



New South Wales

Leichhardt Local Environmental Plan 2000 (Amendment No 16)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (9043144/PC)

FRANK SARTOR, M.P.,
Minister for Planning

2008 No 402

Clause 1 Leichhardt Local Environmental Plan 2000 (Amendment No 16)

Leichhardt Local Environmental Plan 2000 (Amendment No 16)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Leichhardt Local Environmental Plan 2000 (Amendment No 16)*.

2 Aims of plan

This plan aims to amend *Leichhardt Local Environmental Plan 2000* to allow higher density mixed used development comprising residential, commercial and retail development on the land to which this plan applies, but only if certain development standards and objectives are met, including in relation to floor space ratio, land uses and building heights.

3 Land to which plan applies

This plan applies to the following land (known as the “Balmain Leagues Club Precinct”):

- (a) 138–152 Victoria Road, Rozelle (being Lot 1, DP 528045),
- (b) 154–156 Victoria Road, Rozelle (being Lot 1, DP 109047),
- (c) 697 Darling Street, Rozelle (being Lot 104, DP 733658),
- (d) 1–7 Waterloo Street, Rozelle (being Lots 101 and 102, DP 629133, Lots 37 and 38, DP 421 and Lot 36, DP 190866),

as shown edged heavy black and lettered “SSP” on the map marked “Leichhardt Local Environmental Plan 2000 (Amendment No 16)” deposited in the office of Leichhardt Municipal Council.

4 Amendment of Leichhardt Local Environmental Plan 2000

Leichhardt Local Environmental Plan 2000 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Schedule 1 Additional uses and controls for certain land

Insert after Part 2:

Part 3 Amended controls on specific sites**Balmain Leagues Club Precinct site**

(1) For the purposes of this Part:

building height (or **height of building**) means the vertical distance between ground level at any point to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

mixed use development means a building or place comprising 2 or more different land uses that are permissible in the Business Zone.

the site means the site comprising all of the following land:

- (a) 138–152 Victoria Road, Rozelle (being Lot 1, DP 528045),
- (b) 154–156 Victoria Road, Rozelle (being Lot 1, DP 109047),
- (c) 697 Darling Street, Rozelle (being Lot 104, DP 733658),
- (d) 1–7 Waterloo Street, Rozelle (being Lots 101 and 102, DP 629133, Lots 37 and 38, DP 421 and Lot 36, DP 190866),

as shown edged heavy black and lettered “SSP” on the map marked “Leichhardt Local Environmental Plan 2000 (Amendment No 16)” deposited in the office of Leichhardt Municipal Council.

(2) Despite any other provision of this Plan (except clause 19 (6) and (7) or a provision of this Part), consent may be granted for mixed use development on the site, but only if, in the opinion of the Council, the following objectives are met:

- (a) the development integrates suitable business, office, residential, retail and other uses so as to maximise public transport patronage and encourage walking and cycling,

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Schedule 1 Amendments

- (b) the development contributes to the vibrancy and prosperity of the Rozelle Commercial Centre with an active street life while maintaining residential amenity,
 - (c) the development is well designed with articulated height and massing providing a high quality transition to the existing streetscape,
 - (d) the traffic generated by the development does not have an unacceptable impact on pedestrian or motor vehicle traffic on Darling Street, Waterloo Street and Victoria Road, Rozelle,
 - (e) any residential development at street level has a frontage to Waterloo Street, Rozelle and, when viewed from the street, has the appearance of no more than three storeys.
- (3) A consent under subclause (2) must not be granted if the application for the development does not apply to the whole of the site.
- (4) A consent under subclause (2) must not be granted if the development will result in any of the following:
- (a) the floor space ratio for the site exceeds 3.9:1,
 - (b) the floor space ratio for all shops on the site exceeds 1.3:1,
 - (c) the floor space ratio for all commercial premises on the site exceeds 0.2:1,
 - (d) the floor space ratio for all clubs on the site exceeds 0.5:1,
 - (e) the floor space ratio for all residential development on the site exceeds 1.9:1,
 - (f) in relation to a building on the site that is less than 10 metres from Waterloo Street, Rozelle—the building height exceeds 12.5 metres above the existing road level,
 - (g) in relation to a building on the site that is less than 36 metres from Darling Street, Rozelle—the building height exceeds a reduced level of 52.0 metres relative to the Australian Height Datum or exceeds two storeys,
 - (h) a building height on the site exceeds a reduced level of 82.0 metres relative to the Australian Height Datum or exceeds twelve storeys.

[2] Schedule 3 Glossary

Insert in appropriate order in the definition of *Zoning Map*:

Leichhardt Local Environmental Plan 2000 (Amendment No 16)—Zoning Map

BY AUTHORITY
