



New South Wales

Leichhardt Local Environmental Plan 2013 (Amendment No 20)

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*.

MALCOLM McDONALD

As delegate for the Minister for Planning and Public Spaces

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1 Name of Plan

This Plan is *Leichhardt Local Environmental Plan 2013 (Amendment No 20)*.

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 the following land in Lilyfield—

- (a) Lots 2–4, DP 1257743, 36 Lonsdale Street,
- (b) Lots 1 and 2, DP 529451, Lot 22 DP 977323 and Lot 1 DP 1057904, 64–70 Brenan Street.

Schedule 1 Amendment of Leichhardt Local Environmental Plan 2013

Part 6 Additional local provisions

Insert at the end of the Part, with appropriate clause numbering—

Development of land at 36 Lonsdale Street and 64–70 Brenan Street, Lilyfield

- (1) This clause applies to the following land in Lilyfield—
 - (a) Lots 2–4, DP 1257743, 36 Lonsdale Street,
 - (b) Lots 1 and 2, DP 529451, Lot 22 DP 977323 and Lot 1 DP 1057904, 64–70 Brenan Street.
- (2) If a development control plan that complies with subclause (3) has been prepared for the land—
 - (a) the maximum height of a building is RL 33.2, and
 - (b) the maximum floor space ratio for a building is 1.5:1.
- (3) The development control plan must provide for the following—
 - (a) the objectives for development on the land,
 - (b) building envelopes and built form controls, including the following—
 - (i) the bulk, massing and modulation of buildings,
 - (ii) set backs, both to the ground floor and upper storeys of buildings,
 - (iii) specified building storeys,
 - (c) the heights of buildings that will provide an appropriate transition in built form to the surrounding low density development,
 - (d) encouraging sustainable transport, including increased use of public transport, walking and cycling, and appropriate car parking provision,
 - (e) environmental impacts, for example, overshadowing and solar access and visual and acoustic privacy,
 - (f) the application of the principles of ecologically sustainable development.
- (4) Development consent must not be granted to development that will result in a dwelling on the ground floor of a building if a wall of the dwelling faces the City West Link.