



New South Wales

Leichhardt Local Environmental Plan 2013 (Amendment No 15)

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*.

RIK HART, GENERAL MANAGER, INNER WEST COUNCIL
As delegate for the Greater Sydney Commission

Leichhardt Local Environmental Plan 2013 (Amendment No 15)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Leichhardt Local Environmental Plan 2013 (Amendment No 15)*.

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 168 Norton Street, Leichhardt, being Lots 1 and 2, DP 1119151, Lot 1, DP 963000, Lot 5, DP 1112635 and Lots 3 and 4, Section 3, DP 328.

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 local plan-making authority on the making of this Plan.

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

Clause 6.18

Insert after clause 6.17:

6.18 Development of land at 168 Norton Street, Leichhardt

- (1) The objective of this clause is to enable seniors housing with minimal adverse impacts.
- (2) This clause applies to 168 Norton Street, Leichhardt, being Lots 1 and 2, DP 1119151, Lot 1, DP 963000, Lot 5, DP 1112635 and Lots 3 and 4, Section 3, DP 328, identified as “4 168 Norton Street Leichhardt” on the Key Sites Map.
- (3) Despite clause 4.3 (2), the maximum building height for development for the purposes of seniors housing involving only a group of self-contained dwellings on land to which this clause applies is RL 50.4, but only if the development does not exceed 5 storeys in height.
- (4) Despite clauses 4.4 (2) and 4.4A, the maximum floor space ratio for development for the purposes of seniors housing involving only a group of self-contained dwellings on land to which this clause applies is 3:1, but only if the consent authority is satisfied that at least 15% of the self-contained dwellings for the accommodation of residents in the proposed development will be set aside as affordable places.
- (5) In this clause:
affordable place has the same meaning as in clause 45 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.