

## Proposed North Sydney LEP 2013 Amendments

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- Amend the NSLEP 2013 *Height of Buildings Map* to provide a maximum building height of RL133;
- Amend the NSLEP 2013 *Floor Space Ratio Map* to provide a maximum FSR of 5.8:1;
- Introduce a new Special Provisions Map within the NSLEP 2013 and map the East Walker Street Precinct as "Area 1;" and
- Amend Section 6 Additional Local Provisions - Division 2 General Provisions to include:

### *6.20 East Walker Street Precinct*

*(1) This clause applies to land that is identified as "Area 1" on the Special Provisions Map and includes land at:*

- *173 Walker Street (SP 11082)*
- *175 Walker Street (SP 86752)*
- *177 Walker Street (SP 9808)*
- *179 Walker Street (SP 64615)*
- *11 Hampden Street (Lot 1 DP119732)*
- *15 Hampden Street (Lot 1 DP591516)*
- *17 Hampden Street (Lot 2 DP591516)*

*(2) The objective of this clause is to allow greater heights and densities:*

- (a) Where site amalgamation occurs within "Area 1 on the Special Provisions Map;" and*
- (b) Where community infrastructure is provided*

*(3) Despite 4.3(2), if all lots within "Area 1" are amalgamated, development consent may be granted to development that will have:*

- (a) a height of any building on the land not exceeding RL148; and*
- (b) a floor space ratio of the development, not exceeding 6.7:1.*

*(4) Despite subclause (2) and (3), development to which this clause applies shall not result in a net increase in overshadowing to Dorris Fitton Park between 12pm - 2pm on June 21st.*

*(5) In deciding whether to grant development consent, the consent authority:*

- (a) must be satisfied that the development is consistent with the objectives of this clause; and*
- (b) must be satisfied that the community infrastructure is reasonably necessary within the North Sydney Centre and Hampden Neighbourhood; and*
- (c) must take into account the nature of the community infrastructure and its value*

*(6) In this clause:*

**Community Infrastructure** means development within the North Sydney Centre and/or within the Hampden Neighbourhood for the purposes of public road improvements, public domain improvements, public open space upgrades, community garden improvements and residential parking improvements, or other community facilities.

## Proposed DCP amendments

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Amend North Sydney Development Control Plan 2013

Part C - Character Statements Section 2 - North Sydney Planning Area

Section 2.4 Hampden Neighbourhood

- Amend the Hampden Neighbourhood Map to include East Walker Street as a sub-precinct within the neighbourhood
- 2.4.4 East Walker Street Precinct Controls

*Where there is an inconsistency between the East Walker Street Precinct Controls and the Hampden Neighbourhood Controls, the East Walker Street Precinct Controls prevail.*

- **Building Setbacks**

*Front setbacks*

P17	5m to Walker Street
P18	2m to Hampden Street

*Side setbacks*

P19	Nil side setbacks, up to RL82
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*Rear setbacks*

P20	12m for Walker Street properties
P21	12m for Hampden Street properties



Figure 1: Setback controls – East Walker Street Precinct

- **Street wall height (podium)**

P22	A street wall height of up to 3 storeys for the Hampden Street properties
P23	Nil street wall height for the Walker Street properties

- **Upper level Setbacks**

P24	A 2m upper level podium setback
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