



New South Wales

# **Leichhardt Local Environmental Plan 2013 (Amendment No 2)**

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*.

**PETER HEAD, GENERAL MANAGER, LEICHHARDT MUNICIPAL COUNCIL**  
As delegate for the Minister for Planning

## **Leichhardt Local Environmental Plan 2013 (Amendment No 2)**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of Plan**

This Plan is *Leichhardt Local Environmental Plan 2013 (Amendment No 2)*.

### **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 land to which *Leichhardt Local Environmental Plan 2013* applies.

### **4 Maps**

The maps adopted by *Leichhardt Local Environmental Plan 2013* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

## **Schedule 1      Amendment of Leichhardt Local Environmental Plan 2013**

### **[1]    Clause 1.2 Aims of Plan**

Omit “negative impacts” from clause 1.2 (2) (b).

Insert instead “land use conflict and the negative impact”.

### **[2]    Clause 1.2 (2) (c)–(x)**

Omit clause 1.2 (2) (c)–(j). Insert instead:

- (c) to identify, protect, conserve and enhance the environmental and cultural heritage of Leichhardt,
- (d) to promote a high standard of urban design in the public and private domains,
- (e) to protect and enhance the amenity, vitality and viability of Leichhardt for existing and future residents, and people who work in and visit Leichhardt,
- (f) to maintain and enhance Leichhardt’s urban environment,
- (g) to ensure that land use zones are appropriately located to maximise access to sustainable transport, community services, employment and economic opportunities, public open space, recreation facilities and the waterfront,
- (h) to promote accessible and diverse housing types, including the provision and retention of:
  - (i) housing for seniors or people with a disability, and
  - (ii) affordable housing,
- (i) to provide for development that promotes road safety for all users, walkable neighbourhoods and accessibility, reduces car dependency and increases the use of active transport through walking, cycling and the use of public transport,
- (j) to ensure an adequate supply of land and housing to facilitate:
  - (i) employment and economic opportunities, and
  - (ii) the provision of goods and services that meet the needs of the local and subregional population,
- (k) to protect and enhance:
  - (i) views and vistas of Sydney Harbour, Parramatta River, Callan Park and Leichhardt and Balmain civic precincts from roads and public vantage points, and
  - (ii) views and view sharing from and between private dwellings,
- (l) to ensure that development is compatible with the character, style, orientation and pattern of surrounding buildings, streetscape, works and landscaping and the desired future character of the area,
- (m) to ensure that development provides high quality landscaped areas in residential developments,
- (n) to protect, conserve and enhance the character and identity of the suburbs, places and landscapes of Leichhardt, including the natural, scientific and cultural attributes of the Sydney Harbour foreshore and its creeks and waterways, and of surface rock, remnant bushland, ridgelines and skylines,

- (o) to prevent undesirable incremental change, including demolition, that reduces the heritage significance of places, conservation areas and heritage items,
- (p) to provide for effective community participation and consultation for planning and development,
- (q) to promote opportunities for equitable and inclusive social, cultural and community activities,
- (r) to promote the health and well being of residents, business operators, workers and visitors,
- (s) to ensure that development applies the principles of crime prevention through design to promote safer places and spaces,
- (t) to ensure that development responds to, conserves, protects and enhances the natural environment, including terrestrial, aquatic and riparian habitats, bushland, biodiversity, wildlife habitat corridors and ecologically sensitive land,
- (u) to promote energy conservation, water cycle management (incorporating water conservation, water reuse, catchment management, stormwater pollution control and flood risk management) and water sensitive urban design,
- (v) to ensure that existing landforms and natural drainage systems are protected,
- (w) to ensure that the risk to the community in areas subject to environmental hazards is minimised,
- (x) to ensure that the impacts of climate change are mitigated and adapted to.

**[3] Land Use Table**

Omit “complementary to, and compatible with,” from the fifth objective in item 1 of the matter relating to Zone R1 General Residential.

Insert instead “compatible with”.

**[4] Land Use Table, Zone R1 General Residential**

Insert at the end of item 1:

- To provide landscaped areas for the use and enjoyment of existing and future residents.
- To ensure that subdivision creates lots of regular shapes that are complementary to, and compatible with, the character, style, orientation and pattern of the surrounding area.
- To protect and enhance the amenity of existing and future residents and the neighbourhood.

**[5] Land Use Table, Zone R1 General Residential**

Omit “Light industries;” from item 3.

**[6] Land Use Table, Zone R1 General Residential**

Omit “Jetties;” from item 4. Insert instead “Light industries;”.

**[7] Land Use Table, Zone B1 Neighbourhood Centre**

Omit the second objective from item 1. Insert instead:

- To ensure that development is appropriately designed to minimise amenity impacts.
- To allow appropriate residential uses to support the vitality of neighbourhood centres.

**[8] Land Use Table, Zone B2 Local Centre**

Omit the fourth objective from item 1. Insert instead:

- To ensure that development is appropriately designed to minimise amenity impacts.
- To allow appropriate residential uses to support the vitality of local centres.
- To ensure that uses support the viability of local centres.
- To provide a mixture of compatible land uses.
- To reinforce and enhance the role, function and identity of local centres by encouraging appropriate development to ensure that surrounding development does not detract from the function of local centres.
- To integrate suitable business, office, residential, retail and other development in accessible locations.

**[9] Land Use Table, Zone B2 Local Centre**

Omit “Vehicle repair stations;” from item 4.

**[10] Land Use Table, Zone IN2 Light Industrial**

Insert the following in alphabetical order in item 3:

Agricultural produce industries;  
Educational establishments;  
General industries;  
Storage premises;

**[11] Land Use Table, Zone IN2 Light Industrial**

Omit the following from item 4:

Agricultural produce industries;  
Educational establishments;  
Industries;  
Storage premises;

**[12] Land Use Table, Zone IN2 Light Industrial**

Insert “Heavy industries;” in alphabetical order in item 4.

**[13] Land Use Table, Zone SP1 Special Activities**

Insert “Roads;” before “The purpose” in item 3.

**[14] Land Use Table, Zone RE1 Public Recreation**

Omit the sixth objective from item 1. Insert instead:

- To retain, protect and promote public access to foreshore areas and to provide links between open space areas.
- To provide opportunities in open space for public art.
- To conserve, protect and enhance the natural environment, including terrestrial, aquatic and riparian habitats.

**[15] Clause 4.4 Floor space ratio**

Insert after clause 4.4 (2):

- (2A) Despite subclause (2), the floor space ratio for development for a purpose other than residential accommodation on land in Zone R1 General Residential is not to exceed 1:1.