

Item No: C1119(2) Item 1

Subject: CONSOLIDATED LOCAL ENVIRONMENTAL PLAN - INNER WEST LEP 2020

Prepared By: Denise Benger - Senior Strategic Planner

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RECOMMENDATION

THAT Council:

1. Endorses the Planning Proposal considered by the Inner West Local Planning Panel for submission to DPIE for a Gateway Determination;
 2. Requests the Minister for Planning and Public Spaces to delegate the plan making functions for the Planning Proposal to Council;
 3. Following receipt of a favourable Gateway Determination for the Planning Proposal and compliance with any conditions, places the Planning Proposal on public exhibition and consults with public authorities;
 4. Prepares and publicly exhibits amendments to the following Development Control Plans (DCPs) that enable the DCPs to be consistent with the consolidated LEP:
 - a. Marrickville Development Control Plan 2011;
 - b. Leichhardt Development Control Plan 2013; and
 - c. Comprehensive Inner West Development Control Plan 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill (Ashfield DCP); and
 5. Be provided with a report on submissions received during the public exhibition period and from consultations with public authorities.
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DISCUSSION

Council currently has three principal Local Environmental Plans (LEPs) that apply within the LGA, which relate to the areas of the former councils that now make up Inner West. The draft *Inner West Local Environmental Plan 2020* (IWLEP 2020) will consolidate these three LEPs into one document to improve clarity and consistency in the planning framework.

The draft Planning Proposal (**Attachment 1**) to consolidate the three LEPs must be submitted to the Department of Planning, Industry and Environment (DPIE) by 31 December 2019 in order to meet milestone four of the funding agreement. To meet this timeframe the scope of the LEP has been limited to consolidation of the three LEPs into one. Only alignments of clauses, zones and permissibility necessary to achieve consolidation have been included in this proposal. All existing development standards and controls, apart from redundant controls will be retained. This will ensure the current floor space ratio, building

height and minimum lot size standards will continue to apply. The draft Planning Proposal (**Attachment 1**) explains the principles on which any changes required in the consolidation are based and sets out those changes in detail.

The draft Planning Proposal will be considered by the Inner West Local Planning Panel on the same day as the Council meeting and the recommendations of the Panel will be provided prior to the Council meeting.

The current Development Control Plans for the LGA will need to be amended to refer to the new LEP, to ensure they can legally be used in conjunction with the consolidated LEP. Any redundancies resulting from the Planning Proposal will also be removed from the DCPs.

The next phase of the IWLEP project will be local area place-based planning to inform detailed amendments to the new LEP and the creation of a comprehensive Inner West Development Control Plan. This will implement the recommendations / actions of the draft Local Strategic Planning Statement and the draft Housing, Integrated Transport and Employment and Retail Land Strategies. This work has commenced and will progress into 2020 and beyond.

Attachments 1, 2 and 3 have been published separately in the Attachments Document on Council's Website <https://www.innerwest.nsw.gov.au/about/the-council/council-meetings/current-council-meetings>

FINANCIAL IMPLICATIONS

Milestone four of the funding agreement with the DPIE requires submission of the Planning Proposal by 31 December 2019. Completing milestone four on time will trigger a \$625,000 payment from the total \$2.5 million funding under the agreement. If milestone four is not met on time it will be difficult to meet the timeframe for the final milestone, to submit the approved Planning Proposal to DPIE following public exhibition by the end of June 2020, that will trigger a further \$500,000 payment.

ATTACHMENTS

1. ➡ Planning Proposal - Consolidated Inner West Local Environmental Plan - **(published separately on Council's website)**
2. ➡ Planning Proposal - Appendix 1 - Draft Inner West Local Environmental Plan 2020 - Written Instrument - **(published separately on Council's website)**
3. ➡ Planning Proposal - Appendix 3 - Draft Land Use Matrices - **(published separately on Council's website)**