



New South Wales

# North Sydney Local Environmental Plan 2013 (Amendment No 31)

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*.

M. McDonald) ..... 28 July 2021  
Malcolm McDonald  
Executive Director, Eastern Harbour City  
Department of Planning, Industry & Environment  
As Delegate of the Minister for Planning and Public Spaces

## **North Sydney Local Environmental Plan 2013 (Amendment No 31)**

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Environmental Planning and Assessment Act 1979

### **1 Name of Plan**

This Plan is *North Sydney Local Environmental Plan 2013 (Amendment No 31)*.

### **2 Commencement**

This Plan commences on 31 August 2021 and is required to be published on the NSW legislation website.

### **3 Land to which Plan applies**

This Plan applies to the following land in North Sydney, identified as “Area 1” on the Special Provisions Area Map under *North Sydney Local Environmental Plan 2013*—

- (a) SP 11082, SP 86752, SP 9808 and SP 64615, 173, 175, 177 and 179 Walker Street,
- (b) Lot 1, DP 119732, 11 Hampden Street,
- (c) Lots 1 and 2, DP 591516, 15 and 17 Hampden Street.

### **4 Maps**

The maps adopted by *North Sydney Local Environmental Plan 2013* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this Plan.

## **Schedule 1      Amendment of North Sydney Local Environmental Plan 2013**

### **[1]    Clause 4.6 Exceptions to development standards**

Insert after clause 4.6(8)(c)—

- (ca) clause 4.3 in relation to land identified as “Area 1” on the Special Provisions Area Map, other than subject land within the meaning of clause 6.19C,
- (cab) clause 4.4, 5.6 or 6.19C in relation to land identified as “Area 1” on the Special Provisions Area Map,

### **[2]    Clause 6.19C**

Insert after clause 6.19B—

#### **6.19C    Development at Hampden and Walker Streets, North Sydney**

- (1) This clause applies to Area 1 land.
- (2) Despite clause 4.3, development consent may be granted to development involving the erection of a building on the subject land with a height not greater than RL 148 metres, if the consent authority is satisfied that—
  - (a) all Area 1 land will be consolidated into a single lot, and
  - (b) any building on Area 1 land will not result in a net increase in overshadowing of Doris Fitton Park between 12pm and 2pm from the March equinox to the September equinox, inclusive.
- (3) In this clause—

***Area 1 land*** means the land identified as “Area 1” on the Special Provisions Area Map.

***Doris Fitton Park*** means the land known as Doris Fitton Park and identified as a “Special Area” on the North Sydney Centre Map.

***subject land*** means the following land within Area 1 land—

  - (a) SP 64615, 179 Walker Street,
  - (b) Lot 1, DP 119732, 11 Hampden Street.

### **[3]    Dictionary**

Insert in alphabetical order—

***Special Provisions Area Map*** means the North Sydney Local Environmental Plan 2013 Special Provisions Area Map.