



New South Wales

Sydney Local Environmental Plan 2005 (Amendment No 2)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning and Infrastructure, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.
(11/03495)

SAM HADDAD

As delegate for the Minister for Planning and Infrastructure

2011 No 210

Clause 1 Sydney Local Environmental Plan 2005 (Amendment No 2)

Sydney Local Environmental Plan 2005 (Amendment No 2)

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1 Name of Plan

This Plan is *Sydney Local Environmental Plan 2005 (Amendment No 2)*.

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 land shown outlined in solid red and annotated “vi” on the Central Sydney Site Identification Map deposited in the office of the Council of the City of Sydney.

Schedule 1 Amendment of Sydney Local Environmental Plan 2005

[1] Clause 52A

Insert after clause 52:

52A Alternative building heights

- (1) The objective of this clause is to provide for additional building height on parts of certain sites (within the area bounded by Alfred Street, Pitt Street, Dalley Street and George Street) if the development of the site provides for publicly accessible open space, lanes and other links through the site.
- (2) This clause applies to land shown outlined in solid red and annotated “vi” on the Central Sydney Site Identification Map.
- (3) Despite clause 50, the consent authority may grant consent to development for the purposes of a building with a maximum height of:
 - (a) 200 metres on up to 33% of the area of block 1, or
 - (b) 155 metres on up to 42% of the area of block 2, or
 - (c) 185 metres on up to 24% of the area of block 3.
- (4) Development consent must not be granted under this clause unless the consent authority is satisfied that the development proposal will:
 - (a) provide for recreation areas, lanes and streets, and
 - (b) have business premises and retail premises that have street frontages at ground level (finished) to those recreation areas, lanes and streets, and
 - (c) provide a satisfactory distribution of built form and floor space development.
- (5) Development consent must not be granted under this clause in relation to development on block 1, 2 or 3 unless the consent authority is satisfied that the development proposal relates to the whole of the block and, except as otherwise provided by this clause, no other land.
- (6) A development proposal in respect of block 1 may also relate to the whole of any one or more of the following:
 - (a) Lot 1, DP 787946,
 - (b) Lot 180, DP 606866,
 - (c) Lot 1, DP 537286.

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- (7) A development proposal in respect of block 3 may also relate to the whole of any one or more of the following:

- (a) Lot 180, DP 606866,
- (b) Lot 1, DP 537286.

- (8) In this clause:

block 1 means Lot 7, DP 629694, Lot 501, DP 714847, Lots 2 and 3, DP 1092, Lots 1 and 2, DP 1112308, Lots A and B, DP 104160, Lot 7, DP 110046, Lot 6, DP 75338, Lot 4, DP 524306, Lot 1, DP 513109 and the whole of the road known as “Queens Court”.

block 2 means Lot 4, DP 57434, Lot 1, DP 69466, Lot 1, DP 110607, Lot 1, DP 188061, Lots A–D, DP 435746, Lot 20, DP 1063401 and Lot 1, DP 107759.

block 3 means Lot 1, DP 220830 and Lot 1, DP 217877.

[2] Dictionary

Insert in appropriate order in the definition of *Central Sydney Site Identification Map*:

Sydney Local Environmental Plan 2005 (Amendment No 2) Site Identification Map (Central Sydney—Sheet 1)