

Snapshot overview of Planning Proposal

Council is exhibiting an amendment to the Ashfield Local Environmental Plan (ALEP) 2013 to delete from its Schedule 2 -Exempt Development the clause that allows minor external work to be carried out on buildings and sites which are in Heritage Conservation Areas or are Heritage items without first obtaining Council approval.

The purpose of the amendment is to correct an error in the drafting of the ALEP 2013 because there is no definition for “minor” work provided. This means that use of the exemption clause can be misinterpreted and resulting work has the potential to harm places and buildings and their heritage cultural significance.

People will still be able to use clause 5.10 (3) in the ALEP 2013 which allows people to obtain quick Council approval for “minor” work without the need for making a development application and receiving development consent. To assist with this process a guidance document is on exhibition which lists the work that is considered “minor” and the existing Council application form is provided.

Also the amendment to the ALEP 2013 seeks to correct an error to its clause 4.1A(2) by adding Heritage Items as places that cannot have small lot subdivision, noting that the clause already prohibits small lot subdivision in Heritage Conservation Areas.

More detailed information is provided in the Planning Proposal documents on exhibition including the report to Council of February 2019.

The Department of Planning and Environment issued a Gateway determination on 18 April 2019 giving Council delegation as the Planning Proposal Authority to determine whether to make the ALEP 2013 Amendment.

Council is now carrying out the Community Consultation process. A report to Council will then be provided taking into consideration public submissions. Council will then determine whether to finalise the amendments to the ALEP 2013.
