



New South Wales

Hunter's Hill Local Environmental Plan No 40

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Urban Affairs and Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.
(S01/00661/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Urban Affairs and Planning

Hunter's Hill Local Environmental Plan No 40

1 Name of plan

This plan is *Hunter's Hill Local Environmental Plan No 40*.

2 Aims of plan

This plan aims:

- (a) to provide for refreshment rooms as a use permissible with consent within Zones Nos 3 (b) (the Business Special zone) and 3 (c) (the Business Neighbourhood zone) under *Hunter's Hill Local Environmental Plan No 1*, and
- (b) to provide for shops as a use permissible with consent within Zone No 3 (b), and
- (c) to allow for additional uses which are consistent with the type of development permissible within Zones Nos 3 (b) and 3 (c), and
- (d) to rectify anomalies regarding permissible uses within Zones Nos 3 (b) and 3 (c) as a result of *Hunter's Hill Local Environmental Plan No 1 (Amendment No 36)*.

This plan also omits an unnecessary and out-of-date provision from *Hunter's Hill Local Environmental Plan No 1* by way of law revision.

3 Land to which plan applies

This plan applies to all land within Zones Nos 3 (b) and 3 (c) under *Hunter's Hill Local Environmental Plan No 1*.

4 Amendment of Hunter's Hill Local Environmental Plan No 1

Hunter's Hill Local Environmental Plan No 1 is amended in the manner set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 5 Arrangement

Omit the clause.

[2] Clause 9 Carrying out of development

Insert “refreshment rooms;” in alphabetical order in item 2 of the matter relating to Zones Nos 3 (b) and 3 (c) in the Table to the clause.

[3] Clause 9, Table

Insert “shops;” in alphabetical order in item 2 of the matter relating to Zone No 3 (b).