



New South Wales

Sydney Local Environmental Plan 2012 (Amendment No 68)

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*.

MALCOLM McDONALD

As delegate for the Minister for Planning and Public Spaces

Sydney Local Environmental Plan 2012 (Amendment No 68)

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1 Name of Plan

This Plan is *Sydney Local Environmental Plan 2012 (Amendment No 68)*.

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 at Glebe—

- (a) 17–31 Cowper Street, being Lot 17, DP 244897,
- (b) 2A–2D Wentworth Park Road, being Lot 18, DP 244897.

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 1.9 Application of SEPPs

Insert at the end of clause 1.9(2A)(d)—

, or

- (e) land at 17–31 Cowper Street or 2A–2D Wentworth Park Road, Glebe.

[2] Clause 6.54

Insert after clause 6.53—

6.54 17–31 Cowper Street and 2A–2D Wentworth Park Road, Glebe

- (1) This clause applies to the following land at Glebe—
- (a) 17–31 Cowper Street, being Lot 17, DP 244897 (the *southern site*),
 - (b) 2A–2D Wentworth Park Road, being Lot 18, DP 244897 (the *northern site*).
- (2) Despite clause 4.4, the consent authority may grant development consent to development on land to which this clause applies that will result in a building—
- (a) for the southern site—with a maximum floor space ratio of 3.1:1, and
 - (b) for the northern site—with a maximum floor space ratio of 4.3:1.
- (3) Development consent must not be granted under subclause (2) unless the consent authority is satisfied that—
- (a) the development includes development on the northern site for the purposes of residential accommodation, and
 - (b) 100% of the gross floor area of the northern site used for the purposes of residential accommodation will be used for the purposes of affordable housing, and
 - (c) the affordable housing will be provided by or on behalf of a public authority or a social housing provider, within the meaning of *State Environmental Planning Policy (Affordable Rental Housing) 2009*, and
 - (d) for development that is BASIX affected development—the development exceeds the BASIX commitment for energy for the development by not less than 5 points.
- (4) Clause 6.21(7) does not apply to a building on land to which this clause applies.