



New South Wales

Sydney Local Environmental Plan 2012 (Amendment No 112)

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*.

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

Sydney Local Environmental Plan 2012 (Amendment No 112)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Sydney Local Environmental Plan 2012 (Amendment No 112)*.

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 83489, 47–51 Riley Street, Woolloomooloo.

Schedule 1 Amendment of Sydney Local Environmental Plan 2012

[1] Clause 4.6 Exceptions to development standards

Omit “Hills.” from clause 4.6(8)(cp). Insert instead—

Hills,
(cq) clause 6.60M—47–51 Riley Street, Woolloomooloo.

[2] Part 6 Local provisions—height and floor space

Insert after clause 6.60L—

6.60M 47–51 Riley Street, Woolloomooloo

- (1) The objective of this clause is to provide for additional building height and floor space to encourage commercial development that contributes to jobs growth in Woolloomooloo.
- (2) This clause applies to Lot 1, DP 83489, 47–51 Riley Street, Woolloomooloo.
- (3) The maximum building height for a building on land to which this clause applies is RL 25.5m.
- (4) The maximum floor space ratio of all buildings on land to which this clause applies is the ratio of the sum of the following to the site area—
 - (a) the gross floor area permitted as a result of applying a floor space ratio of 3.2:1 for floor space not including floor space used for end of journey facilities below ground level,
 - (b) any additional floor space for end of journey facilities below ground level for which a building is eligible under clause 6.13.
- (5) Development consent must not be granted under this clause unless the consent authority is satisfied that—
 - (a) the development is used only for the purposes of commercial premises, and
 - (b) the development does not include a rooftop structure that causes the development to exceed the maximum building height under subclause (3).
- (6) Clauses 5.6 and 6.21D(3) do not apply to a building on land to which this clause applies.