

1993—No. 21

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

SYDNEY LOCAL ENVIRONMENTAL PLAN No. 102

NEW SOUTH WALES



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I, the Minister for Planning, in pursuance of Section 70 of the Environmental Planning and Assessment Act 1979, make the local environmental plan set out below. (R92—00054).

ROBERT WEBSTER
Minister for Planning.

Sydney, 12 January, 1993.

Citation

1. This plan may be cited as Sydney Local Environmental Plan No. 102.

Aims, Objectives, etc.

2. This plan aims to rezone land to which this plan applies presently zoned light industrial to special business under Interim Development Order No. 38—City of Sydney and Interim Development Order No. 42—City of Sydney and to maintain a maximum floor space ratio of 3:1 for buildings erected and proposed to be erected on the land.

Land to which this plan applies

3. This plan applies to land as shown edged in heavy black on the map marked “Sydney Local Environmental Plan No. 102” deposited in the office of the Council of the City of Sydney.

Relationship to other environmental planning instruments
4. This plan amends:

- (a) Interim Development Order No. 38—City of Sydney in the manner set out in Clause 5;
- (b) Interim Development Order No. 42—City of Sydney in the manner set out in Clause 6.

Amendment of Interim Development Order No. 38—City of Sydney
5. Interim Development Order No. 38—City of Sydney is amended:

- (a) by omitting from Clause 2 (1) the definition of “I.D.C. Map” and by inserting instead the following definition:

“I.D.C. Map” means the map marked “Plan referred to in Interim Development Order No. 38—City of Sydney” and deposited in the office of the Council as amended by the maps (or, if any sheets of maps are specified, by the specified sheets of the maps) marked as follows and deposited in that office:

Sydney Local Environmental Plan No. 102;

- (b) by inserting in Columns I, II, and III, respectively, of the Table to Clause 3 after the matter relating to Zone No. 3 (a) the following matter:

(b) Business (Special). Light blue with heavy black edging.	Advertisements; commercial premises; dwellings attached to commercial premises or shops; educational establishments; hotels; recreation facilities; refreshment rooms; residential flat buildings; shops; terrace houses.	Any purpose other than those permitted by Column II.
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(c) by inserting after Clause 9 (1) the following subclause:

(1A) The ratio of the total floor space of any building or buildings erected or proposed to be erected on any land within Zone No. 3 (b) to the site area shall not exceed 3:1.

Amendment of Interim Development Order No. 42—City of Sydney

6. Interim Development Order No. 42—City of Sydney is amended:

(a) by omitting from Clause 4 (1) the definition of “I.D.C. Map” and by inserting instead the following definition:

“I.D.C. Map” means the map marked “Interim Development Control Map—Plan referred to in Interim Development Order No. 42—City of Sydney” and deposited in the office of Council as amended by the maps (or, if any sheets of maps are specified, by the specified sheets of the maps) marked as follows and deposited in that office:

Sydney Local Environmental Plan No. 102;

- (b) by inserting in Column II of the Table to Clause 6 in the matter relating to Zone No. 3 (b) after the words “premises or shops;” the words “educational establishments;”;
 - (c) by inserting in Column II of the Table to Clause 6 in the matter relating to Zone No. 3 (b) after the word “hotels;” the words “recreation facilities;”;
 - (d) by inserting in Column II of the Table to Clause 6 in the matter relating to Zone No. 3 (b) after the words “refreshment rooms;” the words “residential flat buildings;”;
 - (e) by omitting from Column II of Table 1 to Clause 31 in the matter relating to Zone No. 3 (b) the matter “2:1” and by inserting instead the matter “3:1”;
 - (f) by omitting from Column II of Table 2 to Clause 31 in the matter relating to Zone No. 3 (b) the matter “1:1” and by inserting instead the matter “3:1”.
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