



New South Wales

Sutherland Shire Local Environmental Plan 2015 (Amendment No 19)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

**MANJEET GREWAL, CHIEF EXECUTIVE OFFICER
SUTHERLAND SHIRE COUNCIL**
As delegate for the local plan-making authority

Sutherland Shire Local Environmental Plan 2015 (Amendment No 19)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Sutherland Shire Local Environmental Plan 2015 (Amendment No 19)*.

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 land to which *Sutherland Shire Local Environmental Plan 2015* applies.

4 Maps

The maps adopted by *Sutherland Shire Local Environmental Plan 2015* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this Plan.

Schedule 1 Amendment of Sutherland Shire Local Environmental Plan 2015

[1] Land Use Table

Insert “Exhibition homes;” and “Exhibition villages;” in alphabetical order in item 3 of the matter relating to Zone R2 Low Density Residential and Zone R3 Medium Density Residential.

[2] Clause 4.1A Minimum subdivision requirements in certain residential and environment protection zones

Omit clause 4.1A(3)(b) and (c). Insert instead—

- (b) the subdivision of land by the registration of a strata plan or strata plan of subdivision under the *Strata Schemes Development Act 2015*,
- (c) the subdivision of land under the *Community Land Development Act 1989*,
- (d) the subdivision of a building on land in Zone R3 Medium Density Residential or Zone R4 High Density Residential into stratum lots (within the meaning of Division 3B of Part 23 of the *Conveyancing Act 1919*).

[3] Clause 4.1B, heading

Omit “**Zone E4**”. Insert instead “**certain environment protection zones**”.

[4] Clause 4.1B(1)(a) and (2)

Insert “Zone E3 Environmental Management or” before “Zone E4” wherever occurring.

[5] Clause 4.1B(1)(b) and (c)

Omit “that zone” wherever occurring. Insert instead “those zones”.

[6] Clause 4.1B(2)

Omit “may”. Insert instead “must not”.

[7] Clause 4.1B(2)

Omit “if”. Insert instead “unless”.

[8] Clause 4.1B(3)

Insert after clause 4.1B(2)—

- (3) Development consent must not be granted for the strata subdivision of a dual occupancy on a lot of land in Zone E3 Environmental Management unless the dwellings comprised in the dual occupancy were lawfully erected on or before 23 June 2015.

[9] Schedule 1 Additional permitted uses

Insert at the end of the Schedule, with appropriate clause numbering—

Use of certain land at 310 New Illawarra Road, Barden Ridge

- (1) This clause applies to land at 310 New Illawarra Road, Barden Ridge, being Lot 1, DP 1229719 (also known as the Ridgeway Estate) and identified as “30” on the Additional Permitted Uses Map.

- (2) Development for the purposes of exhibition homes and exhibition villages is permitted with development consent.