



New South Wales

Lane Cove Local Environmental Plan 2009 (Amendment No 22)

under the

Environmental Planning and Assessment Act 1979

The Greater Sydney Commission makes the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

STEPHEN MURRAY

As delegate for the Greater Sydney Commission

Lane Cove Local Environmental Plan 2009 (Amendment No 22)

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1 Name of Plan

This Plan is *Lane Cove Local Environmental Plan 2009 (Amendment No 22)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to the following land at St Leonards:

- (a) Lots 1 and 2, SP 4116 (84 Christie Street),
- (b) Lot 4, DP 560889 and Lot 50, Section 18, DP 3175 (86–90 Christie Street),
- (c) Lot 10, Section 18, DP 3175 (75 Lithgow Street),
- (d) Lot 72, DP 542079 (77 Lithgow Street),
- (e) Lot 71, DP 542079 (79 Lithgow Street).

4 Maps

The maps adopted by *Lane Cove Local Environmental Plan 2009* are amended or replaced, as the case requires, by the maps approved by the Greater Sydney Commission on the making of this Plan.

Schedule 1 Amendment of Lane Cove Local Environmental Plan 2009

Part 6 Additional local provisions

Insert at the end of the Part, with appropriate clause numbering:

Development between Christie and Lithgow Streets, St Leonards

- (1) The maximum floor space ratio shown for Site A on the Floor Space Ratio Map may be exceeded:
 - (a) by an additional 2:1, but only if there is a car park with at least 300 car parking spaces on land in, or adjacent to, Site A, or
 - (b) by an additional 1.6:1, but only if Site B is consolidated into a single lot and not less than 17,000 square metres of the gross floor area of Site B is used for purposes other than residential accommodation, or
 - (c) by an additional 3.6:1, but only if both paragraphs (a) and (b) apply.
- (2) The consent authority must not grant development consent to development that results in less than 4,500 square metres of the gross floor area of Site A being used for purposes other than residential accommodation.
- (3) In this clause:

Site A means the following land at St Leonards:

 - (a) Lots 1 and 2, SP 4116 (84 Christie Street),
 - (b) Lot 4, DP 560889 and Lot 50, Section 18, DP 3175 (86–90 Christie Street),
 - (c) Lot 10, Section 18, DP 3175 (75 Lithgow Street),
 - (d) Lot 72, DP 542079 (77 Lithgow Street),
 - (e) Lot 71, DP 542079 (79 Lithgow Street).

Site B means the following land at St Leonards:

 - (a) Lot 1, DP 1083362 (546 Pacific Highway),
 - (b) Lot 1, DP 200301 (548–550 Pacific Highway),
 - (c) Lot 2, DP 200301 (552 Pacific Highway),
 - (d) Lot C, DP 339273 (554 Pacific Highway),
 - (e) Lot B, DP 415468 (558 Pacific Highway),
 - (f) Lot A, DP 415468 (560 Pacific Highway),
 - (g) Lot 1, DP 656501 (562 Pacific Highway),
 - (h) Lot 1, DP 651204 (564 Pacific Highway).