



New South Wales

Hunter's Hill Local Environmental Plan No 50

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*. (S04/01087/S69)

FRANK SARTOR, M.P.,
Minister for Planning

2005 No 584

Clause 1 Hunter's Hill Local Environmental Plan No 50

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Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Hunter's Hill Local Environmental Plan No 50*.

2 Aim of plan

The aim of this plan is to amend *Hunter's Hill Local Environmental Plan No 1* to provide for the subdivision and further development of the land to which this plan applies.

3 Land to which plan applies

This plan applies to land known as No 32 Alexandra Street, Hunters Hill, being Lot 835, DP752035, Vol 10918 Folio 161.

4 Amendment of Hunter's Hill Local Environmental Plan No 1

Hunter's Hill Local Environmental Plan No 1 is amended as set out in Schedule 1.

Schedule 1 Amendment

(Clause 4)

Clause 36 Development of land at No 32 Alexandra Street, Hunters Hill

Omit clause 36 (2). Insert instead:

- (2) Notwithstanding any other provision of this plan, a person may, but only with the consent of the council, subdivide the land to which this clause applies by means of a strata plan to create the following:
 - (a) a telephone exchange lot, comprising that part of the land that was previously a telephone exchange building, together with an area of private open space land,
 - (b) a post office lot, comprising that part of the post office building on the land that was used as a post office as at 13 October 2003,
 - (c) a residential lot, comprising that part of the post office building on the land that was not used as a post office as at 13 October 2003, together with an area of private open space land,
 - (d) common property, comprising the remainder of the land (which includes the land located between the post office building and the previous telephone exchange building).
- (3) The council must not consent to the subdivision referred to in subclause (2) unless it is satisfied that the common property referred to in subclause (2) (d) will be landscaped.
- (4) Notwithstanding any other provision of this plan, a person may, with the consent of the council, carry out development for the purpose of a dwelling on the telephone exchange lot referred to in subclause (2) (a), but only if the council is satisfied that the heritage value of the telephone exchange building will be preserved or enhanced by the development.
- (5) Notwithstanding any other provision of this plan, a person may, with the consent of the council, carry out development for the purpose of a dwelling on the residential lot referred to in subclause (2) (c).