

# Drafting instructions

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Request to prepare a local environment plan

27 February 2020

<b>Planning proposal number</b>	PP_2018_ABCDE_001_00
<b>Land description</b>	1 Railway Road, Oldtown being Lot 22 in Deposited Plan 1111222 (the site)
<b>Principal instrument</b>	<i>Oldtown Local Environmental Plan 2014</i> (the LEP)
<b>Amendment proposed</b>	<input checked="" type="checkbox"/> maps <input checked="" type="checkbox"/> text provisions
<b>Relevant provisions</b>	1.7 <i>Maps</i> ; and 6.10 <i>Arrangements for contributions to designated State public infrastructure</i> .
<b>Relevant maps</b>	Height of Buildings Map – HOB_004; Floor Space Ratio Map – FSR_004; Designated State Public Infrastructure Map – SPI_004; and Proposed Design Excellence Map.

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**Background**      The planning proposal was issued with a gateway determination dated 1 March 2018. The gateway determination was altered on 5 July 2018. I am instructed that the planning proposal was publicly exhibited from 24 September 2018 to 21 October 2018 and that the proposal is consistent with the conditions of the gateway determination (as altered).

I am advised that the appropriate amendment number is 15.

I also request your opinion as to whether the proposed amendments may be legally made.

**Instructions**      *Map amendments*

1. Amend the Height of Buildings Map from a maximum height of 45m and 90m to 18.5m, 135m and RL 243 AHD.
2. Amend the Floor Space Ratio Map from a maximum floor space ratio of 4.5:1 to 6.5:1.
3. Include the site in the Designated State Public Infrastructure Map so that it is subject to clause 6.10 of the LEP.
4. Include a newly proposed Design Excellence Map so that the site is subject to a proposed design excellence clause.

*Text amendments*

5. Include a design excellence clause for the redevelopment of the site.  
I note that a suggested design excellence clause has been provided at page 5 of the planning proposal, however understand that typically a model clause is used for consistency with other LEPs.

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It is intended that the proposed design excellence clause will refer to a design excellence map identifying the site.

I confirm that the amended maps are currently being finalised and will be provided to the Parliamentary Counsel's Office soon.

**Timeframe** Urgent

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**Endorsed**



Paul Catt  
**General Manager**

**Attachments** Planning proposal; and gateway determinations (x2).

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