



New South Wales

# **Sydney Local Environmental Plan 2012 (Amendment No 67)**

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*.

**DAVID McNAMARA, DIRECTOR—EASTERN DISTRICT  
CITY OF SYDNEY COUNCIL**  
As delegate for the Minister for Planning and Public Spaces

## **Sydney Local Environmental Plan 2012 (Amendment No 67)**

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### **1 Name of Plan**

This Plan is *Sydney Local Environmental Plan 2012 (Amendment No 67)*.

### **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 4–40 Wentworth Avenue, Surry Hills, being Lots 42–59, DP 6534 and part of Lot 1, DP 1031245.

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

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

Insert after clause 4.6(8)(cgk)—

- (cgl)    clause 6.55—4–22 Wentworth Avenue, Surry Hills,
- (cgm)    clause 6.56—24–40 Wentworth Avenue, Surry Hills,

### **[2]    Part 6 Local provisions—height and floor space**

Insert after clause 6.54—

#### **6.55    4–22 Wentworth Avenue, Surry Hills**

- (1)    This clause applies to 4–22 Wentworth Avenue, Surry Hills, being Lots 42–51, DP 6534.
- (2)    Despite clauses 4.3 and 4.4, the consent authority may grant development consent to alterations or additions to an existing building on the land to which this clause applies that will result in a building—
  - (a)    on the land at 4–6 Wentworth Avenue, being Lots 42 and 43, DP 6534—with a maximum building height of RL 92.59 metres, and
  - (b)    on the land at 8–22 Wentworth Avenue, being Lots 44–51, DP 6534—with a maximum building height of RL 50 metres, and
  - (c)    with a maximum floor space ratio of 5.7:1.
- (3)    Development consent must not be granted under this clause unless the consent authority is satisfied that the building will be used only for the following purposes—
  - (a)    commercial premises,
  - (b)    educational establishments,
  - (c)    entertainment facilities,
  - (d)    health services facilities,
  - (e)    hotel or motel accommodation,
  - (f)    information or education facilities,
  - (g)    light industries.
- (4)    Clause 6.21(7)(a) does not apply to a building on the land to which this clause applies.

#### **6.56    24–40 Wentworth Avenue, Surry Hills**

- (1)    This clause applies to 24–40 Wentworth Avenue, Surry Hills, being—
  - (a)    Lots 52–59, DP 6534, and
  - (b)    part of Lot 1, DP 1031245.
- (2)    Despite clause 4.3, the consent authority may grant development consent to alterations or additions to an existing building on the land to which this clause applies that will result in a building—
  - (a)    on the land at 24–38 Wentworth Avenue, being Lots 52–59, DP 6534—with a maximum building height of RL 50 metres, and
  - (b)    on the land at 40 Wentworth Avenue, being part of Lot 1, DP 1031245—with a maximum building height of RL 44.26 metres.

- (3) Development consent must not be granted under this clause unless the consent authority is satisfied that the building will be used only for the following purposes—
- (a) commercial premises,
  - (b) educational establishments,
  - (c) entertainment facilities,
  - (d) health services facilities,
  - (e) hotel or motel accommodation,
  - (f) information or education facilities,
  - (g) light industries.