



New South Wales

Sutherland Shire Local Environmental Plan 2006 (Amendment No 4)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (P07/00379/PC)

KRISTINA KENEALLY, M.P.,
Minister for Planning

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Clause 1 Sutherland Shire Local Environmental Plan 2006 (Amendment No 4)

Sutherland Shire Local Environmental Plan 2006 (Amendment No 4)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Sutherland Shire Local Environmental Plan 2006 (Amendment No 4)*.

2 Aims of plan

The aims of this plan are to amend *Sutherland Shire Local Environmental Plan 2006 (the Principal plan)* as follows:

- (a) to add high technology medical industry involving biological, pharmaceutical, medical or paramedical systems, goods or components to the list of development permissible with consent in Zone 4—Local Housing (but only on land identified on the map) to enhance and facilitate the creation of a medical cluster around the Sutherland Hospital,
- (b) to add a number of objectives to be achieved by development in Zone 7—Mixed Use—Kirrawee, relating to sustainability, integration and compatibility with existing development, and to amend the objective encouraging industrial uses to specify only light industries,
- (c) to amend the range of permissible uses in Zone 7—Mixed Use—Kirrawee to reflect the changed objectives,
- (d) to remove the extended family unit as a permissible use under the plan as such a use is included in the dual occupancy permissible use,
- (e) to amend the exempt or complying development provisions to achieve greater consistency with the *Standard Instrument—Principal Local Environmental Plan*, including amending various land requirements and other standards so that they apply only to the relevant types of development,
- (f) to make minor changes to the descriptions of specified development on specified land that are exceptions to the Zoning Table,

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- (g) to extend the responsibility of developers for restoration of waterfront land to also include any adjoining land that is occupied under a lease or licence,
 - (h) to clarify that the height of a building is to be measured vertically,
 - (i) to amend the building density provisions to allow residential flat buildings at the density (floor space ratio) specified on the Height and Density Controls Map,
 - (j) to amend the minimum landscaped area requirements for development in certain zones and for certain types of residential and industrial (employment) development to ensure an appropriate landscaped area and the viability of development,
 - (k) to provide a savings clause for development for the purpose of dwelling houses on small lots approved by the Council, but not registered, before the commencement of the Principal plan,
 - (l) to amend various development standards for certain development that is listed in Schedule 2 to the Principal plan as exempt development and in Schedule 3 to the Principal plan as complying development and to add a number of conditions that are to apply to the carrying out of complying development,
 - (m) to amend various descriptions of heritage items listed in Schedule 6 to the Principal plan and to make an amendment to the Heritage Map in the Principal plan, as shown on the map marked “Sutherland Shire Local Environmental Plan 2006 (Amendment No 4)—Heritage Items”,
 - (n) to amend the interpretation provisions,
 - (o) to rezone part of the land to which this plan applies, being:
 - (i) Lot 101, DP 1112692, 40 Rosebery Street, Heathcote, from Zone 12—Special Uses to Zone 3—Environmental Housing (Bushland) under the Principal plan, and
 - (ii) Lot 112, DP 1123035, Shiprock Road, Lilli Pilli from Zone 1—Environmental Housing (Environmentally Sensitive Land) to Zone 13—Public Open Space under the Principal plan, and
 - (iii) the lane from Belmont Street, Sutherland, between 686 Old Princes Highway and 31 Belmont Street, from Zone 23—Road to Zone 8—Urban Centre under the Principal plan.

3 Land to which plan applies

- (1) In respect of the aims referred to in clause 2 (a)–(l) and (n), this plan applies to the land to which *Sutherland Shire Local Environmental Plan 2006* applies.

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- (2) In respect of the aim referred to in clause 2 (m), this plan applies to land that comprises, or on which there is, a heritage item, as shown on the map marked “Sutherland Shire Local Environmental Plan 2006 (Amendment No 4)—Heritage Items” deposited in the office of Sutherland Shire Council.
- (3) In respect of the aim referred to in clause 2 (o), this plan applies to Lot 101, DP 1112692, 40 Rosebery Street, Heathcote, Lot 112, DP 1123035, Shiprock Road, Lilli Pilli and the lane from Belmont Street, Sutherland, between 686 Old Princes Highway and 31 Belmont Street, Sutherland.

4 Amendment of Sutherland Shire Local Environmental Plan 2006

Sutherland Shire Local Environmental Plan 2006 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 11 Zoning Table

Omit “extended family units,” from item 3 (Development allowed only with consent) of the matter relating to Zone 1—Environmental Housing (Environmentally Sensitive Land), Zone 2—Environmental Housing (Scenic Quality), Zone 3—Environmental Housing (Bushland), Zone 4—Local Housing and Zone 5—Multiple Dwelling A in the Table to clause 11.

[2] Clause 11, Table

Insert “high technology medical industries (but only on land identified on the map for such a purpose),” in alphabetical order in item 3 (Development allowed only with consent) of the matter relating to Zone 4—Local Housing.

[3] Clause 11, Table

Omit “encourage industrial uses” from objective (e) in item 1 (Objectives of zone) of the matter relating to Zone 7—Mixed Use—Kirrawee.

Insert instead “permit light industrial uses”.

[4] Clause 11, Table

Insert after objective (j) in item 1 (Objectives of zone) of the matter relating to Zone 7—Mixed Use—Kirrawee:

- (k) to ensure any expansion of retail activity within the zone maintains the role and function of Kirrawee Town Centre and does not adversely impact on the sustainability of other centres in the Sutherland Shire,
- (l) to ensure any new shops integrate with and support the existing Kirrawee Town Centre,
- (m) to ensure development is compatible with, and does not adversely impact on, the amenity of the surrounding residential area, particularly in terms of air pollutants, noise emissions and visual effects.

[5] Clause 11, Table

Omit “convenience stores,” from item 3 (Development allowed only with consent) of the matter relating to Zone 7—Mixed Use—Kirrawee.

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[6] Clause 11, Table

Insert “light industries,” and “vehicle and mechanical repair premises,” in alphabetical order in item 3 (Development allowed only with consent) of the matter relating to Zone 7—Mixed Use—Kirrawee.

[7] Clauses 12 and 13

Omit the clauses. Insert instead:

12 Exempt development

Note. Under section 76 of the Act, exempt development may be carried out without the need for development consent under Part 4 of the Act or for assessment under Part 5 of the Act.

The section states that exempt development:

- (a) must be of minimal environmental impact, and
- (b) cannot be carried out in critical habitat of an endangered species, population or ecological community (identified under the *Threatened Species Conservation Act 1995* or the *Fisheries Management Act 1994*), and
- (c) cannot be carried out in a wilderness area (identified under the *Wilderness Act 1987*).

- (1) The objective of this clause is to identify development of minimal environmental impact as exempt development.
- (2) Development specified in Schedule 2 that meets the standards for the development contained in that Schedule and that complies with the requirements of this Part is exempt development.
- (3) Without limiting subclause (2), a standard specified in Schedule 2 may specify that development must not be carried out on land specified in relation to that development, or may be carried out on such land only if the development complies with the specified standards.

Note. The land that may be specified in relation to development includes **acid sulfate soils land, bush fire interface property, bush fire prone land, contaminated risk land, flood liable risk land, foreshore land** and **heritage item land**. These terms are defined in the Dictionary.

- (4) To be exempt development, the development:
 - (a) must meet the relevant deemed-to-satisfy provisions of the *Building Code of Australia*, and
 - (b) must not, if it relates to an existing building, cause the building to contravene the *Building Code of Australia*, and
 - (c) must not be designated development, and
 - (d) must not be carried out on land that comprises, or on which there is, an item that is listed on the State Heritage Register

under the *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.

- (5) Development that relates to an existing building that is classified under the *Building Code of Australia* as class 1b or class 2–9 is exempt development only if:
- (a) the building has a current fire safety certificate or fire safety statement, or
 - (b) no fire safety measures are currently implemented, required or proposed for the building.

Note. Exempt development must be carried out on land in a zone in relation to which clause 11 provides that exempt development may be carried out.

13 Complying development

Note. Under section 76A of the Act, development consent for the carrying out of complying development may be obtained by the issue of a complying development certificate.

The section states that development cannot be complying development if:

- (a) it is on land that is critical habitat of an endangered species, population or ecological community (identified under the *Threatened Species Conservation Act 1995* or the *Fisheries Management Act 1994*), or
 - (b) it is on land within a wilderness area (identified under the *Wilderness Act 1987*), or
 - (c) the development is designated development, or
 - (d) the development is on land that comprises, or on which there is, an item of environmental heritage (that is listed on the State Heritage Register or in Schedule 5 to this Plan or that is subject to an interim heritage order under the *Heritage Act 1977*), or
 - (e) the development requires concurrence (except a concurrence of the Director-General of the Department of Environment and Climate Change in respect of development that is likely to significantly affect a threatened species, population, or ecological community, or its habitat (identified under the *Threatened Species Conservation Act 1995*)), or
 - (f) the development is on land identified as an environmentally sensitive area.
- (1) The objective of this clause is to identify development as complying development.
 - (2) Development specified in Parts 1 and 2 of Schedule 3 that is carried out in compliance with:
 - (a) the development standards and other requirements specified in relation to that development, and

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- (b) the requirements of this Part, is complying development.
- (3) Without limiting subclause (2), a standard specified in Schedule 3 may specify that development must not be carried out on land specified in relation to that development, or may be carried out on such land only if the development complies with the specified standards.
- Note.** The land that may be specified in relation to development includes **acid sulfate soils land, bush fire interface property, bush fire prone land, contaminated risk land, flood liable risk land, foreshore land** and **heritage item land**. These terms are defined in the Dictionary.
- (4) To be complying development, the development must:
- (a) be permissible, with consent, in the zone in which it is carried out, and
 - (b) meet the relevant deemed-to-satisfy provisions of the *Building Code of Australia*, and
 - (c) have an approval, if required by the *Local Government Act 1993*, from the Council for an on-site effluent disposal system if the development is undertaken on unsewered land.
- (5) To be complying development, the development specified in Part 1 of Schedule 3 must be carried out on land in any of the following zones:
- (a) Zone 1—Environmental Housing (Environmentally Sensitive Land),
 - (b) Zone 2—Environmental Housing (Scenic Quality),
 - (c) Zone 3—Environmental Housing (Bushland),
 - (d) Zone 4—Local Housing,
 - (e) Zone 12—Special Uses,
 - (f) Zone 13—Public Open Space (if it is land held by a public authority),
 - (g) Zone 15—Private Recreation.
- (6) To be complying development, the development specified in Part 2 of Schedule 3 must be carried out on land in any of the following zones:
- (a) Zone 5—Multiple Dwelling A,
 - (b) Zone 6—Multiple Dwelling B,
 - (c) Zone 8—Urban Centre,
 - (d) Zone 9—Local Centre,

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- (e) Zone 10—Neighbourhood Centre,
 - (f) Zone 11—Employment,
 - (g) Zone 21—Railway.
- (7) A complying development certificate for development specified in Part 1 or 2 of Schedule 3 is subject to the conditions set out in Part 3 of that Schedule.
- Note.** Complying development must not contravene any existing development consent applying to the land.

13A Environmentally sensitive areas excluded

- (1) Exempt or complying development must not be carried out on any environmentally sensitive area for exempt or complying development.
- (2) For the purposes of this clause:
environmentally sensitive area for exempt or complying development means any of the following:
 - (a) the coastal waters of the State,
 - (b) a coastal lake,
 - (c) land to which *State Environmental Planning Policy No 14—Coastal Wetlands* or *State Environmental Planning Policy No 26—Littoral Rainforests* applies,
 - (d) land reserved as an aquatic reserve under the *Fisheries Management Act 1994* or as a marine park under the *Marine Parks Act 1997*,
 - (e) land within a wetland of international significance declared under the Ramsar Convention on Wetlands or within a World heritage area declared under the World Heritage Convention,
 - (f) land within 100 metres of land to which paragraph (c), (d) or (e) applies,
 - (g) land identified in this or any other environmental planning instrument as being of high Aboriginal cultural significance or high biodiversity significance,
 - (h) land reserved as a state conservation area under the *National Parks and Wildlife Act 1974*,
 - (i) land reserved or dedicated under the *Crown Lands Act 1989* for the preservation of flora, fauna, geological formations or for other environmental protection purposes,

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- (j) land identified as being critical habitat under the *Threatened Species Conservation Act 1995* or Part 7A of the *Fisheries Management Act 1994*.

13B Standards for exempt and complying development

Without limiting the standards which must be met under clause 12 (2) or 13 (2), the requirements of a standard set out as follows applies to development if the standard is specified in relation to that development in Schedules 2 or 3:

- (a) access standard—the development must not restrict any vehicular or pedestrian access to or from the site,
- (b) car spaces standard—the development must not reduce the number of car spaces on the site of the development,
- (c) excavation standard—the depth of any excavation must not be more than 600 millimetres below the existing ground level, unless otherwise permitted under Schedule 2 or Schedule 3,
- (d) floor space standard—the development must not result in a greater gross floor area or floor space ratio than is provided for in clause 35,
- (e) installation standard—all installation relating to the development must meet the specifications of the manufacturer,
- (f) landscaped area standard—the development must not result in a lesser landscaped area than is provided for in clause 36,
- (g) sewer mains standard—the development must not be located within 1 metre of an easement or within the zone of influence of a sewer main, unless the development complies with any standards set by the public authority having the benefit of the easement or occupation,
- (h) storm water standard—the development must not result in the redirection of surface storm water or run-off onto adjoining land, and storm water from the development must be discharged:
 - (i) by gravity feed to a road gutter, or
 - (ii) to an existing drainage structure within a lawful easement, or
 - (iii) to an on-site drainage management system,
- (i) tree removal and pruning standard—the development must not result in the removal, pruning, lopping or damage of

trees which would require the consent or permission of the Council under this plan, unless that permit or consent has been obtained.

[8] Clause 14 Exceptions to Zoning Table—specified development on specified land

Omit the matter relating to 50 Pacific Crescent, Maianbar, 220–234 The Boulevard, 1–3 Kiora Road and 1–5 Kumbardang Avenue, Miranda and 34 Shell Road, Burraneer, comprising permissive occupancy 1966/196 under the *Crown Lands (Continued Tenures) Act 1989* from the Table to clause 14 (1).

Insert instead in Columns 1, 2 and 3 respectively:

50 Pacific Crescent, Maianbar	General store and residential flat building with no more than 3 dwellings	
1–3 Kiora Road, Miranda	Motor showroom with an area set aside exclusively for customer parking	The development must not involve the provision of pedestrian or vehicular access to or from Kumbardang Avenue. There are to be deceleration lanes to all entry points from The Boulevard.
34 Shell Road, Burraneer, comprising permissive occupancy 1966/196 under the <i>Crown Lands (Continued Tenures) Act 1989</i>	Recreation facility, being a sailing club	

[9] Clause 14 (7)

Insert after clause 14 (6):

(7) Townhouse development—2 Corea Street, Sylvania

Despite clause 11, development for the purpose of townhouses may be carried out with consent on land at 2 Corea Street, Sylvania, being Lots 1 and 2, DP 872780, if:

- (a) each townhouse has open space for the exclusive use of the occupants of the dwelling (whether or not the open space is at finished ground level), and

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(b) the consent relates to development application DA08/0915.

[10] Clause 18 Development in or adjacent to waterways

Insert “or on adjacent land that person occupies under a lease or a licence,” after “development,” wherever occurring in clause 18 (3) (a) (i) and (b) (i).

[11] Clause 24 Environmental risk—nuclear research reactor at Lucas Heights Science and Technology Centre

Omit clause 24 (1). Insert instead:

- (1) This clause applies to land shown on the map marked “Sutherland Shire Local Environmental Plan 2006 (Amendment No 4)—Clause 24—Environmental Risk—Nuclear research reactor at Lucas Heights Science and Technology Centre” as being within a 1.6 kilometre radius of the nuclear research reactor at Lucas Heights Science and Technology Centre.

[12] Clauses 33 and 34

Insert “vertically” after “measured” wherever occurring.

[13] Clause 35 Building density

Omit “, dwelling house or extended family unit” from clause 35 (8) (a).

Insert instead “or dwelling house”.

[14] Clause 35 (9) (b) (ii)

Insert at the end of the subparagraph:

or

- (iii) if a floor space ratio is specified on the Height and Density Controls Map in relation to the site concerned—the floor space ratio specified on that map,

[15] Clause 35 (12) (b)

Omit “1.1”. Insert instead “1:1”.

[16] Clause 36 Landscaped Area

Omit clause 36 (1) (e).

[17] Clause 36 (2) (c)

Insert after clause 36 (2) (b):

- (c) 40 square metres of the area of any lot on which there is, or is intended to be as part of the proposed development, a swimming pool that is ancillary to a dwelling house.

[18] Clause 36 (5)–(9)

Omit the subclauses. Insert instead:

- (5) The minimum landscaped area of the site of any development is the following percentage of the area of the site specified below for that development:
 - (a) development for the purpose a building (other than a villa house or townhouse) on any land in Zone 4—Local Housing or Zone 5—Multiple Dwelling A—45 per cent,
 - (b) development for the purpose of a townhouse on any land in Zone 4—Local Housing—40 per cent,
 - (c) development for the purpose of a villa house on any land in Zone 4—Local Housing—30 per cent,
 - (d) development for the purpose of a townhouse on any land in Zone 5—Multiple Dwelling A—35 per cent,
 - (e) development for the purpose of a villa house on any land in Zone 5—Multiple Dwelling A or Zone 6—Multiple Dwelling B—20 per cent,
 - (f) development for the purpose of a building (other than a villa house, townhouse or residential flat building) on any land in Zone 6—Multiple Dwelling B—60 per cent,
 - (g) development for the purpose of a townhouse on any land in Zone 6—Multiple Dwelling B—35 per cent,
 - (h) development for the purpose of a residential flat building on any land in Zone 6—Multiple Dwelling B—40 per cent,
 - (i) development for the purpose of a building on any land in Zone 11—Employment—10 per cent.
- (6) The minimum landscaped area of a site for development for the purposes of a combined villa and townhouse development is determined by applying, on a pro rata basis, the minimum percentage set out in subclause (5) for each type of dwelling in the relevant zone.

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[19] Clause 39 Minimum size of lot for dwelling houses

Insert after clause 39 (2):

- (3) Despite subclause (1), this clause does not apply to the erection of a dwelling house on a lot of land if development consent for the subdivision of land to create that lot was granted before the date of commencement of this plan.

[20] Clause 40

Omit the clause. Insert instead:

40 Dual occupancies—internal lots and lot sizes

- (1) This clause applies to land in Zone 1—Environmental Housing (Environmentally Sensitive Land), Zone 2—Environmental Housing (Scenic Quality), Zone 3—Environmental Housing (Bushland), Zone 4—Local Housing or Zone 5—Multiple Dwelling A.
- (2) Despite any other provision of this plan, the following are prohibited on land to which this clause applies:
 - (a) the subdivision of land for the purpose of a dual occupancy, whether attached or detached, if the lot on which the dual occupancy is proposed is an internal lot,
 - (b) the subdivision of land to create a separate lot for each dwelling that currently comprises a dual occupancy, if any of the resulting lots would be an internal lot,
 - (c) the erection of a dual occupancy, or the erection of a second dwelling, whether attached or detached, to create a dual occupancy on an internal lot, other than if one of the dwellings comprising the dual occupancy has a gross floor area not exceeding 65 square metres.
- (3) Despite any other provision of this plan, the subdivision of land to create a separate lot for each dwelling that currently comprises a dual occupancy is prohibited if the land is in Zone 1—Environmental Housing (Environmentally Sensitive Land) or Zone 2—(Environmental Housing (Scenic Quality).
- (4) Despite any other provision of this plan, the subdivision of land to create a separate lot for each dwelling that currently comprises a dual occupancy is prohibited if the lot to be subdivided has an area less than 800 square metres or a minimum width less than 18 metres and is located within one of the following:
 - (a) Zone 3—Environmental Housing (Bushland),
 - (b) Zone 4—Local Housing,

(c) Zone 5—Multiple Dwelling A.

- (5) Subclause (4) does not apply to a subdivision to create a lot within the meaning of the *Strata Schemes (Freehold Development) Act 1973* or the *Strata Schemes (Leasehold Development) Act 1986*.
- (6) Despite any other provision of this plan, the subdivision of land to create a separate lot for each dwelling that currently comprises a dual occupancy is prohibited if one of the dwellings has a gross floor area that does not exceed 65 square metres.
- (7) Despite any other provision of this plan, the erection of a dual occupancy or the erection of a second dwelling to create a dual occupancy is prohibited on a lot that is less than 600 square metres.

Note. The term **dual occupancy** is defined in the Dictionary to mean 2 dwellings (whether attached or detached) on 1 lot of land. If that lot is subdivided, the dwellings cease to be a dual occupancy.

[21] Clause 43 Extended family units—maximum floor space

Omit the clause.

[22] Clause 57 Removal of certain vegetation permissible without consent

Omit the matters relating to “Conifer”, “Large leaf privet”, “Small leaf privet” and “Golden robinia” from the Table to the clause under the heading “**Trees**”.

[23] Clause 57, Table

Insert in alphabetical order under the heading “**Trees**” in the columns headed “**Botanical name**” and “**Common name**”, respectively:

<i>Acacia podalyriifolia</i>	Queensland Silver Wattle
<i>Arundinaria</i> spp	Clumping Bamboo
<i>Citrus</i> spp	Cumquat, Grape Fruit, Lemon, Lime, Mandarin, Orange (edible species)
<i>Chamaecyparis pisifera</i> spp	Conifer
<i>Cupressus arizonica</i>	Arizona Cypress
<i>Cupressus macrocarpa</i> var <i>brunniana</i>	Brunnings Golden Cypress
<i>Cupressus sempervirens</i>	Pencil Pine or Italian Cypress
<i>X Cuprocypris leylandii</i>	
<i>Eriobotrya japonica</i>	Loquat
<i>Hakea salicifolia</i>	Willow Leaved Hakea

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<i>Morus nigra</i>	Black Mulberry
<i>Olea europaea subsp cuspidata</i>	African Olive
<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Phyllostachys aurea</i>	Fishpole Bamboo
<i>Phyllostachys nigra</i>	Black Bamboo
<i>Pinus radiata</i>	Radiata Pine or Monterey Pine
<i>Prunus spp</i>	Apricot, Cherry, Nectarine, Peach, Plum
<i>Pomme spp</i>	Apple, Crab Apple, Nashi Fruit, Pear, Quince (edible species)
<i>Robinia pseudoacacia</i>	Black Locust
<i>Syagrus romanzoffiana</i>	Cocos Palm

[24] Clause 57, Table

Omit the matter relating to “*Cotoneaster spp*” from under the heading “**Weeds**”.

Insert instead under the columns headed “**Botanical name**” and “**Common name**”, respectively:

<i>Cotoneaster franchetii</i>	Grey Leaf or Franchet Cotoneaster
<i>Cotoneaster glaucophyllus</i>	Large Leaf Cotoneaster
<i>Cotoneaster lacteus</i>	Milkflower Cotoneaster
<i>Cotoneaster pannosus</i>	Silver Leaf Cotoneaster

[25] Clause 57, Table

Insert in alphabetical order under the heading “**Noxious Weeds**” in the columns headed “**Botanical name**” and “**Common name**”, respectively:

<i>Acacia nilotica</i>	Prickly Acacia
<i>Cylindropuntia spp</i>	Tree Cholla
<i>Mimosa pigra</i>	Mimosa
<i>Salix alba</i>	White Willow
<i>Salix discolor</i>	Pussy Willow
<i>Salix humboldtii</i>	Humboldt Willow
<i>Salix matsudana “Tortuosa”</i>	Corkscrew Willow

Tamarix aphylla

Athel Tree

[26] Clause 58

Insert after clause 57:

58 Savings and transitional provision

A development application made, but not finally determined, before the commencement of *Sutherland Shire Local Environmental Plan 2006 (Amendment No 4)* is to be determined as if the plan had been exhibited but had not been made.

[27] Schedule 2 Exempt Development

Omit the Schedule. Insert instead:

Schedule 2 Exempt Development

(Clause 12)

Note. Clauses 12, 13A and 13B contain further requirements for exempt development.

Column 1	Column 2
Type of development	Development standards
Access ramps for the disabled	Height must not exceed 1m above ground level. Must not have a grade greater than 1:14. Must be set back at least 1.5m from boundaries of the relevant land. Must not be carried out on bush fire prone land, except if constructed of non-combustible materials. Must not be carried out on contaminated risk land, foreshore land or heritage item land. Must meet the standards for access, car spaces, excavation, landscaped area, sewer mains, storm water and tree removal and pruning.

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Column 1	Column 2
Type of development	Development standards
Advertisements and advertising structures General standards	Must not flash or be displayed on, or erected above, the parapet or eaves of a building. Must not cover mechanical ventilation inlets or outlets. Structures erected on or above any part of a public road not used for the driving or riding of motor vehicles (such as any footpath) must be set back at least 600mm from the edge of the part of the road that is used for the driving or riding of motor vehicles. Must not be carried out on bush fire prone land, except if constructed of non-combustible materials. Must not be carried out on contaminated risk land, foreshore land or heritage item land. Must meet the standards for access, car spaces, excavation, landscaped area, sewer mains, storm water and tree removal and pruning.
A-frame advertising boards and structures Applies to boards or structures advertising goods, located outside a shop or business premises on land in Zone 8—Urban Centre, Zone 9—Local Centre and Zone 10—Neighbourhood Centre.	Must meet the standards required under Sutherland Shire Council Environmental Specification—Advertising.
Advertisements on bus shelters and seats	Must meet the standards required under Sutherland Shire Council Environmental Specification—Advertising.
Advertisements on industrial premises	Must be no more than 1 advertisement installed on the premises and it must relate to the use of the premises. However, where a site comprises a multiple use occupancy premises, a single freestanding directory board may be erected. Must not exceed 5m ² in area.

Column 1	Column 2
Type of development	Development standards
	<p>Must not be located more than 4.5m above ground level or project above the parapet of the building or the eaves line if the building has a pitched roof, whichever is the lesser.</p> <p>Must be fixed flush to the front elevation of a building on the premises except where the advertisement is a freestanding directory board for a multiple occupancy premises.</p> <p>A freestanding directory board must not result in the removal of landscaping.</p>
<p>Advertisements on roll down blinds and awnings</p> <p>Applies to roll down blinds and awnings attached to premises on land in Zone 8—Urban Centre, Zone 9—Local Centre and Zone 10—Neighbourhood Centre.</p>	<p>Advertisement must not cover more than 20% of the area of the blind or awning.</p> <p>Advertisement must relate to the use of premises on which it is installed.</p>
<p>Awning fascia advertisements</p>	<p>Must relate to the use of the premises to which the advertisement is attached.</p>
<p>Banners and flags advertising special events</p> <p>Applies to banners and flags displayed on the land on which the special event is to be held.</p>	<p>Must be constructed of light weight, banner-type material.</p> <p>Must not be installed more than 21 days before, and must be removed no later than 2 days after, the special event.</p>
<p>Banners and flags used for promotional purposes</p> <p>Applies to banners and flags used for promotional purposes, other than those relating to special events.</p>	<p>Banner or flag used for promotional purposes (whether the same or a different banner or flag) must not be displayed on the land concerned:</p> <ul style="list-style-type: none"> (a) for more than 14 consecutive days, or (b) on more than 4 occasions, or (c) for a total of more than 28 days, in any 12-month period. <p>Must be removed no later than 2 days after the relevant promotion finishes.</p>

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Type of development	Development standards
Business identification signs and building identification signs	<p>Must have an area not greater than the following:</p> <ul style="list-style-type: none">(a) in the case of a business identification sign that relates to a home occupation—0.5m^2,(b) in any other case—2.5m^2. <p>If located over a public road, must be located 2.6m or more above the road.</p> <p>Must not protrude more than 300mm from the wall of any building on which the sign is installed.</p> <p>Must be no more than 1 business identification sign relating to any home occupation carried out in the dwelling or ancillary building concerned.</p> <p>Business identification signs that relate to home occupations must be affixed:</p> <ul style="list-style-type: none">(a) to the building concerned, and(b) no higher than 3m above ground or pavement level and below the eaves line of the building.
Community advertisements and notices	<p>In the case of a community advertisement or notice intended to be temporary (other than a beach, motor vehicle or boat advertisement or notice):</p> <ul style="list-style-type: none">(a) must not be installed on the land concerned for more than 21 consecutive days, or for a total of more than 28 days, in any 12-month period, and(b) must not exceed 2.5m^2 in area, and(c) sponsorship details must take up no more than 30% of the advertisement or notice.

Column 1 Type of development	Column 2 Development standards
	<p>In the case of a community advertisement or notice intended to be permanent (other than a beach, motor vehicle or boat advertisement or notice):</p> <ul style="list-style-type: none"> (a) must not exceed 3.5m in height from ground level and 5m² in area, and (b) sponsorship details must take up no more than 30% of the advertisement or notice, and (c) if the advertisement or notice relates to a building, it must be attached to the building. <p>In the case of a beach advertisement or notice:</p> <ul style="list-style-type: none"> (a) must be displayed only at entrances to beaches fronting Bate Bay and on surf lifesaving towers, and (b) sponsorship details must take up no more than 10% of the advertisement or notice. <p>In the case of a motor vehicle or boat advertisement or notice, the vehicle or boat must principally be used for the conveyance of goods or passengers.</p>
<p>Inflatable structures used for promotional purposes Applies to inflatable structures displayed on the land on which the promotion is to be held.</p>	<p>Inflatable structure (whether advertising the same or a different promotion) must not be displayed on the land concerned:</p> <ul style="list-style-type: none"> (a) for more than 14 consecutive days, or (b) on more than 4 occasions, or (c) for a total of more than 28 days, in any 12-month period. <p>Must be removed no later than 2 days after the relevant promotion finishes.</p>

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Type of development	Development standards
Real estate advertisements Applies to advertising that the premises are for sale or lease.	Must be displayed on the premises to which it relates. Must be no more than 1 real estate advertisement displayed on the premises. Must not exceed 2.5m ² in area. Must be removed no later than 14 days after the completion of the sale or the granting of the lease to which the advertisement relates.
Suspended under awning advertisements	Must be no more than 1 suspended under awning advertisement for each premises to which the advertisement relates. Must not exceed 1.5m ² in area. If located over a public road, must be located 2.6m or more above the road. Must relate to the use of premises on which the advertisement is installed.
Under awning shop front advertising on building facades	Must relate to the use of the building. Must be located below the awning level.
Aerials and satellite dishes	In the case of an aerial: (a) height must not exceed 3m above the roof ridge, and (b) must not have a surface area that is visible from outside the premises to which the aerial relates of greater than 0.3m ² , and (c) no more than 1 per residential building. In the case of a satellite dish: (a) must not be higher than the roof ridge, and (b) diameter of the dish must not exceed 750mm, and (c) must not be installed forward of the building line or on roof areas visible from any public road, and

Column 1 Type of development	Column 2 Development standards
Air conditioning units	<p>(d) must not be visible from any public place, including roads, public open space, public recreation areas and waterways, and</p> <p>(e) the dish and any supporting structure must be finished in a non-reflective colour that blends in with the surrounding environment, and</p> <p>(f) no more than 1 per residential building.</p> <p>Must not be carried out on foreshore land or heritage item land.</p> <p>Must meet the standards for installation and tree removal and pruning.</p> <p>External air conditioning unit:</p> <p>(a) must be set back at least 500mm from any side or rear boundary, and</p> <p>(b) if ground mounted, must not be installed within the front building setback, and</p> <p>(c) must not be attached to the street front elevation of any building facing the street, and</p> <p>(d) must not be attached above the second storey on residential buildings unless located on a balcony where the unit is not clearly visible from street level, and</p> <p>(e) must not be mounted on the roof of premises that are not industrial premises.</p> <p>Must not include a cooling tower as part of the air conditioning system.</p> <p>Installation must not reduce the structural integrity of the building.</p> <p>Any opening created by the installation must be adequately weatherproofed.</p>

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Type of development	Development standards
Awnings, canopies, security blinds, storm blinds and shutters Applies to retractable structures only.	<p>Must be designed so as not to:</p> <ul style="list-style-type: none">(a) emit noise exceeding an LAeq of 5 dB(A) above background noise level when measured at the property boundary, or(b) be audible in any residential room on adjoining property, or(c) emit any tonal, impulsive or intermittent sounds. <p>Must not be carried out on foreshore land. Must not be carried out on heritage item land, except if the fabric of the building is maintained and the air conditioning unit is not visible from a public place. Must meet the standards for sewer mains and tree removal and pruning.</p> <p>Must not be installed above the second storey of any building. Security blind or shutter must not be installed on the street front elevation of any buildings that are business premises or on shopfront awnings.</p> <p>Must not be carried out on bush fire prone land, except if constructed of non-combustible materials.</p> <p>Must not be carried out on foreshore land. Must not be carried out on heritage item land, except if the fabric of the building is maintained. Must meet the standards for tree removal and pruning.</p>
Barbecues	<p>Height must not exceed 2.7m above ground level. Must be set back from the front boundary of the relevant land behind:</p> <ul style="list-style-type: none">(a) the building line of the relevant land, and(b) the alignment of any dwelling on any adjoining land.

Column 1 Type of development	Column 2 Development standards
Bird aviaries and pet animal shelters	<p>Must be set back at least 500mm from side and rear boundaries of the relevant land, but may be installed closer to a side or rear boundary if a heat shield is incorporated in the barbecue or the barbecue adjoins a non-combustible fence.</p> <p>Must be located so that the risk of the spread of fire from the barbecue to any other structure is minimised.</p> <p>Must be located so that the barbecue does not cause a nuisance while being used.</p> <p>Must not be carried out on bush fire prone land, except if constructed of non-combustible materials.</p> <p>Must not be carried out on contaminated risk land or foreshore land.</p> <p>Must not be carried out on heritage item land, except if the fabric of the building is maintained and the barbecue is not visible from a public place.</p> <p>Must meet the standards for excavation, sewer mains, storm water and tree removal and pruning.</p> <p>Must not occupy an area greater than 10m².</p> <p>Height must not exceed 2.7m above ground level.</p> <p>Must be located in the rear or side yards.</p> <p>Must be set back at least 500mm from all boundaries of the relevant land.</p> <p>Must be no more than 1 bird aviary per property.</p> <p>Must be no more than 20 fowls and no more than 5 of any other poultry.</p> <p>Must not be located within 4.5m of a dwelling, public hall or school, or premises used for the manufacture, preparation, sale or storage of food.</p>

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Type of development	Development standards
	<p>Must not be carried out on acid sulfate soils land if part of a development that requires development consent under clause 23.</p> <p>Must not be carried out on contaminated risk land or foreshore land.</p> <p>Must not be carried out on bush fire prone land, except if constructed of non-combustible materials.</p> <p>Must not be carried out on heritage item land, except if the fabric of the building is maintained and the aviary or animal shelter is not visible from a public place.</p> <p>Must meet the standards for excavation, sewer mains, storm water and tree removal and pruning.</p> <p>Note. Standards for the keeping of poultry are specified in Part 5 of Schedule 2 to the <i>Local Government (General) Regulation 2005</i>.</p>
<p>Building alterations (external)</p> <p>Applies to external building alterations, other than alterations:</p> <ul style="list-style-type: none">(a) to residential flat buildings, or(b) to the street frontage of buildings on land in Zone 8—Urban Centre, Zone 9—Local Centre, Zone 10—Neighbourhood Centre or Zone 11—Employment, or(c) that change or increase the existing footprint or floorspace of the building concerned, unless the alterations comprise the installation of bay windows that do not extend more than 300mm beyond the building footprint, or(d) that involve the repositioning or enlarging of windows above ground level, or(e) that involve the enclosure of open areas or reduce the area of any windows or doorways.	

Column 1	Column 2
Type of development	Development standards
<p>General standards</p>	<p>Alterations must be non-structural.</p> <p>Alterations involving lead paint removal must not cause lead contamination of the air or ground water.</p> <p>Must not be carried out on bush fire prone land, except if constructed in accordance with the NSW Rural Fire Service guidelines titled <i>Planning for Bush Fire Protection</i> ISBN 0 9751033 2 6, dated December 2006.</p> <p>Must not be carried out on foreshore land or heritage item land.</p> <p>Must meet the standards for tree removal and pruning.</p>
<p>Glassed areas</p> <p>Applies to installation of glassed areas, including windows and external doors with glass.</p>	<p>Opaque or other obscuring glazing must be replaced with similar opaque or obscuring glazing so as not to impact on the privacy of neighbouring properties.</p>
<p>Recladding of roofs and walls</p>	<p>Existing materials must be replaced with similar materials that do not increase the reflectivity of the roof or wall.</p> <p>Must not involve any change to roof shape or roof pitch or brick veneering.</p>
<p>Skylight roof windows and roof ventilators, including solartube or similar installations</p>	<p>Must not reduce the structural integrity of the building concerned.</p> <p>Any opening created by the installation must be adequately weatherproofed.</p>
<p>Building alterations (internal)</p> <p>Applies to internal building alterations, other than alterations that:</p> <p>(a) increase the existing floor area of premises, or</p> <p>(b) change the footprint, external size or envelope of the building.</p>	
<p>General standards</p>	<p>Must be non-structural.</p> <p>Must not be carried out on foreshore land or heritage item land.</p> <p>Must meet the standards for car spaces.</p>

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Type of development	Development standards
Alterations to business and industrial premises Applies to alterations, other than alterations to premises, or to any part of premises, that is used for the preparation or storage of food for sale to the public.	Must not compromise fire safety or affect accessibility to fire exits.
Alterations to residential buildings Applies to alterations, other than alterations: (a) to the building, or to any part of the building, that is used for the preparation or storage of food for sale to the public, or (b) for the installation of oil or solid fuel heating appliances.	Replacement of internal doors, walls, windows, ceiling or floor linings or deteriorated frame members must be done with: (a) equivalent materials, or (b) materials of improved quality. Must not be carried out for the purpose of changing the use of rooms whether by removal of existing walls or partitions or by other means. Must not involve enclosure of open areas or reduce the area of any windows or doorways.
Cabanas and gazebos Applies to a cabana or gazebo that occupies an area not greater than 10m ² .	Total combined floor space of all cabanas and gazebos erected on the land concerned must not exceed 40m ² . Floor must be located at or near ground level. Height must not exceed 4m above ground level. Must be set back behind the following: (a) the building line of the relevant land, (b) the alignment of any dwelling on any adjoining land. Must be set back from the side and rear boundaries of the relevant land: (a) at least 1.5m if the land is in Zone 1—Environmental Housing (Environmentally Sensitive Land), Zone 2—Environmental Housing (Scenic Quality) or Zone 3—Environmental Housing (Bushland), or (b) at least 500mm in any other case.

Column 1 Type of development	Column 2 Development standards
	<p>Must not be carried out on acid sulfate soils land if part of a development that requires development consent under clause 23.</p> <p>Must not be carried out on bush fire interface property or bush fire prone land, except if constructed of non-combustible materials.</p> <p>Must not be carried out on contaminated risk land, flood liable risk land, foreshore land or heritage item land.</p> <p>Must meet the standards for access, car spaces, excavation, landscaped area, sewer mains, storm water and tree removal and pruning.</p>
<p>Change of use of premises Applies to the following different uses of premises:</p> <p>(a) business premises, resulting from a change from one kind of business premises to another or a change from a shop, a restaurant or a food shop,</p> <p>(b) a shop, resulting from a change from one kind of shop to another or a change from business premises, a restaurant or a food shop,</p> <p>(c) a food shop, resulting from a change from one kind of food shop to another,</p> <p>(d) a restaurant, resulting from a change from one kind of restaurant to another,</p> <p>(e) a light industry, resulting from a change from one kind of light industry to another,</p> <p>(f) a warehouse, resulting from a change from one kind of warehouse to another.</p>	<p>Hours of operation must be between 6 am and 9 pm on any day, except in the case of light industry where the hours of operation exclude Sundays and public holidays.</p> <p>Must be no change to the area of any floor space or to parking, landscaping or waste facilities the subject of consent by the consent authority and in existence before the use is changed.</p> <p>If the development is a light industry:</p> <p>(a) the premises must have a gross floor area of less than 500m², and</p> <p>(b) the changed use must not be as a vehicle and mechanical repair premises, and</p> <p>(c) the premises must have access to off-street loading facilities, and</p> <p>(d) the changed use must not require internal building alterations.</p> <p>Changed use of premises must not:</p> <p>(a) involve handling, storing or using hazardous chemicals or materials otherwise than on a domestic scale (except on farms and at a distance of more than 25m from any habitable building), or</p>

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	(b) release any hazardous chemicals or materials or any pollutants into the environment.
	Changed use must not cause interference with the amenity of the neighbourhood because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic, parking or otherwise.
	Must not be carried out on foreshore land or heritage item land.
Clothes hoists and lines	Must be installed at ground level.
	Must be installed behind the building concerned, or in the side or rear yard.
	Must not be installed on balconies or elevated decks.
	Must meet the standards for tree removal and pruning.
Cubby houses and playground equipment	Total combined floor space of any cubby house or playground equipment on the land concerned must not exceed 40m ² .
Applies to a cubby house or to playground equipment that occupies an area not greater than 10m ² .	Height must not exceed 4m above ground level.
	Floor must be located at or near ground level.
	Must be set back behind the following:
	(a) the building line of the relevant land,
	(b) the alignment of any dwelling on any adjoining land.

Column 1 Type of development	Column 2 Development standards
Decks and patios Applies to a deck or patio that occupies an area not greater than 20m ² .	<p>Must be set back from the side and rear boundaries of the relevant land:</p> <p>(a) at least 1.5m if the land is in Zone 1—Environmental Housing (Environmentally Sensitive Land), Zone 2—Environmental Housing (Scenic Quality) or Zone 3—Environmental Housing (Bushland) or bush fire prone land, or</p> <p>(b) at least 500mm in any other case.</p> <p>Must not be carried out on contaminated risk land, foreshore land or heritage item land.</p> <p>Must meet the standards for access, car spaces, excavation, installation, landscaped area, sewer mains, storm water and tree removal and pruning.</p> <p>Finished surface level must be no more than 1m above ground level.</p> <p>Must be set back behind the following:</p> <p>(a) the building line of the relevant land,</p> <p>(b) the alignment of any dwelling on any adjoining property.</p> <p>Must be set back at least 1.5m from side and rear boundaries of the relevant land in the following cases:</p> <p>(a) if the land is in Zone 1—Environmental Housing (Environmentally Sensitive Land), Zone 2—Environmental Housing (Scenic Quality) or Zone 3—Environmental Housing (Bushland),</p> <p>(b) a deck or patio that has a height of more than 500mm above ground level,</p> <p>(c) a deck to a swimming pool if the pool or the deck stands higher than 500mm above ground level,</p>

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<p>Demolition Applies to demolition of:</p> <p>(a) development that is exempt development, other than retaining walls, and</p> <p>(b) a structure where an order to demolish has been issued by the Council under the Act.</p>	<p>(d) the deck or patio is on bush fire prone land.</p> <p>Must be set back at least 900mm from side and rear boundaries of the relevant land in all other cases.</p> <p>Must be sufficiently stepped down from any associated dwelling so as to prevent the entry of water to the dwelling.</p> <p>Must not be carried out on bush fire prone land, except if constructed in accordance with the NSW Rural Fire Service guidelines titled <i>Planning for Bush Fire Protection</i> ISBN 0 9751033 2 6, dated December 2006.</p> <p>Must not be carried out on bush fire interface property, contaminated risk land, foreshore land or heritage item land.</p> <p>Must meet the standards for access, car spaces, excavation, floor area, landscaped area, sewer mains, storm water and tree removal and pruning.</p> <p>Must comply with the Australian Standard AS 2601—2001, <i>Demolition of structures</i>.</p> <p>Must not be carried out in connection with the decontamination, rehabilitation or remediation of contaminated land (within the meaning of Part 7A of the Act).</p> <p>Must not be carried out on acid sulfate soils land if part of a development that requires development consent under clause 23.</p> <p>Must not be carried out on contaminated risk land, foreshore land or heritage item land.</p> <p>Must meet the standards for tree removal and pruning.</p>

Column 1	Column 2
Type of development	Development standards
<p>Driveways and pathways</p> <p>Applies to driveways or pathways, other than driveways or pathways on any public land (within the meaning of the <i>Local Government Act 1993</i>) unless installed by the Council on land vested in or under the control of the Council.</p>	<p>Must not be elevated or suspended above ground level.</p> <p>Driveway or access gradients must comply with the access gradient specified in the Australian and New Zealand Standard AS/NZS 2890.1:2004, <i>Parking facilities—Off-street car parking</i>.</p> <p>Must be graded and drained so that drainage does not cause a nuisance to users of adjoining land or footpaths.</p> <p>Must be structurally sound and of stable construction.</p> <p>Must not be carried out on contaminated risk land, flood liable risk land, foreshore land or heritage item land.</p> <p>Must meet the standards for access, car spaces, excavation, landscaped area, sewer mains, storm water, and tree removal and pruning.</p> <p>Note. The relevant roads authority (usually the Council) should be contacted about any requirements relating to connection of any driveway to the relevant road.</p>
<p>Fences and gates</p> <p>Applies to new and replacement fences and gates, other than the following:</p> <ul style="list-style-type: none"> (a) fences required by the <i>Swimming Pools Act 1992</i>, (b) fences on street frontages of land occupied by dual occupancies, townhouses or villa houses, (c) fences for residential flat buildings, (d) front fences erected on land at Alfords Point, Barden Ridge, Bangor, Bonnet Bay, Illawong, Lucas Heights, Menai, Woronora Heights or Sylvania Waters if covenants applying to the land restrict the erection of such fences, 	

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(e) fences erected between the rear of dwellings and the waterway at Sylvania Waters if covenants applying to the land restrict the erection of such fences,	
(f) solid masonry side or rear fences over 1m high,	
(g) fences erected in conjunction with a retaining wall over 600mm high.	
General standards	<p>Must be constructed so as not to cause a drainage nuisance.</p> <p>Must not be carried out on bush fire interface property, except if constructed of non-combustible materials.</p> <p>Must not be carried out on bush fire prone land if constructed of brushwood.</p> <p>Must not be carried out on contaminated risk land, foreshore land or heritage item land.</p> <p>Must not be carried out on flood liable risk land, except if constructed of open form fencing.</p> <p>Must meet the standards for access, excavation, sewer mains, storm water, and tree removal and pruning.</p>
Front fences and gates Applies to front fences and gates and fences between the building line and the street or any other public place, other than fences or gates on commercial premises.	<p>Height must not exceed:</p> <p>(a) in the case of an open form fence on industrial premises—2.5m above ground level, or</p> <p>(b) in any other case—1m above ground level.</p> <p>Open form front fences erected on industrial premises must be set behind any landscaping required by, or carried out under, a development consent.</p> <p>Gates must not open beyond the property boundaries.</p>

Column 1	Column 2
Type of development	Development standards
<p>Side and rear fences and gates</p> <p>Applies to side fences behind the building line and rear fences and gates.</p>	<p>Height must not exceed:</p> <ul style="list-style-type: none"> (a) in the case of an open form fence on industrial premises—2.5m above ground level, or (b) in the case of a fence that is constructed of timber, metal or lightweight materials—1.8m above ground level, or (c) in the case of an open form fence on residential premises—1.8m above ground level, or (d) in any other case—1m above ground level.
<p>Filming</p> <p>Applies to carrying out of a filming project within the meaning of the <i>Local Government Act 1993</i>.</p>	<p>Must be on private land.</p> <p>Must not create significant interference with the neighbourhood.</p> <p>A filming management plan must be prepared and lodged with Council at least 5 days before filming that:</p> <ul style="list-style-type: none"> (a) specifies the name, address and phone number of the person or company filming (including a contact person), and (b) describes the nature of the proposed filming, and (c) specifies the dates, times, location and proposed daily duration of the proposed filming, and (d) specifies the number of persons who will be involved in the filming while it is being carried out, and (e) specifies the types of cameras proposed to be used, and (f) gives details of any structures proposed to be installed, and (g) describes any proposed parking arrangements, and (h) describes any anticipated disruption to persons in the neighbourhood, and

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	<p>(i) specifies what approvals, if any, are required from any public authorities and whether these have been obtained, and</p> <p>(j) is accompanied by evidence of public liability insurance of an amount of not less than \$10 million.</p> <p>Owners or occupiers of land within a 50m radius of proposed filming must be provided with the following, by letterbox drop, at least 5 days before filming:</p> <p>(a) the name, address and telephone number of the person or company carrying out the filming (including a contact person),</p> <p>(b) a description of the nature of the proposed filming and any anticipated disruption to persons in the neighbourhood.</p>
Flagpoles	<p>Height must not exceed 6m above ground level.</p> <p>Must not project beyond property boundaries.</p> <p>Must be no more than 1 flagpole per property.</p> <p>Must not be used to display a flag that exceeds 1m² in area.</p> <p>Must not be used to display flags that are advertisements.</p> <p>Must not be carried out on acid sulfate soils land if part of a development that requires development consent under clause 23.</p> <p>Must meet the standards for tree removal and pruning.</p>

Column 1	Column 2
Type of development	Development standards
<p>Greenhouses, garden sheds and studios Applies to a greenhouse, garden shed or studio that occupies an area not greater than 10m².</p>	<p>Total combined floor space of any greenhouse, garden shed or studio on the land concerned must not exceed 40m². Height must not exceed 4m above ground level. Floor must be located at or near ground level. Must be set back behind the following:</p> <ul style="list-style-type: none"> (a) the building line of the relevant land, (b) the alignment of any dwelling on any adjoining land. <p>Must be set back from the side and rear boundaries of the relevant land:</p> <ul style="list-style-type: none"> (a) at least 1.5m if the land is in Zone 1—Environmental Housing (Environmentally Sensitive Land), Zone 2—Environmental Housing (Scenic Quality) or Zone 3—Environmental Housing (Bushland) or bush fire prone land, or (b) at least 500mm in any other case. <p>Must not be carried out on acid sulfate soils land if part of a development that requires development consent under clause 23. Must not be carried out on bush fire prone land, except if constructed in accordance with the NSW Rural Fire Service guidelines titled <i>Planning for Bush Fire Protection</i> ISBN 0 9751033 2 6, dated December 2006. Must not be carried out on bush fire interface property, contaminated risk land, flood liable risk land, foreshore land or heritage item land. Must meet the standards for access, car spaces, excavation, installation, landscaped area, sewer mains, storm water and tree removal and pruning.</p>

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Home occupations	<p>Sound producing machinery, equipment or fittings associated with or forming part of a mechanical ventilation system or refrigeration system that is used in carrying out the home occupation must be designed so as not to:</p> <ul style="list-style-type: none">(a) emit noise exceeding LAeq of 5 dB(A) above the background level in any octave band from 63 Hz centre frequencies inclusive, as measured at the property boundary in accordance with the Australian Standard AS 1055.1—1997, <i>Acoustics—Description and measurement of environmental noise—General procedures</i>, or(b) emit any tonal, impulsive or intermittent sounds, or(c) be audible in any residential room on adjoining property. <p>Must be carried out between 8 am and 6 pm, Monday to Saturday only. Must meet the standards for car spaces. Must not:</p> <ul style="list-style-type: none">(a) involve handling, storing or using hazardous chemicals or materials otherwise than on a domestic scale (except on farms and at a distance of more than 25m from any habitable building), or(b) release any hazardous chemicals or materials or any pollutants into the environment.
Horse stabling	<p>Horses must not be kept on a wetland. Must be no more than 1 horse per lot. Must not be kept, and any part of any stable, corral, exercise yard or the like must not be located, closer than 9m from:</p> <ul style="list-style-type: none">(a) any dwelling, school, shop, office, factory, workshop, church, public hall, or

Column 1 Type of development	Column 2 Development standards
Letterboxes	<p>(b) any premises used for the manufacture, preparation or storage of food.</p> <p>Each horse must be provided with a yard having an area of at least 30m² and a width of at least 3m.</p> <p>Bushland within horse yards (paddocks) must be fenced off to protect the vegetation from damage.</p> <p>Horse yards or paddocks that contain, or are adjacent to, drainage lines, or are adjacent to bushland, must have a 300mm fenced off buffer from the drainage line or bushland.</p> <p>Horse stabling must not cause interference with the amenity of the neighbourhood because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic, parking or otherwise.</p> <p>Must not be carried out on foreshore land or heritage item land.</p> <p>Must meet the standards for tree removal and pruning.</p> <p>Must not be installed at a height greater than 1.2m above ground level.</p> <p>Must not be carried out on foreshore land.</p> <p>Must not be carried out on heritage item land, except if the fabric of the building is maintained.</p> <p>Must meet the standards for car spaces, excavation, installation, landscaped area, sewer mains, storm water and tree removal and pruning.</p>

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Column 1	Column 2
Type of development	Development standards
<p>Outdoor eating areas Applies to outdoor eating areas if the development is in conjunction with a restaurant. Applies to outdoor eating areas on public land within the meaning of the <i>Local Government Act 1993</i> only if undertaken in accordance with a licence from the Council.</p>	<p>Must meet the standards required under <i>Sutherland Shire Council Environmental Specification—Outdoor Eating Areas</i>. Must not be carried out on foreshore land or heritage item land. Must meet the standards for access, car spaces, excavation, floor area, landscaped area, sewer mains, storm water and tree removal and pruning.</p>
<p>Pergolas, awnings, shade structures and sunshades Applies to the installation of a pergola, fixed awning, shade structure or sunshade that does not exceed 20m², other than:</p> <ul style="list-style-type: none">(a) a shop front awning, or(b) an installation on premises in Zone 12—Special Uses.	<p>Must be installed at ground floor level or over an existing first floor deck. Height must not exceed 2.7m above:</p> <ul style="list-style-type: none">(a) ground level, if proposed to be erected at ground floor level, or(b) the deck, if proposed to be erected over an existing first floor deck. <p>Must be set back behind the following:</p> <ul style="list-style-type: none">(a) the building line of the relevant land,(b) the alignment of any dwelling on any adjoining land. <p>Must be set back from the side and rear boundaries of the relevant land:</p> <ul style="list-style-type: none">(a) at least 1.5m if the land is in Zone 1—Environmental Housing (Environmentally Sensitive Land), Zone 2—Environmental Housing (Scenic Quality) or Zone 3—Environmental Housing (Bushland) or bush fire prone land, or(b) at least 500mm in any other case. <p>Must not be carried out on bush fire prone land, except if constructed of non-combustible materials. Must not be carried out on contaminated risk land, flood liable risk land, foreshore land or heritage item land.</p>

Column 1	Column 2
Type of development	Development standards
<p>Rainwater tanks Applies to the installation of rainwater tanks, other than on a lot within the meaning of the <i>Strata Schemes (Freehold Development) Act 1973</i> or the <i>Strata Schemes (Leasehold Development) Act 1986</i>.</p>	<p>Must meet the standards for access, car spaces, excavation, floor area, landscaped area, sewer mains, storm water and tree removal and pruning.</p> <p>Must be designed to capture and store roof water from gutters or down pipes on a building only.</p> <p>Drainage connections must comply with the Australian and New Zealand Standard AS/NZS 3500.1:2003, <i>Plumbing and drainage—Water services</i>.</p> <p>Overflows must be connected to an approved storm water system.</p> <p>Height must not exceed 3m above ground level (including any stand).</p> <p>Must be set back behind the following:</p> <ul style="list-style-type: none"> (a) the building line of the relevant land, (b) the alignment of any dwelling on any adjoining land. <p>Must be set back at least 450mm from side and rear boundaries of the relevant land.</p> <p>Capacity must not exceed 15,000L.</p> <p>Must be installed and maintained in accordance with any standards set by the applicable public authority that has responsibility for the supply of water to the premises on which the tank is installed.</p> <p>Must be prefabricated, or constructed from prefabricated elements that were designed and manufactured for the purpose of the construction of a rainwater tank.</p> <p>Must not involve the excavation beyond 1m below ground level, or the filling of more than 1m above ground level.</p> <p>Must be enclosed and any inlet screened.</p>

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Column 1	Column 2
Type of development	Development standards
	<p>Any lid must be designed to prevent entry by children (whether or not by accidentally entering, climbing or falling into the tank).</p> <p>Must contain a first flush system to prevent the entry of animals and contaminants.</p> <p>Suitable proofing for the prevention of mosquito breeding must be provided.</p> <p>Must not include pumps except where a recycling and reuse system is employed.</p> <p>Any motorised pump must be designed so as not to:</p> <ul style="list-style-type: none">(a) emit any noise exceeding LAeq of 5 dB(A) above the background level in any octave band from 63 Hz centre frequencies inclusive, as measured at the property boundary in accordance with the Australian Standard AS 1055.1—1997, <i>Acoustics—Description and measurement of environmental noise—General procedures</i>, or(b) emit any tonal, impulsive or intermittent sounds, or(c) be audible in any residential room on adjoining property. <p>A sign must be affixed to the tank clearly stating that the water in the tank is “Rainwater—not for human consumption”.</p> <p>Must not be carried out on acid sulfate soils land if part of a development that requires development consent under clause 23.</p> <p>Must not be carried out on contaminated risk land, flood liable risk land, foreshore land or heritage item land.</p> <p>Must comply with the standards for installation, landscaped area, sewer mains, storm water and tree removal and pruning.</p>

Column 1	Column 2
Type of development	Development standards
<p>Retaining walls Applies to retaining walls that do not exceed 600mm above ground level.</p>	<p>Site must not be filled, or raised, more than 300mm within 1.5m of side or rear boundaries of the relevant land. Retaining walls must be for the purpose of retaining soil on site and not to enable filling of the site. Must be no longer than 20m. Must not result in there being more than 2 successive rows of retaining walls on the land being supported. Must be constructed so as not to cause a drainage nuisance. Must not be carried out on acid sulfate soils land if part of a development that requires development consent under clause 23. Must not be carried out on bush fire prone land, except if constructed of non-combustible materials. Must not be carried out on contaminated risk land, flood liable risk land, foreshore land or heritage item land. Must meet the standards for access, excavation, landscaped area, sewer mains, storm water and tree removal and pruning.</p>
<p>Subdivision Applies to subdivision for the purpose of creating a lot of land to be acquired by, or dedicated to, the Council or the corporation for the purpose of public open space.</p>	
<p>Water heaters Applies to the installation of water heaters, other than solar water heaters, (including the replacement of existing heat pump hot water heaters). Where located on the roof, it must be flush with roof alignment.</p>	<p>Where located on the roof, the height must not exceed the highest point of a pitched roof, or 1m above the highest point of a flat roof, of the building it will serve. Where located on the roof, it must be flush with roof alignment. Must complement colour of roofing materials.</p>

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Column 1	Column 2
Type of development	Development standards
	<p>Must not be visible from any:</p> <ul style="list-style-type: none">(a) street, or(b) foreshore, or(c) public place (including any waterway or reserves), or(d) windows of habitable rooms of adjoining properties. <p>Must be set back behind the following:</p> <ul style="list-style-type: none">(a) the building line of the relevant land,(b) the alignment of any dwelling on any adjoining land. <p>Must not reduce the structural integrity of the building or involve structural alterations.</p> <p>Must be designed so as not to:</p> <ul style="list-style-type: none">(a) emit any noise exceeding LAeq of 5 dB(A) above the background level in any octave band from 63 Hz centre frequencies inclusive, as measured at the property boundary in accordance with the Australian Standard AS 1055.1—1997, <i>Acoustics—Description and measurement of environmental noise—General procedures</i>, or(b) emit any tonal, impulsive or intermittent sounds, or(c) in the case of a domestic water heater—be audible in any residential room on adjoining property between 8 pm and 7 am on Monday to Friday or between 10 pm and 8 am on weekends or public holidays. <p>Must not be carried out on acid sulfate soils land if part of a development that requires development consent under clause 23.</p>

Column 1	Column 2
Type of development	Development standards
	<p>Must not be carried out on foreshore land or heritage item land.</p> <p>Must meet the standards for excavation, installation, landscaped area, sewer mains, storm water and tree removal and pruning.</p>

[28] Schedule 3 Complying Development

Omit the Schedule. Insert instead:

Schedule 3 Complying Development

(Clause 13)

Note. Clauses 13, 13A and 13B contain further requirements for complying development.

Part 1 Complying development in Zone 1, 2, 3, 4, 12, 13 or 15

Column 1	Column 2
Type of development	Development standards
<p>Awnings, carports, pergolas, shade structures and sunshades</p> <p>Applies to an awning, carport, pergola, shade structure or sun shade that:</p> <p>(a) occupies an area not greater than 40m², and</p> <p>(b) is not exempt development under Schedule 2.</p>	<p>Height must not exceed 4m above ground level.</p> <p>Must be set back behind the following:</p> <p>(a) the building line of the land,</p> <p>(b) the alignment of any dwelling on any adjoining land.</p> <p>Must be set back from the side and rear boundaries of the land:</p> <p>(a) at least 1.5m if the land is in Zone 1—Environmental Housing (Environmentally Sensitive Land), Zone 2—Environmental Housing (Scenic Quality) or Zone 3—Environmental Housing (Bushland) or bush fire prone land, or</p> <p>(b) at least 500mm in any other case.</p>

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Column 1 Type of development	Column 2 Development standards
	<p>Finished floor level must be no more than 1m above ground level.</p> <p>Must not be carried out on land that is adjacent to Zone 22—Arterial Road if the development involves a new vehicular accessway, or alters an existing accessway, to an arterial road in that zone.</p> <p>Must not be carried out on bush fire interface property or bush fire prone land, except if constructed of non-combustible materials.</p> <p>Must not be carried out on contaminated risk land, flood liable risk land, foreshore land or heritage item land.</p> <p>Must meet the standards for access, car spaces, landscaped area, storm water and tree removal and pruning.</p>
<p>Bed and breakfast accommodation</p> <p>Applies to use of a dwelling for bed and breakfast accommodation, other than:</p> <p>(a) a dwelling that is part of a dual occupancy, townhouse, villa house or residential flat building, or</p> <p>(b) a dwelling on land that is adjacent to Zone 22—Arterial Road, if the development would involve a new vehicular accessway, or the alteration of an existing accessway, to an arterial road in that zone.</p>	<p>Maximum of 1 sign, provided by the Sutherland Shire Tourism Association Inc, advertising the accommodation on the site.</p> <p>Advertising sign must:</p> <p>(a) be located behind the building alignment, and</p> <p>(b) not have an area of more than 1.5m².</p> <p>Must provide at least 1 off-street car space for guests in addition to any residential parking.</p> <p>Car spaces must be located so as to minimise disturbance to, and preserve the privacy of, other residences.</p> <p>Locks must be fitted to guest rooms and external doors, and must be capable of being opened from the inside by a single handed action without the need for a key.</p> <p>Must not be carried out on bush fire prone land, contaminated risk land, flood liable risk land, foreshore land or heritage item land.</p>

Column 1 Type of development	Column 2 Development standards
<p>Building alterations (internal) Applies to internal building alterations, other than:</p> <ul style="list-style-type: none"> (a) alterations to incomplete buildings, or (b) the installation of oil or solid fuel heating appliances, or (c) the installation of any commercial mechanical exhaust ventilation system, or (d) alterations that are exempt development under Schedule 2. 	<p>Must meet the standards for car spaces, storm water and tree removal and pruning.</p> <p>Alterations to any part of residential premises used for the purpose of preparation or storage (or both) of food for sale to the public as part of a home occupation must comply with:</p> <ul style="list-style-type: none"> (a) the Australian Standard AS 4674—2004, <i>Design, construction and fit-out of food premises</i>, and (b) the <i>Code for Commercial Home Catering</i>. <p>Must not be carried out on bush fire prone land, except if constructed in accordance with the NSW Rural Fire Service guidelines titled <i>Planning for Bush Fire Protection</i> ISBN 0 9751033 2 6, dated December 2006.</p> <p>Must not be carried out on heritage item land.</p> <p>Must meet the standards for access, car spaces, floor space and landscaped area.</p>
<p>Cabanas and gazebos Applies to a cabana or gazebo that:</p> <ul style="list-style-type: none"> (a) occupies an area not greater than 40m², and (b) is not on land that is adjacent to Zone 22—Arterial Road if the development involves a new vehicular accessway, or alters an existing accessway, to an arterial road in that zone, and (c) is not exempt development under Schedule 2. 	<p>Height must not exceed 4m above ground level.</p> <p>Finished floor level must not be greater than 1m above ground level.</p> <p>Must be set back behind the following:</p> <ul style="list-style-type: none"> (a) the building line of the land, (b) the alignment of any dwelling on any adjoining land. <p>Must be set back from the side and rear boundaries of the relevant land:</p> <ul style="list-style-type: none"> (a) at least 1.5m if the land is in

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Column 1 Type of development	Column 2 Development standards
<p>Cubby houses, garden sheds, greenhouses and studios</p> <p>Applies to a cubby house, garden shed or studio that:</p> <p>(a) occupies an area not greater than 40m², except on land in Zone 15—Private Recreation, and</p> <p>(b) is not on land that is adjacent to Zone 22—Arterial Road if the development involves a new vehicular accessway, or alters an existing accessway, to an arterial road in that zone, and</p> <p>(c) is not exempt development under Schedule 2.</p>	<p>Zone 1—Environmental Housing (Environmentally Sensitive Land), Zone 2—Environmental Housing (Scenic Quality) or Zone 3—Environmental Housing (Bushland) or bush fire prone land, or</p> <p>(b) at least 500mm in any other case.</p> <p>Must not be carried out on acid sulfate soils land if part of a development that requires development consent under clause 23.</p> <p>Must not be carried out on bush fire interface property, contaminated risk land, flood liable risk land, foreshore land or heritage item land.</p> <p>Must meet the standards for access, landscaped area, storm water and tree removal and pruning.</p> <p>Must be erected in rear or side yards.</p> <p>Height must not exceed 4m above ground level.</p> <p>Must be set back behind the following:</p> <p>(a) the building line of the land,</p> <p>(b) the alignment of any dwelling on any adjoining land.</p> <p>Must be set back from the side boundaries of the relevant land:</p> <p>(a) at least 1.5m if the land is in Zone 1—Environmental Housing (Environmentally Sensitive Land), Zone 2—Environmental Housing (Scenic Quality) or Zone 3—Environmental Housing (Bushland) or bush fire prone land, or</p> <p>(b) at least 500mm if the proposed building is detached and to the rear of any dwelling with which it is associated, or</p> <p>(c) at least 900mm in any other case.</p>

Column 1	Column 2
Type of development	Development standards
<p>Decks and patios</p> <p>Applies to a deck or patio that:</p> <p>(a) occupies an area not greater than 40m², and</p> <p>(b) is not exempt development under Schedule 2.</p>	<p>Finished floor level must be no more than 1m above ground level.</p> <p>Must not be carried out on bush fire prone land, except if constructed of non-combustible materials.</p> <p>Must not be carried out on bush fire interface property, contaminated risk land, foreshore land or heritage item land.</p> <p>Must meet the standards for access, car spaces, floor space, landscaped area, storm water and tree removal and pruning.</p> <p>Finished surface level must not be greater than 1m above ground level.</p> <p>Must be set back behind the following:</p> <p>(a) the building line of the land,</p> <p>(b) the alignment of any dwelling on any adjoining land.</p> <p>Must be set back at least 1.5m from the side and rear boundaries of the relevant land in the following cases:</p> <p>(a) the deck or patio is located on land in Zone 1—Environmental Housing (Environmentally Sensitive Land), Zone 2—Environmental Housing (Scenic Quality), Zone 3—Environmental Housing (Bushland), or bush fire prone land,</p> <p>(b) the deck or patio has a height of more than 500mm above ground level,</p> <p>(c) it is a deck to a swimming pool and the pool or the deck stands higher than 500mm above ground level.</p> <p>Must be set back at least 900mm from side and rear boundaries of the relevant land in any other case.</p>

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Column 1 Type of development	Column 2 Development standards
Demolition Applies to demolition of buildings and retaining walls, other than demolition that is exempt development under Schedule 2.	<p>Must not be carried out on acid sulfate soils land if part of a development that requires development consent under clause 23.</p> <p>Must not be carried out on bush fire interface property, contaminated risk land, foreshore land or heritage item land.</p> <p>Must meet the standards for access, floor space, landscaped area, storm water and tree removal and pruning.</p> <p>Must comply with the Australian Standard AS 2601—2001, <i>Demolition of structures</i>.</p> <p>Must not be carried out in connection with the decontamination, rehabilitation or remediation of contaminated land (within the meaning of Part 7A of the Act).</p> <p>Must not be carried out on acid sulfate soils land if part of a development that requires development consent under clause 23.</p> <p>Must not be carried out on contaminated risk land, foreshore land or heritage item land.</p> <p>Must meet the standards for tree removal and pruning.</p>
Dwelling houses Applies to the erection of, or additions or alterations to, single storey or two-storey dwelling houses, other than:	
(a) the addition of any storey to two storey dwelling houses, or	
(b) any erection, alterations or additions on land:	
(i) in Zone 1—Environmental Housing (Environmentally Sensitive Land), Zone 2—Environmental Housing (Scenic Quality) or Zone 3—Environmental Housing (Bushland), or	

Column 1 Type of development	Column 2 Development standards
<ul style="list-style-type: none"> (ii) on which the Australian Noise Exposure Forecast (endorsed by Airservices Australia and current on the commencement of this plan) is between 20 and 25, or (iii) land that is adjacent to Zone 22—Arterial Road if the development involves a new vehicular accessway, or alters an existing accessway, to an arterial road in that zone, or (iv) land in a Greenweb Support area or Greenweb Core area, as shown on the Greenweb Map, or (v) land that is an internal lot. 	<p>General standards</p> <p>Must have vehicular access from the lowest order road shown on the Road Hierarchy Map if the development has 2 or more road frontages.</p> <p>Must not be carried out on acid sulfate soils land if part of a development that requires development consent under clause 23.</p> <p>Must not be carried out on bush fire interface property, except if constructed in accordance with the NSW Rural Fire Service guidelines titled <i>Planning for Bush Fire Protection</i> ISBN 0 9751033 2 6, dated December 2006.</p> <p>Must not be carried out on contaminated risk land, flood liable risk land, foreshore land or heritage item land.</p> <p>Must meet the standards for access, floor space, landscaped area, storm water and tree removal and pruning.</p>

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Column 1	Column 2
Type of development	Development standards
	<p>Must be set back from the front boundary by:</p> <ul style="list-style-type: none">(a) 7.5m, and(b) not less than the alignment of any dwelling on any adjoining land. <p>In the case of corner properties, must be set back:</p> <ul style="list-style-type: none">(a) 7.5m from the narrowest street frontage, and(b) 3.5m from the second street. <p>Must be set back from the rear boundaries by a minimum of 6m.</p> <p>Finished ground floor level must be within 1m of the existing ground level.</p> <p>Basement footprint must not exceed the ground floor footprint.</p> <p>Maximum area of the site to be affected by cut or fill to a greater depth than 300mm must not exceed 60% of the dwelling footprint.</p> <p>Cut for slab on ground construction must not extend further than 900mm beyond the dwelling footprint.</p> <p>Filling must be contained within the footprint of the dwelling.</p> <p>Natural rock outcrops on the site greater than 5m² in area must be retained.</p> <p>Vegetative cover on slopes greater than 18° must be maintained.</p> <p>Dwelling entry must face the street and the dwelling must overlook any other adjacent public areas.</p> <p>Dwelling must not present blank walls to any street frontage.</p> <p>Maximum length of any external wall without openings is 6m.</p> <p>Habitable room windows with a direct outlook to habitable rooms in any adjacent dwelling within 9m must be offset by a minimum of 1m to limit the views into the adjacent windows.</p>

Column 1 Type of development	Column 2 Development standards
<p>Single storey dwelling houses</p> <p>Applies to:</p> <p>(a) a proposed single storey dwelling house, and</p> <p>(b) the additions to a single storey dwelling house, other than the addition of a second storey.</p>	<p>Must not reduce existing sunlight access to useable private open space and windows of living areas of any adjoining property to less than four hours between 9 am and 3 pm on 21 June.</p> <p>Living areas must be orientated between north-west and north-east.</p> <p>Dwelling must provide at least one primary area of useable private open space at ground level and directly accessible from a living area with minimum dimensions of 6m x 6m.</p> <p>Minimum of 10m² of the outdoor private open space for the dwelling must receive direct sunlight at ground level for at least four hours between 9 am and 3 pm on 21 June.</p> <p>Roof or wall cladding materials must not be highly reflective.</p> <p>Must not involve the installation of any oil or solid fuel heating appliance or any commercial mechanical exhaust ventilation system.</p> <p>Minimum of 2 car spaces must be provided behind the building line.</p> <p>Note. See separate entry under “Garages” in this Table for relevant standards relating to the erection of garages as complying development. See also entry under “Driveways or pathways” in Schedule 2 for relevant standards relating to the installation of driveways as exempt development.</p> <p>Building height must not exceed 5.4m, as measured from the ground level to the highest point of the roof.</p> <p>Must be set back at least 900mm from the side boundaries.</p>

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Column 1	Column 2
Type of development	Development standards
<p>Two-storey dwelling houses Applies to:</p> <ul style="list-style-type: none"> (a) a proposed two-storey dwelling house, and (b) the addition of a second storey to a single storey dwelling house, and (c) a second storey alteration or addition to an existing two storey dwelling house. 	<p>Must comply with the height requirements of clause 33 (4). Must not involve the erection of any balconies off the second storey that face the side or rear boundaries. Second storey must be set back at least 1.5m from the side boundaries. Second storey depth must not exceed:</p> <ul style="list-style-type: none"> (a) 10m, and (b) 50% of the depth of the allotment, measured from the primary street frontage. <p>Second storey must not contain a kitchen or primary living area.</p>
<p>Fences, gates and retaining walls Applies to fences, gates and retaining walls, other than the following:</p> <ul style="list-style-type: none"> (a) fences on street frontages of land occupied by dual occupancies, townhouses or villa houses, (b) fences erected on land at Alford's Point, Barden Ridge, Bangor, Bonnet Bay, Illawong, Lucas Heights, Menai, Woronora Heights or Sylvania Waters if covenants applying to the land restrict the erection of such fences, (c) fences erected between the rear of dwellings and the waterway at Sylvania Waters if covenants applying to the land restrict the erection of such fences, (d) fences, gates and retaining walls that are exempt development under Schedule 2. 	<p>Front fences within the front building line must not exceed 1m in height above ground level. Side or rear fences, behind the building line, must not exceed 1.8m in height above ground level. Retaining walls:</p> <ul style="list-style-type: none"> (a) must be set back at least 500mm from any boundary, and (b) must not exceed 1m in height above ground level, and (c) must not be longer than 20m, and (d) must be for the purpose of retaining soil on the site and not to enable filling of the site. <p>Must not be carried out on land that is adjacent to Zone 22—Arterial Road if the development involves a new vehicular accessway, or alters an existing accessway, to an arterial road in that zone. Must not be carried out on acid sulfate soils land if part of a development that requires development consent under clause 23.</p>

Column 1	Column 2
Type of development	Development standards
<p>Fire alarms</p> <p>Applies to:</p> <ul style="list-style-type: none"> (a) internal alterations to a building, and (b) internal alterations to a building, together with mounting of any antenna, and any support structure, on an external wall or roof of a building occupying a space of not more than 450mm × 100mm × 100mm. <p>Applies to development for the purpose of:</p> <ul style="list-style-type: none"> (a) converting a fire alarm system from connection with the alarm monitoring system of New South Wales Fire Brigades to connection with the alarm monitoring system of a private service provider, and (b) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with the alarm monitoring system of another private service provider, and 	<p>Must not be carried out on bush fire interface property or bush fire prone land, except if constructed of non-combustible materials.</p> <p>Must not be carried out on contaminated risk land, flood liable risk land, foreshore land or heritage item land.</p> <p>Must meet the standards for access, car spaces, floor space, landscaped area, storm water and tree removal and pruning.</p>

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Column 1	Column 2
Type of development	Development standards
<p>(c) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with a different alarm monitoring system of the same private service provider.</p>	
<p>Garages Applies to a garage that:</p> <p>(a) occupies an area not greater than 40m², and</p> <p>(b) is not on land that is adjacent to Zone 22—Arterial Road if the development involves a new vehicular accessway, or alters an existing accessway, to an arterial road in that zone.</p>	<p>Height must not exceed 4m above ground level.</p> <p>Must be set back behind the following:</p> <p>(a) the building line of the land,</p> <p>(b) the alignment of any dwelling on any adjoining land.</p> <p>Must be set back as follows from the side and rear boundaries of the relevant land:</p> <p>(a) at least 1.5m if the land is in Zone 1—Environmental Housing (Environmentally Sensitive Land), Zone 2—Environmental Housing (Scenic Quality) or Zone 3—Environmental Housing (Bushland) or bush fire prone land,</p> <p>(b) at least 500mm if the garage is detached and to the rear of any dwelling with which it is associated,</p> <p>(c) at least 900mm in any other case.</p> <p>Finished floor level must be no more than 1m above ground level.</p> <p>Must not be carried out on bush fire prone land, except if constructed in accordance with the NSW Rural Fire Service guidelines titled <i>Planning for Bush Fire Protection</i> ISBN 0 9751033 2 6, dated December 2006.</p> <p>Must not be carried out on bush fire interface property, contaminated risk land, flood liable risk land, foreshore land or heritage item land.</p>

Column 1	Column 2
Type of development	Development standards
	Must meet the standards for access, car spaces, floor space, landscaped area, storm water and tree removal and pruning.
<p>Seawalls</p>	
<p>Applies to reconstruction, replacement or repair of seawalls in Sylvania Waters.</p>	
<p>Subdivision of land</p>	
<p>Applies to subdivision of land for any of the following purposes:</p>	<p>In the case of subdivision carried out for the purpose of adjusting a boundary between lots:</p>
<p>(a) widening of a public road by a roads authority (within the meaning of the <i>Roads Act 1993</i>),</p>	<p>(a) the size and dimensions of resulting lots must not be less than any relevant minimum size and dimensions provided for in clauses 39–42, and</p>
<p>(b) adjusting a boundary between lots (including correcting an encroachment on a lot),</p>	<p>(b) the subdivision must not result in an increased number of lots or the reorientation of lots.</p>
<p>(c) creating a lot within the meaning of the <i>Strata Schemes (Freehold Development) Act 1973</i> or the <i>Strata Schemes (Leasehold Development) Act 1986</i>,</p>	<p>In the case of subdivision carried out for the purpose of creating a lot within the meaning of the <i>Strata Schemes (Freehold Development) Act 1973</i> or the <i>Strata Schemes (Leasehold Development) Act 1986</i>:</p>
<p>(d) creating a lot for a public reserve.</p>	<p>(a) the erection of any building comprised in the lot must have been approved and carried out after 1 July 1988, and</p>
	<p>(b) any development carried out for the purpose of the building (including the erection of the building) must have been carried out in accordance with any relevant development consent, and</p>
	<p>(c) the development must not result in strata subdivision of dual occupancy that does not comply with clause 40.</p>

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Column 1	Column 2
Type of development	Development standards
Swimming pools	<p>In the case of subdivision creating a lot for a public reserve, the size and dimension of any residue lot must not be less than any relevant minimum size and dimensions provided for in clauses 39–42.</p> <p>Must be installed or erected in rear or side yards, behind the building line.</p> <p>Pool must be set back as follows from the side and rear boundaries of the relevant land:</p> <ul style="list-style-type: none">(a) at least 1.5m to the waterline of the pool if the land is in Zone 1—Environmental Housing (Environmentally Sensitive Land), Zone 2—Environmental Housing (Scenic Quality) or Zone 3—Environmental Housing (Bushland) or bush fire prone land,(b) at least 1.5m to the waterline of the pool if the pool, its surrounds or decking stands higher than 500mm above ground level,(c) at least 1m to the waterline of the pool in any other case. <p>In-ground pool must not exceed a height of 1m above ground level.</p> <p>Above ground pre-fabricated pool (where any coping width is no greater than 250mm wide) must not exceed a height of 1.2m above ground level.</p> <p>Pool pump and equipment associated with the pump must be designed so as to be sound insulated or isolated so that the noise emitted does not exceed an LAeq of 5 dB(A) above background noise level in any octave band from 63 Hz centre frequencies inclusive, as measured at the property boundary in accordance with the Australian Standard AS 1055.1—1997, <i>Acoustics—Description and measurement of environmental noise—General procedures</i>.</p>

Column 1 Type of development	Column 2 Development standards
	<p>Pool, surrounds and any decking must be screened by plants if the pool, its surrounds or decking stands more than 500mm above ground level.</p> <p>Child resistant barriers must meet the standards specified by the <i>Swimming Pools Act 1992</i>.</p> <p>Must meet the standards required under <i>Sutherland Shire Council Environmental Specification—Swimming Pools</i>.</p> <p>Must not be part of a development that requires development consent under clause 23.</p> <p>Must not be carried out on bush fire interface property, except if associated fencing and decking is constructed of non-combustible materials.</p> <p>Must not be carried out on bush fire prone land, except if associated fencing is constructed of non-combustible materials.</p> <p>Must not be carried out on contaminated risk land, flood liable risk land, foreshore land or heritage item land.</p> <p>Must meet the standards for landscaped area, storm water and tree removal and pruning.</p> <p>Note. The <i>Swimming Pools Act 1992</i> and regulations contain standards in relation to swimming pools, including child resistant barriers.</p> <p>Note. See also provisions for decks or patios.</p>

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Part 2 Complying development in Zone 5, 6, 8, 9, 10, 11 or 21

Column 1	Column 2
Type of Development	Development Standards
<p>Building alterations (external) Applies to external building alterations to buildings that have been lawfully constructed, other than:</p> <ul style="list-style-type: none">(a) alterations to incomplete buildings, and(b) buildings on land that is adjacent to Zone 22—Arterial Road if the development involves a new vehicular accessway, or alters an existing accessway, to an arterial road in that zone, and(c) alterations that are exempt development under Schedule 2.	<p>Alterations to buildings on community land within the meaning of the <i>Local Government Act 1993</i> must be undertaken in accordance with a plan of management under that Act.</p> <p>Must not contravene any conditions of a development consent applicable to building or its use.</p> <p>Must not involve the making of, or the alteration to the size of, any opening in the roof of a building or any opening in an external wall (such as a doorway or window), other than facades below the awning on shopfronts in Zone 8—Urban Centre, Zone 9—Local Centre or Zone 10—Neighbourhood Centre that may be altered to increase window openings.</p> <p>If the alterations involve the erection of a roof over a wash bay area for a business that carries out wet processes (such as the washing of motor vehicles), the wash bay area must be set back behind the building line.</p> <p>Must not:</p> <ul style="list-style-type: none">(a) alter existing storm water disposal arrangements, or(b) reduce landscaping on site, or(c) increase the total floor space or footprint of the premises, or(d) reduce the provision of parking or loading and unloading areas. <p>Must not be carried out on acid sulfate soils land if part of a development that requires development consent under clause 23.</p>

Column 1 Type of Development	Column 2 Development Standards
<p>Building alterations (internal) Applies to internal alterations to buildings that have been lawfully constructed, other than:</p> <ul style="list-style-type: none"> (a) alterations to incomplete buildings, or (b) alterations for the installation of any commercial mechanical exhaust ventilation system, or (c) alterations that are exempt development under Schedule 2. 	<p>Must not be carried out on bush fire interface property, contaminated risk land, flood liable risk land, foreshore land or heritage item land.</p> <p>Must not be carried out on bush fire prone land, except if constructed in accordance with the NSW Rural Fire Service guidelines titled <i>Planning for Bush Fire Protection</i> ISBN 0 9751033 2 6, dated December 2006.</p> <p>Must meet the standards for access and tree removal and pruning.</p> <p>Must not contravene any conditions of a development consent applicable to building or its use.</p> <p>Must not increase the gross floor area of buildings used for industry or business premises (including pedestrian arcades) unless:</p> <ul style="list-style-type: none"> (a) the increase in area results from the addition of an internal mezzanine floor, and (b) the internal mezzanine floor is added for the purpose of storage or amenities, and (c) the increase in area does not exceed 50m². <p>Alterations to any part of residential premises used for the purpose of preparation or storage (or both) of food for sale to the public as part of a home occupation must be undertaken in accordance with:</p> <ul style="list-style-type: none"> (a) the Australian Standard AS 4674—2004, <i>Design, construction and fit-out of food premises</i>, and (b) the <i>Code for Commercial Home Catering</i>.

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Column 1	Column 2
Type of Development	Development Standards
	<p>Alterations to a food shop or restaurant:</p> <ul style="list-style-type: none">(a) must comply with the Australian Standard AS 4674—2004, <i>Design, construction and fit-out of food premises</i>, and(b) must not involve the erection or installation of an externally mounted or located exhaust duct, fan or refrigeration unit. <p>Alterations for the purpose of a beauty salon or a hairdresser, must be undertaken in accordance with any relevant standards under the <i>Local Government Act 1993</i> (being standards that are enforceable by the making of Order No 5 under the Table to section 124 of that Act).</p> <p>Alterations to sound producing machinery, or fittings, associated with or forming part of an existing mechanical ventilation system or refrigeration system:</p> <ul style="list-style-type: none">(a) must be sound insulated or isolated so that the noise emitted does not exceed LAeq of 5 dB(A) above the background level in any octave band from 63 Hz centre frequencies inclusive, as measured at the property boundary in accordance with the Australian Standard AS 1055.1—1997, <i>Acoustics—Description and measurement of environmental noise—General procedures</i>, and(b) must not emit any tonal, impulsive or intermittent sounds. <p>Alterations involving sewer connections must meet the standards contained in an approval under the <i>Local Government Act 1993</i>.</p> <p>Must not be carried out on heritage item land.</p> <p>Must meet the standards for car spaces.</p>

Column 1	Column 2
Type of Development	Development Standards
<p>Change of use of premises Applies to the following different uses of premises:</p> <p>(a) light industry, resulting from a change from industry, bulky goods or recreation facility to light industry,</p> <p>(b) a warehouse, resulting from a change from industry, bulky goods premises, or recreation facility to a warehouse.</p>	<p>Must satisfy the conditions imposed by the consent authority for the use in existence before the use changed, in relation to:</p> <p>(a) gross floor area,</p> <p>(b) parking,</p> <p>(c) loading,</p> <p>(d) landscaping,</p> <p>(e) waste management,</p> <p>(f) external storage,</p> <p>(g) ancillary sale of products.</p> <p>Changed use must not be as a vehicle and mechanical repair premises.</p> <p>Hours of operation exclude Sunday and public holidays in the case of light industry.</p> <p>Changed use must not:</p> <p>(a) involve handling, storing or using hazardous chemicals or materials otherwise than on a domestic scale (except on farms and at a distance of more than 25m from any habitable building), or</p> <p>(b) release any hazardous chemicals or materials or any pollutants into the environment.</p> <p>Changed use must not cause interference with the amenity of the neighbourhood because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic, parking or otherwise.</p> <p>Must not be carried out on foreshore land or heritage item land.</p>

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Column 1	Column 2
Type of Development	Development Standards
Subdivision of land Applies to subdivision of land for any of the following purposes:	In the case of subdivision carried out for the purpose of adjusting a boundary between lots:
(a) widening of a public road by a roads authority (within the meaning of the <i>Roads Act 1993</i>),	(a) the size and dimensions of resulting lots must not be less than any relevant minimum size and dimensions provided for in clauses 39–42, and
(b) adjusting a boundary between lots (including correcting an encroachment on a lot),	(b) the subdivision must not result in an increased number of lots or the reorientation of lots.
(c) creating a lot within the meaning of the <i>Strata Schemes (Freehold Development) Act 1973</i> or the <i>Strata Schemes (Leasehold Development) Act 1986</i> ,	In the case of subdivision carried out for the purpose of creating a lot within the meaning of the <i>Strata Schemes (Freehold Development) Act 1973</i> or the <i>Strata Schemes (Leasehold Development) Act 1986</i> :
(d) creating a lot for a public reserve.	(a) the erection of any building comprised in the lot must have been approved and carried out after 1 July 1988, and
	(b) any development carried out for the purpose of the building (including the erection of the building) must have been carried out in accordance with any relevant development consent, and
	(c) the development must not result in strata subdivision of dual occupancy that does not comply with clause 40.
	In the case of subdivision creating a lot for a public reserve—the size and dimension of any residue lot must not be less than any relevant minimum size and dimensions provided for in clauses 39–42.

Part 3 Complying development certificate conditions

Note 1. Complying development must comply with the requirements of the Act, the regulations, and this plan. This includes carrying out the development in accordance with the plans and specifications referred to in the complying development certificate.

Note 2. Information relevant to the carrying out of complying development is also contained in other legislation, including the *Building and Construction Industry Long Service Payments Act 1986*, the *Home Building Act 1989*, the *Protection of the Environment Operations Act 1997*, the *Roads Act 1993*, the *Swimming Pools Act 1992* and the *Sydney Water Act 1994*.

1 Notice to adjoining premises

The person having the benefit of the complying development certificate must give the occupier of any adjoining premises at least 2 days notice before work commences, and provide:

- (a) the name and accreditation number of the appointed principal certifying authority, and
- (b) the builder's name, telephone number and licence number.

2 Documents to be available

A copy of the complying development certificate and the accompanying documents must be available on site at all times during demolition and construction.

3 Security for council property

Prior to work commencing:

- (a) the current condition of any council property in the vicinity of the development must be documented and photographed and provided to the Council at the time notice to commence demolition or the erection of a building is given, and
- (b) security must be provided in accordance with the Council's Schedule of Fees and Charges for Goods and Services.

4 Public liability insurance for demolition

Prior to demolition work commencing, the person having the benefit of the complying development certificate must ensure that the person carrying out the demolition work has a current public liability insurance policy to the value of at least \$5,000,000 that covers injury or damage that may arise as a consequence of carrying out that work and must provide evidence

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of that policy to the Council at the time notice to commence demolition is given.

5 Public roads

- (1) Prior to work commencing:
 - (a) consent from the relevant roads authority under the *Roads Act 1993* for each opening of a public road that will be required by the development must be held, and
 - (b) written permission from the relevant roads authority under the *Roads Act 1993* to stand or operate vehicles or machines required by the development on the footpath reserve must be held, and
 - (c) consent from the relevant roads authority under the *Roads Act 1993* to construct each footpath crossing required by the development, at a level acceptable to the roads authority, must be provided to the principal certifying authority.
- (2) All construction materials, sheds, temporary water closets, spoil, hoardings and machinery that relate to the development must be kept within the site, other than machinery that is subject to a permission under subclause (1) (b).

6 Waste management plan

Prior to any work commencing, if the development involves the demolition or construction of a building, a waste management plan must be submitted to the Council in accordance with the development control plan.

7 Sediment and erosion controls

- (1) Run-off and erosion controls must be implemented to prevent erosion, water pollution or the discharge of loose sediment on the surrounding land by:
 - (a) diverting uncontaminated run-off around cleared or disturbed areas, and
 - (b) erecting and maintaining a silt fence to prevent debris escaping into drainage systems or waterways, and
 - (c) preventing tracking of sediment by vehicles onto roads, and
 - (d) stockpiling topsoil, excavated material, construction and landscaping supplies and debris within the site.

Note. Under the *Protection of the Environment Operations Act 1997* it is an offence to pollute any waters.

- (2) Any removal or disturbance of vegetation or topsoil must be confined to within 3 metres of the proposed development.

8 Construction hours

All construction relating to the development, other than development involving internal alterations within a shopping arcade or centre, must be undertaken between the following hours:

- (a) Monday to Friday—7.00 am to 6.00 pm,
- (b) Saturday—8.00 am to 5.00 pm,

and no such construction is to be undertaken on a Sunday or a public holiday.

9 Noise control during demolition and construction

The noise of a demolition or construction site when it is in operation must not exceed the background noise level by more than the following LAeq level, measured over a period of 15 minutes, when measured at the nearest affected premises:

- (a) if the entire construction and demolition period is estimated to be 4 weeks or less—20dB(A),
- (b) if the entire construction and demolition period is estimated to be longer than 4 weeks but less than 26 weeks—10dB(A),
- (c) if the entire construction and demolition period is estimated to be longer than 26 weeks—5dB(A).

10 Landscaping

- (1) Measures to comply with Sutherland Shire Council Environmental Specification—Landscaping must be taken to protect all trees and bushland areas that are located on the site of the development or on any adjacent road reserve during construction and demolition.
- (2) Measures must include the following:
 - (a) installation of adequate protective fencing and tree guards,
 - (b) identification of the area for root zone protection,
 - (c) protection of the root zone area by exclusion of storage materials within the dripzone, erosion control and soil pH maintenance.

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11 Work adjacent to swimming pools

Measures must be taken to ensure compliance with the standards under the *Swimming Pools Act 1992* if work is undertaken on any building or structure that comprises all or part of a child resistant barrier under that legislation.

12 Work involving asbestos

Demolition or removal of material that contains asbestos material, and that is not *licensed work* under Chapter 7 of the *Occupational Health and Safety Regulation 2001*, must be carried out in accordance with *Working with asbestos: Guide 2008* (ISBN 0 7310 5159 9) published by WorkCover Authority.

Note 1. The maximum allowable area of bonded asbestos material that is excluded from the definition of *licensed work* is 10m².

[29] Schedule 6

Omit the Schedule. Insert instead:

Schedule 6 Heritage items

(Clause 54)

Key to identifiers—corresponding to number given in Sutherland Shire Heritage Inventory

A = item of non-Aboriginal archaeological significance
Ar = item comprises an area or precinct that is an archaeological site
B = item is a building
L = item is a landscape
Lf = item is a significant landform
Ot = item is an item other than any of the above (includes monuments, relics and fences)
R = item is of regional heritage significance
S = item is of State heritage significance
T = item is a significant tree or trees

Alfords Point

Alfords Point Road

Alfords Point, Georges River State Recreation Area—**L194-R**

Audley (Royal National Park)**Artillery Hill**

Stone work on road, 300m from the Visitors Centre, crosses Winifred Falls Track—**A109**

Audley Road/Sir Bertram Stevens Drive

Audley Historic Recreational Complex, comprising:

- (a) Junction of Audley Road and Sir Bertram Stevens Drive—Audley group—**A057S**
- (b) House, eastern side of road, on western approach to Audley Weir—**B001**
- (c) Ranger's cottage, corner Lady Carrington Drive—**B002**
- (d) Shelter pavilion, corner Lady Carrington Drive—**B003**

Lady Carrington Drive

Lady Carrington Drive, from Audley to Sir Bertram Stevens Drive, Lady Carrington Drive group, including the roadway, sandstone cobble stone paving, Mullion Brook (unlocated site of former Ranger's Cottage)—**A058**

Barden Ridge**Old Illawarra Road**

Western end of Woronora Road, over Sabugal Causeway to Old Illawarra Road, Old Illawarra Road—**A003**

Note. Part of the above item is within land that is deferred matter (see clause 4 (b)).

Other

Lots A, B and C, DP 321089, Shackles Beach—**Lf4**

Bonnet Bay**Washington Drive**

Nos 185–195, waterfront—sandstone formations—**Lf11**

Note. Part of the above item is within land that is deferred matter (see clause 4 (b)).

Bundeena (Royal National Park)**Brighton Street**

Site of 1920 Bundeena Wharf, eastern end of Horderns Beach—**A030, L113**

Bundeena and Maianbar

Rock formation on foreshore, described locally as “Pulpit Rock” (minor), to the west of Red Jacks Point, Royal National Park—**Lf24**

Vegetated islands off Maianbar containing some threatened species of vegetation—**T45**

Deeban spit—sand spit extending from Bonnie Vale towards Burraneer Headland—**Lf26**

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Sandstone formations in headland at Cabbage Tree Point, including Pulpit Rock (major). (Fronting 1–49 Crammond Avenue.) At base of headland, sandstone rock shelf provides public access—**Lf27**

Median plantings, including *Angophora costata* (Smooth-barked Apple or Sydney Red Gum), Thompson Street—**T46**

Remnant canopy, including *Angophora costata* (Smooth-barked Apple or Sydney Red Gum), *Eucalyptus robusta* (Swamp Mahogany), *Banksia integrifolia* (Coast Banksia), Bundeena Park—**T47**

Remnant canopy, including *Angophora costata* (Smooth-barked Apple or Sydney Red Gum), *Eucalyptus haemastoma* (Scribbly Gum), *Corymbia gummifera* (Red Bloodwood), Bundeena Public School grounds—**T48**

Sandstone cliff formation at Bundeena Reserve. Sandstone platform containing igneous features—**Lf28**

Cliff face and rock platform, fronting 1–55 Neil Street—**Lf29**

Bundeena Drive

Nos 25–31, Bundeena House—**B004**

Horderns Beach

Horderns Beach, between Crammond Avenue and Brighton Street—**L114–R**

Loftus Street

Nos 96–98, Bundeena Park Store, corner of Brighton and Loftus Streets—**B276**

Scarborough Street

Nos 74–78, Bundeena Caravan Park—**L115**

Simpsons Road

Remaining cabins, generally fibro, tin and timber frame—Bonnie Vale cabins—**A060**

End of Simpsons Road, Simpsons Hotel site, sandstone remains, seawall and Norfolk Island pines—**A061**

No 8, house—**B277**

Burraneer

Bermuda Place

No 1, boatshed—**B313**

No 7, house—**B265**

Burraneer Bay Road

Street trees (possibly remnant canopy) consisting of *Eucalyptus racemosa* (Snappy Gum or Small-leaf Scribbly Gum), along Burraneer Bay Road, between Gannons Road and Coral Road—**T53**

Street trees, consisting of *Eucalyptus paniculata* (Grey Ironbark), southern side of Burraneer Bay Road, between Dolans Road and Elm Place—**T54**

Dolans Road

No 93, “Coolangatta”, house—**B275**

Dunkeld CloseNo 4, house—**B266****Eurabalong Road**Nos 1–9, house—**B212****Goobarah Road**No 4, house—**B267****Gunnamatta Road**Southern end of Gunnamatta Road on foreshore, remains of bath walls—**A119****Hazel Place**Nos 2C, 11 and 15, boatsheds (group)—**B316****Loch Lomond Crescent**No 3, “Loch Lomond”—**B215****Portview Place**No 6, house and grounds—**B269, L030****Rutherford Avenue**No 18, boatshed—**B317**No 22, “Minnamurra”—**B216****Shell Road**No 14, house—**B217****Smarts Crescent**Nos 6–16, “Mount Vincent”, house—**B218**Nos 27–31, house—**B270****Woolooware Road**Alignment of first road in Sutherland Shire—Woolooware Road—**A006**No 224, boatshed—**B318**No 255A, boatshed/house—**B319**No 295, boatshed/house—**B320**No 321, “Attwells Boat Brokerage”, boatshed/house—**B321**Nos 344–350, garden, including nearby street trees—**L170**Street trees, between Burraneer Bay Road and Wren Place—**L187****Other**Beach on western side of Gunnamatta Bay, fronting 2–34 Bulls Road—**Lf30**Sandstone rock platform on foreshore, fronting 1–5 Bell Place and 1–9 Eurabalong Road—**Lf31**Sandstone cliff formation running along 2–52 Rutherford Avenue and 2–16 Loch Lomond Crescent—**Lf32**Single tree, *Angophora costata* (Smooth-barked Apple or Sydney Red Gum), southern end of Dolans Road South, in vegetated unformed part of public road—**T55**2 trees, *Eucalyptus racemosa* (Snappy Gum or Small-leaf Scribbly Gum), eastern side of Dolans Road South, north of 129 Burraneer Bay Road and 54 Dolans Road—**T56**

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Caringbah

Kingsway

Park, south-western corner, Port Hacking Road—**L186-R**

Caringbah South

Baliga Avenue

No 39, boatshed—**B332**

Bayside Place

No 21, house and boatshed “Elanora”—**B278**

Burraneer Bay Road

2 street trees, southern side of Burraneer Bay Road, east from intersection with Port Hacking Road—**T52**

Caringbah Road

Street trees, including *Eucalyptus microcorys* (Tallow Wood), Caringbah Road, west of Laguna Street and west of Kanoona Street—**T49**

Street trees (possibly remnant canopy), consisting of *Eucalyptus racemosa* (Snappy Gum or Small-leaf Scribbly Gum), southern side of Caringbah Road, between Oleander Parade and Gannons Road and returning into Oleander Parade—**T50**

Street trees, consisting of *Eucalyptus racemosa* (Snappy Gum or Small-leaf Scribbly Gum), eastern side of Oleander Parade, at intersection with Burraneer Bay Road—**T51**

Fernleigh Road

Nos 44–46, “Fernleigh”—**B005-S**

Frangipani Place

No 4, “Rellum”, house—**B264**

Mirral Road

No 41, boatshed—**B235**

President Avenue

EC Waterhouse National Camellia Garden, corner Kareena Road—**L134-R**

Wallami Street

No 24, house—**B287**

Water Street

Nos 28 and 32, including The Terraces and former stables—**B010**

Willarong Road

No 359, boatshed—**B279**

No 432, boatshed and stone walls—**B280**

No 509, cottage, boatshed and jetty—**B239**

No 527, waterfront cottage—**B234**

No 541, boatshed/dwelling and swimming enclosure—**B342**

Como**Bonnet Avenue**

No 39, house—**B281**

Como Parade

No 105, corner Warraba Street, house—**B013**

Cremona Road

No 2, “Café de Como”, house—**B016**

End of Cremona Road, Como Pleasure Grounds—**L048-R**, **A039**, including pavilion site—**A040**, boatshed—**A041**, sea walls—**A042**, tidal baths—**A043** and Scylla Bay—**A044**

Railway Bridge

North of Cremona Road, former Como railway bridge (now cycleway), lattice girder railway bridge—**A009**

North of Cremona Road, Como railway bridge (current railway bridge)—**A020**

Northern end of Cremona Road, Como railway bridge—**L197-R**

Wolger Street

No 41, corner Burunda Street, house—**B019**

Cronulla**Arthur Avenue**

No 8, house—**B067** (also No 40 The Esplanade)

Note. The property has 2 frontages. Arthur Avenue is the street frontage.

Burraneer Bay Road

Nos 20–24 Burraneer Bay Road, Cronulla Public School, main building and grounds—**B021**

Connels Road

No 15, house—**B022**

Cronulla Street

Between Tonkin Street and Cronulla Street—Cronulla Railway Station—**A026**, **B026-S**

Nos 2–6, “Cronulla Theatre”, corner Kingsway—**B027**

Nos 8–12, commercial building—**B028**

No 41, Cronulla Post Office—**B025**

Nos 66–70, Commonwealth Bank—**B029**

No 112, State Bank—**B030**

Nos 146–148, Cronulla Street, Monro Park—**L008-R**

Darook Park Road

No 9, boatshed, garage and walls—**B282**

Elouera Road/Kingsway

At the eastern end of Kingsway—sea wall (south of Dunningham Park)—**A049**

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Ewos Parade

Southern end of Oak Park—Oak Park rock pool—**A047**

Southern end of Shelly Park, Shelly Park rock pool—**A048**

No 157, corner Rose Street, house—**B032**

Shelly Beach and Park—**L003**

Street trees (opposite Oak Street)—**L055**

Oak Park—**L058**

Excelsior Road

No 6, house and garden trees—**B036, L070**

No 22, house—**B037**

Franklin Road

No 54, house—**B038**

Gerrale Street

Gerrale Street (opposite Mentone Avenue), Parramatta Street and surrounding streets—brick kerbing—**A051**

Nos 80–82, house—**B042**

Nos 97–99, corner Nicholson Parade, commercial pair—**B041**

South Cronulla Beach and Cronulla Park—**L002–R**

Giddings Avenue

“Thornton Hall”, corner Nicholson Parade, part of St Aloysius School—**B043**

Gowrie Street

Remains of Salmon Haul ocean wharf, eastern end of Salmon Haul Reserve—**A027**

Bass and Flinders memorial—**A055**

Grasmere Crescent

No 30, garden—**L032**

Gunnamatta Road

Wharf, Broadway and steps, at end of street—**B315**

Hampshire Street

No 12, corner Nicholson Parade, house—**B044**

John Street

Nos 10–12, “Miami’s” kindergarten, house and garage—**B045**

Kingsway

Nos 43–45, “Masonic Temple”—**B046**

Dunningham Park (also fronts Elouera Road)—**L001**

Street trees, corner Libra Avenue—**L168**

Links Avenue

No 17, corner Berry Street—**B048**

Lucas Street

No 9, corner Barony Street, “Elanora Mackinnon House” and gardens—**B049, L056**

McDonald Street

Foreshore between North and South Cronulla Beaches—rock pool—**A050**

Nicholson Parade

Southern end of Nicholson Parade, Hungry Point—Fisheries Research Institute—**A036, L061S**

On rise, east of Gunnamatta Baths—Gunnamatta Park, including dressing pavilion—**A046, L033**

Oak Street

No 8, house—**B052**

Parramatta Street

No 50, house—**B055**

Prince Street

To the north of Dunningham Park, North Cronulla Surf Club—**B056**

Richmount Street

No 12, “Moonbow”, house—**B057**

No 14, house—**B058**

St Andrews Place

No 1A, St Andrews Church of England, church, rectory and grounds—**B059**

Surf Road

Nos 4–8, “School of Arts”—**B063**

Taloombi Street

Laneway, between 51 and 53 Taloombi Street, sandstone steps from street to waterfront—**A113**

No 47, boatshed—**B283**

No 52, “Coombe Grange”—**B064**

No 53, boatshed/dwelling—**B284**

The Esplanade

To the east of Cronulla Park, Cronulla Surf Club—**B065**

Cronulla Sports Complex—**B066**

No 40, house (also No 8 Arthur Avenue)—**B067**

Walking path on eastern foreshore—**L059**

Bass and Flinders Point and Salmon Haul Reserve (at southern point of Cronulla Peninsula)—**L060–R**

Tonkin Street

Tonkin Park—**L068**

Via Mare

No 8, house—**B070**

Waratah Street

Northern end of Waratah Street, Cronulla Wharf, stone steps—**A114**

Abutting Gunnamatta Park, substation (Electric Light Department)—**B071**

Wilshire Avenue

No 14, Uniting Church—**B073**

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Other

Possible remnant canopy, consisting of *Eucalyptus racemosa* (Snappy Gum or Small-leaf Scribbly Gum) and *Angophora costata* (Smooth-barked Apple or Sydney Red Gum), mainly on eastern side of Gunnamatta Road—**T62**

Street plantings, consisting of *Eucalyptus* (possibly Snappy Gum), eastern side of northern end of Franklin Road—**T64**

Frontage trees, consisting of *Eucalyptus paniculata* (Grey Ironbark) and some *Eucalyptus pilularis* (Blackbutt), main frontages to Woollooware Primary School, Wills Road and Riverview Avenue—**T65**

Street plantings, consisting of *Ficus hillii* (Hill's Weeping Fig), Hume Road boundary to golf course—**T67**

Remnant foreshore vegetation, at head of Gunnamatta Bay, consisting of mixed species shrubs and understorey plants—**T68**

Linear cultural exotic planting of rail embankment, consisting of coral trees—**T69**

Remnant eucalypt canopy in Tonkin Park, adjacent to car park—**T70**

Sandstone platform at head of Gunnamatta Bay, below south-western corner of Tonkin Park—**Lf33**

Sandstone caves and wind eroded formations on foreshore, from Darook Park towards 29 Darook Park Road—**Lf34**

Bass and Flinders Point, South Cronulla, consisting of remnant native *Cupaniopsis anacardioides* (Tuckeroo) and endangered Sutherland Shire littoral rainforest—**T71**

Sandstone cliff feature above Esplanade walkway, between Kingsway and Cronulla Park—**Lf35**

Dolans Bay

Parthenia Street

No 92, house—**B285**

Port Hacking Road

No 733, house—**B280**

Port Hacking Road South

No 698, house—**B009**

No 742, "Our Lady of Mercy Convent"—**B074**

Engadine

Banksia Avenue

No 133, house—**B075**

Railway Parade (Princes Highway)

No 43, house—**B077**

Waratah Road

"The Boys Town"—**Ar**, including Bakery Trade Industry building and Meat Trade Industry building—**A112, B078, B079**, "Memorial Hospital"—**B080** and grounds—**L160**

Woronora Road

No 277, “Homelea”, corner Fairview Avenue—**B081**

Stand of *Pinus radiata* (Radiata Pine or Monterey Pine) and *Lophostemon confertus* (Brush Box), Cooper Street Reserve, on Princes Highway frontage—**T13**

The “Needles”, Lot 7038, DP 1027187, rock formations in river, immediately downstream of the Causeway—**Lf3**

Grays Point**Grays Point**

Sandy beach next to boat ramp—**Lf13**

“Swallow Rock” rock formations, east of boat ramp—**Lf14**

Mangrove stands, between Swallow Rock and foreshore—**Lf15**

Grays Point rocky foreshore to public reserve—**Lf16**

Mangrove stands, between Grays Point and Point Danger—**Lf17**

DP 12160, Mansion Bay, sandstone foreshore (between 8–70A Mansion Point Road)—**Lf18**

North West Arm Road

No 152, house—**B083**

Peninsula Road

No 129, house, boatshed and sea wall—**B288**

Gundamaian (Royal National Park)**Deer Park Road (Deer Park)**

On foreshore between Dark Bay and Carruthers Bay, access stairs to jetty and boatshed, “Chaldercot”—**A065**

“Chaldercot”—**B084–R**

Point Danger

On western side of Gundamaian, site of landscaping and jetty remains—**A062**

On western side of Gundamaian, remains of landscape and jetty—**A063**

Wants Point

On eastern side of Gundamaian, remains of jetty—**A064**

Warumbul Road (Gogerly’s Point)

Gogerly’s Point—**Ar**, including west of “Rathane”, “Telford” and landscaping—**A066, B091**, north of “Hilltop”, “Rathane” cottage and associated buildings and landscape setting—**A067, B089**, adjacent to “Hilltop”, “Gogerly’s Cottage”—**A068, B085S**, south of “Rathane”, “Hilltop” and landscaping—**A069, B086**, east of “Hilltop”, Lamont house site—**A070**, boatsheds—**B087**, Timber cottages—**B088**, within landscape setting for Rathane, rotunda—**B090**, gardens/grounds—**L036–R**

Warumbul Road (Warumbul)

North of Graham’s Point, Warumbul—**A071**

Remnant period garden and ancillary foreshore structures in grounds of Warumbul—**L035**

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Gwawley Bay

Sandy Beach, between 12 Marra Place and 1 Holts Point Place—**Lf19**

Sandy Beach, between 75–93 Holt Road—**Lf20**

Sandy Beach, between 31–47 Holt Road—**Lf21**

Sandy Beach, between 5–9 Holt Road—**Lf22**

Sandy Beach, between 2–12 Woodlands Road—**Lf23**

GyMEA

Kingsway

Nos 782–800, corner Talara Road, Hazelhurst garden—**L101**

Street plantings, *Eucalyptus*, mainly southern side, between Talara Road North and Premier Street North—**T31**

Princes Highway

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) along Princes Highway, between Kingsway and The Boulevarde—**T30**

Note. Part of the above item is within land that is deferred matter (see clause 4 (b)).

GyMEA Bay

GyMEA Baths, north-western corner of GyMEA Bay—**L039**

Bayhaven Place

No 9, house—**B291**

Coonong Road

Street trees, consisting of *Eucalyptus microcorys* (Tallow Wood), footpath reserve, outside 67 Coonong Road—**T34**

Single tree, *Eucalyptus*, north-eastern corner of Winkin Avenue and Coonong Road—**T35**

Coopernook Avenue

No 38, boatshed—**B240**

Ellesmere Road

No 116, waterfront cottage—**B242**

No 180, house—**B096**

Forest Road

Street trees, consisting of *Eucalyptus pilularis* (Blackbutt), southern side of Forest Road, opposite Manchester Road—**T37**

Street trees, consisting of *Eucalyptus pilularis* (Blackbutt), southern side of Forest Road, opposite Walker Avenue—**T38**

GyMEA Bay Road

Street trees, consisting mainly of *Eucalyptus pilularis* (Blackbutt) and *Eucalyptus globoidea* (White Stringybark), GyMEA Bay Road, south, between President Avenue and High Street—**T32**

Street trees, consisting of *Eucalyptus*, north-eastern corner of GyMEA Bay Road and Forest Road—**T33**

Street trees, consisting of *Eucalyptus racemosa* (Snappy Gum or Small-leaf Scribbly Gum), south-western corner of GyMEA Bay Road and Forest Road—**T36**

Pinaroo Place

No 24A, house—**B094**

Heathcote**Bottle Forest Road**

On southern side of laneway leading to Heathcote Sesquicentenary Park, site of former Heathcote Brickworks—**A033**

Bottle Forest Road (and former brickpit embankment)

Street trees, Blue Gum, *Eucalyptus pilularis* (Blackbutt) and Stringybark—**L153**

Dillwynnia Grove

Nos 1–21, corner Tecoma Street, Heathcote Hall and grounds—**B098**, **L151–S**

No 40, “Kennet Villa”—**B099**

East Heathcote

Dillwynnia Grove—cultural street trees, *Lophostemon confertus* (Brush Box)—**T11**

Forest Road—natural street plantings, including *Eucalyptus pilularis* (Blackbutt), *Syncarpia glomulifera* (Turpentine) and *Angophora*—**T12**

Princes Highway

No 1330, former railway cottage—**B100**

Wilson Parade

No 1, house—**B101**

No 122, house—**B102**

Illawong**Bignell Street**

At the end of Bignell Street, stone jetty—**A116**

No 4, foreshore house, boatshed and stone wall—**B293**

Nos 7–13, stone boatshed, seawall and basin—**B294**

Nos 20–22, early waterfront housing and boatsheds—**B295**

Nos 60, 64, 66, 68 and 72, houses and boatsheds (group)—**B296**

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Cranbrook Place

Nos 9–21, sculptures, pathways and steps, seawall and swimming enclosure—**B343**

Nos 16–20, “Cranbrook”, house and gardens (also Nos 45–53 Fowler Road)—**B103, L022**

Fowler Road

Nos 45–53, “Cranbrook”, house and gardens (also Nos 16–20 Cranbrook Place)—**B103, L022**

No 69, house and boatshed—**B298**

Nos 77–79, seawall—**B299**

No 118, house—**B104**

Nos 119–121, boatshed, house, wharf and stone waterfront—**B297**

Griffin Parade

Nos 9–11, early waterfront house—**B301**

Old Ferry Road

Between Old Illawarra Road and Old Ferry Road junction, Old Illawarra Road—**A004**

Old Punt crossing (Lugarno ferry)—**A007**

Stone wharf—**A117**

200m west of No 1R, waterfront houses (group of 5)—**B302**

Jannali

Jannali Avenue

Stand of *Eucalyptus pilularis* (Blackbutt), Jannali Avenue, between Mitchell Avenue and Louise Street—**T29**

Jannali Avenue/Railway Parade

Jannali Railway Station and immediate surrounds—**A025**

Mitchell Avenue

Cultural planting, comprising *Lophostemon confertus* (Brush Box)—**T28**

Kangaroo Point

Ilma Avenue

No 9, boatshed and house—**B303**

Kangaroo Point Road

Nos 6–8, boatshed and wall—**B304**

No 10, house—**B109**

No 25, house and garden—**B108, L080**

Nos 72–74, boatshed—**B305**

Nos 105–107, house—**B258**

No 162, corner Tara Street, house—**B111**

Kirrawee

Acacia Road

No 94, "Botany View", house—**B112**

No 189, house—**B140**

President Avenue

No 455, corner Oak Road, house—**B114**

Princes Highway/Oak Road/Flora Street

Site of former brickworks, Sutherland Brick Company claypits—**A034**

Lilli Pilli

Bareena Street

No 18, "Waratah" and garden trees—**B118, L006**

Beckton Place

Nos 20–24, "Beckton", house and boatsheds—**B120, B237**

Gow Avenue

No 24, waterfront cottage—**B238**

Korokan Road

Nos 16–18, "Nuimburra" and adjoining house—**B262**

Lilli Pilli Point Road

At the end of Lilli Pilli Point Road, site of Lilli Pilli wharf—**A045**

Moombara Crescent

Nos 17–19, "Moombara"—**B123–R**

Sandbar Place

No 1, house—**B124**

Shiprock Road

No 34, boatshed—**B286**

Turriel Bay Road

No 33, waterfront cottage—**B236**

Wallendbeen Avenue

No 10, "Wallendbeen Lodge"—**B125**

Other

Remnant mixed canopy at eastern end of Lilli Pilli Point Reserve—**T44**

Shiprock rock feature on foreshore, opposite 2 Shiprock Road, together with the Shiprock Aquatic Reserve, extending from 12 Wallendbeen Avenue to 18 Shiprock Road—**Lf25**

Loftus

Loftus Avenue

Loftus Heights, east of Illawarra Railway Line, Old Illawarra Highway—**A107**

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National Avenue

No 9, house—**B127**

No 44, house—**B128**

Nattai Street (opposite on railway land)

Loftus Junction Railway Signal Box —**A121-S**

Princes Highway (on edge of Royal National Park)

Former “Gardeners Garage”—**B130**

Menai

Menai Town Centre

Between Carter Road and Old Illawarra Road, Moreton Bay Fig, Lot 101, DP 1038691—**T6**

Other

Between Heathcote Road and Mill Creek, Commonwealth land held for defence purposes, sandstone escarpment, DP 828667—**Lf1**

Commonwealth land held for defence purposes, sandstone escarpment, DP 828667—**Lf2**

Eucalyptus maculata (Spotted Gum), POR 456, DP 752034, DP 210890—**T1**

Note. Part of the above item is within land to which this plan does not apply because of clause 4 (c) of this plan.

Angophora costata x bakerii, POR 90, DP 507721—**T2**

Note. The above item is partly within land that is deferred matter (because of clause 4 (b) of this plan) and partly within land to which this plan does not apply (because of clause 4 (c)).

Eucalyptus squamosa PT 185, DP 752034, DP 210890—**T4**

Eucalyptus paniculata (Grey Ironbark) POR 249, DP 752034, Lot 22, DP 818821, Lot 25, DP 874608, Pt 2, DP 1032102, Pt 3, DP 1032102, POR 272, DP 752034, POR 274, DP 752034—**T5**

Note. Part of the above item is within land to which this plan does not apply because of clause 4 (c).

Miranda

Forest Road

Street trees, consisting of *Eucalyptus pilularis* (Blackbutt), southern side of Forest Road, immediately east of junction with Alkaringa Road—**T39**

Kiora Road

Street trees, alternate planting of *Lophostemon confertus* (Brush Box) and Camphor Laurels—**L164**

Matson Crescent

No 13, house—**B228**

No 32, waterfront house—**B335**

Nos 42, 46, 50–56, 60 and 62, boatsheds and boatshed/dwellings—**B336**

Port Hacking Road

Gwawley Creek storm water canal, eastern side of Port Hacking Road, 200m south of Box Road—**L075**

The Boulevarde

Remnant stand, consisting of *Eucalyptus racemosa* (Snappy Gum or Small-leaf Scribbly Gum), northern side of The Boulevarde, between Aster Avenue and Ingara Avenue—**T42**

Cultural plantings, consisting of *Melaleuca quinquenervia* (Broad-leaved Paperbark), school frontage, opposite Edward Avenue—**T43**

Miranda Centre School War Memorial, northern end of The Boulevarde—**L163, Ot**

Oyster Bay

Caravan Head Road

Nos 141 and 151, waterfront cottages—**B308**

Carina Road

No 27, boatshed and cottage—**B307**

Green Point Road

Nos 14–20, 22 and 40, waterfront cottages—**B308**

Sage Avenue

No 2, “Desiree”—**B139**

Shipwright Place

Nos 17 and 19, waterfront cottages—**B308**

Ward Crescent

Nos 20, 24, 28, 30 and 32, waterfront houses/boatsheds (group)—**B309**

Stands of *Avicennia marina* (Grey Mangrove), fringing Coronation Bay—**Lf12**

Royal National Park

Other

Avenue of trees, consisting of Bunya Pine, Hoop Pine and Monterey Pine or Radiata Pine, Royal National Park entry at Loftus Junction and extending into Royal National Park—**AL175**

Audley Road

“Bedford”—**B129**

Bottle Forest Road

From Farnell Avenue west to Loftus Ridge, military parade site—**A076**

Cabbage Tree Basin

At weir on northern end of Cabbage Tree Basin, Bundeena/Maianbar water supply—**A075**

Costens Point

On western side of Costens Point, house sites and associated remains—**A072**

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Commencing north-west of sites at Costens Point, Old Coast Road—**A073**

Florence Parade

Commencing at Grays Point and terminating at Lady Rawson Parade, Florence Parade—**A080**

Jibbon Head

Erected in cliff face at Jibbon Head, plaque—**A110**

On Jibbon Beach south-west of Jibbon Head, shell grit beach mine—**A111**

McKell Avenue

Eastern side of Fosters Flat, above creek, 350m north of Couranga Track, Fosters Flat saw pit—**A059**

East of Illawarra railway line and northern end of Wilson Parade, former clay pit associated with railway contractors—**A077**

Rawson Drive

Rawson Drive—**Ar**, Including site of bridge across tributary of Temptation Creek—**A078**, East of Illawarra railway line, beside fire trail, Old Illawarra Highway remains—**A108**

Red Jacks Point

Red Jacks Point, remains of house sites—**A074**

Sutherland

Adelong Street

Nos 3–7, row of 3 houses—**Ar**

No 5, house—**B143**

No 7, house—**B144**

No 10, house—**B145**

Auburn Street

No 68, house—**B147**

Clio Street

No 52, house—**B152**

East Parade

Nos 9–15, house—**B154**

Nos 21–23, former School of Arts—**B157**

No 77, corner Sutherland Street, house—**B159**

Street trees, alternate planting of Port Jackson Fig and *Lophostemon confertus* (Brush Box)—**L174**

Eton Street

Former Sutherland Intermediate High School building (now part of Sutherland Primary School)—**B161**

Sutherland War Memorial (Peace Park)—**Ot, L192**

Flora Street

Sutherland Primary School, corner Eton and Merton Streets, including original building and grounds—**B162**

Corner Merton Street, church—**B163**

No 116, house—**B164**

No 122, corner Glencoe Street, house—**B165**

Glencoe Street

No 56, house and fence—**Ot, B172**

Jannali Avenue

No 123, rear frontage to Vesta Street, house—**B173**

No 125, corner Moira Street, house—**B174**

No 129, “Lark Ellen Nursing Home”—**B175**

Linden Street

Bounded by Linden Street, First Avenue, Sutherland Oval and Prince Edward Park, Woronora Cemetery—**A052**

Between cemetery office and Linden Street, site of mortuary line, Woronora Cemetery—**A053**

No 148, corner Sutherland Street, house—**B177**

“Cooee Tree”, *Eucalyptus racemosa* (Snappy Gum or Small-leaf Scribbly Gum), 1.8m diameter trunk, Sutherland Park—**L043-S**

Sutherland Park—**L044-R**

Woronora Cemetery—**L045-S**

Old Princes Highway

Western side of Old Princes Highway, 50m south of Cronulla Branch line, site foundations for steam tramway (western side)—**A018**

No 753, former steam tramway office—**A019**

Sutherland Railway Station—**A024**

South of Cronulla Branch Line junction, electrical substation—**A035**

No 685 (next to overpass), commercial building—**B178**

No 808, (corner Boyle Street), “Boyles Sutherland Hotel”—**B179**

No 816, Commonwealth Bank—**B180**

Eton Street and Old Princes Highway, Forby Sutherland Memorial Gardens and Council grounds, Council chambers—**L017**

Railway Station precinct, bridge, retaining walls and fig trees—**L104**

Rawson Avenue

“National Avenue” street trees—**L108-R**

Toronto Parade

No 90, house—**B189**

No 94, house—**B190**

No 100, corner Clio Street, “Brinsley’s Joinery Works”—**A032, B191**

No 102, house—**B192**

No 104, “Walton”—**B193**

Other

Single tree, *Eucalyptus punctata* (Grey Gum), opposite 115 The Grande Parade, located in Prince Edward Park Reserve—**T14**

Cultural plantings of *Lophostemon confertus* (Brush Box), northern and southern boundaries of sports ovals off The Grand Parade—**T15**

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Stand of *Eucalyptus haemastoma* (Scribbly Gum) and *Eucalyptus racemosa* (Snappy Gum or Small-leaf Scribbly Gum), Park Reserve, on western side of Linden Street—**T16**

2 trees, *Tristaniopsis laurina* (Water Gum), Linden Street footpath reserve, opposite Adelong Street—**T17**

Stand of *Eucalyptus microcorys* (Tallow Wood) and *Eucalyptus pilularis* (Blackbutt), Sunbury Street road reserve, between Tudor Road and Hornby Avenue—**T18**

2 trees, *Eucalyptus racemosa* (Snappy Gum or Small-leaf Scribbly Gum), either side of Sumner Street at Sutherland Road junction—**T19**

Single tree, *Eucalyptus microcorys* (Tallow Wood) in footpath reserve at 160 Sutherland Road—**T20**

Single tree, *Ficus rubiginosa* (Port Jackson Fig), opposite Oxford Street on eastern side of East Parade—**T21**

Single tree, *Ficus rubiginosa* (Port Jackson Fig), East Parade, at the Bus Interchange—**T22**

Single tree, *Ficus rubiginosa* (Port Jackson Fig), western side of Eton Street, outside 51 Eton Street—**T23**

Street plantings, consisting of *Eucalyptus scoparia* (Willow Gum), western side of Belmont Street, from Morley Street to Cook Street—**T24**

Cultural plantings, consisting of 4 *Lophostemon confertus* (Brush Box), Acton Street, in front of Olsens Funeral Chapel—**T25**

Street trees, consisting of *Eucalyptus microcorys* (Tallow Wood), *Eucalyptus pilularis* (Blackbutt), *Eucalyptus saligna* (Sydney Blue Gum), northern side of Old Princes Highway, fronting 42 Auburn Street—**T26**

Single tree, *Eucalyptus pilularis* (Blackbutt), south-western corner of Waratah Street and Acacia Road intersection—**T27**

Sylvania

Belgrave Street

West of 1929 Tom Ugly's Bridge at Horse Rock Point, stone setting at 1929 Tom Ugly's Bridge—**A012**

Street tree outside No 39, Norfolk Island pine—**L161**

Canberra Road

No 23, corner Pembroke Street, house—**B194**

Evelyn Street

No 5, house—**B197**

Harrow Street

No 35, boatshed, jetty and walls—**B310**

Murralin Lane

No 35, "Glenn Robin", house, Fairy House, boatshed and jetty—**B198**

Port Hacking Road

Nos 101–151, house (part of Frank Vickery Village No 16)—**B134**

Princes Highway

Former St Marks Church (now part of public school)—**B200**

Nos 56–60, corner Endeavour Street, old church—**B201**

Fig tree (on southern approach to Tom Ugly’s Bridge)—**L087**

Sylvania Waters

Sylvania Waters canal development

Sylvania Waters canal development—**L074–R**

Taren Point

Old Taren Point Road

At northern end of Old Taren Point Road, west of Captain Cook Bridge, disused ramp for punt—**A015**

Taren Point Road

Spanning Georges River between Taren Point and Rocky Point, Captain Cook Bridge (1965)—**A016**

Captain Cook Bridge (1965) and southern approach—**L072–R**

Waterfall

McKell Avenue

Nos 7, 8, 9 and 10, pair of semi-detached houses—**B205**

Other

At southern end of railway yards, on eastern side of the railway line—

Waterfall Railway turntable—**A022**

Opposite 1899 Princes Highway, watertank—**A023**

On eastern side of Waterfall Station, row of 3 railway workers’ cottages including “Community Cottage”—**Ar**

On hillside, 1km south-west of Waterfall, off highway (near freeway), “Camp Coutts”, Heathcote National Park—**L158–R**

Woolooware

Caronia Avenue

No 28, house—**B210**

Castlewood Avenue

Nos 26–28, house—**B211**

Kingsway

No 141, “Woolooware House” and stables building—**A054, B214**

Swan Street

No 2, “Wyndham Flats”—**B219**

Woolooware Road

Alignment of first road in Sutherland Shire—Woolooware Road—**A005**

No 79, corner Castlewood Avenue, house—**B222**

No 89, “Castlewood”—**B223–R**

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Other

Single tree, *Ulmus parifolia* (Chinese Weeping Elm), eastern side of Cabramatta Road, at junction with Hyndman Parade—**T57**

2 *Eucalyptus racemosa* (Snappy Gum or Small-leaf Scribbly Gum) on opposite corners of intersection of Munni Street and Cabramatta Road—**T58**

Single tree, *Angophora costata* (Smooth-barked Apple or Sydney Red Gum), south-eastern corner of intersection of Coronia Avenue and Woolooware Road—**T59**

Single tree, *Ficus rubiginosa* (Port Jackson Fig), footpath at 41 The Kingsway—**T60**

Single tree, *Quercus robur* (English Oak), rear garden of 53 Burraneer Bay Road (private property)—**T61**

Trees, including *Sarcocornia quinqueflora* (Saltmarsh), *Avicennia marina* (Grey Mangrove) and *Casuarina glauca* (Swamp Sheoak), frontage to Woolooware High School, Captain Cook Drive—**T63**

Remnant canopy, consisting of *Eucalyptus globoidea* (White Stringybark) and *Eucalyptus paniculata* (Grey Ironbark), Hagger Park at Denman Avenue—**T66**

Woronora

Liffey Place

No 67, house—**B323**

Menai Road

Site of 1912 bridge across the Woronora River, Menai Road—Woronora Bridge—**A017**

Single tree, *Eucalyptus racemosa* (Snappy Gum or Small-leaf Scribbly Gum), Lot 7015, DP 1027164, western low level bridge approach—**T8**

Prices Circuit

Sandstone Steps, Lot 7007, DP 750234, northern boundary to Woronora School—**Lf7**

Sandstone formations, Lot 7008, DP 1027166, riverfront at southern end of Prices Circuit Reserve—**Lf8**

Stand of *Eucalyptus* and single fig tree, Prices Circuit Crown Reserve, Lot 7008, DP 1027166—**T7**

Trees, *Calodendrum capense* (Cape chestnut), 193 Prices Circuit, Lot 31, DP 11327, planted around 1930 (private property)—**T7A**

Prince Edward Park Road

No 87, house—**B325**

No 105, stone boatshed and seawall—**B324**

No 201, stone house, boatshed and carport—**B326**

Woronora RSL War Memorial—**L110, Ot**

Single tree, *Eucalyptus camaldulensis* (River Red Gum), corner of Prince Edward Park Road and River Road—**T10**

River Road

No 29R, house—**B226**

The Crescent

Wishing well in creek bed, Lot 104, DP 875898 (AQC), The Crescent—**Lf10**
Single tree, *Eucalyptus pilularis* (Blackbutt), Lot B, DP 379873, rear garden of 4 The Crescent (private property)—**T9**

Yowie Bay

Attunga Road

No 8, house—**B227**

No 139, boatshed—**B328**

No 255, boatshed and house—**B329**

Nos 296–298, boatshed—**B330**

Binda Road

No 19, boathouse, boatskid/ramp, saltwater bath remnants—**B350**

Coolum Place

Nos 2–4, boatshed and baths (also No 5 Kalang Lane)—**B334**

Coora Road

3 trees, *Angophora costata* (Smooth-barked Apple or Sydney Red Gum), eastern end of Coora Road—**T41**

No 1C, boatshed—**B338**

Glen-Ayr Avenue

No 4, boatshed—**B333**

Kalang Lane

No 5, boatshed (also Nos 2–4, Coolum Place)—**B334**

Nos 5 and 6, sandstone seawall—**L026**

Maroopna Road

No 14, “Magnetic”, waterfront cottage—**B344**

Muneela Place

No 4, two-storey stone boatshed—**B337**

Sherwood Avenue

No 6, boatshed—**B339**

No 8, waterfront cottage—**B339**

Wonga Road

No 1, boatshed—**B230**

No 7, house—**B231**

No 16, “Cliff Haven”, house—**B233**

Yellambie Street

No 23A, boatshed and seawall—**B340**

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Schedule 1 Amendments

Other

Stands of *Eucalyptus microcorys* (Tallow Wood) and *Lophostemon confertus* (Brush Box), vegetated unformed parts of Kiora Road, between Forest Road and waterfront to Gymea Bay—**T40**

Miscellaneous items (not listed by location elsewhere)

Woronora-Penshurst pipeline—**A037**

Note. Part of the above item is within land that is deferred matter (see clause 4 (b)).

Royal National Park—**A056**

Note. Part of the above item is within land that is deferred matter (see clause 4 (b)).

Heathcote National Park—**A098**

Note. Part of the above item is within land that is deferred matter (see clause 4 (b)).

Woronora Dam—**A099-S**

On Woronora River, south of Heathcote Road Bridge, Kolora Weir—**A100**

West of Waterfall township, Lake Toolooma Dam—**A101**

West of Waterfall township, Lake Toolooma Dam pumping station—**A102**

Port Hacking

Yennibilli Point, Port Hacking, ballast heap—**A002**

Bounded by Port Hacking River to north, Illawarra rail line to west and Sutherland Shire boundary to south—Royal National Park—**L037-S**

Note. Part of the above item is within land that is deferred matter (see clause 4 (b)).

Bounded by Sutherland Shire boundary to south, military area to west, Heathcote Road to the north and Illawarra railway line to the east—Heathcote National Park—**L143-S**

Note. Part of the above item is within land that is deferred matter (see clause 4 (b)).

Port Hacking mid channel between Little Turiel Bay and Yennibilli Point, ballast shoal (just north-west of Maianbar)—**L034-R**

[30] Dictionary

Insert in alphabetical order:

acid sulfate soils land means land identified on the Acid Sulfate Soils Map.

coastal lake means a body of water specified in Schedule 1 to the *State Environmental Planning Policy No 71—Coastal Protection*.

coastal waters of the State—see section 58 of the *Interpretation Act 1987*.

Code for Commercial Home Catering means the *Sutherland Shire Council Commercial Home Catering Code* as adopted by the Council on 28 November 2005.

contaminated risk land means land that is being, or has been, used for a purpose which may cause contamination, as specified in the contaminated land planning guidelines that have been notified under section 145C of the Act, unless a notice of completion of remediation work has been given to the Council in accordance with *State Environmental Planning Policy No 55—Remediation of Land*.

development control plan means the *Sutherland Shire Development Control Plan 2006* adopted by the Council as in force on the date of commencement of *Sutherland Shire Local Environmental Plan 2006 (Amendment No 4)*.

flood liable risk land means land identified on the Flood Liable Land Map.

foreshore land means land that is between a foreshore building line and any waterway or waterfront reserve in respect of which the building line is fixed.

Greenweb Map means the Greenweb Map contained within the development control plan.

heritage item land means land identified on the Heritage Map.

high technology medical industry means the manufacturing, production, assembling, processing or research and development of biological, pharmaceutical, medical or paramedical systems, goods or components.

Road Hierarchy Map means the Road Hierarchy Map contained in the development control plan.

Sutherland Shire Council Environmental Specification—Advertising means the *Sutherland Shire Council Environmental Specification—Advertising*, as adopted by the Council on 3 September 2007.

Sutherland Shire Council Environmental Specification—Landscaping means the *Sutherland Shire Council Environmental Specification—Landscaping*, as adopted by the Council on 3 September 2007.

Sutherland Shire Council Environmental Specification—Outdoor Eating Areas means the *Sutherland Shire Council Environmental Specification—Outdoor Eating Areas*, as adopted by the Council on 3 September 2007.

Sutherland Shire Council Environmental Specification—Swimming Pools means the *Sutherland Shire Council Environmental Specification—Swimming Pools*, as adopted by the Council on 3 September 2007.

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Schedule 1 Amendments

[31] Dictionary

Omit the definitions of *bush fire interface area*, *dwelling house*, *Heritage Map*, *landscaped area*, *residential medical practice* and *townhouse*.

Insert instead:

bush fire interface property means land that is recorded as a bush fire interface property on the Bush Fire Interface Property Map within the development control plan.

dwelling house means a building containing only one dwelling.

Heritage Map means the map marked “Sutherland Shire Local Environmental Plan 2006—Heritage Items”, as amended by the maps (or the specified sheets of maps) marked as follows:

Sutherland Shire Local Environmental Plan 2006
(Amendment No 4)—Heritage Items

landscaped area means that part of a site that is used for growing plants, grasses or trees (including bushland), but does not include any building, structure, hard paved area, driveway, garbage storage area or swimming pool, or any planting over a basement, on a podium or roof top or within a planter box.

residential medical practice means one or more rooms within (or within the curtilage of) a dwelling house used by not more than 3 health care professionals who practise in partnership (if there is more than one such professional) and who provide professional health care services to members of the public.

townhouse means a dwelling within a two-storey building, on a lot of land containing 3 or more dwellings, where each dwelling has open space at finished ground level for the exclusive use of the occupants of that dwelling.

[32] Dictionary, definition of “extended family unit”

Omit the definition.

[33] Dictionary, definition of “gross floor area”

Omit paragraph (b). Insert instead:

- (b) so much of the floor area of car parking (including vehicular access to that parking), required to meet any requirements of the consent authority, and

[34] Dictionary, definition of “internal lot”

Insert at the end of paragraph (b):

, or

- (c) an access corridor that is common property in a strata plan or community title scheme.

[35] Dictionary, definition of “storey”

Omit “from the ground level of the lowest point on the site” from paragraph (a).

Insert instead “vertically from the ground level immediately below”.

[36] Dictionary, definition of “the map”

Insert “zoning” after “series of”.

[37] Dictionary, definition of “the map”

Insert in appropriate order:

Sutherland Shire Local Environmental Plan 2006 (Amendment No 4)—Zoning