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Sydney Local Environmental Plan 2012

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6.17 Sun access planes

(1) The objective of this clause are:

- (a) to ensure that buildings maximise sunlight access to the public places set out in this clause, and
- (b) to ensure sunlight access to the facades of sandstone buildings in special character areas to assist the conservation of the sandstone and to maintain the amenity of those areas.

(2) The consent authority must not grant development consent to development on land if the development will result in any building on the land projecting higher than any part of a sun access plane taken to extend over the land under this clause.

(3) Each of subclauses (5)–(19) describes a different sun access plane that is taken to extend over land. The front of each plane is a line between two specified points (X and Y) and the sides of the plane extend back from those points along a specified horizontal bearing (B) and vertical angle (V).

Note. Each sun access plane extends in a strip to the edge of the land to which this Plan applies ascending as one moves back from the front of the plane.

(4) In this clause, coordinates are *Map Grid of Australia 1994* coordinates and horizontal bearings are measured from true north.

(5) Belmore Park

For the Belmore Park 1A sun access plane:

(a) X is a point at 34067E, 49731N, 30RL, and

Note. Approximately 25 metres above the northern alignment of Hay Street 95 metres west from the junction of the northern alignment of Hay Street and the western alignment of Castlereagh Street.

(b) Y is a point at 34297E, 49681N, 34RL, and

Note. Approximately 25 metres above the junction of the northern alignment of Hay Street and the western alignment of Castlereagh Street.

(c) B is 359.0 degrees, and

(d) V is 32.7 degrees.

(6) For the Belmore Park 1B sun access plane:

(a) X is a point at 34115E, 49582N, 44RL, and

Note. Approximately 35 metres above the junction of the western alignment of Pitt Street and the northern alignment of Barlow Street.

(b) Y is a point at 34140E, 49622N, 43RL, and

Note. Approximately 35 metres above the western alignment of Pitt Street 45 metres north from the junction of the western alignment of Pitt Street and the northern alignment of Barlow Street.

(c) B is 328.6 degrees, and

(d) V is 25.6 degrees.

(7) For the Belmore Park 1C sun access plane:

(a) X is a point at 34140E, 49622N, 43RL, and

Note. Approximately 35 metres above the western alignment of Pitt Street 45 metres north from the junction of the western alignment of Pitt Street and the northern alignment of Barlow Street.

(b) Y is a point at 34165E, 49736N, 42RL, and

Note. Approximately 35 metres above the western alignment of Pitt Street 25 metres north from the junction of the western alignment of Pitt Street and the northern alignment of Hay Street.

(c) B is 328.6 degrees, and

(d) V is 25.6 degrees.

(8) **Hyde Park North**

For the Hyde Park North 2A sun access plane:

(a) X is a point at 34474E, 50820N, 49RL, and

Note. Approximately 23.5 metres above the junction of the northern alignment of St James Road West and the eastern alignment of Elizabeth Street.

(b) Y is a point at 34606E, 50868N, 54RL, and

Note. Approximately 23.5 metres above the junction of the northern alignment of St James Road West and the western alignment of Macquarie Street.

(c) B is 359.0 degrees, and

(d) V is 32.7 degrees.

(9) For the Hyde Park North 2B sun access plane:

(a) X is a point at 34474E, 50820N, 49RL, and

Note. Approximately 23.5 metres above the junction of the northern alignment of St James Road West and the eastern alignment of Elizabeth Street.

(b) Y is a point at 34606E, 50868N, 54RL, and

Note. Approximately 23.5 metres above the junction of the northern alignment of St James Road West and the western alignment of Macquarie Street.

(c) B is 328.5 degrees, and

(d) V is 25.6 degrees.

(10) Hyde Park West

For the Hyde Park West 3 sun access plane:

(a) X is a point at 34384E, 50064N, 70RL, and

Note. Approximately 45 metres above the junction of the eastern alignment of Elizabeth Street and the northern alignment of Liverpool Street.

(b) Y is a point at 34458E, 50900N, 71RL, and

Note. Approximately 45 metres above the junction of the eastern alignment of Elizabeth Street and the southern alignment of King Street.

(c) B is 328.6 degrees, and

(d) V is 25.6 degrees.

(11) Macquarie Place

For the Macquarie Place 4 sun access plane:

(a) X is a point at 34469E, 51581N, 43RL, and

Note. Approximately 35 metres above the junction of the eastern alignment of Loftus Street and the northern alignment of Loftus Lane.

(b) Y is a point at 34475E, 51660N, 39RL, and

Note. Approximately 35 metres above the junction of the eastern alignment of Loftus Street and the southern alignment of Customs House Lane.

(c) B is 37.9 degrees, and

(d) V is 39.0 degrees.

(12) Martin Place

For the Martin Place 5A sun access plane:

(a) X is a point at 34172E, 51110N, 60RL, and

Note. Approximately 45 metres above the junction of the northern alignment of Martin Place and the eastern alignment of George Street.

(b) Y is a point at 34298E, 51098N, 60RL, and

Note. Approximately 45 metres above the junction of the northern alignment of Martin Place and the eastern alignment of Pitt Street.

(c) B is 358.4 degrees, and

(d) V is 47.0 degrees.

(13) For the Martin Place 5B sun access plane:

(a) X is a point at 34298E, 51098N, 60RL, and

Note. Approximately 45 metres above the junction of the northern alignment of Martin Place and the eastern alignment of Pitt Street.

(b) Y is a point at 34626E, 51069N, 78RL, and

Note. Approximately 45 metres above the junction of the northern alignment of Martin Place and the western alignment of Macquarie Street.

(c) B is 358.4 degrees, and

(d) V is 47.0 degrees.

(14) Pitt Street Mall

For the Pitt Street Mall 6A sun access plane:

(a) X is a point at 34243E, 50951N, 62RL, and

Note. Approximately 45 metres above the junction of the northern alignment of King Street and the eastern alignment of Pitt Street.

(b) Y is a point at 34287E, 50946N, 62RL, and

Note. Approximately 45 metres above the northern alignment of King Street 25 metres roughly west from the junction of the northern alignment of King Street and the western alignment of Pitt Street.

(c) B is 358.4 degrees, and

(d) V is 47.0 degrees.

(15) For the Pitt Street Mall 6B sun access plane:

(a) X is a point at 34243E, 50951N, 62RL, and

Note. Approximately 45 metres above the junction of the northern alignment of King Street and the eastern alignment of Pitt Street.

(b) Y is a point at 34287E, 50946N, 62RL, and

Note. Approximately 45 metres above the northern alignment of King Street 25 metres roughly west from the junction of the northern alignment of King Street and the western alignment of Pitt Street.

(c) B is 337.6 degrees, and

(d) V is 44.3 degrees.

(16) The Domain

For the Domain 7 sun access plane:

(a) X is a point at 34726E, 50777N, 54RL, and

Note. Approximately 25 metres above the junction of the southern alignment of Shakespeare Place and the western alignment of Hospital Road.

(b) Y is a point at 34771E, 51243N, 54RL, and

Note. Approximately 25 metres above the junction of the eastern alignment of College Street and the northern alignment of Prince Albert Road.

(c) B is 328.6 degrees, and

(d) V is 25.6 degrees.

(17) Royal Botanic Gardens

For the Royal Botanic Gardens 8 sun access plane:

(a) X is a point at 34660E, 51418N, 73RL, and

Note. Approximately 45 metres above the western alignment of Macquarie Street where that alignment is directly below the southern alignment of the Cahill Expressway.

- (b) Y is a point at 34690E, 51745N, 57RL, and

Note. Approximately 45 metres above the western alignment of Macquarie Street 94 metres roughly north from the junction of the western alignment of Macquarie Street and the northern alignment of Bent Street.

- (c) B is 328.6 degrees, and

- (d) V is 25.6 degrees.

(18) Wynyard Park

For the Wynyard Park 9A sun access plane:

- (a) X is a point at 34032E, 51364N, 53RL, and

Note. Approximately 30 metres above the junction of the northern alignment of Margaret Street and the eastern alignment of York Street.

- (b) Y is a point at 34087E, 51365N, 49RL, and

Note. Approximately 30 metres above the northern alignment of Margaret Street 56 metres east of the eastern alignment of York Street.

- (c) B is 359.0 degrees, and

- (d) V is 32.7 degrees.

(19) For the Wynyard Park 9B sun access plane:

- (a) X is a point at 34028E, 51191N, 66RL, and

Note. Approximately 45 metres above the junction of the western alignment of York Street and the northern alignment of Erskine Street.

- (b) Y is a point at 34000E, 51415N, 70RL, and

Note. Approximately 45 metres above the western alignment of York Street 53 metres north of the junction of the western alignment of York Street and the northern alignment of Margaret Street.

- (c) B is 328.6 degrees, and

- (d) V is 25.6 degrees.

