



New South Wales

# **Sydney Local Environmental Plan 2012 (Amendment No 58)**

under the

**Environmental Planning and Assessment Act 1979**

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

MONICA BARONE, CHIEF EXECUTIVE OFFICER  
CITY OF SYDNEY COUNCIL  
As delegate for the local plan-making authority

## **Sydney Local Environmental Plan 2012 (Amendment No 58)**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of Plan**

This Plan is *Sydney Local Environmental Plan 2012 (Amendment No 58)*.

### **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 at 1–11 Oxford Street, Paddington, being Lots 1 and 2, DP 130269 and Lot A, DP 377984.

## **Schedule 1      Amendment of Sydney Local Environmental Plan 2012**

**[1]    Clause 4.6 Exceptions to development standards**

Insert before clause 4.6(8)(ch)—

(cgk)    clause 6.52 (1–11 Oxford Street, Paddington),

**[2]    Clause 6.52**

Insert after clause 6.51—

**6.52    1–11 Oxford Street, Paddington**

- (1) The objective of this clause is to provide for additional building height and floor space for development on certain land for the purposes of hotel or motel accommodation, entertainment facilities and health services facilities.
- (2) This clause applies to 1–11 Oxford Street, Paddington, being Lots 1 and 2, DP 130269 and Lot A, DP 377984.
- (3) Despite clauses 4.3 and 4.4, the consent authority may grant development consent to alterations or additions to an existing building on the land to which this clause applies that will result in a building—
  - (a) with a maximum building height of RL 68.655 metres, and
  - (b) with a maximum floor space ratio of 2.95:1 above RL 47.455 metres.
- (4) Development consent must not be granted under this clause unless the consent authority is satisfied that—
  - (a) the development is primarily for the purposes of hotel or motel accommodation, and
  - (b) the development will not endanger the structural stability of the existing building or any heritage items on or under the land, and
  - (c) at least 300 square metres of the gross floor area at basement level of the resulting building will be used for the purposes of entertainment facilities, and
  - (d) at least 300 square metres of the gross floor area at basement level of the resulting building will be used for the purposes of health services facilities, and
  - (e) the resulting building will not be used for the purposes of residential accommodation or serviced apartments.
- (5) Clause 6.21(7) does not apply to a building on the land to which this clause applies.