



New South Wales

State Environmental Planning Policy Amendment (Rhodes Precinct) 2022

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

ANTHONY ROBERTS, MP
Minister for Planning

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1 Name of Policy

This Policy is *State Environmental Planning Policy Amendment (Rhodes Precinct) 2022*.

2 Commencement

This Policy commences on the day on which it is published on the NSW legislation website.

3 Maps

The maps adopted by *Canada Bay Local Environmental Plan 2013* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Policy.

4 Repeal of Policy

This Policy is repealed on the day following the day on which this Policy commences.

Schedule 1 Amendment of Canada Bay Local Environmental Plan 2013

[1] Clause 7.5 Minimum building separation and maximum floor areas above building podiums in Rhodes Precinct

Insert after clause 7.5(3)—

- (4) Subclause (2) does not apply in relation to a building on Lot 101, DP 624798, 34 Walker Street, Rhodes.

[2] Clause 7.7 Maximum number of dwellings in Rhodes Precinct

Insert at the end of the clause—

- (2) The following dwellings are to be disregarded for subclause (1)—
- (a) dwellings that existed before 30 October 2021,
 - (b) dwellings permitted by a development consent granted before 30 October 2021.

[3] Clause 7.15, heading

Insert “**building height and**” before “**floor space**”.

[4] Clause 7.15(1)

Omit the subclause. Insert instead—

- (1) If development in connection with the erection of a building on land in Area 1 results in the provision of at least 2,000 square metres of publicly accessible open space—
- (a) the building may exceed the maximum building height shown for the land on the Height of Buildings Map by 10.5 metres, and
 - (b) the building may exceed the maximum floor space ratio shown for the land on the Floor Space Ratio Map by 10%.