



New South Wales

## **Kogarah Local Environmental Plan 1998 (Amendment No 34)**

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*. (S02/00949/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Planning

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## 2003 No 52

Clause 1 Kogarah Local Environmental Plan 1998 (Amendment No 34)

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# Kogarah Local Environmental Plan 1998 (Amendment No 34)

## 1 Name of plan

This plan is *Kogarah Local Environmental Plan 1998 (Amendment No 34)*.

## 2 Aims of plan

This plan aims:

- (a) to rezone the land to which this plan applies from Residential 2 (a)—the Residential (Low Density) Zone to Business 3 (a)—the Business (Local Centre) Zone under *Kogarah Local Environmental Plan 1998*, and
- (b) to ensure development on land to which this plan applies protects the amenity of the adjoining residential areas by providing development controls relating to building height and building setbacks from the rear and side boundaries.

## 3 Land to which plan applies

This plan applies to land in the local government area of Kogarah being Lot 1, DP 944643 and Lot 1, DP 971027 known as 183 Rocky Point Road and Lot A, DP 165573 known as 1A Targo Road, Ramsgate, as shown edged heavy black and coloured mid blue on the map marked “Kogarah Local Environmental Plan 1998 (Amendment No 34)” deposited in the office of Kogarah Municipal Council.

## 4 Amendment of Kogarah Local Environmental Plan 1998

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

## Schedule 1 Amendments

(Clause 4)

### [1] Clause 21B

Insert after clause 21A:

#### **21B Development on 183 Rocky Point Road and 1A Targo Road, Ramsgate**

##### **Land to which this clause applies**

This clause applies to land in the local government area of Kogarah being Lot 1, DP 944643 and Lot 1, DP 971027 known as 183 Rocky Point Road and Lot A, DP 165573 known as 1A Targo Road, Ramsgate, as shown edged heavy black and coloured mid blue on the map marked “Kogarah Local Environmental Plan 1998 (Amendment No 34)” deposited in the office of Kogarah Municipal Council.

##### **Objective of the provision**

To ensure that development on land to which this clause applies protects the amenity of the adjoining residential areas while providing a high quality of urban design and environmental performance.

##### **Building height**

The Council must not grant consent to the erection of a building on land to which this clause applies if the height exceeds 7.4 metres to the eaves or 9.0 metres to the ridge of that building measured from natural ground level.

##### **Building setback**

To ensure that new development creates acceptable levels of privacy and amenity, the Council must not grant consent to the carrying out of development on land to which this clause applies unless the setback from the rear or western boundary of the subject land is at least 6 metres.

**2003 No 52**

Kogarah Local Environmental Plan 1998 (Amendment No 34)

Schedule 1      Amendments

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**[2] Clause 25 Dictionary**

Insert in appropriate order at the end of the definition of *land use map* in clause 25 (1):

Kogarah Local Environmental Plan 1998 (Amendment No 34)

BY AUTHORITY