

Part I Preliminary

EXPLANATORY NOTE

This Plan provides the goals, objectives and major development controls for Central Sydney. The *Central Sydney Development Control Plan 1996 (DCP)* provides more detailed provisions which will be interpreted within the framework of the objectives and controls contained within this Plan.

Some areas of land within the Plan area that interface with Sydney Harbour are also subject to the provisions of *Sydney Regional Environmental Plan No 23 - Sydney and Middle Harbours*. Additionally some areas of the Plan are subject to the provisions of *State Environmental Planning Policy No. 56 - Sydney Harbour Foreshores and Tributaries*.

1 Name of this Plan

This Plan is *Central Sydney Local Environmental Plan 1996*.

2 Land covered by this Plan

This Plan applies to Central Sydney, being the land shown edged heavy black on the Zoning Map.

3 The consent authority

(Heritage LEP 2000)

The Council is the consent authority for development applications relating to the land to which this plan applies, subject to:

- (a) the provisions of the *City of Sydney Act 1988*, which make the Central Sydney Planning Committee the consent authority for major development within the meaning of that Act, and
- (b) the provisions of *State Environmental Planning Policy No 56-Sydney Harbour Foreshores and Tributaries*, which makes the Minister the consent authority for development on land to which Schedule 1 to that policy applies.

4 Effect of aims, objectives and policies

The consent authority, in considering any development, must have regard to the aims and objectives contained in this Plan and may have regard to any published planning and design provisions and policies adopted by the Central Sydney Planning Committee or the Council.

5 Review of this Plan and floor space incentives

LEP Amendment No.4

EXPLANATORY NOTE

Council is committed to a regular review and updating of the Plan.

- (1) The Council must complete a comprehensive review of this Plan on a 5-yearly basis with the first review completed not later than 5 years after the

commencement of this Plan. The review of clauses 38 and 39 relating to floor space incentives for hotels and serviced apartments is to be completed before 30 June 2000.

- (2) This clause does not affect any requirement for regular and periodic review made by section 73 of the *Environmental Planning and Assessment Act 1979*.

6 Dictionary

Expressions used in this Plan that are defined in the Dictionary in Schedule 1 have the meanings set out in the Dictionary.

6A Notes

The contents table, notes in the text and notes on maps and diagrams do not form part of this Plan.

7 Adoption of Model Provisions

This Plan adopts the *Environmental Planning and Assessment Model Provisions 1980*, except for Part 2 (Definitions) of those provisions.

8 Relationship of this Plan to other environmental planning instruments

- (1) *Central Sydney Local Environmental Plan 1993* is repealed.
- (2) All other local environmental plans (including deemed environmental planning instruments) that applied to the land to which this Plan applies immediately before the commencement of this Plan are also repealed, but only to the extent that they so applied to that land.

9 Determination of certain pending development applications

EXPLANATORY NOTE

This clause contains savings and transitional provisions relating to development applications.

- (1) Local environmental plans and deemed environmental planning instruments apply to development applications lodged but not finally determined before the commencement of this Plan as if this Plan had been exhibited but had not commenced.
- (2) This Plan, as in force immediately before the commencement of *Central Sydney Local Environmental Plan 1996 (Amendment No 8)*, applies to and in respect of any development application lodged before that commencement, and to any development the subject of such an application, as if that Plan had not been made.

10 Conditions of development consent

- (1) A development consent may be granted subject to a condition that requires the creation of a restrictive or positive covenant on land.
- (2) This clause does not limit the kinds of conditions that may be imposed on a development consent, or allow conditions to be imposed on a development consent otherwise than in accordance with the Act.

LEP Amendment No.6

(Heritage LEP 2000)

LEP Amendment No.8