



New South Wales

# **Sydney Local Environmental Plan 2012 (Amendment No 19)**

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, CITY OF SYDNEY COUNCIL**  
As delegate for the Minister for Planning

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### **1 Name of Plan**

This Plan is *Sydney Local Environmental Plan 2012 (Amendment No 19)*.

### **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 Lot 20, DP 807178 and Lots 1–7, DP 49583, 904 Bourke Street, Zetland.

### **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**

### **Part 6 Local provisions—height and floor space**

Insert at the end of Division 5 with appropriate clause numbering:

#### **904 Bourke Street, Zetland—floor space**

- (1) The objective of this clause is to provide for additional floor space on certain land if any development of the site provides for community infrastructure.
- (2) This clause applies to 904 Bourke Street, Zetland, being Lot 20, DP 807178 and Lots 1–7, DP 49583.
- (3) Clause 6.12 does not apply to a building on land to which this clause applies.
- (4) Despite clause 4.4, the gross floor area of a building on land to which this clause applies may exceed the maximum permitted as a result of the floor space ratio shown for the land on the Floor Space Ratio Map by an amount no greater than the sum of any one or more of the following for which the building may be eligible:
  - (a) any community infrastructure floor space under clause 6.14,
  - (b) any commercial or storage floor space for which the building may be eligible under this clause,
  - (c) any amount determined by the consent authority under clause 6.21 (7) (b),
  - (d) any end of journey floor space under clause 6.13.
- (5) A building on land to which this clause applies is eligible for an amount of additional floor space (*commercial or storage floor space*) equal to the floor space of any parts of the basement of the building used for the purposes of commercial premises or storage premises, but only if the building is also eligible for community infrastructure floor space under clause 6.14.
- (6) The maximum amount of commercial or storage floor space for which a building is eligible under this clause is the amount of floor space that can be achieved by applying a floor space ratio of 0.25:1 to the building.
- (7) For the purposes of clause 6.21 (7) (b), the amount of additional floor space permitted under that paragraph in respect of a building on land to which this clause applies is up to 10% of:
  - (a) the amounts set out in clause 6.21 (7) (b) (i) and (ii), and
  - (b) any commercial or storage floor space for which the building is eligible under this clause.