



New South Wales

Sydney Local Environmental Plan 2012 (Amendment No 39)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

STEPHEN MURRAY
As delegate of the Minister for Planning

Sydney Local Environmental Plan 2012 (Amendment No 39)

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1 Name of Plan

This Plan is *Sydney Local Environmental Plan 2012 (Amendment No 39)*.

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 the following land in Forest Lodge:

- (a) 2–10 Junction Street, being Lots A–C, DP 439209 and Lot 1, DP 1092420,
- (b) 12–16 Junction Street, being Lot 1, DP 1035720,
- (c) 18–32 Junction Street, being Lot 1, DP 613650, Lot 1, DP 584394, Lot B, DP 87371 and Lot 1, DP 575200.

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 local plan-making authority 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) (cgg):

(cgh) clause 6.40 (2–32 Junction Street, Forest Lodge),

[2] Clause 6.40

Insert after clause 6.39:

6.40 2–32 Junction Street, Forest Lodge

- (1) This clause applies to the following land at Forest Lodge (the *subject land*):
 - (a) 2–10 Junction Street, being Lots A–C, DP 439209 and Lot 1, DP 1092420,
 - (b) 12–16 Junction Street, being Lot 1, DP 1035720,
 - (c) 18–32 Junction Street, being Lot 1, DP 613650, Lot 1, DP 584394, Lot B, DP 87371 and Lot 1, DP 575200.
- (2) Despite clause 4.4, the consent authority may grant development consent to the erection of a building on the subject land that exceeds the maximum floor space ratio shown for the subject land on the Floor Space Ratio Map if:
 - (a) the floor space ratio for all buildings on the subject land will not exceed 1.56:1, and
 - (b) development on the subject land provides for publicly accessible open space and other links through the site, and
 - (c) in the case of development that is BASIX affected development—the development:
 - (i) exceeds the BASIX commitment for water for the development by not less than 25% of the water target score, and
 - (ii) exceeds the BASIX commitment for energy for the development by not less than 25% of the energy target score.
- (3) The reference to the floor space ratio shown for the land on the Floor Space Ratio Map in clause 6.21 (7) (b) (i) is taken, in its application to a building on the subject land, to be a reference to the maximum floor space ratio referred to in this clause.