



New South Wales

Rockdale Local Environmental Plan 2011 (Amendment No 13)

under the

Environmental Planning and Assessment Act 1979

The Greater Sydney Commission makes the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

KAREN ARMSTRONG

As delegate for the Greater Sydney Commission

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1 Name of Plan

This Plan is *Rockdale Local Environmental Plan 2011 (Amendment No 13)*.

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 land at 62–82 Harrow Road, Bexley, being Lot 174, DP 715467.

4 Maps

The maps adopted by *Rockdale Local Environmental Plan 2011* are amended or replaced, as the case requires, by the maps approved by the Greater Sydney Commission on the making of this Plan.

5 Amendment of Rockdale Local Environmental Plan 2011

(1) Clause 4.3 Height of buildings

Insert after clause 4.3 (2A):

(2B) Despite subclause (2), the maximum height of a building that is in Area K identified on the Height of Buildings Map and that is used only for the purpose of seniors housing is:

- (a) 14.5 metres—if the building is within 38 metres of Harrow Road, and
- (b) 9.5 metres—if the building is not within 38 metres of Harrow Road.

(2) Clause 4.4 Floor space ratio

Insert after clause 4.4 (2D):

(2E) Despite subclause (2), the maximum floor space ratio for a building on land identified as Area H on the Floor Space Ratio Map is, if the building is used only for the purpose of seniors housing, 1.25:1.

(3) Schedule 5 Heritage items

Omit item I146.