



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*.

MALCOLM McDONALD

As delegate for the Minister for Planning and Public Spaces

North Sydney Local Environmental Plan 2013 (Amendment No 31)

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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.