



New South Wales

Sydney Local Environmental Plan 2012 (Amendment No 30)

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 BARONS
As delegate for the Greater Sydney Commission

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1 Name of Plan

This Plan is *Sydney Local Environmental Plan 2012 (Amendment No 30)*.

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 land in Sydney (within the area bounded by Alfred Street, Pitt Street, Dalley Street and George Street) and in particular to Lot 7, DP 629694, Lots 181 and 182, DP 606865, Lots 1 and 2, DP 880891 and Lots 2 and 3, DP 1213767.

4 Maps

The maps adopted by *Sydney Local Environmental Plan 2012* are amended or replaced, as the case requires, by the maps approved by the Greater Sydney Commission on the making of this Plan.

Schedule 1 Amendment of Sydney Local Environmental Plan 2012

[1] Clause 6.25 APDG block

Insert at the end of clause 6.25 (3) (c):

, 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.

[2] Clause 6.25 (5)

Omit “or 3”. Insert instead “, 3 or 4”.

[3] Clause 6.25 (7A)

Insert after clause 6.25 (7):

- (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.

[4] Clause 6.25 (8)

Insert in alphabetical order:

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.