

3.0 Statutory Context

3.1 Zoning

Pursuant to North Sydney Local Environmental Plan 2001 (the LEP) the site is zoned Mixed Use (outlined in red in **Figure 8**).

Figure 8. Zoning Map



Source: North Sydney LEP 2001 Land Use Zoning map

The particular objectives of the Mixed Use zone are to:

- encourage a diverse range of living, employment, recreational and social opportunities, which do not adversely affect the amenity of residential areas, and
- create interesting and vibrant neighbourhood centres with safe, high quality urban environments with residential amenity, and
- maintain existing commercial space and allow for residential development in mixed use buildings with non-residential uses at the lower levels and residential above, and
- promote affordable housing.

Development that can be carried out in this zone with the consent of Council includes apartment buildings; commercial premises; community facilities; recreational facilities; refreshment rooms; shops; showrooms; take-away food shops; taverns.