



New South Wales

Sydney Local Environmental Plan 2012 (Amendment No 15)

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*.

MONICA BARONE, CHIEF EXECUTIVE OFFICER, COUNCIL OF THE CITY OF SYDNEY
As delegate for the Minister for Planning

Sydney Local Environmental Plan 2012 (Amendment No 15)

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Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Sydney Local Environmental Plan 2012 (Amendment No 15)*.

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 certain land bounded by Lachlan Street, South Dowling Street, O’Dea Avenue and Bourke Street, Waterloo.

4 Maps

The maps adopted by *Sydney Local Environmental Plan 2012* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

Schedule 1 Amendment of Sydney Local Environmental Plan 2012

[1] Clause 6.27

Insert after clause 6.26:

6.27 Lachlan Precinct, Waterloo

- (1) Clauses 6.21 (5) (a) (ii) and 7.20 (2) (b) do not apply to development on Lachlan Precinct land in respect of, or that will result in, a building with a height equal to or less than 30 metres above ground level (existing).
- (2) A building on Lachlan Precinct land that is used only for the purposes of commercial premises and that is eligible for community infrastructure floor space under clause 6.14:
 - (a) is eligible for an amount of additional floor space, in excess of that permitted by the Floor Space Ratio Map and clause 6.14, to a maximum floor space ratio of 2.5:1, and
 - (b) is not eligible for additional floor space under clause 6.21 (7) (b).
- (3) If a development application has been made before the commencement of this clause in relation to Lachlan Precinct land and the application has not been finally determined before that commencement, the application must be determined as if this clause had not commenced.
- (4) In this clause:
Lachlan Precinct land means the land bounded by Lachlan Street, South Dowling Street, O’Dea Avenue and Bourke Street, Waterloo.

[2] Schedule 5 Environmental heritage

Insert after item I2071 in Part 1:

Waterloo	Federation warehouse with art deco additions	866–882 Bourke Street	Lot 1, DP 169870; Lot 1, DP 81572; Lot 1, DP 956385	Local	I2072
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