



New South Wales

## **Central Sydney Local Environmental Plan 1996 (Amendment No 13)**

under the

**Environmental Planning and Assessment Act 1979**

I, the Minister for Urban Affairs and Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.  
(S01/01520/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Urban Affairs and Planning

\_\_\_\_\_

## 2001 No 829

Clause 1 Central Sydney Local Environmental Plan 1996 (Amendment No 13)

---

# Central Sydney Local Environmental Plan 1996 (Amendment No 13)

## 1 Name of plan

This plan is *Central Sydney Local Environmental Plan 1996 (Amendment No 13)*.

## 2 Aims of plan

This plan aims to:

- (a) amend the maximum building height for land at Regent Street (South), and
- (b) amend the maximum floor space ratios for land at Regent Street (South).

Although a base maximum building height and floor space ratio will apply to sites comprised of that land, a greater maximum height and a greater maximum floor space ratio will be able to be achieved if a development plan is adopted for the sites concerned by the consent authority.

## 3 Land to which plan applies

This plan applies to land situated in the City of Sydney, being land at Regent Street (South) as outlined in solid red and annotated (v) on the map marked “Central Sydney Local Environmental Plan 1996 (Amendment No 13)—Height Map” held at the office of Sydney City Council.

To the extent that this plan replaces the Height Map and Floor Space Ratio Map adopted by *Central Sydney Local Environmental Plan 1996*, it applies to the other land to which that plan applies.

## 4 Amendment of Central Sydney Local Environmental Plan 1996

*Central Sydney Local Environmental Plan 1996* is amended as set out in Schedule 1.

## Schedule 1 Amendments

(Clause 4)

### [1] Clause 28BA

Insert after clause 28B:

#### **28BA Use of development plans to achieve different standards**

- (1) This clause applies to land at Regent Street (South) as outlined in solid red and annotated (v) on the Height Map and outlined in solid red and annotated (i) on the Floor Space Ratio Map.
- (2) Consent may be granted for development that will result in a building that exceeds the height or floor space ratio shown on those maps, or exceeds both that height and that floor space ratio, if:
  - (a) a development plan is in force for the land on which the development is proposed to be carried out, and
  - (b) the consent authority is satisfied that the development is consistent with that development plan.
- (3) Nothing in this Plan allows consent to be granted for development on land to which this clause applies that will result in a building with:
  - (a) a height that is greater than 15 metres, or
  - (b) a floor space ratio that is greater than 1:1 above the floor space ratio shown for the land on the Floor Space Ratio Map.

### [2] Clause 32 Height of buildings

Insert after clause 32 (6):

- (7) Despite subclause (1), the consent authority may, in accordance with clause 28BA, consent to development that will result in a building on land at Regent Street (South) as outlined in solid red and annotated (v) on the Height Map with a height of not more than 15 metres.

## 2001 No 829

Central Sydney Local Environmental Plan 1996 (Amendment No 13)

Schedule 1 Amendments

---

### [3] Clause 35 Maximum floor space ratios—generally

Insert after clause 35 (1C):

- (1D) Despite subclause (1), the consent authority may, in accordance with clause 28BA, consent to development that will result in a building on land at Regent Street (South) outlined in solid red and annotated (i) on the Floor Space Ratio Map with a floor space ratio of not more than 1:1 above the floor space ratio shown for the land on that map.

### [4] Schedule 1 Dictionary

Omit the definition of *Floor Space Ratio Map*. Insert instead:

*Floor Space Ratio Map* means the map marked “Central Sydney Local Environmental Plan 1996 (Amendment No 13)—Floor Space Ratio Map”.

### [5] Schedule 1, definition of “Height Map”

Omit the definition. Insert instead:

*Height Map* means the map marked “Central Sydney Local Environmental Plan 1996 (Amendment No 13)—Height Map”.

BY AUTHORITY

---