

Gateway Determination

Planning proposal (Department Ref: PP_2015_LEICH_005_00): to amend the Leichhardt Local Environmental Plan 2013 to amend Clause 4.4 'Floor Space Ratio' for Residential Development in the General Residential (R1) zone

I, the Deputy Secretary, Planning Services at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *Leichhardt Local Environmental Plan 2013* to amend Clause 4.4 'Floor Space Ratio' for Residential Development in the General Residential (R1) zone, should proceed subject to the following conditions:

1. Prior to exhibition, the planning proposal is to be updated to:
 - adopt Option 3 of the Floor Space Ratio review;
 - ensure that no lots will have its FSR reduced below its current FSR provision (i.e. for Rozelle (east));
 - further justify and provide adequate consideration of s117 Directions 3.1 Residential Zones, 4.1 Acid Sulfate Soils and 4.3 Flood Prone Land; and
 - ensure all maps are checked, labelled and updated for accuracy.
2. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:
 - a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs (Department of Planning & Environment 2013)*.
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

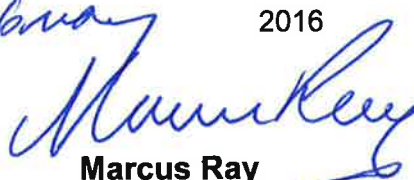
Dated

19th

day of

February

2016



Marcus Ray
Deputy Secretary
Planning Services

Delegate of the Greater Sydney Commission