



New South Wales

Rockdale Local Environmental Plan 2000 (Amendment No 22)

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*. (S02/01335/S69)

BOB DEBUS, M.P.,
for Minister Assisting the Minister for Infrastructure
and Planning (Planning Administration)

2005 No 406

Clause 1 Rockdale Local Environmental Plan 2000 (Amendment No 22)

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1 Name of plan

This plan is *Rockdale Local Environmental Plan 2000 (Amendment No 22)*.

2 Aim of plan

The aim of this plan is to substitute the definitions of *AS 2021*, *attic* and *gross floor area*, and to amend the definitions of *attached dual occupancy* and *height*, in *Rockdale Local Environmental Plan 2000*.

3 Land to which plan applies

This plan applies to all land within the City of Rockdale to which *Rockdale Local Environmental Plan 2000* applies.

4 Amendment of Rockdale Local Environmental Plan 2000

Rockdale Local Environmental Plan 2000 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 8 Definitions

Omit the definitions of *AS 2021*, *attic* and *gross floor area* from clause 8 (1).

Insert instead:

AS 2021 means Australian Standard AS 2021—2000, *Acoustics—Aircraft noise intrusion—Building siting and construction* published by Standards Australia on 10 August 2000.

attic means a habitable area contained wholly within the roof space of a building, but only if:

- (a) the roof space is formed by a series of single angled roof planes reaching an apex or ridge, and
- (b) the roof planes transect the ceiling of the floor below, and
- (c) the habitable area is not enclosed by any vertical external walls such as gable ends (but the habitable area may contain dormer windows).

gross floor area means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1,400 millimetres above each floor level, but does not include the following:

- (a) columns, fin walls, sun control devices and any elements, projections or works outside the general line of the outer face of the external walls,
- (b) lift towers, cooling towers, machinery and plant rooms and ancillary storage space, and vertical air-conditioning ducts,
- (c) in the case of a dwelling house or dual occupancy development that includes a garage or garages, a total of 20 square metres of garage area for each such dwelling house or dual occupancy,
- (d) in the case of any development other than that referred to in paragraph (c), car parking needed to meet any requirements of the Council and any internal access to it,
- (e) space for the loading or unloading of goods.

[2] Clause 8 (1), definition of “attached dual occupancy”

Omit “party walls”. Insert instead “common walls”.

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Schedule 1 Amendments

[3] Clause 8 (1), definition of “height”

Insert “immediately below that point” after “ground level”.

BY AUTHORITY
