



New South Wales

## Central Sydney Local Environmental Plan 1996 (Amendment No 12)

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*.  
(S01/00439/PC)

ANDREW REFSHAUGE, M.P.,

Minister for Urban Affairs and Planning

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## 2001 No 925

Clause 1 Central Sydney Local Environmental Plan 1996 (Amendment No 12)

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# Central Sydney Local Environmental Plan 1996 (Amendment No 12)

## 1 Name of plan

This plan is *Central Sydney Local Environmental Plan 1996 (Amendment No 12)*.

## 2 Aims of plan

This plan aims:

- (a) to introduce site-specific criteria relating to building height for the “KENS” Site, a development site that is bounded by Kent, Erskine, Napoleon and Sussex Streets, and
- (b) to amend the “height of buildings” provisions in *Central Sydney Local Environmental Plan 1996* to include these site-specific provisions for the “KENS” Site, and
- (c) to amend the Height Map (adopted by the 1996 plan) in relation to the Site.

This plan also amends clause 28BA (1) and remakes current clause 32 (7) of the 1996 plan to preserve cross-references shown on the Height Map.

## 3 Land to which plan applies

This plan applies to land situated in the City of Sydney, being land bounded by Kent, Erskine, Napoleon and Sussex Streets, as shown outlined in solid red and annotated (V) on the map marked “Central Sydney Local Environmental Plan 1996 (Amendment No 12)—Height Map”, deposited in the office of the Council of the City of Sydney.

To the extent that this plan amends clause 28BA (1) and remakes current clause 32 (7) of the 1996 plan to preserve cross-references shown on the Height Map, this plan applies to the land concerned.

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

Omit “annotated (v)” from clause 28BA (1). Insert instead “annotated (vi)”.

**[2] Clause 32 Height of buildings**

Omit clause 32 (7). Insert instead:

- (7) Despite subclause (1), the height of any building resulting from the carrying out of development on land shown outlined in solid red and annotated (V) on the Height Map may exceed the 80 metre height limit shown on that Map, but only if the development application for consent to the development is lodged no later than on 31 March 2002 and the consent authority is satisfied that:
- (a) when carried out, the development will be generally consistent with the winning entry of the architectural competition (submitted by Richard Johnson, Architect, and known as “the JPW amended scheme”) held under the provisions of Part 12 of *Central Sydney Development Control Plan 1996*, and
  - (b) the use of any new building or buildings on the land will be commercial, and
  - (c) the floor space area of all buildings on the land will not exceed 111,291 square metres, and
  - (d) the street frontage height along Kent Street will not exceed RL 45 metres, and
  - (e) the height of the tower buildings will not exceed RL 145 metres to Kent Street and RL 110 metres to Sussex Street, and
  - (f) the massing of the tower buildings will provide an acceptable slenderness ratio to all elevations. Specifically, the length above the street frontage of the Kent Street elevation of the northern proposed building must not exceed 61.5 metres (excluding fins or decorative elements) and the length above the street

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Schedule 1      Amendments

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- frontage of the Sussex Street elevation of the southern proposed building must not exceed 66.5 metres (excluding fins or decorative elements), and
- (g) no more than 650 short stay public car parking spaces will be provided in the building which will be located below the level of Kent Street and screened by active uses from any public or pedestrian space, and
  - (h) no structure will be constructed underground on land to which this subclause applies that is shown shaded on the Height Map, and
  - (i) Sussex Lane will be appropriately connected to Kent Street from Sussex Street, and
  - (j) an appropriate street or mid-block connection will be provided between Kent Street and Sussex Street.
- (8) Clause 2.12. E of *Central Sydney Development Control Plan 1996* does not apply to any development application to which subclause (7) applies.
- (9) 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 (vi) on the Height Map with a height of not more than 15 metres.

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

Insert at the end of the definition:

, as amended by the maps (or specified sheets of the maps) marked as follows:

Central Sydney Local Environmental Plan 1996 (Amendment No 12)—Height Map (but only to the extent that it relates to land shown outlined in solid red and annotated (V))

BY AUTHORITY

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