



New South Wales

Sydney Local Environmental Plan 2012 (Amendment No 94)

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*.

JAZMIN VAN VEEN

As delegate for the Minister for Planning and Public Spaces

Sydney Local Environmental Plan 2012 (Amendment No 94)

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1 Name of plan

This plan is *Sydney Local Environmental Plan 2012 (Amendment No 94)*.

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 in Zetland—

- (a) Lot 7, DP 24134, 118–130 Epsom Road,
- (b) Lot 2, DP 830870, 905 South Dowling Street.

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

Part 6 Local provisions—height and floor space

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

118–130 Epsom Road and 905 South Dowling Street, Zetland

- (1) The objective of this clause is to encourage development resulting in—
 - (a) diverse housing and shops, and
 - (b) the provision of services, and
 - (c) land developed in a holistic and integrated way, and
 - (d) buildings with high environmental performance.
- (2) This clause applies to the following land in Zetland—
 - (a) Lot 7, DP 24134, 118–130 Epsom Road,
 - (b) Lot 2, DP 830870, 905 South Dowling Street.
- (3) Development consent must not be granted to development on the land unless a development control plan has been prepared for the land.
- (4) The maximum height for buildings on the land is the maximum height shown for the land on the Alternative Height of Buildings Map if—
 - (a) a development control plan or development consent granted on the determination of a concept development application applies to the land, and
 - (b) the height of a building under the development control plan or development consent exceeds the maximum height shown for the land on the Height of Buildings Map.
- (5) If subclause (4) applies, development consent must not be granted to development on the land unless the consent authority is satisfied at least 4% of the gross floor area of all buildings on the land will be used for purposes other than residential accommodation or serviced apartments.
- (6) Clause 6.21D(3)(a) does not apply to a building on the land.
- (7) Despite clause 7.23, development consent may be granted to development on the land for the purposes of markets or shops with a gross floor area not exceeding 1,200m².