



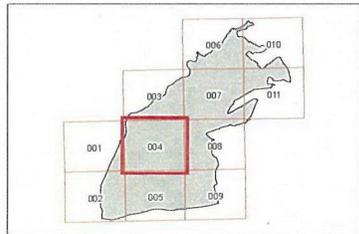
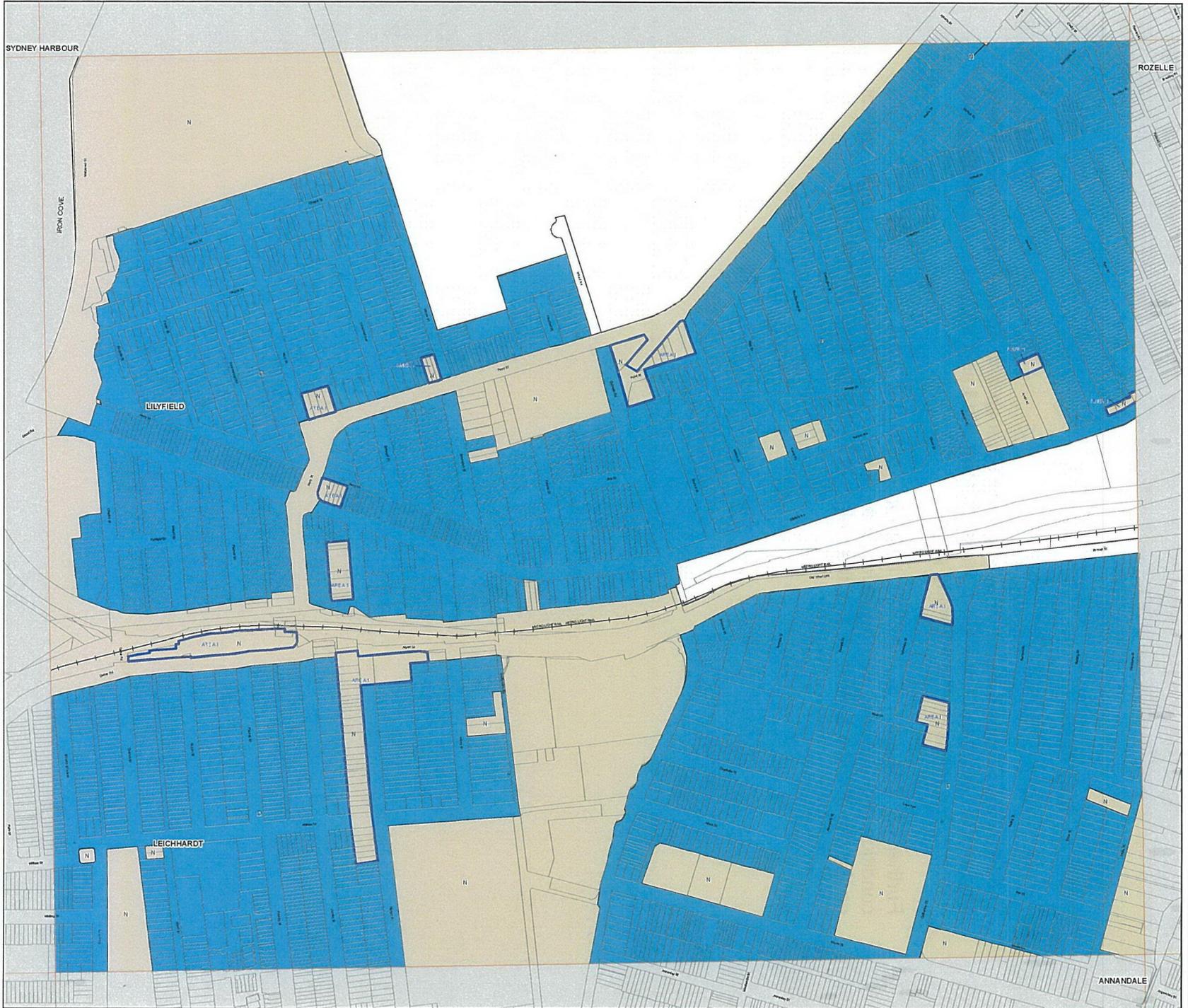
# Leichhardt Local Environmental Plan 2013

Floor Space Ratio Map - Sheet FSR\_004

### Maximum Floor Space Ratio (n:1)

- 0.5
- 0.6
- 0.7
- 1.0
- 2.15
- Refer to clause 4.4 A

**Cadastre**  
Base data 10/11/2016 © Land and Property Information (LPI)



Projection: GDA 1994  
MGA Zone 56  
Scale: 1:5,000 @ A3

Map identification number: 4800\_COM\_FSR\_004\_005\_20161110



**Leichhardt Local Environmental Plan 2013**

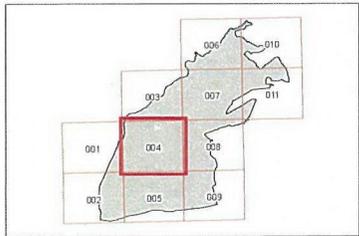
Additional Permitted Uses Map - Sheet APU\_004

**Additional Permitted Uses**

 Refer to schedule 1

**Cadastre**

 Base data 10/11/2016 © Land and Property Information (LPI)



Projection: GDA 1994  
MGA Zone 56

Scale: 1:5,000 @ A3

Map identification number: 4800\_COM\_APU\_004\_005\_20161110

## **PART 5 – COMMUNITY CONSULTATION**

Public consultation will be undertaken in accordance with the requirements of the Gateway determination, the Department of Planning's 'A guide to preparing local environmental plans' and Council's Community Engagement Framework.

It is expected that the Planning Proposal will be exhibited for a period not less than 28 days and that this will include notification of the public exhibition:

- on the Inner West Council website;
- in relevant local newspapers; and
- in writing to the owners and occupiers of adjoining and nearby properties.

The exhibition material will be made available on the Inner West Council website, in the Leichhardt Customer Service Centre at 7-15 Wetherill St, Leichhardt and on the Department of Planning and Environment's website.

## PART 6 – PROJECT TIMELINE

The table below outlines an anticipated timeline for completion of the Planning Proposal if approved for public exhibition at Gateway.

<b>Milestone</b>	<b>Timeframe</b>
Planning Proposal submitted to Department of Planning and Environment seeking Gateway determination	November 2016
Anticipated commencement date (date of Gateway determination)	December 2016
Anticipated timeframe for the completion of required technical information and peer review by Council	February 2017
Public exhibition and public authority consultation	March/April 2017
Timeframe for consideration of submissions	April/May 2017
Timeframe for the consideration of a proposal post exhibition (including reporting to Council)	June 2017
Drafting of instrument and finalisation of mapping	July 2017
Date of submission to the Department to finalise the LEP	August 2017
Anticipated date RPA will make the plan (if delegated)	September 2017
Anticipated date RPA will forward to the Department for notification	September 2017

# **ATTACHMENT - 3**

Delegation of Plan Making Functions to Council

### Attachment 3 - Delegation of Plan Making Functions to Council for 101-103 Lilyfield Road, Lilyfield

Council is seeking an authorisation to make the plan for this planning proposal. The following response to the evaluation criteria is in support of this request;

(NOTE – where the matter is identified as relevant and the requirement has not been met, council is attach information to explain why the matter has not been addressed	Council Response		Department Assessment	
	Y/N	Not Relevant	Agree	Not Agree
Is the planning proposal consistent with the Standard Instrument Order 2006?	Y			
Does the planning proposal contain an adequate explanation of the intent, objectives, and intended outcome of the proposed amendment?	Y			
Are appropriate maps included to identify the location of the site and the intent of the amendment?	Y			
Does the planning proposal contain details related to proposed consultation?	Y			
Is the planning proposal compatible with an endorsed regional or sub-regional planning strategy endorsed by the Director-General?	Y			
Does the planning proposal adequately address any consistency with all relevant S117 Planning Direction?	Y			
Is the planning proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	Y			
<b>Minor Mapping Error Amendments</b>				
Does the planning proposal seek to address a minor mapping error and contain all appropriate maps that clearly identify the error and the manner in which the error will be addressed?		NA		
<b>Heritage LEPs</b>				
Does the planning proposal seek to add or remove a local heritage item and is it supported by a strategy/study endorsed by the Heritage Office?		NA		
Does the planning proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?		NA		
Does the planning proposal potentially impact on an item of State Heritage Significance and if so, have the views of the Heritage Office been obtained?		NA		
<b>Reclassifications</b>				
Is there an associated spot rezoning with the reclassification?	N			
If yes to the above, is the rezoning consistent with an endorsed Plan of Management (POM) or strategy?		NA		
Is the planning proposal proposed to rectify an anomaly in a classification?	N			
Will the planning proposal be consistent with an adopted POM or other strategy related to the site?		NA		
Will the draft LEP discharge any interests in public land under section 30 of the <i>Local Government Act, 1993</i> ?	N			
If so, has council identified all interests; whether any rights or interests will be extinguished; any trusts and covenants relevant to the site; and, included a copy of the title with the planning proposal?		NA		
Has the council identified that it will exhibit the planning proposal in accordance with the department's Practice Note (PN 09-003)		NA		

<i>Classification and reclassification of public land through a local environmental plan and Best Practice Guidelines for LEPs and Council Land?</i>				
Has council acknowledged in its planning proposal that a Public Hearing will be required and agreed to hold one as part of its documentation?		NA		
<b>Spot Rezoning</b>				
Will the planning proposal result in a loss of development potential for the site (ie reduced FSR or building height) that is not supported by an endorsed strategy?	N			
Is the rezoning intended to address an anomaly that has been identified following the conversion of a principal LEP into a Standard Instrument LEP Format?		NA		
Matter in an existing LEP and if so, does it provide enough information to explain how the issue that lead to the deferral has been addressed?		NA		
If yes, does the planning proposal contain sufficient documented justification to enable the matter to proceed?		NA		
Does the planning proposal create an exception to a mapped development standard?	N			
<b>Section 73A Matters</b>				
Does the proposed instrument- a) Correct an obvious error in the principal instrument consisting of a misdescription, the inconsistent numbering of provisions, a wrong cross-reference, a spelling error, a grammatical mistake, the insertion of obviously missing words, the removal of obviously unnecessary words or a formatting error?; b) Address matters in the principal instrument that are of a consequential, transitional machinery or other minor nature?; or c) Deal with matters that do not warrant compliance with the conditions precedent for the making of the instrument because they will not have any significant adverse impact on the environment or adjoining land?	N			