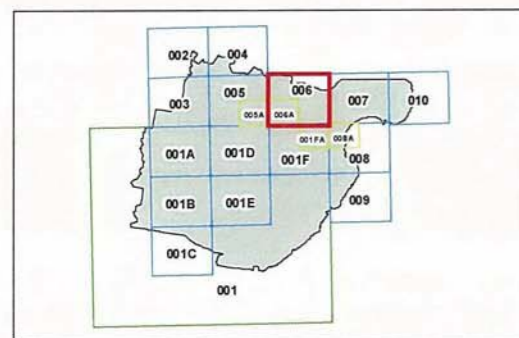
Lot Size Map - Sheet LSZ_006

Minimum Lot Size (sq m)

- K 550
- Q 700
- S 850
- Y 1 Ha
- Z1 2.0141 Ha
- Z2 2.45 Ha
- AB1 10 Ha
- AB2 20 Ha
- Area 10 Refer to clause 4.1D

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0 150 300 450 Metres

Scale: 1:19,149 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number:
7150_COM_LSZ_006_020_20140325

