

1994—No. 597

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

(Central Sydney Local Environmental Plan 1993 (Amendment No. 2))

NEW SOUTH WALES



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I, the Minister for Planning, in pursuance of section 70 of the Environmental Planning and Assessment Act 1979, make the local environmental plan set out hereunder.

ROBERT WEBSTER MLC
Minister for Planning.

Sydney 10 November 1994.

Citation

1. This plan may be cited as Central Sydney Local Environmental Plan 1993 (Amendment No. 2).

Aims, objectives etc.

2. This plan aims:

- (a) to permit residential development on land to which this plan applies with development consent, but only if the consent authority forms the view that conservation of wharves 6, 7, 8 and 9, known as the Finger Wharf, which is a heritage item under the provisions of Sydney Regional Environmental Plan No. 23—Sydney and Middle Harbours is assisted; and
- (b) to limit the height of buildings resulting from that development to RL 10m.

Land to which this plan applies

3. This plan applies to land situated in the City of Sydney, as shown edged in red on the map marked "Central Sydney Local Environmental Plan 1993 (Amendment No. 2)" deposited in the office of the Council of the City of Sydney.

Relationship to other environmental planning instruments

4 This plan amends Central Sydney Local Environmental Plan 1993 in the manner set out in clause 5.

Amendment of Central Sydney Local Environmental Plan 1993

5. Central Sydney Local Environmental Plan 1993 is amended by inserting at the end of clause 25 the following paragraphs:

Despite clause 13, development for any residential purpose is permitted with the consent of the consent authority on land within the open space zone and shown edged red on the Map (excluding land vested in the care of the Royal Botanic Gardens and Domain Trust and land within Lincoln Crescent) if the consent authority is satisfied:

- (a) that the proposed development will have little or no adverse effect on the amenity of land in the vicinity of the proposed development; and
- (b) that conservation of the Finger Wharf would be assisted were the proposed development to be carried out.

On land within the open space zone shown edged red on the Map (excluding land vested in the care of the Royal Botanic Gardens and Domain Trust and land within Lincoln Crescent):

- (a) no portion of buildings, including plant, is to exceed a height of RL 10 metres (A.H.D.) exclusive of any public viewing platforms; and
- (b) the maximum floor space ration is 0.65:1.
