



New South Wales

## **Sutherland Shire Local Environmental Plan 2000 (Amendment No 3)**

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (S00/01777/S69)

DIANE BEAMER, M.P.,

Minister Assisting the Minister for Infrastructure  
and Planning (Planning Administration)

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## **2003 No 683**

Clause 1                      Sutherland Shire Local Environmental Plan 2000 (Amendment No 3)

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# **Sutherland Shire Local Environmental Plan 2000 (Amendment No 3)**

## **1 Name of plan**

This plan is *Sutherland Shire Local Environmental Plan 2000 (Amendment No 3)*.

## **2 Aims of plan**

This plan aims:

- (a) to rezone land at Brighton Street, Bundeena from the 3 (a) General Business zone to the 3 (b) Neighbourhood Business zone under *Sutherland Shire Local Environmental Plan 2000*, and
- (b) to rezone various parcels of land from the 2 (a1) Residential zone to the 2 (e1) Residential zone under that plan, and
- (c) to rezone various parcels of land from the 2 (a1) Residential zone to the 2 (e2) Residential zone under that plan, and
- (d) to amend current development standards to reflect the unique characteristics of the villages of Bundeena and Maianbar, within the 2 (a1) Residential, 2 (e1) Residential, 2 (e2) Residential and 9 (a) Mixed Residential/Business zones under that plan.

## **3 Land to which plan applies**

This plan applies to all land at Bundeena and Maianbar, as shown on the map marked “Sutherland Shire Local Environmental Plan 2000—Amendment No 3” kept in the office of Sutherland Shire Council.

## **4 Amendment of Sutherland Shire Local Environmental Plan 2000**

*Sutherland Shire Local Environmental Plan 2000* is amended as set out in Schedule 1.

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**5 Savings**

A development application lodged with Sutherland Shire Council but not finally determined before the commencement of this plan is to be assessed and determined under the provisions of *Sutherland Shire Local Environmental Plan 2000* as if this plan had been exhibited under the Act but had not been made.

**2003 No 683**

Sutherland Shire Local Environmental Plan 2000 (Amendment No 3)

Schedule 1      Amendments

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**Schedule 1    Amendments**

(Clause 4)

**[1]    Clause 20 Foreshore building lines and waterfront development**

Insert “(unless located in the area of Bundeena or Maianbar)” after “point” in clause 20 (4) (c).

**[2]    Clause 34 What height limits apply in residential zones?**

Insert “, buildings in the area of Bundeena or Maianbar” after “zone” in clause 34 (2) (a).

**[3]    Clause 34 (3)**

Insert after clause 34 (2):

- (3) For land located in the area of Bundeena or Maianbar, the Council must consider any height limit recommended in a development control plan applying to the land.

**[4]    Clause 36 What minimum landscaped area requirements apply in residential zones?**

Insert “, other than an allotment in the area of Bundeena or Maianbar,” after “zone” in clause 36 (2).

**[5] Clause 36 (4)**

Insert after clause 36 (3):

- (4) The minimum landscaped area for an allotment in a residential zone in the area of Bundeena or Maianbar is as indicated in the following table:

| <b>Zone</b>        | <b>Minimum landscaped area required as percentage of allotment (FSPA means Foreshore Scenic Protection Area)</b> |
|--------------------|--|
| 2 (a1) Residential | 55% when in FSPA   |
| 2 (e1) Residential | 60% when in FSPA   |
| 2 (e2) Residential | 60% when in FSPA   |

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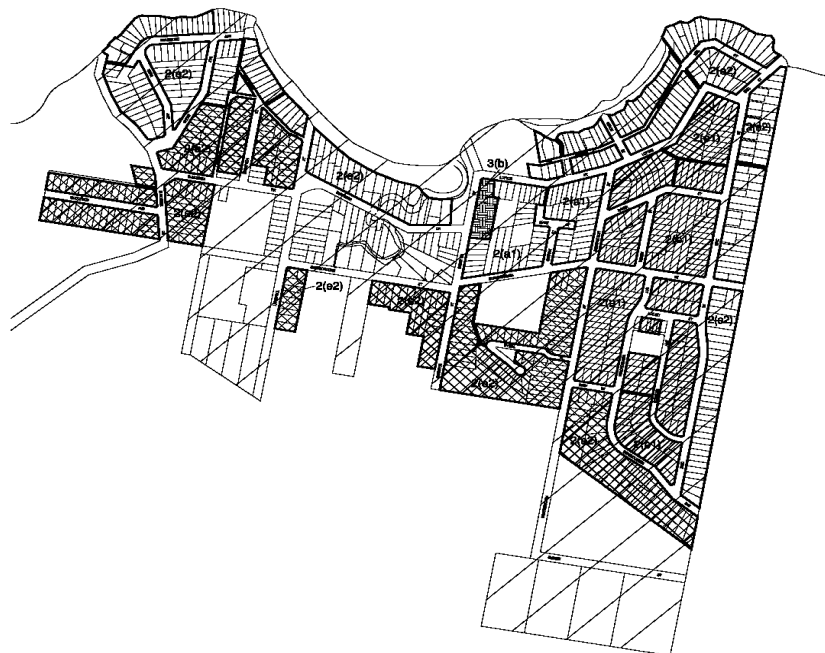
Sutherland Shire Local Environmental Plan 2000 (Amendment No 3)

Schedule 1      Amendments

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
**[6] Schedule 7 Maps**

Insert in numerical order in Part 1:



**Map 12: Sheet 1**

Location **BUNDEENA**

- |   |   |   |
|---|---|---|
|  2(e1) Residential |  2(e2) Residential |  3(b) Neighbourhood Business |
|  F.S.P.A.          |   |   |



Map 12: Sheet 2

Location MAIANBAR

 F.S.P.A.

BY AUTHORITY