



New South Wales

Leichhardt Local Environmental Plan 2013 (Amendment No 1)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning and Infrastructure, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

SAM HADDAD

As delegate for the Minister for Planning and Infrastructure

Leichhardt Local Environmental Plan 2013 (Amendment No 1)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Leichhardt Local Environmental Plan 2013 (Amendment No 1)*.

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 22 and 30–40 George Street, Leichhardt, being Lot 5, DP 1080665, Lots 6–9, DP 79950, Lots 10–13, DP 83665, Lots 1 and 2, DP 102461, Lot 1, DP 104359, Lot B, DP 327352, Lot 1, DP 1108695, Lot 15, DP 1081840, Lot 1, DP 745978, Lot 1, DP 745979, Lot 1, DP 920105, Lot 1, DP 972151, Lot 16, DP 69760, Lots 5 and 6, DP 745976, Lot 7, DP 448755 and Lot 9, DP 666322.

4 Maps

Each map adopted by *Leichhardt Local Environmental Plan 2013* that is specified in Column 1 of the following table is declared by this Plan to be amended or replaced, as the case requires, by the map specified opposite in Column 2 of the table as approved by the Minister on the making of this Plan:

Column 1	Column 2
Name of map being amended or replaced	Name of amending or replacement map
Leichhardt Local Environmental Plan 2013 Floor Space Ratio Map (4800_COM_FSR_002_005_20131202)	Leichhardt Local Environmental Plan 2013 Floor Space Ratio Map (4800_COM_FSR_002_005_20140120)
Leichhardt Local Environmental Plan 2013 Land Zoning Map (4800_COM_LZN_002_005_20131213)	Leichhardt Local Environmental Plan 2013 Land Zoning Map (4800_COM_LZN_002_005_20140122)

Schedule 1 Amendment of Leichhardt Local Environmental Plan 2013

[1] Clause 2.1 Land use zones

Insert “R3 Medium Density Residential” after “R1 General Residential”.

[2] Clause 2.1

Insert “B4 Mixed Use” after “B2 Local Centre”.

[3] Land Use Table

Insert after the matter relating to Zone R1 General Residential:

Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To permit increased residential density in accessible locations so as to maximise public transport patronage and to encourage walking and cycling.
- To ensure that a high level of residential amenity is achieved and maintained.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Attached dwellings; Boarding houses; Child care centres; Community facilities; Group homes; Home industries; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Seniors housing; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Port facilities; Recreation facilities

(indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

[4] Land Use Table

Insert after the matter relating to Zone B2 Local Centre:

Zone B4 Mixed Use

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To support the renewal of specific areas by providing for quality medium density residential and small-scale retail and commercial uses.
- To ensure that development is appropriately designed to enhance the amenity of existing and future residents and the neighbourhood.
- To constrain parking and restrict car use.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Seniors housing; Serviced apartments; Shop top housing; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities

(major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Service stations; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

[5] Clause 4.3 Height of buildings

Omit “[Not adopted]”. Insert instead:

- (1) The objectives of this clause are as follows:
 - (a) to establish the maximum height of buildings,
 - (b) to ensure that buildings and public areas continue to receive satisfactory exposure to the sky and sunlight,
 - (c) to nominate heights that will provide an appropriate transition in built form and land use intensity.
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

[6] Clause 6.14 Development control plans for certain development

Insert after clause 6.14 (5):

- (6) This clause does not apply to development on land identified as “1 Kolotex Labelcraft Site” on the Key Sites Map.

[7] Dictionary

Omit “[Not adopted. See clause 4.3.]” from the definition of *Height of Buildings Map*.

[8] Dictionary

Insert after the definition of *jetty*:

Key Sites Map means the Leichhardt Local Environmental Plan 2013 Key Sites Map.