

LEICHHARDT LOCAL ENVIRONMENTAL PLAN 2013 HOUSEKEEPING AMENDMENT

C127/15P RESOLVED KOGOY/ JOBLING

That Council:-

1. Notes that prior to consideration of this report special disclosure of pecuniary interest forms for the Councillors present have been tabled as required under Section 451 of the *Local Government Act 1993*.
2. Endorse the attached planning proposals and forward them to the Minister for Planning and Environment for Gateway Determinations in accordance with section 56 of the *Environmental Planning and Assessment Act 1979*, and request Written Authorisation to Exercise Delegation (the Authorisation) from the Minister (or delegate) of plan making functions for the Housekeeping amendments. The amendments include:
 - i) Amendments to development measures for alterations and additions to residential property in the ANEF (Australian Noise Exposure Forecast) contour;
 - ii) Amendments to the Land Use Table for zone RE1 Public Recreation to allow *restaurants or cafes* as permissible with consent (through Development Application and Plan of Management) and *recreation area* as permissible without consent;
 - iii) A site specific amendment to 44-46 Smith Street, Rozelle, zoned SP2 (Educational Establishment), to reinstate land uses which were formally permissible under the *Leichhardt LEP 2000* but were not translated into the *Leichhardt LEP 2013*;
 - iv) Amendments to the Heritage Map Sheet 007 to correctly identify the State listed Balmain Hospital Main Building;
 - v) Rezone a portion of 77 Taylor Street and 148 Wigram Road, Annandale, from R1 General Residential to RE1 Public Recreation, and associated mapping amendments, to finalise the dedication of land to Council required by a 1982 development consent; and
 - vi) Rezone part of Leichhardt Park, adjacent to the western boundary of 9 Bayview Street, Lilyfield, also known as part of Lot 6643 DP 1137663, from R1 General Residential to RE1 Public Recreation and associated mapping amendments.
3. If approved by the Minister (or delegate), proceed with the public exhibition of the Planning Proposals in accordance with the Gateway Determinations.

The vote for and against the above RESOLUTION is shown below for the record;

FOR VOTE - Cr Rochelle Porteous, Cr Craig Channells, Cr Daniel Kogoy, Cr Michele McKenzie, Cr John Stamolis, Cr John Jobling, Cr Vera-Ann Hannaford, Cr Tony Costantino, Cr Darcy Byrne, Cr Simon Emsley, Cr Linda Kelly, Cr Frank Breen

AGAINST VOTE - Nil

ABSENT. DID NOT VOTE - Nil

PRESENT. DID NOT VOTE - Nil

LEICHHARDT LOCAL ENVIRONMENTAL PLAN 2013 HOUSEKEEPING AMENDMENT

Division	Environment and Community Management
Author	Strategic Planner
Meeting date	14 April 2015 Policy meeting
Strategic Plan Key Service Area	A Sustainable Environment Accessibility Business In The Community Sustainable Services And Assets Community Well-Being Place Where We Live And Work

SUMMARY AND ORGANISATIONAL IMPLICATIONS

Purpose of Report	The purpose of this report is to outline proposed housekeeping amendments to the <i>Leichhardt Local Environmental Plan (LEP) 2013</i> .
Background	This report contains a number of amendments to the <i>Leichhardt Local Environmental Plan 2013</i> . It is necessary for Council to conduct a general amendment to its Local Environmental Plan to ensure that the instrument and maps remain current and up-to-date.
Current Status	NIL
Relationship to existing policy	<i>Leichhardt Local Environmental Plan 2013</i>
Financial and Resources Implications	NIL
Recommendation	That Council:- 1. Notes that prior to consideration of this report special disclosure of pecuniary interest forms for the Councillors present have been tabled as required under Section 451 of the <i>Local Government Act 1993</i>. 2. Endorse the attached planning proposals and forward them to the Minister for Planning and Environment for Gateway Determinations in accordance with section 56 of the <i>Environmental Planning and Assessment Act 1979</i>, and request Written Authorisation to Exercise Delegation (the Authorisation) from the Minister (or delegate) of plan making functions for the Housekeeping amendments. The amendments include: i) Amendments to development measures

	for alterations and additions to residential property in the ANEF (Australian Noise Exposure Forecast) contour; ii) Amendments to the Land Use Table for zone RE1 Public Recreation to allow <i>restaurants or cafes</i> as permissible with consent and <i>recreation area</i> as permissible without consent; iii) A site specific amendment to 44-46 Smith Street, Rozelle, zoned SP2 (Educational Establishment), to reinstate land uses which were formally permissible under the <i>Leichhardt LEP 2000</i> but were not translated into the <i>Leichhardt LEP 2013</i>; iv) Amendments to the Heritage Map Sheet 007 to correctly identify the State listed Balmain Hospital Main Building; v) Rezone a portion of 77 Taylor Street and 148 Wigram Road, Annandale, from R1 General Residential to RE1 Public Recreation, and associated mapping amendments, to finalise the dedication of land to Council required by a 1982 development consent; and vi) Rezone part of Leichhardt Park, adjacent to the western boundary of 9 Bayview Street, Lilyfield, also known as part of Lot 6643 DP 1137663, from R1 General Residential to RE1 Public Recreation and associated mapping amendments. 3. If approved by the Minister (or delegate), proceed with the public exhibition of the Planning Proposals in accordance with the Gateway Determinations.
Notifications	NIL
Attachments	Attachment 1 - Planning Proposal ANEF Development Provisions Attachment 2 - Planning Proposal RE1 Public Recreation Land Use Table Attachment 3 - Planning Proposal 44-46 Smith Street, Rozelle, Additional Permitted Uses Attachment 4 - Planning Proposal Balmain Hospital Main Building Attachment 5 - Planning Proposal Site Specific Rezoning

Purpose of Report

The purpose of this report is to outline the proposed housekeeping amendments to the *Leichhardt Local Environmental Plan (LEP) 2013*.

Recommendation

That Council:-

1. Notes that prior to consideration of this report special disclosure of pecuniary interest forms for the Councillors present have been tabled as required under Section 451 of the *Local Government Act 1993*.
2. Endorse the attached planning proposals and forward them to the Minister for Planning and Environment for Gateway Determinations in accordance with section 56 of the *Environmental Planning and Assessment Act 1979*, and request Written Authorisation to Exercise Delegation (the Authorisation) from the Minister (or delegate) of plan making functions for the Housekeeping amendments. The amendments include:
 - i) Amendments to development measures for alterations and additions to residential property in the ANEF (Australian Noise Exposure Forecast) contour;
 - ii) Amendments to the Land Use Table for zone RE1 Public Recreation to allow *restaurants or cafes* as permissible with consent and *recreation area* as permissible without consent;
 - iii) A site specific amendment to 44-46 Smith Street, Rozelle, zoned SP2 (Educational Establishment), to reinstate land uses which were formally permissible under the *Leichhardt LEP 2000* but were not translated into the *Leichhardt LEP 2013*;
 - iv) Amendments to the Heritage Map Sheet 007 to correctly identify the State listed Balmain Hospital Main Building;
 - v) Rezone a portion of 77 Taylor Street and 148 Wigram Road, Annandale, from R1 General Residential to RE1 Public Recreation, and associated mapping amendments, to finalise the dedication of land to Council required by a 1982 development consent; and
 - vi) Rezone part of Leichhardt Park, adjacent to the western boundary of 9 Bayview Street, Lilyfield, also known as part of Lot 6643 DP 1137663, from R1 General Residential to RE1 Public Recreation and associated mapping amendments.
3. If approved by the Minister (or delegate), proceed with the public exhibition of the Planning Proposals in accordance with the Gateway Determinations.

Background

The planning proposals have been drafted in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (the Act) and the Department of Planning and Infrastructure's Guide to preparing planning proposals.

They contain a number of housekeeping amendments to update and correct the *Leichhardt Local Environmental Plan 2013*. In order to limit the number of amendments to Council's principal planning instrument, it is an accepted practice to group a number of proposed changes together.

Report

This report provides the background and reasons for the recommended minor 'housekeeping' amendment to the *Leichhardt Local Environmental Plan 2013*. The map below shows the sites which are affected by these amendments and a summary of changes to the Land Use Tables is also provided over the page.

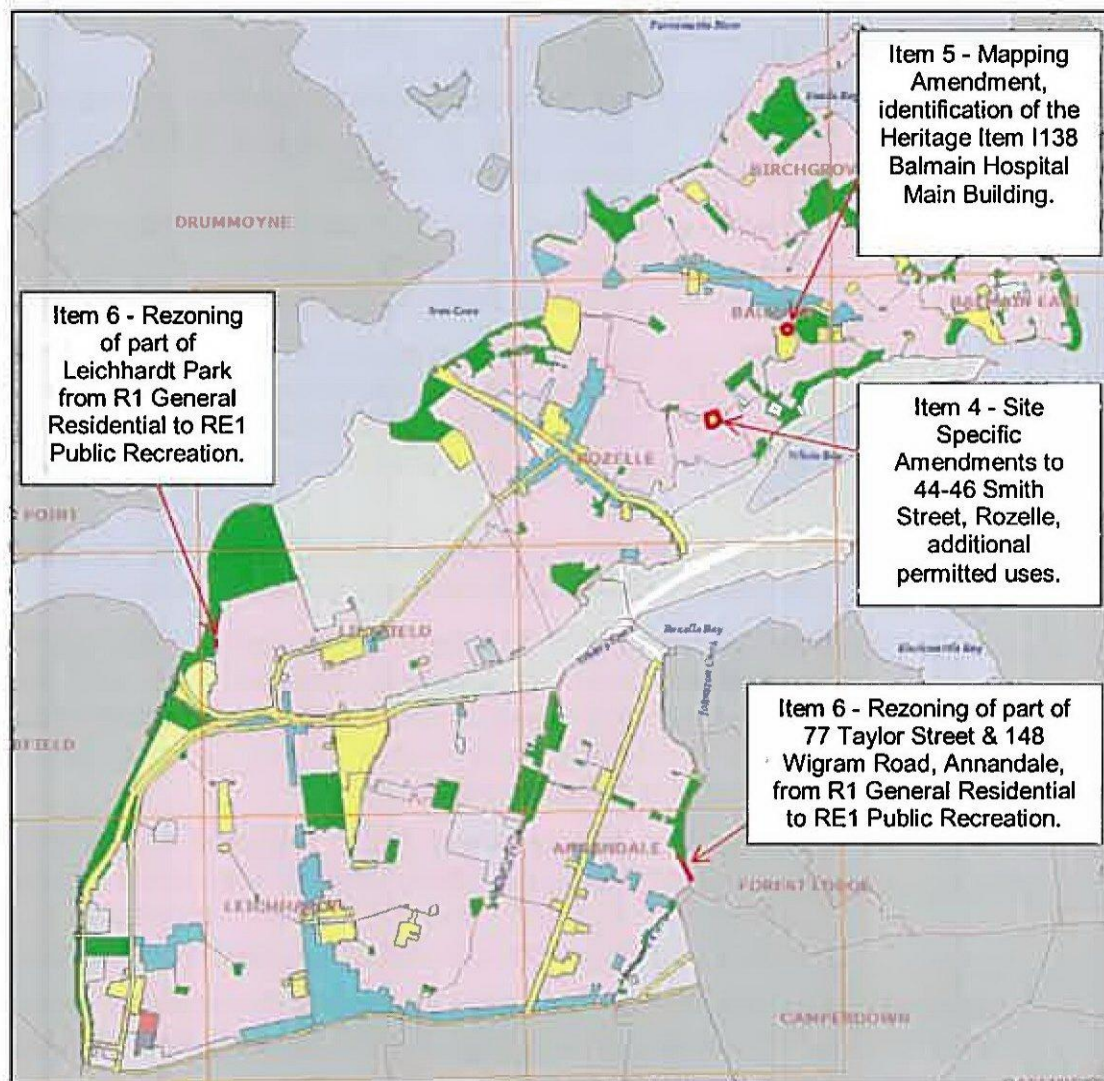


Figure 1: Locations of the Site Specific Amendments proposed within the report.

Table 2: Proposed Changes to the Land Use Tables (LUT) Note: that the changes are shown in red font.

No.	Issue	Zone	LEP 2000	LEP 2013	Proposed Changes
3	Cafes and Restaurants	RE1 Public Recreation	Permissible with consent	Not permissible	Insert Cafes and Restaurants as Permitted with Consent under the RE1 Public Recreation Land Use Table of the <i>Leichhardt Local Environmental Plan 2013</i> . <i>Permitted with consent:</i> Boarding houses; Business premises; Restaurants and Cafes ; Child care centres; Community facilities; Medical centres; Neighbourhood shops; Respite day care centres; Roads; Shop top housing; Any other development not specified in item 2 or 4.
	Recreation Area.		Permissible with consent	Not permissible	Insert <i>Recreation Areas</i> as Permitted without Consent under the RE1 Public Recreation Land Use Table of the <i>Leichhardt Local Environmental Plan 2013</i> . <i>Permitted without consent,</i> Home occupations, Recreation Areas .

Item 1 - Amendments to development measures for alterations and additions to residential property in the ANEF (Australian Noise Exposure Forecast) contour

Background

The ANEF system was developed as a land use planning tool aimed at controlling encroachment into airport approach and departure corridors by noise sensitive developments. The system underpins Australian Standard AS2021 'Acoustics-Aircraft noise intrusion - Building siting and construction'. The Standard contains advice on the acceptability of building sites within ANEF zones.

The acceptability criteria vary depending on the type of land use. The most crucial criterion of the Australian Standard AS2021 is however, that land with an aircraft noise exposure level of less than 20 ANEF is acceptable for the building of new residential dwellings. A significant amount of residentially zoned land in Leichhardt is above the 20 ANEF contour in the 20-25 and 25-30 ANEF contours as shown below. In these areas a range of additional LEP aircraft noise controls apply.

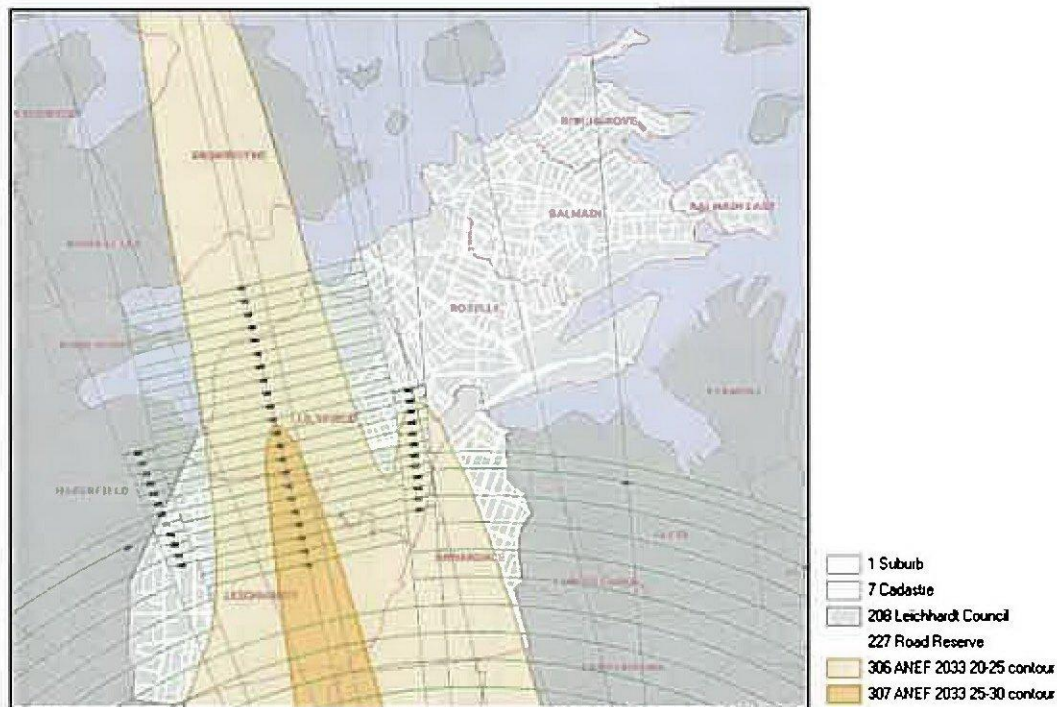


Figure 2: ANEF Contours across the Leichhardt LGA

The NSW Department of Planning and Environment prepared a model local clause to be used by all councils affected by aircraft noise. This is Clause 6.8 in the *Leichhardt Local Environmental Plan 2013* and it requires the consent authority to be satisfied that all residential development (including all extensions) will meet the noise insulation standards for land identified as being within the 20 ANEF contour or above. This makes noise insulation mandatory for all dwelling renovations and/or extensions, regardless of size and places an onus on homeowners to provide a noise report with development applications and to undertake noise insulation, even if the proposed works are minor.

Review

The planning proposal seeks an amendment to Clause 6.8 of the *Leichhardt Local Environmental Plan 2013* which would allow Council the discretion to exclude minor home extensions and alterations from the noise insulation requirements. This will be consistent with the provisions of the *Leichhardt Local Environmental Plan 2000*.

This proposal follows a similar request by Marrickville Council to amend the equivalent clause in the *Marrickville Local Environmental Plan 2011* to enable Council discretion in relation to the application of noise insulation regulations. The Department of Planning and Environment issued a Gateway Determination on 14 March 2014 which indicates that the Department, in principle, will consider amendments to the Marrickville LEP clause.

Recommendation

That the planning proposal to amend Clause 6.8 *Development in areas subject to aircraft noise* as shown in Attachment 1, in accordance with the changes shown below in italics be endorsed and forwarded to the Department of Planning and Environment for Gateway Determination.

6.8 Development in areas subject to aircraft noise

(2) This clause applies to development that:

(a) is on land that:

(i) is near the Kingsford Smith Airport, and

(ii) is in an ANEF contour of 20 or greater, and

(b) the consent authority considers is likely to be adversely affected by aircraft noise; and

(c) is:

(i) the erection of a new building; or

(ii) a substantial alteration or addition to an existing building; or

(iii) affects a building that is (or was required by a development consent to be) compliant with AS 2021-2000; or

(iv) involves a change of use to development for the purpose of:

(a) a child care centre, educational establishment, entertainment facility, health services facility, place of public worship, public administration building or residential accommodation on land that is in an ANEF contour of 20 or greater; or

(b) a business premises, hostel, office premises, retail premises or tourist and visitor accommodation on land that is in an ANEF contour of 25 or greater; or

(c) a light industry on land that is in an ANEF contour of 30 or greater.

(3) Before determining a development application for development to which this clause applies, the consent authority:

(a) must consider whether the development will result in:

(i) the creation of a new dwelling, or

(ii) an increase in the number of dwellings or people affected by aircraft noise, and

(b) must consider the location of the development in relation to the criteria set out in Table 2.1 (Building Site Acceptability Based on ANEF Zones) in AS 2021-2000, and

(c) must be satisfied the development will meet the indoor sound levels shown in Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021-2000.

Item 2 - Amendments to the RE1 Public Recreation Land Use Table to include Restaurants and Cafes as permissible with consent, and Recreation Area as permissible without consent.

Background

The Land Use Table of RE1 Public Recreation zone of the *Leichhardt Local Environmental Plan 2013* is a translation of the former Open Space, Recreation and Leisure zone under *Leichhardt Local Environmental Plan 2000*. There are small inconsistencies regarding the permissibility of new playgrounds and restaurants and cafes as a result of the translation.

Review

New playgrounds are currently required to obtain development consent under the *Leichhardt LEP 2013* as they fall under the land use term *Recreation Areas* which are permissible with consent in the RE1 Public Recreation zone. Under Clause 25(2) of the *Leichhardt Local Environmental Plan 2000* 'playgrounds' could be undertaken without development consent.

The purpose of this proposal is to facilitate the construction of new playgrounds without consent in RE1 Public Recreation Zones. This would be consistent with the *Leichhardt Local Environmental Plan 2000*, and would eliminate additional costs associated with the preparation and assessment of development applications by Council.

Similarly, in *Leichhardt LEP 2013* 'restaurants and cafes' became prohibited in the RE1 Zone. Under the *Leichhardt LEP 2000*, such development was permissible with consent if allowed under the relevant Plan of Management (PoM).

Restaurants and cafes can, in appropriate locations, enhance the recreational amenity of public parks and even increase patronage and tourism within a local area. In order for a restaurant or café to gain consent the relevant Plan of Management must allow it. The process of preparing or amending Plans of Management requires a significant community consultation and evaluation by Council as required by the *Local Government Act 1993*.

If a current Plan of Management does not allow a café or restaurant there would have to be an amendment and if approved there would still need to be a development application and merit assessment. This would be subject to site specific evaluations, traffic and parking impact assessments, acoustic reports and all the usual studies required by a DA for such a use. The processes involved with proposed amendments to Plans of Management and development assessment will ensure that this type of development only occurs in appropriate locations that will benefit RE1 Public Recreation zones.

Recommendation

That Council seek to amend the Land Use Table for RE1 Public Recreation zones to insert '*Restaurants and Cafes*' as a permissible with consent land use as per the planning proposal (Attachment 2), and insert '*Recreation Area*' as a permissible without consent land use.

Item 3 - Site Specific Amendment to 44-46 Smith Street, Rozelle, to include additional uses.

Background

In translating the former *Leichhardt Local Environmental Plan 2000* Public Purpose Zone to Special Purpose (SP2) Infrastructure under the *Leichhardt Local Environmental Plan 2013*, a number of land uses that had previously been permissible with consent became prohibited. Other permissible uses were removed from *Local Environmental Plan 2013* Land Use Tables as they became permissible under superseding legislation such as the *State Environmental Planning Policy (Infrastructure) 2007* and *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

A comparison of the land use tables of the former Public Purpose Zone and the current SP2 Infrastructure Zone shows that the following formerly permissible land uses are now prohibited;

- Boarding Houses,
- Car Park,
- Registered Club,
- Depots (Industrial or Rural Development Types),
- Function Centre;
- Markets,
- Place of Public Worship,
- Recreational Facilities (Outdoor) and (Major); and
- Water-based Commercial and Recreational Facilities.

The property owner of 44-46 Smith Street, Rozelle, being Lots 1-2 DP 782330, Lot 1 DP 782348 and Lot 1 228261, has requested that an appropriate selection of these inadvertently prohibited land uses be reinstated as permissible within the LEP 2013 through a site specific amendment. The site was previously owned by the Department of Education who considered the subject site to be surplus land at the time and it was sold to its current owner Vamona Pty Ltd by the Minister on 29 August 1997. The subject site is currently leased to a private school, the Inner West Montessori Primary School.

The subject site is uniquely the only SP2 Educational Establishment property in the Leichhardt LGA that is not owned and occupied by an educational provider such as NSW Education or Catholic Education. The SP2 Educational Establishment zoning protects its use as a school, but should the current Inner West Montessori Primary School tenant decide to re-locate the property owner could find it difficult to find a replacement educational provider.

If the Montessori School was to relocate and another school did not take up the lease the standard SP2 Educational Establishment permissible uses might not provide sufficient scope for the site to be put to beneficial use.

Consequently there is a justification for reinstating a limited number of uses that were permissible under the *Leichhardt Local Environmental Plan 2000* until February 2014 for this SP2 Educational Establishment site **only**. In any case, these uses would either be unnecessary for the NSW Education or Catholic Education SP2 sites or are permissible on their sites under the *Infrastructure or Housing for Seniors State Environmental Planning Policies*.

Review

The site is currently zoned SP2 (Educational Establishment). The following land uses are proposed to be reinstated:

- Boarding Houses;
- Function Centre;
- Markets; and
- Place of Public Worship.

In addition, a number of land uses which were previously stated as permissible with consent in the *Local Environmental Plan 2000* became permissible under the *State Environmental Planning Policy (Infrastructure) 2007* and *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*. As the land uses were permissible under the SEPPs they did not have to be explicitly listed in the LEP 2013 SP2 Infrastructure Land Use Table, and as such were removed.

The property owner has requested that these SEPP permissible uses be reinstated in the LEP 2013 for reasons of transparency:

- Hospitals;
- Seniors Housing; and
- Telecommunication Facility.

It should be noted that the site is to remain SP2 Infrastructure zone which reflects Council policy to protect existing school sites for the increasing population of school age children in the LGA. It should be noted that the subject site is also a local heritage item (I804). Any proposed change of use would be subject to the Council being satisfied that a number of conservation incentives objectives would be achieved and that such a proposal had merit.

The proposed expansion of permissible uses on the site will increase the range of potential community facilities that could operate on the site should the private school relocate.

Recommendation

That Council seek to amend the *Leichhardt Local Environmental Plan 2013*, as per the Planning Proposal (Attachment 3) to include the following additional permitted uses for 44-46 Smith Street, Rozelle:

- Boarding Houses
- Function Centre
- Hospitals
- Markets
- Place of Public Worship
- Seniors Housing
- Telecommunication Facility

Item 4 - Amendment to the Heritage Map Sheet 007 to correctly identify the State Heritage Item I138 Balmain Hospital Main Building.

Background

The Balmain Hospital on Booth Street, Balmain (Lot 11 DP 1006912 & Lot 1 DP 1012848), is a local heritage item (I139) within Schedule 5 of the LEP as well as being shown on Heritage Map Sheet 007. It includes the State significant Balmain Hospital Main Building (I138).

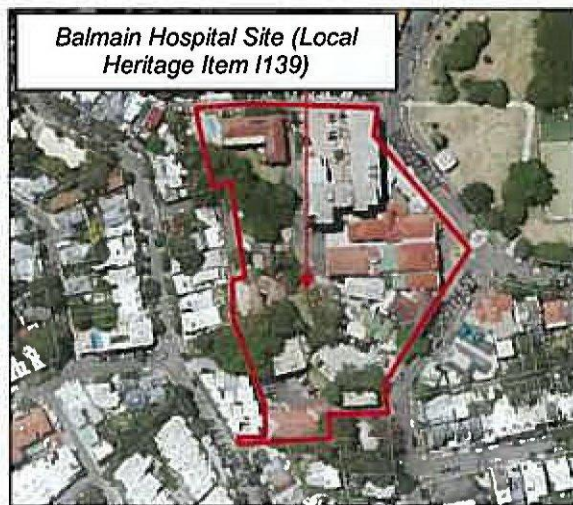


Figure 3: Site Identification of Balmain Hospital- Local Heritage Item I139.

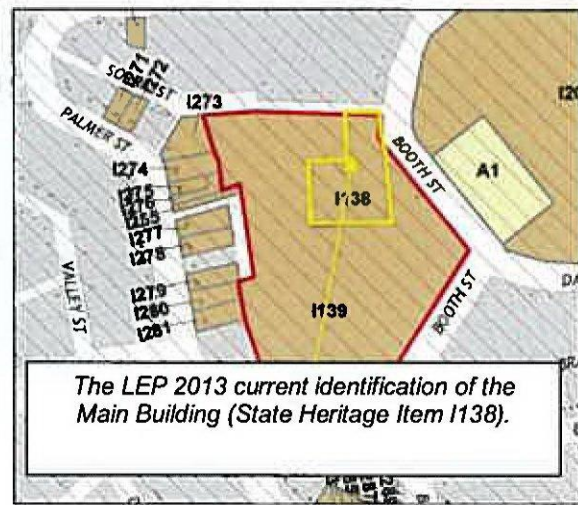


Figure 4: The Main Building of the Balmain Hospital is a State Heritage Item known as Item I138 within the LEP 2013.

Review

The *Heritage Council of NSW* State Heritage Register identifies the correct location of the Balmain Hospital Main Building, as shown in Figure 5 below.



Figure 5: The NSW State Heritage Registry of the Balmain Hospital Main Building.

The *Leichhardt Local Environmental Plan 2013* incorrectly identifies the newer Thornton Wing Building as State Heritage Item I138 within Heritage Map Sheet 007 (see Figure 4).

The planning proposal seeks to amend the *Leichhardt Local Environmental Plan 2013* Heritage Map Sheet 007 to correctly identify the State Heritage Item Main Building of the Balmain Hospital as shown below.

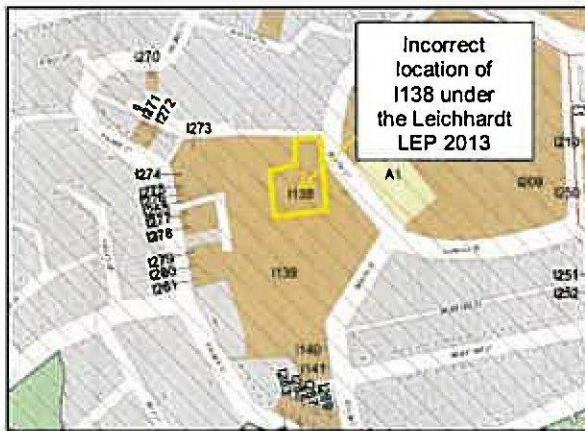


Figure 6: The Incorrect location of Item I138 under the Leichhardt LEP 2013

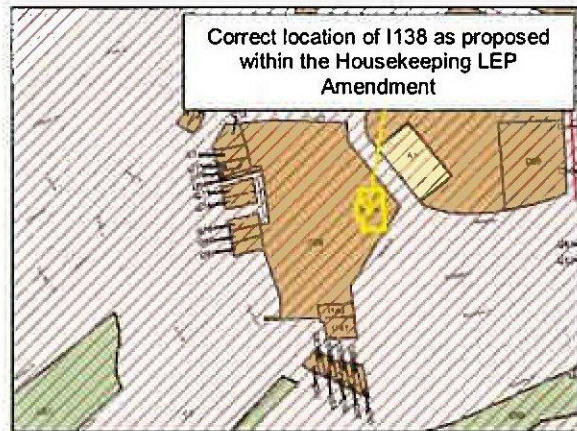


Figure 7: The correct location of Item I138 as proposed under the Housekeeping planning proposal.

Recommendation

That Council endorse the amendment to Leichhardt Local Environmental Plan Heritage Map Sheet 007 to correctly identify the location of the Balmain Hospital Main Building (I138), as outlined in the planning proposal (Attachment 4).

Item 5 - Rezone parts of 77 Taylor Street & 148 Wigram Road, Annandale, from R1 General Residential to RE1 Public Recreation, with associated mapping amendments.

Background

In 1982, development consent was granted to a public housing development at 148 Wigram Road, Annandale, owned by the NSW Land and Housing Corporation. The consent required the dedication of parcels of land to Council for the purposes of a public reserve, however this dedication was not finalised. The issue came to the attention of Council in 2013 when the NSW Land and Housing Corporation advertised the sale of the land to be dedicated. The auction was cancelled and Council officers subsequently worked with the NSW Land and Housing Corporation to finalise the dedication. The land is now registered in Council's name.

Review

This amendment seeks to rezone a portion of open space at Taylor Street, Annandale, and 158 Wigram Road, Annandale, (part Lot 2 DP 1185598), from R1 General Residential to RE1 Public Recreation under the *Leichhardt Local Environmental Plan (LEP 2013)*. The subject site is also known as part of Hogan Park and is owned by Leichhardt Council.



Figure 8: R1 General Residential Land proposed to be rezoned RE1 Public Recreation



Figure 9: Aerial View of R1 General Residential Land proposed to be rezoned RE1 Public Recreation

It is important that this land remains open space as Annandale has a shortage of parkland, the least of any suburb in the municipality. By the end of 2016 the nearby Harold Park development will bring at least an additional 2500 people to the neighbourhood, placing greater importance on the protection of existing public open space.

In addition to the amendment of the zoning map associated amendments must also be made to the Floor Space Ratio Map and Minimum Lot Size Requirement Maps:

- Amendment of Floor Space Ratio (FSR) from 0.6:1 to 1:1 to be consistent with the FSR for recreational zones across the Leichhardt Local Government Area.
- The removal of the minimum Lot Size Requirement to ensure consistency with other RE1 zoned land.

Recommendation

That Council endorse the rezoning from R1 General Residential to RE1 Public Recreation and the associated mapping amendments to 77 Taylor Street and 148 Wigram Road, Annandale, being Lot 2 DP 1185598 as shown in the Planning Proposal (Attachment 5).

Item 6 - Rezone part of Leichhardt Park (Lot 6643 DP 1137663), adjacent to the western boundary of 9 Bayside Street, Lilyfield from R1 General Residential to RE1 Public Recreation.

Background

During the translation of *Leichhardt Local Environmental Plan 2000* to the *Leichhardt Local Environmental Plan 2013*, an error was made in the land zoning map. The error relates to a small section of Leichhardt Park, along the eastern boundary of 9

Bayside Street, Lilyfield. The subject site was incorrectly zoned R1 General Residential instead of RE1 Public Recreation.

Review

The objective of this amendment is to correct the error by zoning the land to RE1 Public Recreation as shown below.



Figure 10: The Open Space Zoning of Leichhardt Park under Leichhardt LEP 2000



Figure 11: The Residential Zoning of Leichhardt Park under Leichhardt LEP 2013

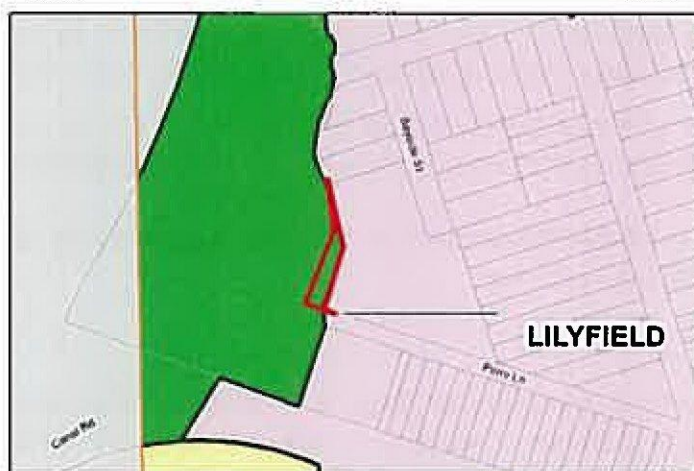


Figure 12: Proposed RE1 Public Recreation Zoning of the Housekeeping Amendment

There are also a number of minor mapping amendments associated with this rezoning:

- Amendment of the Floor Space Ratio (FSR) control from 0.5:1 to 1:1 as per Council's approach for Recreational Zones;
- Amendment of the Heritage Map to identify the portion of land as part of Item 716, Leichhardt Park, consistent with the *Leichhardt Local Environmental Plan 2000* Heritage Maps.

- Amendment of the Minimum Lot Size Map to remove any requirements on lot size.

Recommendation

That Council endorse the correction of the zoning anomaly and associated mapping amendments to part of Leichhardt Park, Lot 6643 DP 1137663, adjacent to the western boundary of 9 Bayview Street, Lilyfield, as shown in the Planning Proposal (Attachment 5).

Summary/Conclusions

The issues outlined within this report require amendment to the *Leichhardt Local Environmental Plan 2013* to resolve. The recommendations made within this report are considered the best planning and policy outcomes by Strategic Planning and the planning proposals should be forwarded to the Department of Planning and Environment for Gateway Determination.

Attachments

[Attachment 1 Leichhardt LEP Housekeeping Planning Proposal ANEF Develo...](#)
[Attachment 2 Leichhardt LEP Housekeeping Planning Proposal RE1 Land U...](#)
[Attachment 3 Leichhardt LEP Housekeeping Planning Proposal 44-46 Smith...](#)
[Attachment 4 Leichhardt LEP Housekeeping Planning Proposal Balmain Hos...](#)
[Attachment 5 Leichhardt LEP Housekeeping Planning Proposal Site Specif...](#)