



New South Wales

Leichhardt Local Environmental Plan 2013 (Amendment No 16)

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*.

DAVID BIRDS, GROUP MANAGER, STRATEGIC PLANNING, INNER WEST COUNCIL
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 16)*.

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 at 17 Marion Street Leichhardt, being Lots 21, 22, 24 and 25, Section 1, DP 328, and Lots A and B, DP 377714.

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

Part 6 Additional local provisions

Insert at the end of Part 6, with appropriate clause numbering:

Development of land at 17 Marion Street, Leichhardt

- (1) The objective of this clause is to enable seniors housing with minimal adverse impacts.
- (2) This clause applies to 17 Marion Street, Leichhardt, being Lots 21, 22, 24 and 25, Section 1, DP 328 and Lots A and B, DP 377714 and identified as “6 17 Marion 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 on land to which this clause applies is RL 57.50, but only if the consent authority is satisfied that consent could be granted to the development without reliance on the relevant bonus floor space provisions.
- (4) Despite clauses 4.4 (2) and 4.4A, the maximum floor space ratio for development for the purposes of seniors housing on land to which this clause applies is 2:1, but only if the consent authority is satisfied that:
 - (a) at least 15% of the self-contained dwellings for the accommodation of residents in the proposed development will be set aside as affordable places, and
 - (b) consent could be granted to the development without reliance on the relevant bonus floor space provisions.
- (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*.

relevant bonus floor space provisions means the requirements of clause 45 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.