



## **Waverley Local Environmental Plan 1996 (Amendment No 30)**

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (S03/00970/PC)

DIANE BEAMER, M.P.,

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

## **2005 No 30**

Clause 1            Waverley Local Environmental Plan 1996 (Amendment No 30)

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# **Waverley Local Environmental Plan 1996 (Amendment No 30)**

under the

Environmental Planning and Assessment Act 1979

## **1 Name of plan**

This plan is *Waverley Local Environmental Plan 1996 (Amendment No 30)*.

## **2 Aims of plan**

This plan aims:

- (a) to rezone the land to which this plan applies from Zone No 6 (a) Open Space to Zone No 2 (b) Residential—Medium Density under the *Waverley Local Environmental Plan 1996* in order to promote and coordinate the orderly and economic use and development of the land, and
- (b) to apply certain development standards to the development of townhouses on land to which this plan applies, and
- (c) to retain the community benefit from an upgraded and viable Bronte Bowling Club on the adjacent land parcel.

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

This plan applies to the eastern portion of the land situated at the Bronte Bowling Club, Wallace Street, Bronte, shown edged heavy black on the map marked “Waverley Local Environmental Plan 1996 (Amendment No 30)”, deposited in the office of Waverley Council.

## **4 Amendment of Waverley Local Environmental Plan 1996**

*Waverley Local Environmental Plan 1996* is amended as set out in Schedule 1.

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## Schedule 1 Amendments

(Clause 4)

### [1] Clause 44C

Insert after clause 44B:

#### **44C Development of certain land—eastern portion of the land at Bronte Bowling Club, Wallace Street, Bronte**

- (1) This clause applies to the eastern portion of the land situated at the Bronte Bowling Club, Wallace Street, Bronte, shown edged heavy black on the map marked “Waverley Local Environmental Plan 1996 (Amendment No 30)”, deposited in the office of the Council.
- (2) The following development standards apply to the development of townhouses on land to which this clause applies:
  - (a) the floor space ratio of the development is not to exceed 0.6:1,
  - (b) the maximum site coverage of the development is not to exceed 40% of the site area,
  - (c) the height of any external wall is not to exceed 7.5 metres,
  - (d) the overall height of any building is not to exceed 9.5 metres to the ridge.

### [2] Schedule 2 Interpretation

Insert in appropriate order in the definition of *the zoning map*:

Waverley Local Environmental Plan 1996 (Amendment No 30)