



New South Wales

Sutherland Shire Local Environmental Plan 2015 (Amendment No 24)

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*.

LOUISE McMAHON
As delegate for the Minister for Planning

Sutherland Shire Local Environmental Plan 2015 (Amendment No 24)

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1 Name of Plan

This Plan is *Sutherland Shire Local Environmental Plan 2015 (Amendment No 24)*.

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 Lot 1, DP 1025954, 101–151 Port Hacking Road, Sylvania.

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] Part 6 Local provisions

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

101–151 Port Hacking Road, Sylvania

- (1) The objective of this clause is to facilitate the redevelopment of land to which this clause applies for seniors housing.
- (2) This clause applies to Lot 1, DP 1025954, 101–151 Port Hacking Road, Sylvania, identified as “Area 8” on the Height of Buildings Map and the Floor Space Ratio Map.
- (3) A building on land to which this clause applies used for the purposes of seniors housing may have—
 - (a) a maximum building height of 26.5m, and
 - (b) a maximum floor space ratio of 1.26:1.

[2] Schedule 1 Additional permitted uses

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

Use of land at 101–151 Port Hacking Road, Sylvania

- (1) This clause applies to Lot 1, DP 1025954, 101–151 Port Hacking Road, Sylvania, identified as “Area 8” on the Height of Buildings Map and the Floor Space Ratio Map.
- (2) Development for the following purposes is permitted with development consent if the consent authority is satisfied that the development is associated with seniors housing—
 - (a) retail premises with a gross floor area of no more than 1000m², including individual retail premises with a gross floor area of no more than 500m²,
 - (b) recreation facilities (indoor) with a gross floor area of no more than 3000m²,
 - (c) medical centres with a gross floor area of no more than 1000m².