



## **North Sydney Local Environmental Plan 2001 (Amendment No 13)**

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*. (S02/01900/PC)

DIANE BEAMER, M.P.,

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

## 2004 No 67

Clause 1 North Sydney Local Environmental Plan 2001 (Amendment No 13)

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### **North Sydney Local Environmental Plan 2001 (Amendment No 13)**

under the

Environmental Planning and Assessment Act 1979

#### **1 Name of plan**

This plan is *North Sydney Local Environmental Plan 2001 (Amendment No 13)*.

#### **2 Aims of plan**

The aims of this plan are:

- (a) to remove the land to which this plan applies from Schedule 9 (Local open space reservations) under *North Sydney Local Environmental Plan 2001* (the *principal plan*), and
- (b) to rezone the land to which this plan applies to Residential C under the principal plan, and
- (c) to establish an open space building line area on the land to which this plan applies.

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

This plan applies to the land known as Nos 11, 13, 15, 29 and 31 Belmont Avenue, Wollstonecraft, and Nos 6–8 Rocklands Road, Wollstonecraft, as shown edged heavy black on the map marked “North Sydney Local Environmental Plan 2001 (Amendment No 13)”, deposited at the office of North Sydney Council.

#### **4 Amendment of North Sydney Local Environmental Plan 2001**

*North Sydney Local Environmental Plan 2001* is amended as set out in Schedule 1.

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**Schedule 1 Amendments**

(Clause 4)

**[1] Clause 38A**

Insert after clause 38:

**38A Open space building line area****(1) Open space building line area objectives**

The specific objectives of the open space building line area controls are:

- (a) to maintain the established open landscaped setting provided by the area, and
- (b) to recognise and retain the scenic, environmental and cultural qualities of Newlands Lane, and
- (c) to encourage a native bushland setting for surrounding areas, and
- (d) to minimise built development in the area.

**(2) Open space building line area controls**

Despite any other provision of this plan, development must not be carried out within the open space building line area except for the purpose of:

- (a) landscaping by means only of planting shrubs or trees, or
- (b) fences with a height of no more than 900 millimetres, measured from existing ground level.

**(3) *State Environmental Planning Policy No 1—Development Standards* does not apply to a requirement made by subclause (2).****(4) Definition**

In this clause:

***open space building line area*** means the land shown hatched in green on the map.

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Schedule 1 Amendments

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### **[2] Schedule 2 Definitions**

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

North Sydney Local Environmental Plan 2001 (Amendment  
No 13)

### **[3] Schedule 9 Local open space reservations**

Omit the matter relating to Nos 11, 13, 15, 29 and 31 Belmont Avenue,  
and Nos 6–8 Rocklands Road, Wollstonecraft.

BY AUTHORITY

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