



New South Wales

State Environmental Planning Policy (Precincts—Eastern Harbour City) Amendment (Large Erecting Shop—South Eveleigh) 2023

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*.

PAUL SCULLY, MP
Minister for Planning and Public Spaces

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1 Name of policy

This policy is *State Environmental Planning Policy (Precincts—Eastern Harbour City) Amendment (Large Erecting Shop—South Eveleigh) 2023*.

2 Commencement

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

3 Repeal of policy

This policy is repealed at the beginning of the day following the day on which this policy commences.

4 Maps

The maps adopted by *State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021*, Chapter 2 are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this policy.

Schedule 1 Amendment of State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021

[1] Appendix 3 State significant precinct—Redfern—Waterloo Authority sites

Insert after section 21(1)—

- (1A) The height of a building on land identified as “Area A” on the Land Application Map may exceed the maximum height shown for the land on the Height of Buildings Map by up to 1m (the *additional height*) if the consent authority is satisfied the additional height—
- (a) will only be used for rooftop plant or equipment, mechanical services or ducting, and
 - (b) will have minimal visual impact when viewed from the surrounding public domain, and
 - (c) will cause no more than minimal overshadowing on neighbouring premises and the surrounding public domain, and
 - (d) will not increase the gross floor area of the building.

[2] Appendix 3, section 22A

Insert after section 22—

22A Design guidelines for State significant development

Development consent must not be granted to State significant development on land identified as “Area A” on the Land Application Map unless the consent authority has considered the *Large Erecting Shop Design Excellence Strategy*, published by the Department in June 2023.

[3] Appendix 3, section 23

Insert at the end of the section—

- (2) The maximum number of car parking spaces on land identified as “Area A” on the Land Application Map is 2 car parking spaces intended only for the use of people with a disability.
- (3) In this section—
- car parking space* means a space for the parking of motor vehicles, but does not include a place primarily used for the loading or unloading of goods.