



New South Wales

Lane Cove Local Environmental Plan 2009 (Amendment No 38)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

**CRAIG WRIGHTSTON, GENERAL MANAGER
LANE COVE COUNCIL**
As delegate for the local plan-making authority

Lane Cove Local Environmental Plan 2009 (Amendment No 38)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Lane Cove Local Environmental Plan 2009 (Amendment No 38)*.

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 46–50 Nicholson Street and 59–67 Christie Street, St Leonards—

- (a) Lot 11, DP 654462,
- (b) Lots A and B, DP 334878,
- (c) SP 54127,
- (d) Lot 1, DP 949064,
- (e) Lot 2, DP 528060,
- (f) Lot 2, DP 945933,
- (g) SP 18047.

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 local plan-making authority on the making of this Plan.

Schedule 1 Amendment of Lane Cove Local Environmental Plan 2009

Part 6 Additional local provisions—generally

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

Development at 46–50 Nicholson Street and 59–67 Christie Street, St Leonards

- (1) This clause applies to the following land at 46–50 Nicholson Street and 59–67 Christie Street, St Leonards—
 - (a) Lot 11, DP 654462,
 - (b) Lots A and B, DP 334878,
 - (c) SP 54127,
 - (d) Lot 1, DP 949064,
 - (e) Lot 2, DP 528060,
 - (f) Lot 2, DP 945933,
 - (g) SP 18047.
- (2) A building on land to which this clause applies may have a floor space ratio exceeding the maximum floor space ratio shown for the land on the Floor Space Ratio Map if—
 - (a) the building will be used for the purposes of commercial premises, and
 - (b) the non-residential floor space ratio for the buildings on the site will not exceed 15:1.
- (3) In this clause—

non-residential floor space ratio for buildings on a site means the ratio of the total floor area used or proposed to be used for a purpose other than the following purposes to the site area—

 - (a) residential accommodation,
 - (b) car parks,
 - (c) telecommunications facilities.