

VC: GR

12 October 2010

Dear Councillor/Sir/Madam

You are invited to attend an **WORKSHOP** of Ashfield Council, to be held at the Haberfield Library, 78 Dalhousie Street, Haberfield on **TUESDAY 19 OCTOBER 2010** at **7PM** or at the conclusion of the Civic Centre Redevelopment Steering Committee.

Yours faithfully

VANESSA CHAN  
General Manager

**SEE ATTACHED AGENDA**

**WORKSHOP - 19 OCTOBER 2010**

## **AGENDA**

- 1. OPENING**
- 2. ACKNOWLEDGEMENT OF LOCAL INDIGENOUS COMMUNITY**
- 3. APOLOGIES/REQUEST FOR LEAVE OF ABSENCE**
- 4. DISCLOSURES OF INTEREST**

Disclosures to be made by any Councillors who have a pecuniary / non-pecuniary interest in respect of matters that are before Council at this meeting.  
(19/10/2010)

- 5. PRESENTATION**  
Overview of Standard Instrument LEP
  - i. Written structure, terms and definitions.
  - ii. Comparison of existing land use zones with Standard Instrument LEP land use zones
    - Mandatory land uses in various land use zones.
    - Development standards
    - Mapping
- 6. LEP PROJECT MEETINGS**
  - 16 Nov 2010 – scope of meeting
  - Scheduling additional meetings for briefings by applicants on LEP amendment requests.
  - 22 February 2011 – scope of meeting

- 7. CLOSE**

---

**Subject**                      **ASHFIELD LEP PROJECT WORKING PARTY**

**File Ref**                      Ashfield LEP

**Prepared by**                Ron Sim - Manager Strategic Planning & Projects

---

As Council will be aware, Council considered a report on the Urban Planning Strategy and LEP project on 28 September 2010. This explained that once the Strategy was adopted it was necessary to conduct workshops with Councillors to develop a new Standard Instrument Local Environmental Plan (SI LEP).

The purpose of the meeting is to give an overview of the SI LEP template, eg its concepts, terms used, definitions, and procedures for making LEPs. Discussion will also take place on when to consider LEP rezoning requests. This meeting will be the first of a series of meetings to develop the SI LEP.

In attendance will be a representative from JBA, and Council's town planning officers

#### **ATTACHMENTS**

**Attachment 1**    Next steps - Draft Comprehensive LEP preparation        2 Pages

## **Extract from town planner's report to Council meeting of 28 September 2010.**

---

### **5.0 Next steps - Draft Comprehensive LEP Preparation**

The making of a new Comprehensive LEP requires the key milestones shown below to be achieved. They must occur within the allotted timeframe so that Council can complete the task by March 2012, which according to DOP is an achievable date and represents a considerable extension of time in comparison with the original MOU. If this timetable is not adhered to, Council may lose further grant funding for the project allocated by DOP.

#### 'Section 62' Consultation with Agencies

Council is required to formally notify public authorities of the draft LEP Project and seek these authorities' formal views on this. Council now has the benefit of a draft Urban Strategy on which those authorities are able to make meaningful comment.

Action programmed for: October 2010

#### Finalise content of Draft Principal LEP

Council has created an LEP Working Party to steer the LEP project. There will be several workshops required to be held by Council's LEP Working Party to agree the content of a new draft Local Environmental Plan, and for Council to be able to consider a future planning report in order to give approval to its draft contents. This will include for example consideration of the draft LEP's written content and maps, land zonings, and development standards including maximum floor space ratio and maximum building height.

Council officers will therefore program a series of workshops to progress the LEP. This will include:

- requirements for making a new Comprehensive LEP, e.g. what are the new terminologies to be used in the plan and mapping requirements.
- briefings on requests for land rezonings submitted by individual property owners.
- policy issues (zonings/development standards) associated with the new Comprehensive LEP.

Actions programmed for: October - February 2010

#### Preliminary Referral to DOP (Pre Section 64)

Council is required to refer the completed version of the Draft LEP to the DOP under Section 64 of the Environmental Planning & Assessment Act in order to have DOP check whether it complies with the various state planning requirements and would be therefore supported by DOP. This is a complex technical document. The process will also identify any technical gaps that need to be addressed in order to be able to progress to the next stage of the making of the LEP. Due to the 2009 Ashfield's Biggest Conversation process, the present version of the draft Strategy, has the advantage of being able to demonstrate that the new draft LEP contents have broad community support, since the LEP content will be a reflection of the draft Strategy.

Action programmed: Finalise report to Council - March 2011.

#### Section 64 Report and request issue of certificate to exhibit Draft Plan (Section 65)

The final content of the draft LEP, plus supporting technical documentation (Section 64), will be forwarded in a report to DOP in order for DOP to issue a Section 65 Certificate under the Act. This is a certificate which allows the public exhibition of the draft LEP.

Action programmed: Forward final Section 64 report to DOP May 2011.

Issue of Section 65 Certificate and Public Exhibition of the Draft LEP

Receive Section 65 certificate from DOP allowing public exhibition of Draft LEP May - June 2011.

Formal Public Exhibition of Draft LEP

This is a public exhibition process that must follow the steps laid out in the Environmental Planning and Assessment Act 1979. On exhibition will be the LEP and accompanying maps, plus supporting material such as the Urban Planning Strategy and Analysis and Issues Document.

Action programmed: July - August 2011.

Review of Public Exhibition/Feedback

Review Public feedback and produce a report to forward to DOP under Section 68 of the Act detailing public submissions and any amendments Council wishes to make.

Action programmed: December 2011.

Section 69 Report

Council is required to prepare a final report on the new Comprehensive LEP, summarising the Plan's compliance with State Government Policies, etc, and forward this to DOP. DOP will then forward the new LEP to the Minister requesting the LEP be made law.

Action programmed: March 2012.

Gazettal and Notification

Once the Minister signs off on the LEP, notice is given in the Government Gazette that the LEP has been made law, and the date this commences. This will depend on how quickly DOP can process the Section 69 report, and so the earliest potential date for gazettal is likely April 2012.