



New South Wales

Sydney Local Environmental Plan 2012 (Amendment No 22)

under the

Environmental Planning and Assessment Act 1979

The Greater Sydney Commission makes the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

MONICA BARONE, CHIEF EXECUTIVE OFFICER,
THE COUNCIL OF THE CITY OF SYDNEY
As delegate for the Greater Sydney Commission

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Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Sydney Local Environmental Plan 2012 (Amendment No 22)*.

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 Lot 1, DP 573250, being 505–523 George Street, Sydney.

Schedule 1 Amendment of Sydney Local Environmental Plan 2012

Clause 6.32

Insert after clause 6.31:

6.32 505–523 George Street—building height and floor space

- (1) The objective of this clause is to provide for additional building height on a site if the development of the site provides for the following:
 - (a) child care centres,
 - (b) publicly accessible toilets,
 - (c) community meeting rooms.
- (2) This clause applies to 505–523 George Street, Sydney, being Lot 1, DP 573250.
- (3) Despite clause 4.3, development consent may be granted to the erection of a building with a maximum height of 260 metres on land to which this clause applies.
- (4) Development consent must not be granted under subclause (3) unless the consent authority is satisfied that:
 - (a) the building will include a building podium in which are located:
 - (i) one or more child care centres, and
 - (ii) one or more publicly accessible toilets, and
 - (iii) one or more community meeting rooms, and
 - (b) any floor space of the building that will be used for residential accommodation will not be located in the building podium.
- (5) A building on land to which this clause applies, in respect of which the consent authority is satisfied of the matters referred to in subclause (4):
 - (a) is eligible for an amount of additional floor space equal to the gross floor area of any part of the building podium that will be used for the purpose of a child care centre, excluding any outdoor play area, and
 - (b) despite clause 4.4, may have a gross floor area that exceeds the maximum permitted as a result of the floor space ratio shown for the land on the Floor Space Ratio Map by an amount no greater than the sum of any additional floor space for which the building may be eligible under this Plan.