



New South Wales

# **Leichhardt Local Environmental Plan 2013 (Amendment No 13)**

under the

**Environmental Planning and Assessment Act 1979**

The Greater Sydney Commission makes the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

**STEPHEN MURRAY**

As delegate for the Greater Sydney Commission

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### **1 Name of Plan**

This Plan is *Leichhardt Local Environmental Plan 2013 (Amendment No 13)*.

### **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 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 Greater Sydney Commission on the making of this Plan.

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

### **Clause 4.4 Floor space ratio**

Insert after clause 4.4 (2A):

- (2B) Despite subclause (2), the floor space ratio for development for the purpose of residential accommodation:
- (a) on land shown edged black or pink on the Floor Space Ratio Map is not to exceed:
    - (i) in the case of development on a lot with an area of less than 150 square metres—0.9:1, or
    - (ii) in the case of development on a lot with an area of 150 square metres or more but less than 300 square metres—0.8:1, or
    - (iii) in the case of development on a lot with an area of 300 square metres or more but less than 450 square metres—0.7:1, or
    - (iv) in the case of development on a lot with an area of 450 square metres or more—0.6:1, or
  - (b) on land shown edged red or green on the Floor Space Ratio Map is not to exceed:
    - (i) in the case of development on a lot with an area of less than 150 square metres—1.0:1, or
    - (ii) in the case of development on a lot with an area of 150 square metres or more but less than 300 square metres—0.9:1, or
    - (iii) in the case of development on a lot with an area of 300 square metres or more but less than 450 square metres—0.8:1, or
    - (iv) in the case of development on a lot with an area of 450 square metres or more—0.7:1, or
  - (c) on land shown edged brown on the Floor Space Ratio Map is not to exceed:
    - (i) in the case of development on a lot with an area of less than 150 square metres—0.8:1, or
    - (ii) in the case of development on a lot with an area of 150 square metres or more but less than 300 square metres—0.7:1, or
    - (iii) in the case of development on a lot with an area of 300 square metres or more but less than 450 square metres—0.6:1, or
    - (iv) in the case of development on a lot with an area of 450 square metres or more—0.5:1, or
  - (d) on land shown edged yellow on the Floor Space Ratio Map is not to exceed:
    - (i) in the case of development on a lot with an area of less than 150 square metres—0.9:1, or
    - (ii) in the case of development on a lot with an area of 150 square metres or more but less than 300 square metres—0.8:1, or
    - (iii) in the case of development on a lot with an area of 300 square metres or more—0.7:1.