



New South Wales

# **North Sydney Local Environmental Plan 2013 (Amendment No 34)**

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*.

**LEAH SCHRAMM**

As delegate for the Minister for Planning and Public Spaces

## North Sydney Local Environmental Plan 2013 (Amendment No 34)

under the

Environmental Planning and Assessment Act 1979

### 1 Name of plan

This plan is *North Sydney Local Environmental Plan 2013 (Amendment No 34)*

### 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 Lot 22, DP 706776, 270–272 Pacific Highway, Crows Nest.

### 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.

### 5 Amendment of North Sydney Local Environmental Plan 2013

#### Part 6 Additional local provisions

Insert at the end of Division 2, with appropriate clause numbering—

#### Development at 270–272 Pacific Highway, Crows Nest

- (1) This clause applies to land identified as “Area 1” on the Floor Space Ratio Map.
- (2) A building on land to which this clause applies may have a floor space ratio of up to 6.02:1 if the consent authority is satisfied that the gross floor area equal to the amount by which the floor space ratio of the building exceeds the maximum floor space ratio shown for the land on the Floor Space Ratio Map—
  - (a) will be located below ground level (finished), and
  - (b) will not be used for the purposes of the following—
    - (i) residential accommodation,
    - (ii) retail premises, other than neighbourhood shops.