



New South Wales

Sydney Local Environmental Plan 2012 (Amendment No 93)

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*.

AMANDA HARVEY

As delegate for the Minister for Planning and Public Spaces

Sydney Local Environmental Plan 2012 (Amendment No 93)

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1 Name of plan

This plan is *Sydney Local Environmental Plan 2012 (Amendment No 93)*.

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 certain land at De Mestre Place, George Street, Hunter Street, and O'Connell Street, Sydney.

Schedule 1 Amendment of Sydney Local Environmental Plan 2012

[1] Clause 4.6 Exceptions to development standards

Insert after clause 4.6(8)(cn)—

- (co) clause 6.60H—Hunter Street Metro Station.

[2] Clause 6.60H

Insert after clause 6.60G—

6.60H Hunter Street Metro Station

- (1) The objective of this clause is to provide for additional building height and floor space to be granted as an incentive for development on land to which the clause applies.
- (2) This clause applies to—
 - (a) the following land in Sydney (the *Western site*)—
 - (i) Lot 1, DP 1003818, 5010 De Mestre Place,
 - (ii) Lot 1, DP 438188, 296 George Street,
 - (iii) SP 596, 298–302, George Street,
 - (iv) SP 71068, 304–308 George Street,
 - (v) De Mestre Place, 310 George Street,
 - (vi) Lot 1, DP 211120, 312 George Street,
 - (vii) Lot 13, DP 622968, 314–318 George Street,
 - (viii) SP 65054, 5 Hunter Street,
 - (ix) SP 50276, 7, 8 and 10–13 Hunter Street,
 - (x) Lot 2, DP 850895, 9 Hunter Street, and
 - (b) the following land in Sydney (the *Eastern site*)—
 - (i) Lot 1, DP 59871 and Lot 2, DP 217112, 44–48 Hunter Street,
 - (ii) SP 58859, 50–58 Hunter Street,
 - (iii) Lot 1, DP 626651, 20–26 O’Connell Street,
 - (iv) Lot 1, DP 1107981, Lot 1, DP 536538 and Lot 1, DP 217112, 28–34 O’Connell Street.
- (3) A building on land in the Eastern site may have 1 or more of the following—
 - (a) a maximum building height of RL 269.1m,
 - (b) a maximum floor space ratio of 22.8:1.
- (4) A building on land in the Western site may have 1 or more of the following—
 - (a) a maximum building height of RL 220m,
 - (b) a maximum floor space ratio of 18.8:1.
- (5) Subclauses (3) and (4) apply only if the consent authority is satisfied that—
 - (a) an amount of heritage floor space will be allocated to the building that is equivalent to the floor space ratio of 2.25:1, and
 - (b) the building will include end of journey facilities, and
 - (c) the building will not be used for the purposes of residential accommodation or serviced apartments, and

- (d) the development will not result in more than 70 parking spaces on the land.
- (6) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered the document entitled *Hunter Street Station, Over Station Development Design Guide*, published by the Department in October 2023.
- (7) A building on land to which this clause applies is not entitled to any other additional floor space permitted by this plan except as provided by this clause.
- (8) Clause 4.5(4) and (7) do not apply for the purposes of calculating the gross floor area of a building erected on land in the Western Site.
- (9) For the purposes of calculating the gross floor area of a building on land to which this clause applies, no part of the building that is located below ground level (existing) is to be included.
- (10) Clauses 6.21D and 6.21E do not apply to development on land to which this clause applies.
- (11) In this clause—
 - end of journey facilities* means all of the following facilities together in one area of the building—
 - (a) showers,
 - (b) change rooms,
 - (c) lockers,
 - (d) bicycle storage areas.
 - heritage floor space* has the same meaning as in clause 6.10.

[3] Schedule 5 Environmental heritage

Omit “I1766*” from the matter relating to Former Skinners Family Hotel in Part 1.

Insert instead “I1766”.