



New South Wales

North Sydney Local Environmental Plan 2013 (Amendment No 28)

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*.

MALCOLM McDONALD

As delegate for the Minister for Planning and Public Spaces

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1 Name of Plan

This Plan is *North Sydney Local Environmental Plan 2013 (Amendment No 28)*.

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 land at 100 Christie Street and Christie Street Reserve, St Leonards, being Lots 2 and 3, DP 733528.

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)(cb)—

(cba) clause 6.19A,

[2] Clause 6.19A

Insert after clause 6.19—

6.19A Development at Christie Street, St Leonards

- (1) This clause applies to land at 100 Christie Street and Christie Street Reserve, St Leonards, being Lots 2 and 3, DP 733528.
- (2) Despite any other provision of this Plan, development for the purpose of a car park is permitted with development consent on land to which this clause applies if—
 - (a) the car park is associated with the use of land to which this clause applies in Zone B3 Commercial Core as mixed use development comprising of residential accommodation and commercial premises, and
 - (b) on that part of the land in Zone RE1 Public Recreation, the car park is located at least 1.5 metres below ground level (finished), and
 - (c) the car park does not take up more than 50% of that part of the land that is in Zone RE1 Public Recreation.

[3] Schedule 1 Additional permitted uses

Insert after clause 47—

48 Use of certain land at Christie Street, St Leonards

- (1) This clause applies to land at 100 Christie Street and Christie Street Reserve, St Leonards, being Lots 2 and 3, DP 733528.
- (2) Development for the purpose of shop top housing is permitted with development consent on land to which this clause applies in Zone B3 Commercial Core.