
Sydney Local Environmental Plan 2012

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6.25 APDG block

- (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 (known as the “APDG block”)) 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 within Area 4 on the [Height of Buildings Map](#).
- (3) Despite clause 4.3, development consent may be granted to the erection 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, or
 - (d) 248 metres on up to 25% of the area of block 4 and 238 metres on up to 12% of the area of that block.
- (4) Development consent must not be granted under this clause unless the consent authority is satisfied that the development will:
 - (a) include recreation areas and lanes and roads through the site, and
 - (b) include business premises and retail premises that have frontages at ground level (finished) to those recreation areas, lanes and roads, 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 land in block 1, 2, 3 or 4 unless the consent authority is satisfied that the development relates to the whole of the block and, except as otherwise provided by this clause, no other land.
- (6) Development on land in 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.
- (7) Development on land in 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.
- (7A) For the purposes of calculating a floor space ratio in respect of any building on block 4:
 - (a) the site area is taken to be the whole of block 4 (other than Lots 2 and 3, DP 1213767), and
 - (b) the gross floor area of all buildings on that site area is to be taken into account in that calculation other than:
 - (i) any floor area dedicated to the Council, and

- (ii) up to 3,900 square metres of floor area leased to the Council for a period of not less than 20 years for the purposes of office premises that are to be used to promote business innovation or economic development.

Note. Similar adjustments will also apply to calculations for additional floor space under Division 1 including in respect of the utilisation of heritage floor space.

- (7B) Despite any other provision of this Plan, a building erected on block 4 must not be used for the purpose of residential accommodation or serviced apartments.
- (7C) Lanes development floor space may be utilised by a new building on block 4 as if that building were an existing building and for that purpose land (whether or not a public road) may be identified on the Lanes Map as a lane to which clause 6.8 applies.

- (8) In this clause:

block 1 means:

- (a) Lot 7, DP 629694, and
- (b) Lot 501, DP 714847, and
- (c) Lots 2 and 3, DP 1092, and
- (d) Lots 1 and 2, DP 1112308, and
- (e) Lots A and B, DP 104160, and
- (f) Lot 7, DP110046, and
- (g) Lot 6, DP 75338, and
- (h) Lot 4, DP 524306, and
- (i) Lot 1, DP 513109, and
- (j) the whole of the road known as “Queens Court”.

block 2 means:

- (a) Lot 4, DP 57434, and
- (b) Lot 1, DP 69466, and
- (c) Lot 1, DP 110607, and
- (d) Lot 1, DP 188061, and
- (e) Lots A–D, DP 435746, and
- (f) Lot 20, DP 1063401, and
- (g) Lot 1, DP 913005, and
- (h) Lot 1, DP 107759.

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

block 4 means:

- (a) Lot 7, DP 629694, and
- (b) Lots 181 and 182, DP 606865, and
- (c) Lots 1 and 2, DP 880891, and

(d) Lots 2 and 3, DP 1213767.