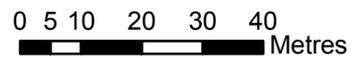


Environmental Planning and Assessment Act, 1979

**Leichhardt Local Environmental Plan 2000
Amendment No 19 - Zoning Map
Sheet 1 of 1**



1:1,250



Appendix T - Zoning Map and Table

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Subject site:

118 and 120 Terry Street, Rozelle

Legend

- Land to which plan applies
- LEP 2000 Residential Zone
- SSP** Site Specific Provision

Statement of relationship with other plans

**AMENDS
LEICHHARDT LOCAL
ENVIRONMENTAL PLAN 2000**

DRAWN BY: Julie Leslie

PLANNING OFFICER: David Parsell

COUNCIL FILE: F10/00173

DEPT FILE:

DATE PUBLISHED ON THE
NSW LEGISLATION WEBSITE:

Certified in accordance with the
Environmental Planning and
Assessment Act, 1979 and
Regulations

General Manager: Peter Head

DATE:

APPENDIX T – Zoning Map and Table

Extract of Zoning Table at Clause 18 of LEP 2000

18. Development Control Table: Residential Zone

The following Table applies to *development* within the Residential Zone:

(1) Description of the zone

The Residential Zone provides for residential development and allows, with consent, other uses which are compatible with residential amenity.

Land within this zone is shown coloured pink on the Zoning Map.

(2) Development allowed without development consent

Exempt development

(3) Development allowed only with development consent

Development for the purpose of:

Advertisements
bed and breakfast accommodation
boarding houses
boatsheds
child care facilities
community facilities
community gardens
dwellings
educational establishments
exhibition homes
group homes
health care premises
high impact telecommunication facilities
home based employment
hospitals
housing for seniors or people with a disability
local shops
places of public worship
playgrounds
public transport stops
recreation areas
roads
demolition
subdivision

(4) Prohibited development

Any development not included in item (2) or (3).

Extract of Clauses 19(1), (2), (3) and 23(1) of LEP 2000

19. General Provisions for the Development of Land

(1) Floor space and landscaped area controls

In this clause:

Density area means land shown as a *density area* by heavy black edging on the *density map*.

(2) Except where the *development* is carried out in accordance with clause 23

(1), consent must not be granted to the carrying out of *residential development* on land within a *density area* if it will result in the *floor space ratio* exceeding the ratio shown for the *density area* in the following table:

Density Area Maximum Floor Space Ratio

Leichhardt 0.5:1

Annandale 0.6:1

Balmain 0.7:1

Glebe 0.7:1

(3) Except where the development is carried out in accordance with clause 23 (1):

(a) the minimum landscaped area for residential development is 40% of the site area, and

(b) 25% of the landscaped area required under paragraph (a):

(i) is to be on natural or unpaved ground that is not overhung by or on top of any structure, and

(ii) is to be permeable, and

(iii) is to be appropriate for substantial deep planting

23. General Provisions for the Development of Land

(1) Commercial Floor space control

(a) Consent must not be granted to the carrying out of non-residential development on land within any zone if it will result in the *floor space ratio* of a building on the land exceeding 1:1.

(b) Consent may be granted to the carrying out of mixed residential and other *development* on land within the Business Zone which results in a *floor space ratio* of a building on the land up to 1.5:1, but only if all *Floor space* at the ground *floor* or street level is used for nonresidential purposes (except for any floor space used for service and access purposes required for the residential component of the building in the floors above).

(c) *Residential development* on land within the Business Zone is only allowed in accordance with paragraph (b).

(2)

Definitions used in this Planning Proposal

LEP2000 definitions

Shop means a building or place used for selling, whether by retail or auction, or hiring;

Commercial premises means a building or place used as an office or for other business or commercial purposes, but does not include a building or place used for a purpose elsewhere specifically defined in the Schedule to LEP2000;

Refreshment room means a building or place, the principal use of which is the provision of food to people for consumption on the premises, and includes a restaurant, café, tea room, eating house or the like, but does not include a kiosk

Proposed additional definitions to be inserted in LEP 2000 in accordance with the Standard Instrument LEP definitions

Light industry as defined in the means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes high technology industry and home industry); and

high technology industry means a building or place predominantly used to carry out an industrial activity that involves any of the following:

- (a) electronic or micro-electronic systems, goods or components,
- (b) information technology (such as computer software or hardware),
- (c) instrumentation or instruments of a scientific, industrial, technological, medical or similar nature,
- (d) biological, pharmaceutical, medical or paramedical systems, goods or components,
- (e) film, television or multi-media technologies, including any post production systems, goods or components,
- (f) telecommunications systems, goods or components,
- (g) sustainable energy technologies,
- (h) any other goods, systems or components intended for use in a science or technology related field,

but does not include a building or place used to carry out an industrial activity that presents a hazard or potential hazard to the neighbourhood or that, because of the scale and nature of the processes involved, interferes with the amenity of the neighbourhood.

home industry means a dwelling (or a building ancillary to a dwelling) used by one or more permanent residents of the dwelling to carry out an industrial activity that does not involve any of the following:

- (a) the employment of more than 2 persons other than those residents,
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter,
- (d) the exhibition of any signage (other than a business identification sign),
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building,

but does not include bed and breakfast accommodation or sex services premises.