



New South Wales

Sydney Local Environmental Plan 2012 (Amendment No 47)

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*.

KIM WOODBURY, ACTING CHIEF EXECUTIVE OFFICER, CITY OF SYDNEY COUNCIL
As delegate for the local plan-making authority

Sydney Local Environmental Plan 2012 (Amendment No 47)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Sydney Local Environmental Plan 2012 (Amendment No 47)*.

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 all of the land to which *Sydney Local Environmental Plan 2012* applies.

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 6.42 (102–106 Dunning Avenue, Rosebery),

[2] Clause 6.42

Insert after clause 6.41:

6.42 102–106 Dunning Avenue, Rosebery

- (1) This clause applies to 102–106 Dunning Avenue, Rosebery, being Lot 50, DP 1171307.
- (2) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development will result in no less than 10% of the gross floor area of all buildings on the land being used for a purpose other than residential accommodation or tourist and visitor accommodation.

[3] Clause 7.27

Insert after clause 7.26:

7.27 Active street frontages

- (1) The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street frontages.
- (2) This clause applies to land identified as “Active street frontage” on the Active Street Frontages Map.
- (3) Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that, after its erection or change of use:
 - (a) all premises on the ground floor of the building that face the street will be used for the purposes of business premises or retail premises, and
 - (b) those premises will have active street frontages.
- (4) For the purposes of subclause (3), an active street frontage is not required for any part of a building to be used for any of the following:
 - (a) entrances and lobbies (including as part of mixed use development),
 - (b) access for fire services,
 - (c) vehicular access.

[4] Dictionary

Insert in alphabetical order:

Active Street Frontages Map means the Sydney Local Environmental Plan 2012 Active Street Frontages Map.