



New South Wales

# **Sydney Local Environmental Plan 2012 (Amendment No 34)**

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*.

MONICA BARONE, CHIEF EXECUTIVE OFFICER,  
THE COUNCIL OF THE CITY OF SYDNEY  
As delegate for the Greater Sydney Commission

## **Sydney Local Environmental Plan 2012 (Amendment No 34)**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of Plan**

This Plan is *Sydney Local Environmental Plan 2012 (Amendment No 34)*.

### **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 12–20 Rosebery Avenue, 22–40 Rosebery Avenue and 108 Dalmeny Avenue, Rosebery, being Lot 2, DP 229802, Lot 100, DP 730818 and Lot 1, DP 311533, respectively.

### **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 Greater Sydney Commission on the making of this Plan.

## **Schedule 1      Amendment of Sydney Local Environmental Plan 2012**

### **[1]    Clause 4.6 Exceptions to development standards**

Insert after clause 4.6 (8) (cgd):

- (cge) clause 6.36 (12–20 Rosebery Avenue, 22–40 Rosebery Avenue and 108 Dalmeny Avenue, Rosebery),

### **[2]    Clause 6.36**

Insert in appropriate order:

#### **6.36    12–20 Rosebery Avenue, 22–40 Rosebery Avenue and 108 Dalmeny Avenue, Rosebery**

- (1) This clause applies to 12–20 Rosebery Avenue, 22–40 Rosebery Avenue and 108 Dalmeny Avenue, Rosebery, being Lot 2, DP 229802, Lot 100, DP 730818 and Lot 1, DP 311533, respectively.
- (2) Despite clause 6.21 (7), a building demonstrating design excellence on land to which this clause applies:
  - (a) must not have a building height that exceeds the maximum height shown for the land on the Height of Buildings Map, and
  - (b) is only eligible for an amount of additional floor space of up to 8% of:
    - (i) the amount permitted as a result of the floor space ratio shown for the land on the Floor Space Ratio Map, and
    - (ii) any community infrastructure floor space for which the building is eligible under Division 2.