

Planning Team Report

Housekeeping amendments to Schedule 1

Proposal Title :	Housekeeping am	endments to	Schedule 1		
Proposal Summary	Environmental Pla in order to reflect	an 2013 (Leici a more accur	o amend Clauses 1, 4 and hhardt LEP 2013) to delete rate translation of Leichha ature and character of the	references to "co rdt LEP 2000 and a	mmercial premises"
PP Number :	PP_2014_LEICH_	002_00	Dop File No :	14/05481	
oposal Details				and the second	G
Date Planning Proposal Received	07-Mar-2014		LGA covered :	Leichhardt	
Region :	Sydney Region Eas	t	RPA :	Leichhardt N	Iunicipal Council
State Electorate :	BALMAIN		Section of the Act :	55 - Planning	g Proposal
LEP Type :	Housekeeping				
ocation Details					
Street :	Buchanan Street and R	eynolds Stree	ət		
Suburb :	Balmain	City :	Sydney	Postcode :	2041
Land Parcel :	SP 65243 Lots 85-93 an	d 126-145			
Street :	Rosebery Place				
Suburb :	Balmain	City :	Sydney	Postcode :	2041
Land Parcei :	SP 60159 Lots 1-3, SP 6	2009 Lots 5-9	and SP 60158 Lots 1-20		
Street :	Ferry Street				
Suburb :	Rozelle	City :	Sydney	Postcode :	2039
Land Parcel :	SP 72790 Lots 84 and 8	5, and SP 582	291 Lot 1		

DoP Planning Officer Contact Details

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RPA Contact Details

Contact Name :	Clare Harley
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DoP Project Manager Contact Details

Contact Name :	Diane Sarkies
Contact Number :	0285754111
Contact Email :	diane.sarkies@planning.nsw.gov.au

Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Metro Inner West subregion	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	N/A
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0
The NSW Government Lobbyists Code of Conduct has been complied with :	Yes		
If No, comment :			
Have there been meetings or communications with registered lobbyists? :	No		
If Yes, comment :			
Supporting notes			
Internal Supporting Notes :	The subject sites include: - Buchanan and Reynolds Streets - Rosebery Place, Balmain (Forme - Terry Street, Rozelle (Balmain Co	er Oil Mill Buildings); and	y known as Ampol);
	Council have initiated the plannin Leichhardt LEP 2013, it was disco premises' significantly expanded intended on the subject sites. The have now been redeveloped prede	vered that the inclusion of th the range of uses permissible sites were previously used f	e group term 'commercial e from what was originally

	DELEGATION OF PLAN	MAKING FUNCTIONS			
	Leichhardt Council has a under the EP&A Act. Cou under section 59 of the E progress this planning pu	ccepted the Minister's offer to delegate his plan-making functions uncil is seeking delegation to carry out the Minister's functions invironmental Planning and Assessment Act 1979 (EP&A Act) to roposal. Council has provided Attachment 4 - Evaluation criteria			
External Supporting Notes :	Council supports this pla - the inclusion of 'comme expanded the range of us and	for the delegation of plan making functions. Council supports this planning proposal for the following reasons: - the inclusion of 'commercial premises' in the new comprehensive LEP significantly expanded the range of uses permissible from what was originally intended on the sites; and			
	- the proposed land uses	re consistent with the nature and character of the sites.			
dequacy Assessme	nt				
Statement of the o	bjectives - s55(2)(a)				
Is a statement of the c	bjectives provided? Yes				
Comment :	provisions in Schedul The planning proposa	lanning proposal is to ensure a more accurate translation of e 1 in the previous Leichhardt LEP 2000 into Leichhardt LEP 2013. I aims to ensure that additional permissible uses are consistent with ter of the sites to which the schedule applies.			
Explanation of pro	visions provided - s55((2)(b)			
Is an explanation of p	rovisions provided? Yes				
Comment :	The following amendments to Schedule 1 in Leichhardt LEP 2013 are needed to achieve the intended outcomes:				
	- delete "commercial p	n land at Buchanan and Reynolds Streets, Balmain premises" and insert "business premises, kiosks, office premises, ndoor), roadside stalls and shops."			
	Clause 4 Use of certai	n land at Roseberry Place, Balmain			
	 delete "commercial p roadside stalls and sh 	premises" and insert "business premises, kiosks, office premises, lops."			
		in land at Terry Street, Rozelle			
	 delete "commercial p roadside stalls and sh 	premises" and insert "business premises, kiosks, office premises, lops."			
Justification - s55	(2)(c)				
a) Has Council's strate	egy been agreed to by the D	irector General? No			
b) S.117 directions ide	entified by RPA :	2.3 Heritage Conservation			
* May need the Direct	or General's agreement	3.1 Residential Zones 3.4 Integrating Land Use and Transport			
		3.5 Development Near Licensed Aerodromes 4.1 Acid Sulfate Soils 4.3 Flood Prone Land 6.1 Approval and Referral Requirements 6.3 Site Specific Provisions 7.1 Implementation of the Metropolitan Plan for Sydney 2036			
Is the Director Gen	eral's agreement required? I	No			
c) Consistent with Sta	ndard Instrument (LEPs) Ord	der 2006 : Yes			
d) Which SEPPs have	the RPA identified?	N/A			

e) List any other matters hat hand to be considered : Have inconsistencies with items a), b) and d) being adequately justified? N/A If No, explain: The planning proposal is considered consistent with all relevant section 117 directions. If No, explain: The planning proposal is considered consistent with all relevant section 117 directions. If No, explain: There are no applicable State Environmental Planning Policies relevant to the planning proposal. Mapping Provided - s55(2)(d) Is mapping provided? No Is mapping provided - s55(2)(e) Has community consultation - s55(2)(e) Has community consultation - s55(2)(e) Has community consultation been proposed? Yes Comment: A public exhibition period of 28 days is recommanded by Council. Project Timeline The planning proposal contains an estimated project timeline for completion by 23 July 234. Additional Director General's requirements Are there any additional Director General's requirements? No If Yes, reasons : Proposal Assessment : Proposal Meet the adequacy criteria? Yes If No, comment: Proposal Meet the adequacy criteria? Yes If No, comments in methor the Proposal Ler: Due Date: Social State are zoned as R1 General Residential and contain additional permitted uses under Schedule 1 of Leichardt LEP 201	maters that need to be considered : Have inconsistencies with items a), b) and d) being adequately justified? NA if No, explain : The planning proposal is considered consistent with all relevant section 117 directions. There are no applicable State Environmental Planning Policies relevant to the planning proposal. Mapping Provided - s55(2)(d) is mapping provided? No Comment: There are no map changes associated with the planning proposal. Community consultation - s55(2)(e) Has community consultation been proposed? Yes Comment: A public exhibition period of 26 days is recommended by Council. Project Timeline The planning proposal contains an estimated project timeline for completion by 23 July 2014. The agency considers a 6 month project timeline for completion by 23 July 2014. The agency considers a 6 month project timeline for completion by 23 July 2014. The agency considers a 6 month project timeline for completion by 23 July 2014. The agency considers a 6 month project timeline for completion by 23 July 2014. The agency considers a 6 month project timeline for completion by 23 July 2014. The agency considers a 7 No If Yes, reasons : Overall adequacy of the proposal Does the proposal meet the adequacy criteria? Yes If No, comments in Principal LEP: Due Date : December 2013 Comments in Principal LEP: Due Date : December 2013 Comments in Principal LEP: Meed for planning proposal : Assessment Criteria Need for planning proposal : Buchanan and Reynolds Streets, Balmain, being Lots 85-93 and Lots 126-145, SP 65243(part of iter formerly known as Ampol); - Roseberry Place, Balmain, being Lots 85-93 and Lots 126-145, SP 65243(part of iter formerly known as Ampol); - Roseberry Place, Balmain, being Lots 85-93 and Lots 126-145, SP 65243(part of iter formerly known as Ampol); - Roseberry Place, Balmain, being Lots 85-93 and Lots 126-145, SP 65243(part of iter formerly known as Ampol); - Roseberry Place, Balmain, being Lots 85-93 and Lots 126-145, SP 65243(part of iter formerly known as Ampol); - Rosebe		
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	i nere is a need for the planning proposal because the group term "commercial premises"		

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		significantly expanded the range of uses permissible from what was originally intended on the subject sites under Leichhardt LEP 2000. The standard instrument definition of 'commercial premises' includes business premises, office premises or retail premises. The inclusion retail premises has expanded the permissible uses on the sites, where certain uses including bulky goods, garden centres and timber yards, are considered unsuitable for these fully redeveloped, predominantly residential sites.
		Clauses 1,7 and 7 in Schedule 1 of Leichhardt LEP 2013 therefore requires an amendment to reflect a more accurate translation of the additional permissible uses contained in Leichhardt LEP 2000 and allow land uses that are more compatible with the predominantly residential sites and surrounding residential context.
	Consistency with strategic planning framework :	The proposal is consistent with the objectives of the Metropolitan Plan for Sydney 2036 and draft Metropolitan Strategy for Sydney 2031 in that it will potentially offer a broad range of local employment types, recreational opportunities and provide employment opportunities in Sydney.
		The proposal is consistent with the actions of the draft Inner West Subregional Strategy in that it will improve local planning and assessment by a more accurate translation of Leichhardt LEP 2000.
	Environmental social economic impacts :	Given the administrative nature of the planning proposal, it is not expected that it will have any adverse environmental, social and economic impacts.

Assessment Process

Proposal type :	Minor		Community Const Period :	ultation	14 Days	
Timeframe to make LEP :	6 months		Delegation :		RPA	
Public Authority Consultation - 56(2) (d) :						
Is Public Hearing by the	PAC required?	No				
(2)(a) Should the matter	proceed ?	Yes				
If no, provide reasons :						
Resubmission - s56(2)(b) : No					
If Yes, reasons :						
Identify any additional st	udies, if required.					
If Other, provide reasons	1					
Identify any internal cons	ultations, if required :					
No internal consultation	required					
Is the provision and fund	ing of state infrastructure	e relevant t	o this plan? No	inser i		
If Yes, reasons :						

Document File Name		DocumentType Name	Is Public			
Cover letter.pdf		Proposal Covering Letter	Yes			
Planning proposal.pdf		Proposal	Yes			
Proposed community c timeline.pdf	consulation and project	Proposal	Yes			
Appendix 1 - Analysis	of Definitions.pdf	Proposal	Yes			
Attachment 4 - Delegat	ion of plan making functions.pdf	Determination Document	No			
inning Team Recom	mendation	Weinstein Start History and	and grants			
Preparation of the plann	ing proposal supported at this stage:R	ecommended with Conditions				
S.117 directions:	2.3 Heritage Conservation					
	3.1 Residential Zones					
	3.4 Integrating Land Use and Trans	-				
	3.5 Development Near Licensed Ae	rodromes				
	4.1 Acid Sulfate Soils					
	4.3 Flood Prone Land 6.1 Approval and Referral Requirer	ante				
	6.1 Approval and Referral Requirements 6.3 Site Specific Provisions					
	7.1 Implementation of the Metropol	itan Plan for Sydney 2036				
Additional Information :	It is recommended that the planning proposal proceed subject to the following conditions:					
	1. The planning proposal is exhibited for a minimum of 14 days, or 28 days, consistent with Council's intentions.					
	2. The planning proposal is to be completed within 6 months from the week following the date of the Gateway determination.					
	3. A public hearing is not required	to be held.				
		se delegation under section 59 of the) is issued to Council in relation to the				
Supporting Reasons	The planning proposal should be a	pproved for the following reasons:				
	- it will allow a more accurate trans LEP 2000 into Schedule 1 of Leichl	lation of additional uses in Schedule hardt LEP 2013;	1 of Leichhardt			
	 it will allow land uses which are more consistent with the nature and character of the sites; and 					
		planning proposal under delegation. ce and the use of council's delegatio				
Signature:	Diane Sarkies D	ē.				

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