



Planning



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Department Generated Correspondence (Y)

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Our ref: PP_2010_LEICH_002_00 (10/11475)
Your ref: F04/00216

Mr Peter Head
General Manager
Leichhardt Municipal Council
PO Box 45
LEICHHARDT NSW 2040

Dear Mr Head,

Re: Planning Proposal to rezone the former "Kolotex" and "Labelcraft" sites at Leichhardt

I am writing in response to your Council's letter dated 11 May 2010 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Leichhardt Local Environmental Plan 2000 to rezone the sites at 22 and 30-40 George Street, Leichhardt to allow mixed use development.

As delegate of the Minister for Planning, I have now determined that the planning proposal should not proceed for the reasons outlined in the attached Gateway Determination.

Although I am not in a position to provide a positive gateway determination at this stage, there does appear to be a justifiable need to rezone these sites to allow for a broader range of uses which would contribute to Council achieving its sub-regional employment targets. If Council decides to re-submit a planning proposal for these sites, it should clearly differentiate between the employment and residential component and address the issue of ensuring that in any future development, the major emphasis be towards employment generating land uses. There should also be sufficient information to allow the public to understand how the LEP will control the height, scale and bulk of development on the land.

On a broader scale, Council needs to show how the future development of these sites will impact on the strategic direction of the wider area.

Council is encouraged to liaise with the Department's Regional Office in the preparation of any future planning proposal. In this regard Andrew Watkins can be contacted on 02 9228 6225.

Yours sincerely,

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

22/6/10

Gateway Determination

Planning Proposal (Department Ref: PP_2010_LEICH_002_00): to rezone the former "Kolotex" and "Labelcraft" sites at 22 and 30-40 George Street, Leichhardt to allow mixed use development.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Leichhardt Local Environmental Plan 2000 to rezone the former "Kolotex" and "Labelcraft" sites at 22 George Street (Lots 6-9 DP79950, Lot B DP 327352, Lots 1-2 DP102461, Lots 10-13 DP83665, Lot 1 DP 104359, Lot 1 DP 1108695, Lot 5 DP1080665, Lot 15 DP 1081840) and 30-40 George Street, Leichhardt (Lot 7 DP 448755, Lot 16 DP 69760, Lot 5 DP745976, Lot 6 DP 745976, Lot 1 DP 745978, Lot 1 DP 920105, Lot 1 DP 972151, Lot 1 DP 745979, Lot 9 DP 666322.) should not proceed for the following reasons:

1. There is insufficient information to determine the "split" between employment and non-employment land uses and to ensure that employment generating uses will remain the dominant land use. This is particularly relevant within the context of the current Inner West sub-regional employment targets.
2. No details (maps, etc) have been provided relating to zone boundaries, height and FSR controls which would allow assessment of the impact of any future development.
3. Inadequate justification has been provided in relation to the consistency of the planning proposal within Council's strategic framework for this locality.

Dated 22nd day of June 2010.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning