



New South Wales

Sydney Local Environmental Plan 2012 (Amendment No 74)

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*.

MONICA BARONE, CHIEF EXECUTIVE OFFICER
CITY OF SYDNEY COUNCIL
As delegate for the local plan-making authority

Sydney Local Environmental Plan 2012 (Amendment No 74)

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1 Name of Plan

This Plan is *Sydney Local Environmental Plan 2012 (Amendment No 74)*.

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 Lot B, DP 111138, 30–62 Barcom Avenue, Darlinghurst.

Schedule 1 Amendment of Sydney Local Environmental Plan 2012

Part 6 Local provisions—height and floor space

Insert at the end of Division 5, with appropriate clause numbering—

30–62 Barcom Avenue, Darlinghurst

- (1) This clause applies to Lot B, DP 111138, 30–62 Barcom Avenue, Darlinghurst.
- (2) A building on land to which this clause applies may have—
 - (a) a floor space ratio of up to 3.75:1, and
 - (b) a height of up to 18m.
- (3) Subclause (2) applies if—
 - (a) the consent authority is satisfied that—
 - (i) the building will not be used for the purposes of residential accommodation or tourist and visitor accommodation, and
 - (ii) the building will be used only for the purposes of commercial premises, and
 - (iii) the development will not create car parking spaces associated with a part of the building used for the purposes of commercial premises, and
 - (b) the consent authority has considered the impact the development will have on solar access to 64 Barcom Avenue, Darlinghurst and 61–63 McLachlan Avenue, Darlinghurst.
- (4) Subclause (3)(a)(ii) does not apply to a part of the building in existence before development consent is granted.