



## **Central Sydney Local Environmental Plan 1996 (Amendment No 15)**

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (S03/01138/PC)

DIANE BEAMER, M.P.,

Minister Assisting the Minister for Infrastructure  
and Planning (Planning Administration)

## **2004 No 518**

Clause 1                      Central Sydney Local Environmental Plan 1996 (Amendment No 15)

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### **Central Sydney Local Environmental Plan 1996 (Amendment No 15)**

under the

Environmental Planning and Assessment Act 1979

#### **1 Name of plan**

This plan is *Central Sydney Local Environmental Plan 1996 (Amendment No 15)*.

#### **2 Aims of plan**

The aims of this plan are:

- (a) to reconfigure the position of commercial and residential uses on the remaining undeveloped sites at King Street Wharves 9 and 10, and
- (b) to permit the construction of 158 short-stay public car parking spaces on the site known as “Development Site 1” at King Street Wharves 9 and 10.

#### **3 Land to which plan applies**

This plan applies to land situated in the City of Sydney, being land in the vicinity of Hickson Road, Sussex Street and Darling Harbour, as shown edged in red on Sheet 2 of the map marked “Central Sydney Local Environmental Plan 1996 (Amendment No 15)” deposited in the office of the Council of the City of Sydney.

#### **4 Amendment of Central Sydney Local Environmental Plan 1996**

*Central Sydney Local Environmental Plan 1996* is amended as set out in Schedule 1.

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## Schedule 1 Amendments

(Clause 4)

### [1] Clause 25 Development within the Maritime and Transport Zone

Omit “the Zoning Map” from clause 25 (3A).

Insert instead “Sheet 2 of the map marked ‘Central Sydney Local Environmental Plan 1996 (Amendment No 15)’ ”.

### [2] Clauses 25 (3B)–(3E)

Omit clause 25 (3B) and (3C). Insert instead:

- (3B) Consent must not be granted for development on land within the part of the Maritime and Transport zone shown coloured blue on Sheet 2 of the map marked “Central Sydney Local Environmental Plan 1996 (Amendment No 15)”, or on land including any such land, unless the consent authority is satisfied that unobstructed public access will be provided along the foreshore within the land so shown.
- (3C) Despite subclause (3), within the part of the Maritime and Transport zone shown coloured green on Sheet 2 of the map marked “Central Sydney Local Environmental Plan 1996 (Amendment No 15)”, development for the purpose of a residential building is prohibited.
- (3D) Within the part of the Maritime and Transport zone outlined in pink on Sheet 2 of the map marked “Central Sydney Local Environmental Plan 1996 (Amendment No 15)”, development for the purpose of a short-stay public car park containing a maximum of 158 parking spaces may be carried out, but only with development consent. This subclause has effect despite clause 48 but subject to clause 48A.
- (3E) The consent authority must not grant consent as referred to in subclause (3D) unless it is satisfied that a covenant has been or will be created that has the effect of restricting the future use of the proposed car park to use for the purpose of a short-stay public car park only.

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Schedule 1 Amendments

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### [3] Clause 25 (8A)

Insert after clause 25 (8):

- (8A) In determining the *floor space area* for the purpose of calculating the floor space ratio of buildings on a site that includes land outlined in pink on Sheet 2 of the map marked “Central Sydney Local Environmental Plan 1996 (Amendment No 15)”, the area of any car park referred to in subclause (3D) is to be excluded.

### [4] Clause 25 (9)

Omit the subclause. Insert instead:

- (9) In determining *floor space area* for the purpose of calculating the floor space ratio of buildings on a site that includes land shown hatched black on Sheet 2 of the map marked “Central Sydney Local Environmental Plan 1996 (Amendment No 15)”, floor space that will be permanently occupied by a tourist coach and bus parking layover facility on the site may be excluded by the consent authority from the floor space area, subject to subclause (10).

### [5] Clause 25 (11)

Insert after clause 25 (10):

- (11) In this clause, *short-stay public car park* means a car park that is open to the general public and regulated (by a restriction in opening hours or fee structure, or both) so as to discourage commuter parking.

### [6] Schedule 1 Dictionary

Omit “Central Sydney Local Environmental Plan 1996 (Amendment No 7)—Zoning Map” from the definition of *Zoning Map*.

### [7] Schedule 1, definition of “Zoning Map”

Insert at the end of the definition, as amended by item [6]:

, as amended by the maps (or sheets of maps) marked as follows:

Central Sydney Local Environmental Plan 1996 (Amendment No 15)—Sheet 1

BY AUTHORITY

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