



New South Wales

North Sydney Local Environmental Plan 2013 (Amendment No 32)

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*.

BRENDAN METCALFE

As delegate for the Minister for Planning and Public Spaces

North Sydney Local Environmental Plan 2013 (Amendment No 32)

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1 Name of Plan

This Plan is *North Sydney Local Environmental Plan 2013 (Amendment No 32)*.

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 the following land at Crows Nest—

- (a) 27 Falcon Street, Lots 32 and 33, Section 3, DP 1720 and Lot X, DP 407774,
- (b) 43 Falcon Street, Lot Y, DP 407774,
- (c) 47 Falcon Street, Lot A, DP 377050,
- (d) 49–51 Falcon Street, Lot 26, Section 3, DP 1720,
- (e) 55–57 Falcon Street, Lot 25, Section 3, DP 1720.

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 4.3A Exceptions to height of buildings

Insert after clause 4.3A(2)—

- (2A) Despite clause 4.3, the height of a building on land identified as “Area 2” on the Height of Buildings Map may exceed the maximum height shown for the land on that Map if—
- (a) the height of the building does not exceed the maximum height by more than 3 metres, and
 - (b) the part of the building that exceeds the maximum height comprises the following—
 - (i) lift overruns and associated structures necessary to provide lift access to communal rooftop space,
 - (ii) balustrades or other safety barriers necessary to ensure the safe use of the space,
 - (iii) roof-top plant or equipment.

[2] Schedule 1 Additional permitted uses

Insert at the end of the Schedule, with appropriate clause numbering—

Use of certain land at Falcon Street, Crows Nest

- (1) This clause applies to the following land at Crows Nest—
- (a) 27 Falcon Street, Lots 32 and 33, Section 3, DP 1720 and Lot X, DP 407774,
 - (b) 43 Falcon Street, Lot Y, DP 407774,
 - (c) 47 Falcon Street, Lot A, DP 377050,
 - (d) 49–51 Falcon Street, Lot 26, Section 3, DP 1720,
 - (e) 55–57 Falcon Street, Lot 25, Section 3, DP 1720.
- (2) Development for the purposes of retail premises is permitted with development consent.