



New South Wales

Sydney Local Environmental Plan 2012 (Amendment No 89)

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*.

KATIE JOYNER

As delegate for the Minister for Planning and Public Spaces

Sydney Local Environmental Plan 2012 (Amendment No 89)

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Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Sydney Local Environmental Plan 2012 (Amendment No 89)*.

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 the following land in Sydney—

- (a) Lots A and B, DP 109825 and Lot 1, DP 630190, 15–17 Hunter Street,
- (b) Lot 1, DP 59754, 19–21 Hunter Street,
- (c) SP 69888, 23 Hunter Street,
- (d) SP 60693, 103–105 Pitt Street,
- (e) Lot 1, DP 63968, 107 Pitt Street.

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 local plan-making authority on the making of this plan.

Schedule 1 Amendment of Sydney Local Environmental Plan 2012

[1] Clause 4.6 Exceptions to development standards

Insert after clause 4.6(8)(cm)—

- (cn) clause 6.60G—15–23 Hunter Street and 103–107 Pitt Street, Sydney.

[2] Clause 6.17 Sun access planes

Omit “those areas,” from clause 6.17(1)(b). Insert instead “those areas, and”.

[3] Clause 6.60G

Insert after clause 6.60F—

6.60G 15–23 Hunter Street and 103–107 Pitt Street, Sydney

- (1) The objectives of this clause are to—
 - (a) encourage land uses other than residential accommodation or serviced apartments, and
 - (b) encourage a satisfactory distribution of built form and floor space that is appropriate to the surrounding area, and
 - (c) provide a publicly accessible through-site pedestrian link.
- (2) This clause applies to the following land in Sydney—
 - (a) Lots A and B, DP 109825 and Lot 1, DP 630190, 15–17 Hunter Street,
 - (b) Lot 1, DP 59754, 19–21 Hunter Street,
 - (c) SP 69888, 23 Hunter Street,
 - (d) SP 60693, 103–105 Pitt Street,
 - (e) Lot 1, DP 63968, 107 Pitt Street.
- (3) The part of a building located at or above ground level (existing) may have a floor space ratio of up to the ratio of the sum of the following to the site area—
 - (a) the gross floor area permitted as a result of applying the floor space ratio shown for the land on the Floor Space Ratio Map,
 - (b) the gross floor area resulting from applying a floor space ratio of 7.5:1,
 - (c) any accommodation floor space for which the building is eligible under clause 6.4,
 - (d) if the building is a building demonstrating design excellence—the gross floor area, determined by the consent authority, of up to 10% of the sum of the amounts specified in paragraphs (a)–(c).
- (4) The total floor space ratio calculated under subclause (3) must not exceed 22:1.
- (5) The maximum floor space ratio for the part of a building located below ground level (existing) is 2:1 if the consent authority is satisfied adequate provision will be made in that part of the building for the following purposes—
 - (a) loading and unloading of goods,
 - (b) vehicle access, including emergency vehicle access,
 - (c) the collection and management of waste,
 - (d) bicycle parking,

- (e) end of journey facilities.
- (6) The floor space permitted in subclause (5) is in addition to any end of journey floor space for which the building is eligible under clause 6.6.
- (7) Development consent must not be granted to the erection of a building that exceeds the maximum floor space ratio shown for the land on the Floor Space Ratio Map unless the consent authority is satisfied the development will result in—
 - (a) a publicly accessible through-site pedestrian link connecting Pitt Street and Hunter Street, and
 - (b) business premises and retail premises with frontages to the through-site pedestrian link.
- (8) Development consent must not be granted under this clause to development for the purposes of residential accommodation or serviced apartments.
- (9) Clauses 6.21D(3) and 6.21E do not apply to a building on the land to which this clause applies.
- (10) In this clause—
building demonstrating design excellence has the same meaning as in Division 4.

[4] Schedule 5 Environmental heritage

Insert in appropriate order in Part 1—

Sydney	Former “Pangas House”	15–17 Hunter Street	Lots A and B, DP 109825; Lot 1, DP 630190	Local	I2297
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