



New South Wales

Sutherland Shire Local Environmental Plan 2006 (Amendment No 12)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning and Infrastructure, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

RICHARD PEARSON

As delegate for the Minister for Planning and Infrastructure

2012 No 553

Clause 1 Sutherland Shire Local Environmental Plan 2006 (Amendment No 12)

Sutherland Shire Local Environmental Plan 2006 (Amendment No 12)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Sutherland Shire Local Environmental Plan 2006 (Amendment No 12)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to the land to which *Sutherland Shire Local Environmental Plan 2006* applies.

Schedule 1 Amendment to Sutherland Shire Local Environmental Plan 2006

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

Insert at the end of the Table to clause 14 (1) in Columns 1, 2 and 3 respectively:

97 Soldiers Road, Jannali	Villa houses or townhouses	The development must not result in a floor space ratio greater than 0.45:1.
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[2] **Clause 35 Building density**

Insert “and (in relation to land at 97 Soldiers Road, Jannali) clause 14 (1)” after “this clause” in clause 35 (4).

[3] **Clause 35 (5A)**

Insert after clause 35 (5):

- (5A) The maximum gross floor area of all buildings at 97 Soldiers Road, Jannali may exceed the area provided for in subclause (5), but only if the proposed development is for the purpose of villa houses or townhouses.

Note. See clause 14 (1) for the maximum floor space ratio applying in relation to that development.

[4] **Dictionary**

Omit the definition of *Flood Planning Map*. Insert instead:

Flood Planning Map means the map marked “Sutherland Shire Local Environmental Plan 2006 Flood Planning Map (Amendment No 12)”.

[5] **Dictionary, definition of “Height and Density Controls Map”**

Omit the definition. Insert instead:

Height and Density Controls Map means the map marked “Sutherland Shire Local Environmental Plan 2006 Height and Density Controls”, as amended by the maps (or the specified sheets of maps) marked as follows:

Editorial note. The amending maps are not necessarily listed in the order of publication on the NSW legislation website. Information about the order of publication can be determined by referring to the Historical notes at the end of the plan.

2012 No 553

Sutherland Shire Local Environmental Plan 2006 (Amendment No 12)

Schedule 1 Amendment to Sutherland Shire Local Environmental Plan 2006

Sutherland Shire Local Environmental Plan 2006 Height and
Density Controls—Cronulla Centre (Amendment No 11)

Sutherland Shire Local Environmental Plan 2006 Height and
Density Controls—Sylvania (Amendment No 12)

[6] Dictionary, definition of “the map”

Insert at the end of the definition:

Sutherland Shire Local Environmental Plan 2006 (Amendment
No 12)—Sheets 1 and 2