



New South Wales

Ashfield Local Environmental Plan 2013 (Amendment No 6)

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*.

MICHAEL DEEGAN, CHIEF EXECUTIVE OFFICER, INNER WEST COUNCIL
As delegate for the local plan-making authority

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1 Name of Plan

This Plan is *Ashfield Local Environmental Plan 2013 (Amendment No 6)*.

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 2–6 Cavill Avenue, Ashfield, identified as “Area 3” on the Key Sites Map under *Ashfield Local Environmental Plan 2013*.

4 Maps

The maps adopted by *Ashfield 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 Ashfield Local Environmental Plan 2013

[1] Clause 4.3 Height of buildings

Insert after clause 4.3 (2A):

- (2B) Subclause (2A) does not apply to development on land identified as “Area 3” on the Key Sites Map if the consent authority is satisfied that the development achieves the objectives of this clause.

[2] Clause 4.3B Ashfield town centre—maximum height for street frontages on certain land

Insert after clause 4.3B (3):

- (4) Subclause (3) does not apply to development on land identified as “Area 3” on the Key Sites Map if the consent authority is satisfied that the development results in a building of a high quality design, having regard to the surrounding buildings.

[3] Schedule 1 Additional permitted uses

Insert after clause 8:

9 Use of certain land at 2–6 Cavill Avenue, Ashfield

- (1) This clause applies to land at 2–6 Cavill Avenue, Ashfield, identified as “Area 3” on the Key Sites Map.
- (2) Development for the purposes of an access road (either public or private) is permitted with development consent if the road is used in connection with any other development permissible on land to which the road gives access.