



New South Wales

Kogarah Local Environmental Plan 1998 (Amendment No 26)

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*. (S01/02462/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Planning

2002 No 747

Clause 1 Kogarah Local Environmental Plan 1998 (Amendment No 26)

**Kogarah Local Environmental Plan 1998
(Amendment No 26)**

1 Name of plan

This plan is *Kogarah Local Environmental Plan 1998 (Amendment No 26)*.

2 Aims of plan

This plan aims to facilitate greater housing choice on sites where either villas or townhouses are permitted in the Residential 2(a)—Residential (Low Density) Zone and to allow detached dual occupancies on large sites.

3 Land to which plan applies

This plan applies to all land within the local government area of Kogarah.

4 Amendment of Kogarah Local Environmental Plan 1998

The *Kogarah Local Environmental Plan 1998* is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 22A Development in Residential 2 (a) Zone

Insert “or detached dual occupancy” after “(or both)” in clause 22A (8).

[2] Clause 25 Dictionary

Omit “one of a group of three or more two-storey dwellings, which may or may not be attached” from the definition of *townhouse*.

Insert instead “a two-storey dwelling within a multi-unit housing development, which may or may not be attached to another dwelling”.

[3] Clause 25

Omit “one of a group of three or more single-storey dwellings, which may or may not be attached” from the definition of *villa*.

Insert instead “a single-storey dwelling within a multi-unit housing development, which may or may not be attached to another dwelling”.