



New South Wales

Sydney Local Environmental Plan 2012 (Amendment No 75)

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

Sydney Local Environmental Plan 2012 (Amendment No 75)

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1 Name of Plan

This Plan is *Sydney Local Environmental Plan 2012 (Amendment No 75)*.

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 1, DP 1249145, 600–660 Elizabeth Street, Redfern.

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 after clause 1.9(2B)—

- (2C) *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 does not apply to land at 600–660 Elizabeth Street, Redfern.

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

Omit “, within the meaning of *State Environmental Planning Policy (Affordable Rental Housing) 2009*” from clause 6.54(3)(c).

[3] Part 6 Local provisions—height and floor space

Insert at the end of the Part, with appropriate clause numbering—

600–660 Elizabeth Street, Redfern

- (1) This clause applies to Lot 1, DP 1249145, 600–660 Elizabeth Street, Redfern.
- (2) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied the buildings on the land will not overshadow Redfern Park and Oval between 9am and 3pm.
- (3) A building on land to which this clause applies may exceed the floor space ratio shown for the land on the Floor Space Ratio Map by—
 - (a) if at least 3,500m² of floor area of all buildings on the land is used for the purposes of community facilities—up to 0.57:1, and
 - (b) if all BASIX affected development on the land exceeds the BASIX commitments for energy and water for the development by at least 5 points—up to 0.15:1.
- (4) Development consent must not be granted under subclause (3) unless the consent authority—
 - (a) is satisfied—
 - (i) at least 30% of the gross floor area used for the purposes of residential accommodation will be used for the purposes of affordable housing, and
 - (ii) the affordable housing will be provided by or on behalf of a public authority or a social housing provider, and
 - (b) has considered the *Design Guide—600–660 Elizabeth Street, Redfern*, prepared by the Planning Secretary and published in February 2022.
- (5) In calculating the floor space ratio for the purposes of this clause, the gross floor area of buildings on land to which this clause applies does not include the floor area used for the purposes of community facilities.
- (6) Clause 7.20 does not apply to a building on land to which this clause applies.

[4] Clause 7.13A Affordable housing in Zone B7

Omit “, within the meaning of the *State Environmental Planning Policy (Affordable Rental Housing) 2009*” from clause 7.13A(1)(b).

[5] Dictionary

Insert in alphabetical order—

social housing provider has the same meaning as in *State Environmental Planning Policy (Housing) 2021*.