

26 July 17

Mr. Marcus Ray
Deputy Secretary of Planning Services
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Mr Ray,

RE: 67-73 Lords Road, Leichhardt: Proponents response to issues raised at Public Meeting

I am writing to the panel on behalf of our client, Platino Properties in relation to the public meeting held on the 20 July 2017 concerning the planning proposal to rezone 67-73 Lords Road, Leichhardt. The purpose of this letter is to respond to issues raised by Council and the public at this meeting. It is requested this letter be forwarded to members of the Sydney Planning Panel for their information.

We believe that the public exhibition and hearing have been beneficial in revealing the concerns of some members of the public, and offer the opportunity to improve the scheme to address these concerns. Now that the exhibition process has been completed and we have had the opportunity to consider how points raised impact our client's planning proposal, we request that we be given the opportunity to address these concerns.

We note that most of the concerns raised were to do with the perceived potential impact of the proposal on the existing character of the area. While Council and members of the community have argued that the loss of Industrial land is a major issue, we would contend that this concern is not supportable given the prevailing circumstances relating to the existing uses on the site (that are not typical light industrial uses) and current commercial/industrial property vacancy levels in other areas in the Inner West.

In summary, we contend that:

- The strategic need for the site's redevelopment is recognised and supported by State Government strategic planning and development authorities.
- The impact of the loss of employment land and the level of purported employment on the site has been exaggerated by Council and the current situation in reality does not represent an economic use of the land.
- There is not the demand to support the ongoing use of the site exclusively for "creative uses". Moreover, Council through successive development applications has demonstrated it does not support such uses in practice.
- There are important legal implications of Gateway determination and S117 Directions for the determination of this planning proposal.

Now that we are clearer on the issues raised during exhibition and at the meeting we propose to amend the detailed design parts of our application – or offer alternatives including:

- The potential interface issues with Lambert Park can be managed through refined design requirements (as outlined in this submission) and reflection of these in a Development Control Plan (DCP) and imposition of restrictions on titles and/or sales contracts.
- The traffic impacts of the proposal are minimal, traffic can be reduced by eliminating the child-care centre, if that were seen to be a beneficial outcome.
- Some residents were concerned about the proposed narrowing of Lords Road and playground – this has been proposed as a traffic calming measure, and can be changed or deleted.

Detailed design issues relating to setbacks, distances between buildings etc. can be addressed in the draft DCP which can be amended with the co-operation of the Department of Planning and Environment and Council if it is willing.

These points are expanded upon below:

Strategic need is recognised and supported by State planning and development authorities

We ask the Sydney Planning Panel to consider the strategic need for high quality residential development and affordable housing in close proximity to public transport and employment. The lack of supply of residential development close to employment is widely accepted as one of the key reasons for lack of affordable housing options in Sydney. As Sydney grows by around 80,000 people per annum it is important that opportunities for urban regeneration of suitable sites are optimized. The Parramatta Road Corridor Urban Transformation Strategy identifies the need for 1,300 new homes within the Taverners Hill Precinct.

The Lords Road site, being adjacent to the new inner west light rail and within an area already predominantly zoned residential is entirely appropriate for residential development. This is supported by both the Department of Planning and Environment and Urban Growth NSW. The proposal is similar to a number of renewal sites that have been rezoned with the replacement of the old freight line with the inner west light rail.

The renewal of this site has been supported through the State Government's strategic planning for the Parramatta Road corridor and reflected in the final Parramatta Road Corridor Urban Transformation Strategy. As you would be aware this is also supported by a S117 direction that requires planning proposals to be consistent with the corridor strategy (refer below to "Legal implications of Gateway determination and S117 Directions").

The impact of loss of employment lands has been exaggerated by Council

It should be noted that the planning proposal was initially a response to Council's Employment and Economic Development Plan for Council in 2013, which identified that sovereign industrial sites, specifically including Lords Road (being less than 1% of industrial land in the former Leichhardt LGA) would be appropriate for alternative uses and rezoning. This was further confirmed through discussions with Council planning officers around this time.

It became evident that the planning proposal would not be supported by Council after its lodgment and, as we understand it, the briefing of elected officials. We also have observed that much of the negative information regarding the proposal has largely been driven by Council since this time.

Notwithstanding this:

- Contrary to Council's assertion that the site is an important local industrial precinct the uses currently located on the site are not typical industrial uses and include an art studio, a Kung Fu academy, storage and online sales distribution operations. Moreover, none of the current tenants on the site specifically service the local area.

- Most of these uses can be more appropriately located in other business zones in the LGA and would better support more activity on declining main streets like Norton Street, Leichhardt. Many existing uses and existing buildings along Parramatta Road would be compatible for many of those uses currently on the Site. Moreover, the Parramatta Road Corridor Urban Transformation Strategy provides for a significant future increase in mixed uses space along Parramatta Road itself, which will open up further opportunities for these types of uses in the future. Areas such as these would arguably be more appropriate locations given closer proximity to main roads and less restrictions on operations caused by immediate proximity to residential uses (refer to **Appendix B** for further detail).
- This was acknowledged by DPE in their pre-Gateway review who noted that “the site is not, as a whole, currently being used for the purposes intended by the IN2 Light Industrial zone and current uses could be accommodated in other zones elsewhere in the LGA”
- Our land economics advisor, AEC Group, has noted that while there is a market for employment lands in the inner city of Sydney, industrial lands that are ‘orphaned’ (such as Lords Road), which are close to residential and isolated from major arterial roads have poor prospects of remaining viable as industrial lands. When industrial tenants move out, our client’s experience has been that it is difficult to attract other industrial tenants as their operations are restricted by Council planning approvals with reduced truck movements, noise restrictions, reduced hours of operations and so on.
- This is particularly the case with the Lords Road site as any access to the site must pass Kegworth Public School via narrow local roads that are not suitable for heavy vehicles.
- The difficulty retaining and developing the site for industrial uses stems from the fact that the majority of uses on the site requiring development approval have been rejected by Council over recent years (since 2000). These include:
 - Erection of a two-storey industrial building with roof top car parking refused by Council in 2002.
 - Change of use from a warehouse storing tiles to a warehouse for storage of motor vehicles refused by Council in 2003.
 - Gym – deemed refusal - was approved by at Council in 2007 only after an appeal to the Land and Environment Court (LEC) was lodged.
 - An application for an extension to the gym was approved by LEC in 2009.
 - Kung Fu Studio – approved by LEC – (lodged October 2008 approved April 2009 – 6 months).
 - Creative employment redevelopment application – Proposal to convert the premises into a creative centre, for light industrial uses, permissible in the zone was refused by Council and approved by LEC. This was proceeded upon with due its isolation from services such as cafes and other amenities.
- In addition to the above, prospective light industrial tenants when considering Lords Road industrial accommodation have generally been deterred from taking up space after discussions with Council. **Appendix A** provides an email from Platino’s real estate agent that outlines these issues further.
- The difficulty in finding tenants has reduced demand and marketability considerably for these premises and as such the prevailing rents have been affected. Overall average rents on the site currently sit at \$95/ sqm compared to around \$150 sq/m to \$200 sq/m achieved in viable light industrial areas in the Inner West and around \$400-\$450 sq/m for creative uses in the Alexandria area.
- Moreover, this is driven by extensive competition from other sites in the locality that offer a less restricted operating environment. For example, on 24 July 2017 there were

173 vacant commercial/industrial premises in Leichhardt (refer to Appendix B for details). The availability of vacant commercial/industrial premises though, bodes well for current uses seeking alternate accommodation in the Inner West.

- The Site is not viable or sustainable as an IN2 site as characterised by unsupportive Council response to compliant applications, limited market appeal and resultant low rents.

Is there demand for creative uses on the site?

There has been some suggestion that the site could be suitable for 'creative uses'. Our economics advisor AEC has advised that the reality is that creative uses gravitate to locations of high amenity and where they can cluster. The ability to cluster is a critical one as it not only 'creates a creative environment', it also enables supporting services (e.g. quirky cafés, small wine bars and craft breweries, artisan boutique clothing shops) that altogether provide the 'vibe' of a creative precinct. Examples of creative precincts include Surry Hills, Alexandria and Rosebery as well as Camperdown and Redfern/Eveleigh. The Site is on its own 'orphaned' from any other employment lands and consequently has poor prospects of catalysing a 'creative precinct'.

The lack of demand for creative uses on the site is reflected in the fact that despite gaining an approval for such a use in 2008, Platino decided not to develop the site for this proposal due to lack of demand. The current uses on the site cannot be characterized as creative uses and the majority are uses that are taking advantage of cheap rents despite an abundance of alternative potential locations in the inner west.

Employment on the site is exaggerated by Council

The Inner West Council stated there were 160 full and Part Time employees on the site. The premises have an area of 10,300 sq m. 4,003 sq m is occupied by 3 warehouse tenancies with 15 employees. To the best of our estimate there are 71 people working on the site. We do not dispute the 160 figure - but many of these are likely to be part time such as personal trainers, gym instructors and the teachers in the art school who may attend the site for 1 or 2 hours per week. A more relevant figure is full time equivalent employee (FTE) number.

Perceived impacts on development on Lambert Park can be managed

A concern raised by a number of attendees was the impact of the proposal on the continued operations of Lambert Park, home of the Apia Football Club. As stated at the public hearing, we are concerned to ensure that the buildings are designed to consider noise and visual impacts of Lambert Park. We consider that Lambert Park and the Apia Football Club are important elements of the Leichhardt community and we are keen to ensure that development on the site does not restrict users of the Park. Further to this we are open to the imposition of restrictions on new buyers (on title, in contracts or both) to stop complaints regarding the on-going operations of Lambert Park. A paper addressing these issues specifically is attached to this letter at Appendix C.

The following design requirements are proposed to address this interface.

- Living rooms face Lambert Park to the North while all bedrooms face away from Lambert Park to the South
- All apartments will have wintergardens which will provide an additional layer of sound proofing.
- The toughened glass balustrading to the North façade will extend to 1.7m above the floor to provide a sound buffer, which will allow the occupants to open doors to their living rooms and facilitate the use wintergardens with the wintergarden screens open.

These design requirements are now proposed to be incorporated into the DCP for the site. The combination of these design requirements and further protection through title and/or contractual restrictions will offer protection to the continued operations of Lambert Park.

Traffic impacts of this proposal are minimal

The traffic study in support of the planning proposal considered existing and future development of the area. While our traffic study was completed in May 2014 with growth of around 1-1.5% in traffic per annum the results remain valid. The main findings of the study were:

- Nearby intersections will experience no loss of level of service (LOS) with:
 - Foster/Tebbutt Street/Lords Road currently LOS 'B' and when fully developed remaining at LOS 'B'
 - Tebbutt Street/Kegworth Street currently LOS 'A' and when fully developed remaining LOS 'A'
- Approximately half of the projected increase in traffic flows are expected to be generated by the proposed child care centre, which has been provided as the site falls within a "high needs area" with respect to childcare.
- A childcare centre was also proposed by the Urban Growth corridor Urban Renewal Strategy. If the childcare component was removed, the traffic generation potential of the residential development would be similar greater the traffic generation potential of existing uses.

We also note that Urban Growth have written to Council confirming that existing planning proposals are not required to wait for a broader district traffic study to be undertaken and these proposals should rely on individual traffic studies. This is also deemed by Urban Growth NSW and DPE to satisfy (in part) S117 Directions relating to the site.

Detailed design issues can be addressed in the draft DCP

A range of detailed design issues were raised by the public including interfaces with surrounding residences, overlooking and shadowing and the design of public domain improvements. The majority of these have been considered and addressed in the DCP prepared to date. We are however, prepared to work through these issues to ensure they are addressed to the Department and the panels satisfaction. This would result in a refined and potentially improved DCP.

There are important Legal implications of Gateway determination and S117 Directions for the determination of this planning proposal

We note the planning proposal has been determined to proceed under the gateway provisions of Division 4 of the Environmental Planning and Assessment Act 1979 (EPA Act). Furthermore, we note that the proposal is consistent with S117 Directions (of the EPA Act) in regard to 1.1 Business and Industrial Zones and 7.3 Parramatta Road Corridor Urban Transformation Strategy. Specifically, S117 Direction 7.3 Parramatta Road Corridor Urban Transformation Strategy requires a planning proposal to be consistent with the Urban Transformation Strategy and requirements within this direction.

The consistency with both the gateway determination and s117 directions has been noted by the Department of Planning in its submissions report. The adherence to these statutory provisions is an important legal issue which we are currently seeking legal advice on. This legal advice is expected in around 10 days and will be forwarded to the Department once received.

Conclusion

I trust this letter further clarifies our position in regard to the key points raised during the public exhibition and hearing for this project. Further, I would like reiterate our willingness to work with the Department of Planning and Environment and the panel in refining this application to address detailed design issues raised.

Please contact me on the details above if you would like to discuss this matter further.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Ben Hendriks', written in a cursive style.

Ben Hendriks
Managing Director

Appendix A – Real Estate Advice regarding property leasing

From: George Danilidis [mailto:george@ch.com.au]

Sent: Friday, 21 July 2017 12:11 PM

To: 'Ross Munro' <ross@platino.com.au>

Subject: 67-75 Lords Road, Leichhardt

To whom it may concern,

I have been the leasing agent at 67-75 Lords Road, Leichhardt for a period of more than 10 years.

During this period I have introduced a considerable number of potential tenants to the Lords Road property who have businesses that do not easily comply with the zoning.

Almost all these potential tenants decided not to pursue leasing at Lords Road due to the cost and time delay required to lodge a development application with Leichhardt Council for their use.

Best Regards

George Danilidis

Director/Licensee

0404 816 688 | 8999 1000

Cobden & Hayson | ch.com.au

Appendix B – Summary of vacant premises for rent in Leichhardt

A.C.N 002 388 856

22 July, 2017

MEMORANDUM

LORDS ROAD PLANNING PROPOSAL

ANALYSIS OF COMMERCIAL AND LIGHT INDUSTRIAL PROPERTY VACANCIES

RealCommercial.com is the most popular website for advertising commercial and industrial property for sale or lease in NSW.

The attachment shows vacant commercial premises suitable for retail commercial and industrial uses available for lease in Leichhardt and adjacent suburbs as listed on the website RealCommercial.com only. This information is current as at 25 July 2017.

These listings do not display all vacancies in the areas identified, because only a proportion of landlords listed their vacancies on RealCommercial.com and many owners only list a part of their vacant property (ie: they list one of a number of tenancies that may be vacant within a single property). The existence of such a large amount of vacancy also disguises "hidden vacancy" - space that is leased or occupied, but is not fully utilised due to low rents resulting from discounting by landlords who are unable to rent the vacancy or from costs associated with reconfiguring or contracting premises. In effect, this means that buildings are occupied, but have the capacity to accommodate more businesses and/or employees within that space.

The attachment shows there are a total of 179 vacant commercial premises, with a total area of 43,238 sq metres.

In addition, there are also 24 vacant premises for sale with a total area of 5,329 sq metres, giving a total of 48,567 sq metres of vacant property within this area listed on RealCommercial.com.

By a conservative estimate there is an additional 30% of vacancy, represented by space not listed or space that is currently underutilised. By this estimate there is as much as 63,000 sq. m of vacant commercial floor space in Leichhardt and surrounding suburbs. Thus there is over 6 times as much vacant space in the area as there is floor space in the Lords Road premises.

The tenancies listed in the attachment are located in mixed use and industrial zones.

Many of users currently accommodated in Lords Road would be more appropriately located in retail strips, where development consent for use is more easily obtained and where they would occupy otherwise vacant premises.

Further analysis of RealCommercial.com indicates:

Within a 2km radius of Leichhardt:

- There are 123 premises advertised with a total area of 31,740 sq m described as being suitable for use as offices, warehousing, industrial, showroom or bulky goods.
- There is 41,254 sq m of commercial space after allowance is made for 30% of unadvertised vacancy.
- There are 155 premises advertised with a total area of 35,650 sq m described as being suitable for the above uses as well as retail use.

- There is 46,748 sq m of commercial and retail space after allowance is made for 30% of unadvertised vacancy.

Within a 3km radius of Leichhardt:

- There are 254 premises advertised with a total area of 68,072 sq m described as being suitable for use as offices, warehousing, industrial, showroom or bulky goods.
- There is 88,493 sq m of commercial space after allowance is made for 30% of unadvertised vacancy.
- There are 312 premises advertised with a total area of 84,180 sq m described as being suitable for the above uses as well as retail use.
- There is 107,663 sq m of commercial and retail space after allowance is made for 30% of unadvertised vacancy.

Prepared by Paula Mottek and George Revay



Leichhardt, NSW 2040
Lease

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Commercial Properties For Lease in Leichhardt, NSW 2040

179 properties found | Viewing 1 - 10



Creative Inner-West Warehouse Conversion



\$125,000 P.A. Exc. GST

26 Mackenzie Street
Leichhardt, NSW 2040

250m² 2 Offices • Retail • Showrooms/Bulky Goods

> VIEW ☆ SAVE



Contact agent

9 Renwick Street
Leichhardt, NSW 2040

100m² Retail

> VIEW ☆ SAVE



Contact Agent

141 Marion
Leichhardt, NSW 2040

80m² Retail • Offices • Medical/Consulting

> VIEW ☆ SAVE

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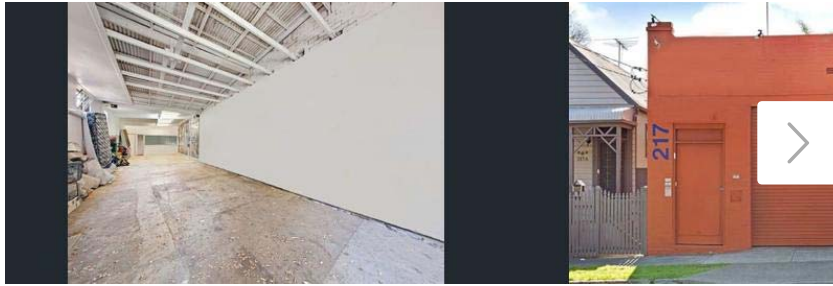
for lease
76 Flood Street

Leichhardt, NSW 2040

 350m² Industrial/Warehouse • Retail • Showrooms/Bulky Goods

> VIEW

☆ SAVE

**Contact Agent**217 Marion St
Leichhardt, NSW 2040 163.00m²  4 Industrial/Warehouse • Retail • Offices

> VIEW

☆ SAVE

**Contact Agent**493 Parramatta Road
Leichhardt, NSW 2040 50m² Retail

> VIEW

☆ SAVE





FRINGE COMMERCIAL

\$48,000 PA + GST

153 Norton Street
Leichhardt, NSW 2040

160m² 1 Offices • Retail • Medical/Consulting

[> VIEW](#) [☆ SAVE](#)



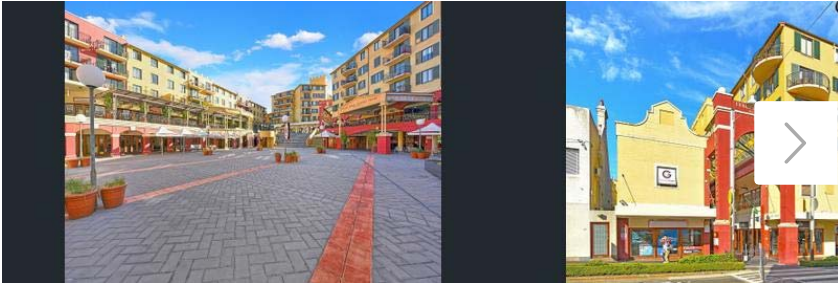
bentons.com

Contact Agent

1/39-45 Norton Street
Leichhardt, NSW 2040

120.00m² 2 Retail

[> VIEW](#) [☆ SAVE](#)



Real Estate Home

Price Upon Application

Shop 39/23 Norton Street, Italian Forum
Leichhardt, NSW 2040

 197.00m²  3 Retail • Showrooms/Bulky Goods • Offices

[> VIEW](#) [☆ SAVE](#)



\$480 per week
433 Parramatta Road
Leichhardt, NSW 2040

 80m²  1 Retail • Showrooms/Bulky Goods

[> VIEW](#) [☆ SAVE](#)

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Lease

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NEW

Price Upon Application

284 Norton Street
Leichhardt, NSW 2040

170.00m² Offices • Medical/Consulting • Ot...

> VIEW

☆ SAVE



\$450 + GST per week

2/14 Norton Street
Leichhardt, NSW 2040

60.00m² Offices

> VIEW

☆ SAVE



CONTACT ALICIA PARLBY

71 Renwick Street
Leichhardt, NSW 2040

150.00m² Retail • Other

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CONTACT ALICIA PARLBY

99 Moore Street
Leichhardt, NSW 2040

169.00m² 2 Retail • Offices • Industrial...

> VIEW

☆ SAVE

**CONTACT ALICIA PARLBY**

Suite 1, 92 Norton Street
Leichhardt, NSW 2040

140.00m² Offices • Medical/Consulting

[VIEW](#) [SAVE](#)

**CONTACT ALICIA PARLBY**

46 Jarret Street
Leichhardt, NSW 2040

300.00m² Offices • Medical/Consulting

[VIEW](#) [SAVE](#)

**\$900 NET PER WEEK + GST**

92-94 Norton Street
Leichhardt, NSW 2040

141m² 3 Offices • Medical/Consulting

[VIEW](#) [SAVE](#)

**Price Upon Application**

Unit 2, 220A Norton Street
Leichhardt, NSW 2040

260.00m² Offices • Medical/Consulting

[VIEW](#) [SAVE](#)

**For Lease - \$4,345.24 PM + GST**

46 Norton Street
Leichhardt, NSW 2040

200.00m² Retail

[VIEW](#) [SAVE](#)

**Contact Adam Selikman**

Suite 1/453-461 Parramatta Road
Leichhardt, NSW 2040

300m² 4 Offices • Medical/Consulting

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Leichhardt, NSW 2040

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Commercial Properties For Lease in Leichhardt, NSW 2040

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Call or email to get pricing

459 Parramatta Road
Leichhardt, NSW 2040

300m² 4 Offices • Retail

> VIEW ☆ SAVE



Price Upon Application

20 Norton Street
Leichhardt, NSW 2040

215.00m² Retail

> VIEW ☆ SAVE



\$6,500 P/M + GST

278 Norton Street
Leichhardt, NSW 2040

266.00m² 2 Offices

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\$250 + GST p/w

Suite 3/335 Parramatta Road
Leichhardt, NSW 2040

350.00m² Offices

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**Please contact agent**

118-120 Marion Street
Leichhardt, NSW 2040

115m² Retail

> [VIEW](#) [☆ SAVE](#)

**Leased by Mainstreet**

155 Marion Street
Leichhardt, NSW 2040

212.00m² Medical/Consulting • Offices

> [VIEW](#) [☆ SAVE](#)

**Contact Adam Selikman**

Shop 38/23 Norton Street
Leichhardt, NSW 2040

130m² 2 Hotel/Leisure • Retail

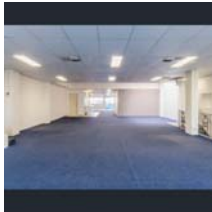
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**Contact Agent**

145 Marion Street
Leichhardt, NSW 2040

150m² Retail • Showrooms/Bulky Goods • ...

> [VIEW](#) [☆ SAVE](#)

**CONTACT AGENT**

1/455 Parramatta Road
Leichhardt, NSW 2040

290m² 2 Offices • Showrooms/Bulky ...

> [VIEW](#) [☆ SAVE](#)

**\$600 per week + GST**

151 Norton Street
Leichhardt, NSW 2040

80m² Retail

> [VIEW](#) [☆ SAVE](#)

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Leichhardt, NSW 2040

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Contact Agent

Shop 5, 39 Norton Street
Leichhardt, NSW 2040

69m² 1 Offices • Retail • Other

> VIEW ☆ SAVE



Contact Adam Selikman

50 Norton Street
Leichhardt, NSW 2040

135m² Retail • Offices • Medical/Consulting

> VIEW ☆ SAVE



Contact Agent

307-309 Parramatta Road
Leichhardt, NSW 2040

1,400m² 10 Retail • Showrooms/Bulky...

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CONTACT KRISTIAN MORRIS

155 Marion Street
Leichhardt, NSW 2040

120.00m² 4 Medical/Consulting • Offi...

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**LEASED**

Address available on request
Leichhardt, NSW 2040

100.00m² Retail

> [VIEW](#) ☆ [SAVE](#)

**For Lease - By negotiation**

145 Marion Street
Leichhardt, NSW 2040

314.00m² 2 Retail • Offices • Other

> [VIEW](#) ☆ [SAVE](#)

**\$365/week + GST**

Suite 7/481 Parramatta Road
Leichhardt, NSW 2040

32m² 1 Offices

> [VIEW](#) ☆ [SAVE](#)

**Leased**

161 Norton Street
Leichhardt, NSW 2040

400.00m² 1 Retail

> [VIEW](#) ☆ [SAVE](#)

**\$52,000 P.A. Exc. GST**

145 Marion St
Leichhardt, NSW 2040

80m² Retail • Offices

> [VIEW](#) ☆ [SAVE](#)

**75000**

Whole Building, 364 Norton Street
Leichhardt, NSW 2040

413.00m² Offices • Industrial/Warehouse • ...

> [VIEW](#) ☆ [SAVE](#)

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Leichhardt, NSW 2040

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\$104,000 Negotiable

127 Norton St
Leichhardt, NSW 2040

1.86ha (4.59 acres) 2 Retail

> VIEW ☆ SAVE



Contact Agent

Shop 3, 39 Norton Street
Leichhardt, NSW 2040

100m² 2 Offices • Medical/Consulting...

> VIEW ☆ SAVE



Price Upon Application

Unit 1, 99 Moore Street
Leichhardt, NSW 2040

90.00m² Offices • Industrial/Warehouse

> VIEW ☆ SAVE

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Food approved, Prime retail, in the heart of
Glebe

Contact Agent

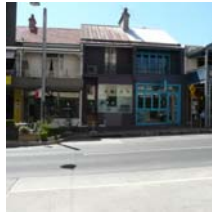


Contact Agent

Unit 1, 249-251 Norton Street
Leichhardt, NSW 2040

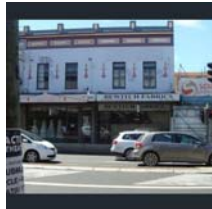
40m² 2 Industrial/Warehouse • Office...

> VIEW ☆ SAVE

**\$750 per week + GST**

Address available on request
Leichhardt, NSW 2040

120m² Retail • Offices • Showrooms/Bulky ...

[VIEW](#)
[SAVE](#)
**\$55,000 P.A. Exc. GST**

359 Parramatta Road
Leichhardt, NSW 2040

100m² 2 Retail

[VIEW](#)
[SAVE](#)
**\$29,640 P.A.**

Level 1, 363 Parramatta Road
Leichhardt, NSW 2040

80m² 1 Offices

[VIEW](#)
[SAVE](#)
**CONTACT KRISTIAN MORRIS**

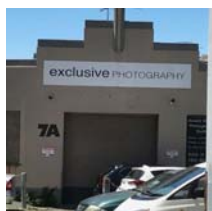
46 Jarret Street
Leichhardt, NSW 2040

300.00m² Offices • Other

[VIEW](#)
[SAVE](#)
**\$600 per week + GST**

Shop/477 Parramatta Road
Leichhardt, NSW 2040

120.00m² Retail • Offices • Medical/Consult...

[VIEW](#)
[SAVE](#)
**\$580 per week INCLUDES ALL OUTGOINGS**

7A Norton Street
Leichhardt, NSW 2040

60m² Offices

[VIEW](#)
[SAVE](#)

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Other Property Leichhardt, NSW 2040	^
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Commercial Property for Lease Leichhardt, NSW 2040	
Sold Commercial Property Leichhardt, NSW 2040	
Leased Commercial Property Leichhardt, NSW 2040	
Commercial Property Agents Leichhardt, NSW 2040	
Commercial Property Leichhardt, NSW 2040	v
Popular Searches	v



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Partner sites	v

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Leichhardt, NSW 2040

Lease

Refine

Commercial Properties For Lease in Leichhardt, NSW 2040

179 properties found | Viewing 51 - 60



By Negotiation
2/283 Parramatta Road
Leichhardt, NSW 2040
300.00m² Retail • Other

> VIEW ☆ SAVE



contact agent
39 Norton
Leichhardt, NSW 2040
100.00m² Offices

> VIEW ☆ SAVE



Contact Agent
Level 1 Unit 1, 453-461 Parramatta Road
Leichhardt, NSW 2040
300m² 2 Offices • Showrooms/Bulky ...

> VIEW ☆ SAVE

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Contact Agent
Suite 7, 469 Parramatta Raod
Leichhardt, NSW 2040
53m² 1 Offices • Retail • Other

> VIEW ☆ SAVE

**\$42,600 PA Gross Exc GST**

Address available on request
Leichhardt, NSW 2040

🏠 95m² 🚗 1 Offices

[> VIEW](#)
[☆ SAVE](#)
**\$600 Per Week**

2/285 Parramatta Road
Leichhardt, NSW 2040

🏠 65m² Retail • Offices

[> VIEW](#)
[☆ SAVE](#)
**Price Upon Application**

Suite 1, 194 Marion Street
Leichhardt, NSW 2040

🏠 120.00m² Retail

[> VIEW](#)
[☆ SAVE](#)
**\$490 per week plus gst**

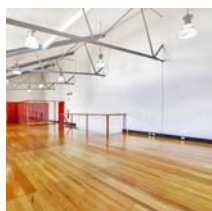
5 / 92 Norton Street
Leichhardt, NSW 2040

🏠 78.00m² Offices

[> VIEW](#)
[☆ SAVE](#)
**POA**

13 Norton Street
Leichhardt, NSW 2040

🏠 450m² 🚗 6 Retail • Offices • Showrooms...

[> VIEW](#)
[☆ SAVE](#)
**CONTACT AGENT**

Address available on request
Leichhardt, NSW 2040

🏠 328.00m² Industrial/Warehouse

[> VIEW](#)
[☆ SAVE](#)

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Commercial Property for Sale Leichhardt, NSW 2040	
Commercial Property for Lease Leichhardt, NSW 2040	
Sold Commercial Property Leichhardt, NSW 2040	
Leased Commercial Property Leichhardt, NSW 2040	
Commercial Property Agents Leichhardt, NSW 2040	
Commercial Property Leichhardt, NSW 2040	v
Popular Searches	v



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Lease

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Commercial Properties For Lease in Leichhardt, NSW 2040

179 properties found | Viewing 61 - 70




Price Upon Application

7, 469 Parramatta Road
Leichhardt, NSW 2040

50.00m² Retail

> VIEW ☆ SAVE



\$3,476 P/M

2 314-316 Norton Street
Leichhardt, NSW 2040

100.00m² Offices

> VIEW ☆ SAVE



\$ 1923 per week plus gst

92 Norton Street
Leichhardt, NSW 2040

300.00m² Offices

> VIEW ☆ SAVE

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CONTACT AGENT

455 Parramatta Road
Leichhardt, NSW 2040

300.00m² Offices

> VIEW ☆ SAVE

**CONTACT AGENT**

Address available on request
Leichhardt, NSW 2040

140.00m² Offices

> VIEW

☆ SAVE

🔍 Properties for lease in surrounding suburbs



Rare Space in Annandale, Warehouse Prime for Re-Purpose

Ray White.

**CONTACT KRISTIAN MORRIS**

68-70 Booth Street
Annandale, NSW 2038

307.00m² Retail • Showrooms/Bulky Goods • Medical/Consult...

> VIEW

☆ SAVE



Flour Mill of Summer Hill

STONEBRIDGE

Contact Agent

Flour Mill of Summer Hill, 2 Smith Street
Summer Hill, NSW 2150

FOR LEASE
1000m² • Retail • Hotel/Leisure • Medical/Consulting

> VIEW

☆ SAVE



Rare Waterfront Offering and Direct Water Access

Ray White.



CONTACT KRISTIAN MORRIS

Unit 3 / 5 James Craig Road
Rozelle, NSW 2039

360.00m² • 5 Industrial/Warehouse • Showrooms/Bulky G...

> VIEW

☆ SAVE



A very rare opportunity not to be missed! Summer Hill Flo...

ST^{ONE}BRIDGE

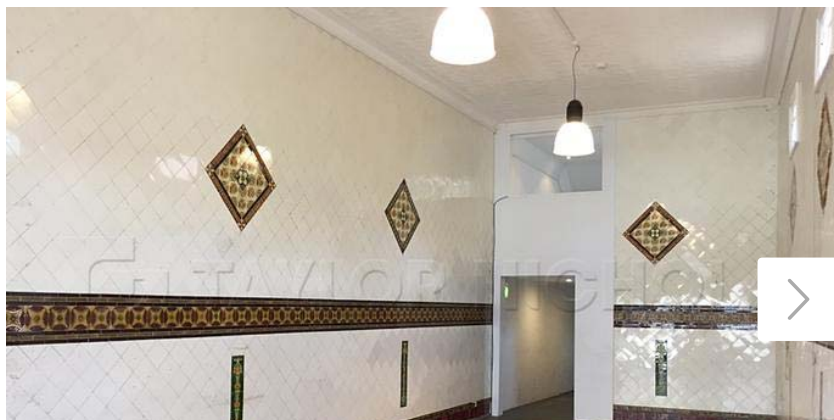
Contact Agent

Summer Hill Flour Mill, 2 Smith Street
Summer Hill, NSW 2130

40m² - 200m² Retail • Hotel/Leisure

> VIEW

☆ SAVE



SOUGHT AFTER ANNANDALE RETAIL



\$850 p/w GROSS + GST

12 Johnston Street
Annandale, NSW 2038

 130m² Retail • Showrooms/Bulky Goods • Offices

> [VIEW](#) ☆ [SAVE](#)

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- Commercial Property for Lease Leichhardt, NSW 2040
- Sold Commercial Property Leichhardt, NSW 2040
- Leased Commercial Property Leichhardt, NSW 2040
- Commercial Property Agents Leichhardt, NSW 2040
- Commercial Property Leichhardt, NSW 2040 v
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- Legal
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🔍 Leichhardt, NSW 2040

⚙️ Refine

Lease

Commercial Properties For Lease in Leichhardt, NSW 2040

179 properties found | Viewing 71 - 80

🔍 Properties for lease in surrounding suburbs



Final two shops in boutique retail village



Contact agent

Retail Spaces, 120 Terry Street
Rozelle, NSW 2039

🏠 113m² 🚗 16 Retail

> VIEW ☆ SAVE


Creative Office Space + Boardroom + Some Fitout (if requi...




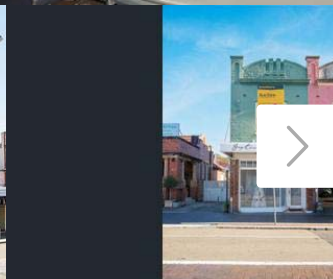
PROPERTY

\$72,235 P.A. Inc. GST
Unit 12, 45-53 BRIDGE ROAD
Stamford, NSW 2048

127m² 1 Offices



NEW

Raine&Horne.

\$70,000 P.A. Inc. GST

62 Dalhousie Street
 Haberfield, NSW 2045

196.00m² 3 Retail • Medical/Consulting • Offices

> VIEW

☆ SAVE



Raine&Horne.

\$1,130 + Gst per week

Shop 2, 625 Darling Street
 Rozelle, NSW 2039

56m² Retail • Offices • Medical/Consulting

> VIEW

☆ SAVE





Contact Agent
104-106 Ramsay Street
Haberfield, NSW 2045
350m² Retail

> VIEW ☆ SAVE



Contact Agent
494 Parramatta Road
Petersham, NSW 2049
254m² Offices

> VIEW ☆ SAVE





Contact agent

566 Parramatta Road
Petersham, NSW 2049

110m² Retail • Offices • Showrooms/Bulky Goods

> VIEW

☆ SAVE



\$800

Rear 727 Darling Street
Rozelle, NSW 2039

157m² 4 Offices • Retail

> VIEW

☆ SAVE



Contact Agent

35D New Canterbury Road
Petersham, NSW 2049

55m² Retail • Offices • Medical/Consulting

> VIEW

☆ SAVE



DEPOSIT TAKEN

111-115 Percival Road
Stanmore, NSW 2048

150m² Retail

> VIEW ☆ SAVE



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- Commercial Property for Sale Leichhardt, NSW 2040
- Commercial Property for Lease Leichhardt, NSW 2040
- Sold Commercial Property Leichhardt, NSW 2040
- Leased Commercial Property Leichhardt, NSW 2040
- Commercial Property Agents Leichhardt, NSW 2040

Commercial Property Leichhardt, NSW 2040 v

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Leichhardt, NSW 2040

Lease

🔗

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Commercial Properties For Lease in Leichhardt, NSW 2040

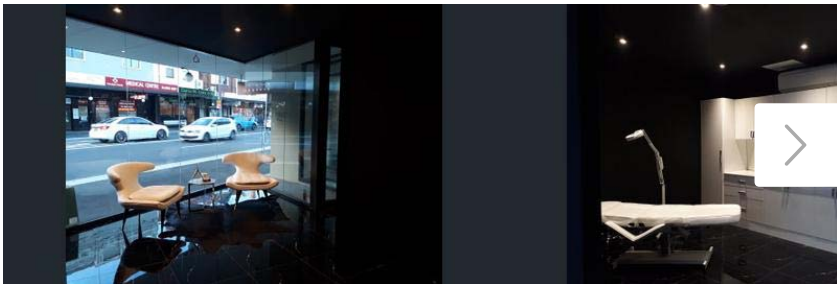
179 properties found | Viewing 81 - 90

🔍 Properties for lease in surrounding suburbs



Contact Agent
2A & 2B, 728 Darling Street
Rozelle, NSW 2039
🏠 249m² 🚗 3 Offices

> VIEW ☆ SAVE



\$500.00 per week + GST
4/138 New Canterbury Road
Petersham, NSW 2049
🏠 45.00m² 🚗 1 Retail • Offices • Medical/Consulting

> VIEW ☆ SAVE



RaineGordon

Price Upon Application

242 Victoria Road
Rozelle, NSW 2039

75m² 1 Retail • Showrooms/Bulky Goods • Offices

> VIEW ☆ SAVE



Price Upon Application

1/696 Darling Street
Rozelle, NSW 2039

75m² Retail

> VIEW ☆ SAVE



Ray White.

CONTACT: TIM MORRISON

687 Darling Street
Rozelle, NSW 2039

51.00m² Retail • Other

> VIEW

☆ SAVE



Contact Agent

398 Parramatta Road
Petersham, NSW 2049

64m² 1 Retail • Offices • Medical/Consulting

> VIEW

☆ SAVE



cobden & hayson

By negotiation

727 Darling Street
Rozelle, NSW 2039

130m² 4 Retail • Offices • Showrooms/Bulky Goods

[> VIEW](#)[☆ SAVE](#)

cobden & hayson

\$675 per week727a Darling Street
Rozelle, NSW 203975m² 4 Offices[> VIEW](#)[☆ SAVE](#)TAYLOR
NICHOLAS**Contact Adam Selikman**84-90 Parramatta Road
Summer Hill, NSW 2130781m² Offices • Medical/Consulting • Showrooms/Bulky Goods[> VIEW](#)[☆ SAVE](#)

NEW

\$52,000 + GST1/43A Crescent Street
Rozelle, NSW 2039100m² 1 Offices[> VIEW](#)[☆ SAVE](#)

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Other Property Leichhardt, NSW 2040



- Commercial Property for Sale Leichhardt, NSW 2040
- Commercial Property for Lease Leichhardt, NSW 2040
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Lease

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Commercial Properties For Lease in Leichhardt, NSW 2040

179 properties found | Viewing 91 - 100

Properties for lease in surrounding suburbs



\$800 p/w Gross + GST

215 Lilyfield Road
Lilyfield, NSW 2040

99m² Retail

> VIEW ☆ SAVE



CONTACT ALICIA PARLBY

104-106 Ramsay Street
Haberfield, NSW 2045

337.00m² Retail • Medical/Consulting • Offi...

> VIEW ☆ SAVE



Contact Agent

1A Hardie Avenue
Summer Hill, NSW 2130

330m² Retail • Showrooms/Bulky Goods • ...

> VIEW ☆ SAVE



Contact Agent

72 Carlton Crescent
Summer Hill, NSW 2130

464m² Retail • Offices • Showrooms/Bulky ...

> VIEW ☆ SAVE

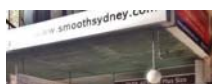


Contact Agent

69 Carlton Crescent
Summer Hill, NSW 2130

22m² - 170m² Offices • Medical/Consulting

> VIEW ☆ SAVE



\$40,000.00 + GST per annum Gross



496 Parramatta Road
Petersham, NSW 2049

235.00m² 2 Retail • Showrooms/Bulky...

> VIEW ☆ SAVE



\$450 per week plus gst

482 Parramatta Road
Petersham, NSW 2049

50.00m² Retail • Offices

> VIEW ☆ SAVE



\$65,000.00 Net Rent + Outgoings + Car P...

Unit 10 Split Space Factory, 7-29 BRIDGE ROAD
Stanmore, NSW 2048

185m² 2 Retail • Industrial/Warehouse...

> VIEW ☆ SAVE



CONTACT ALICIA PARLBY

776 Parramatta Road
Lewisham, NSW 2049

198.00m² Offices • Showrooms/Bulky Goo...

> VIEW ☆ SAVE



\$68,000 + GST

Empire Square, Level Medical, 12/191 Ramsay Str...
Haberfield, NSW 2045

135m² Medical/Consulting • Offices

> VIEW ☆ SAVE

< 8 9 10 11 >

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Commercial Property for Lease Leichhardt, NSW 2040

Sold Commercial Property Leichhardt, NSW 2040

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Leichhardt, NSW 2040

Lease

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Commercial Properties For Lease in Leichhardt, NSW 2040

179 properties found | Viewing 101 - 110

Properties for lease in surrounding suburbs



\$600/week + GST

1st Floor/667 Darling Street
Rozelle, NSW 2039

60.00m² Retail

> VIEW

☆ SAVE



CONTACT KRISTIAN MORRIS

215-217 Parramatta Road
Haberfield, NSW 2045

1461.00m² 20 Showrooms/Bulky Goo...

> VIEW

☆ SAVE



CONTACT ALICIA PARLBY

191 Ramsay Street
Haberfield, NSW 2045

81.00m² Retail • Medical/Consulting • Offices

> VIEW

☆ SAVE



CONTACT ALICIA PARLBY

191 Ramsay Street
Haberfield, NSW 2045

181.00m² Retail • Medical/Consulting • Offi...

> VIEW

☆ SAVE



CONTACT ALICIA PARLBY

191 Ramsay Street
Haberfield, NSW 2045

100.00m² Retail • Medical/Consulting • Offi...

> VIEW

☆ SAVE



CONTACT ALICIA PARLBY

191 Ramsay Street



191 Ramsay Street
Haberfield, NSW 2045

135.00m² Retail • Medical/Consulting • Offi...

> VIEW ☆ SAVE



\$650/week + GST

Shop 2/738 Darling Street
Rozelle, NSW 2039

37.00m² Retail

> VIEW ☆ SAVE



\$115pw | 1 Person Workspace | Coworkin...

CW1, 43 Bridge Road
Stanmore, NSW 2048

8m² Offices

> VIEW ☆ SAVE



Attractive Rental

Shop 2, 61-63 New Canterbury Road
Petersham, NSW 2049

68m² 3 Retail

> VIEW ☆ SAVE



Contact Adam Selikman

230-232 Parramatta Road
Stanmore, NSW 2048

190m² 2 Retail • Offices • Hotel/Leisure

> VIEW ☆ SAVE

< 9 10 11 12 >

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Commercial Property for Lease Leichhardt, NSW 2040

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Leichhardt, NSW 2040

Lease

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Commercial Properties For Lease in Leichhardt, NSW 2040

179 properties found | Viewing 111 - 120

Properties for lease in surrounding suburbs



Price Reduced!

71 Dalhousie Street
Haberfield, NSW 2045

100m² 1 Retail • Offices • Medical/Co...

> VIEW ☆ SAVE



Call to discuss pricing

Level 1, 284 Great North Road
Wareemba, NSW 2046

200m² 6 Offices • Medical/Consulting

> VIEW ☆ SAVE



\$500 PW

1/650 Darling Street
Rozelle, NSW 2039

70.00m² Offices

> VIEW ☆ SAVE



Contact Agent

35 Grosvenor Crescent
Summer Hill, NSW 2130

164.00m² Retail • Offices • Showrooms/Bul...

> VIEW ☆ SAVE



\$750 + GST Per Week

115 Ramsay Street
Haberfield, NSW 2045

70m² 2 Retail • Offices

> VIEW ☆ SAVE



LEASED

650 Darling Street



650 Darling Street
Rozelle, NSW 2039

60.00m² Retail • Offices • Other

> VIEW

☆ SAVE



\$31,200

1/164 Parramatta Road
Stanmore, NSW 2048

80m² 1 Retail • Offices • Medical/Con...

> VIEW

☆ SAVE



For Lease - Contact Agent

Shop 2 / 20 McGill Street
Lewisham, NSW 2049

165m² 2 Retail • Offices • Medical/Co...

> VIEW

☆ SAVE



\$350 + GST per week

Level 1, 46 Edward St
Summer Hill, NSW 2130

140m² 1 Offices

> VIEW

☆ SAVE



Contact Agent

586-590 Parramatta Road
Petersham, NSW 2049

540.00m² Offices • Medical/Consulting • O...

> VIEW

☆ SAVE

< 10 11 12 13 >

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Commercial Property for Lease Leichhardt, NSW 2040

Sold Commercial Property Leichhardt, NSW 2040

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Leichhardt, NSW 2040

Lease

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Properties for lease in surrounding suburbs



Contact Agent

448 Parramatta Road
Petersham, NSW 2049

120m² Offices

> VIEW ☆ SAVE



Only \$50/m2 + GST

Basement, 46 Edward St
Summer Hill, NSW 2130

657m² Showrooms/Bulky Goods • Industria...

> VIEW ☆ SAVE



CONTACT: TIM MORRISON

702 Darling Street
Rozelle, NSW 2039

150.00m² Retail

> VIEW ☆ SAVE



\$140,000 P.A.

Address available on request
Annandale, NSW 2038

1m² Retail • Hotel/Leisure

> VIEW ☆ SAVE



LEASED

Suite 1 65-69 Nelson Street
Rozelle, NSW 2039

102.00m² Offices • Retail

> VIEW ☆ SAVE



Contact Agent

Ground Floor, 505 Belmore Road



Ground Floor, 505 Balmain Road
Lilyfield, NSW 2040

🏠 900m² Offices • Medical/Consulting • Retail

> VIEW ☆ SAVE



Contact Agent

Ground Floor, 505 Darling Street
Rozelle, NSW 2039

🏠 899m² Retail • Offices • Medical/Consulting

> VIEW ☆ SAVE



Contact Agent

4/85 Rose Street
Annandale, NSW 2038

🏠 30m² Offices • Showrooms/Bulky Goods • ...

> VIEW ☆ SAVE



MAKE AN OFFER

71 Dalhousie Street
Haberfield, NSW 2045

🏠 110.00m² 🚗 6 Retail • Medical/Consultin...

> VIEW ☆ SAVE



Price Upon Application

16 Crystal Street
Petersham, NSW 2049

🏠 200.00m² Retail • Showrooms/Bulky Goods...

> VIEW ☆ SAVE

< 11 12 13 14 >

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Commercial Property for Sale Leichhardt, NSW 2040

Commercial Property for Lease Leichhardt, NSW 2040

Sold Commercial Property Leichhardt, NSW 2040

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Leichhardt, NSW 2040

Lease

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Commercial Properties For Lease in Leichhardt, NSW 2040

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Properties for lease in surrounding suburbs



\$165,000 Gross

205-207 Parramatta Road
Annandale, NSW 2038

557.00m² Retail • Other

> VIEW ☆ SAVE



Price Upon Application

151 Lilyfield Road
Lilyfield, NSW 2040

50m² Retail • Offices • Showrooms/Bulky G...

> VIEW ☆ SAVE

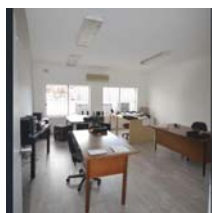


Contact Agent

114 Terry Street
Rozelle, NSW 2039

500m² 1 Industrial/Warehouse • Hotel...

> VIEW ☆ SAVE



\$250.00 + GST

462-464 Parramatta Road
Petersham, NSW 2049

200.00m² Retail

> VIEW ☆ SAVE



Contact Agent

71 Victoria Road
Rozelle, NSW 2039

328m² Showrooms/Bulky Goods • Industria...

> VIEW ☆ SAVE



Contact Agent



1st Floor, 125 Ramsay Street
Haberfield, NSW 2045

80m² 1 Offices • Retail • Other

> VIEW ☆ SAVE



For Lease

212-220 Parramatta Road
Annandale, NSW 2038

1900.00m² 30 Offices • Showrooms/...

> VIEW ☆ SAVE



\$139,000 p.a Net + GST

752 Parramatta Road
Lewisham, NSW 2049

422m² 3 Showrooms/Bulky Goods • ...

> VIEW ☆ SAVE



\$45,000 per annum plus GST

Shop 182 Old Canterbury Road
Summer Hill, NSW 2130

75m² 4 Offices • Medical/Consulting • ...

> VIEW ☆ SAVE



BUDGET RENTAL

rear shop, 94 Audley Street
Petersham, NSW 2049

60.00m² Retail • Offices

> VIEW ☆ SAVE

< 12 13 14 15 >

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Commercial Property for Lease Leichhardt, NSW 2040

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Leichhardt, NSW 2040

Lease

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Commercial Properties For Lease in Leichhardt, NSW 2040

179 properties found | Viewing 141 - 150

Properties for lease in surrounding suburbs



CONTACT AGENT

6B Reserve Street
Annandale, NSW 2038

125.00m² Offices • Medical/Consulting

> VIEW ☆ SAVE

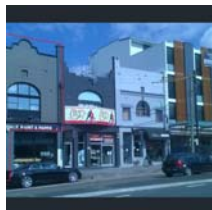


Contact Agent

168 Victoria Road
Rozelle, NSW 2039

300m² Industrial/Warehouse

> VIEW ☆ SAVE



For Lease \$797 / week + GST + Outgoings

74 Parramatta Road
Stanmore, NSW 2048

219.00m² 2 Offices • Retail • Other

> VIEW ☆ SAVE



\$68,000 + GST

Empire Square, 12/191 Ramsay Street
Haberfield, NSW 2045

135m² Retail • Medical/Consulting • Offices

> VIEW ☆ SAVE



Price Upon Application

Shop, 466 Parramatta Road
Petersham, NSW 2049

125.00m² Retail • Medical/Consulting

> VIEW ☆ SAVE



\$350 per week

Suite 2, 54-56 Victoria Road



Suite 2, 64-66 VICTORIA ROAD
Rozelle, NSW 2039

28m² Offices

> VIEW ☆ SAVE



Contact Tim Morrison

707 Darling Street
Rozelle, NSW 2039

450.00m² Retail • Offices

> VIEW ☆ SAVE



\$13,520

64 Brenan Street
Lilyfield, NSW 2040

18m² Offices

> VIEW ☆ SAVE



Price Upon Application

Suite 4, 85 Rose Street
Annandale, NSW 2038

30.00m² Offices

> VIEW ☆ SAVE



Contact Adam Selikman

203 Parramatta Road
Annandale, NSW 2038

46m² Retail • Offices

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< 13 14 15 16 >

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Leichhardt, NSW 2040

Lease

Refine

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Properties for lease in surrounding suburbs



LEASED BY BALMAIN REALTY

1/35 Terry Street
Rozelle, NSW 2039

75m² 1 Retail • Offices • Other

> VIEW ☆ SAVE



LEASED

704 Darling Street
Rozelle, NSW 2039

115.00m² Retail

> VIEW ☆ SAVE



Contact Agent

Shop 6 / 36-50 Taylor St
Annandale, NSW 2038

48.00m² 1 Retail • Offices

> VIEW ☆ SAVE



\$18,200 P.A. Exc. GST

131 Parramatta Road
Haberfield, NSW 2045

40m² Offices • Retail • Medical/Consulting

> VIEW ☆ SAVE



Contact Agent

Office, 284 Great North Road
Wareemba, NSW 2046

220m² 12 Offices • Medical/Consultin...

> VIEW ☆ SAVE



Contact Agent

71 Dalhousie Street



71 Dainousie Street
Haberfield, NSW 2045

110m² 2 Retail • Offices • Medical/Co...

> VIEW ☆ SAVE



\$1,250/week + GST

Shop 2/625 Darling Street
Rozelle, NSW 2039

56.00m² Retail

> VIEW ☆ SAVE



\$125,000 pa gross + GST

184 New Canterbury Road
Petersham, NSW 2049

500m² Industrial/Warehouse • Showrooms/...

> VIEW ☆ SAVE



Price Upon Application

3A/77-79 Lilyfield Road
Lilyfield, NSW 2040

54.00m² Retail

> VIEW ☆ SAVE



contact Jim Marinos

94 Audley Street
Petersham, NSW 2049

145.00m² 2 Retail • Offices

> VIEW ☆ SAVE

< 14 15 16 17 >

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Leichhardt, NSW 2040

Lease

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Properties for lease in surrounding suburbs



\$300 p/w + GST

452A Parramatta Road
Petersham, NSW 2049

45.00m² Offices • Retail

> VIEW ☆ SAVE



DEPOSIT TAKEN

15/328 Stanmore Road
Petersham, NSW 2049

110m² Retail

> VIEW ☆ SAVE



Price Upon Application

Shop 3/140-152 New Canterbury Road
Petersham, NSW 2049

72m² 3 Retail • Offices • Medical/Con...

> VIEW ☆ SAVE



Contact Agent

71 Dalhousie Street
Haberfield, NSW 2045

240.00m² 2 Retail • Offices

> VIEW ☆ SAVE



CONTACT KRISTIAN MORRIS

84-90 Parramatta Road
Summer Hill, NSW 2130

870.00m² Offices • Medical/Consulting • Ot...

> VIEW ☆ SAVE



ENQUIRE NOW

2 Maritime Court



2 Maritime Court
Rozelle, NSW 2039
1,200m² Offices

> VIEW ☆ SAVE



ENQUIRE NOW
2 Maritime Court
Rozelle, NSW 2039
100m² Offices

> VIEW ☆ SAVE



ENQUIRE NOW
2 Maritime Court
Rozelle, NSW 2039
50m² Offices

> VIEW ☆ SAVE



ENQUIRE NOW
2 Maritime Court
Rozelle, NSW 2039
200m² Offices

> VIEW ☆ SAVE



ENQUIRE NOW
2 Maritime Court
Rozelle, NSW 2039
500m² Offices

> VIEW ☆ SAVE

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Leichhardt, NSW 2040

Lease

Refine

Commercial Properties For Lease in Leichhardt, NSW 2040

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Properties for lease in surrounding suburbs



Contact Agent

Retail Opportunity, Stanmore Railway Station
Stanmore, NSW 2048

80m² Retail

> VIEW ☆ SAVE



Call Tony on 0416 479 189

184-186 New Canterbury Road
Petersham, NSW 2049

474.00m² Industrial/Warehouse • Offices • ...

> VIEW ☆ SAVE



contact agent

Address available on request
Annandale, NSW 2038

120.00m² Medical/Consulting

> VIEW ☆ SAVE

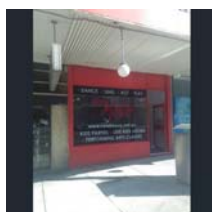


CONTACT TIM MORRISON

Shop 12, 191 Ramsay Street,
Haberfield, NSW 2045

135.00m² Retail • Offices • Medical/Consult...

> VIEW ☆ SAVE



Price Upon Application

544 Parramatta Road
Petersham, NSW 2049

200.00m² Retail • Showrooms/Bulky Goods...

> VIEW ☆ SAVE



CONTACT KRISTIAN MORRIS

South/84-88 Parramatta Road



South/84-90 Parramatta Road
Summer Hill, NSW 2130

400m² Offices • Medical/Consulting • Other

[VIEW](#)
[SAVE](#)


Price Upon Application

490 Parramatta Road
Petersham, NSW 2049

80.00m² Retail

[VIEW](#)
[SAVE](#)


Call 9568 1611

90 Parramatta Road
Summer Hill, NSW 2130

870m² 20 Showrooms/Bulky Goods • ...

[VIEW](#)
[SAVE](#)


Contact Agent

33 Booth Street, Suite 1, 33 Booth Street
Annandale, NSW 2038

142.00m² Offices

[VIEW](#)
[SAVE](#)

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Appendix C – Lambert Park Interface Report

A.C.N 002 388 856

20 July, 2017

MEMORANDUM

LORDS ROAD PLANNING PROPOSAL

MEASURES TAKEN TO MITIGATE THE EFFECTS OF THE APIA LEICHHARDT TIGERS FOOTBALL CLUB ON THE DEVELOPMENT.

Background:

Lambert Park extends from the light rail lands to Foster Street. Lambert Park is Crown Land and is governed under the requirements of the Crown Lands Act 1989.

The APIA Leichhardt Tigers football Club leases the western portion of Lambert Park, from Council, both for soccer games and training 7 days a week. It is indisputable that this is an important community facility.

The Club operates according to the requirements of many development consents granted by Council; key terms of which require the Club to comply with hours of operation and turning off lights, etc.

We understand that the Club receives many complaints from residents in nearby areas, particularly those in Davies Street. Complaints generally relate to parking, destructive behaviour by patrons of the football field and non-compliance with the operating hours, noise associated with cheering during games, celebrations and warm ups.

ACOUSTIC REQUIREMENTS

As a part of any development application, the applicant will provide an acoustic report demonstrating that the noise within any apartment will meet the applicable guidelines and criteria and the Australian Standard AS2107:2000. According to these standards noise levels in apartments, from airborne traffic and other noise should be as summarised:

"If the development is for the purpose of a building for residential use, the consent authority must be satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded:

- in any bedroom in the building: 35dB(A) at any time 10pm–7am*
- anywhere else in the building (other than a garage, kitchen, bathroom or hallway): 40dB(A) at any time."*

Internal requirements are for residential units and are measured internally with windows closed.

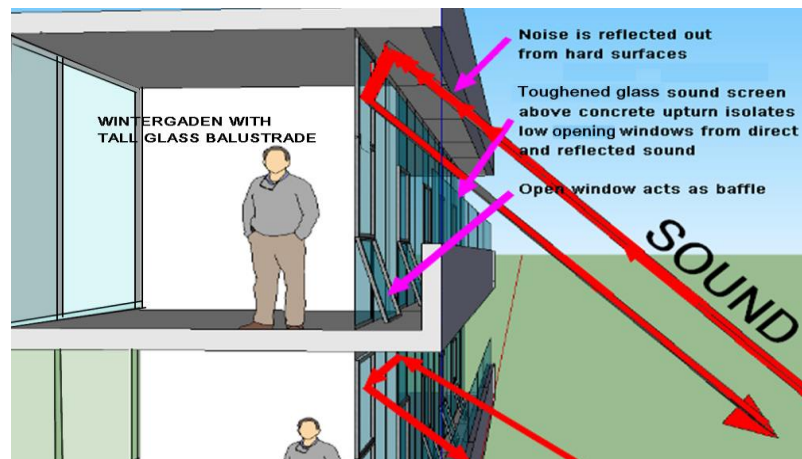
As sleep is the activity most affected by traffic noise, bedrooms are the most sensitive rooms. Higher levels of noise are acceptable in living areas without interfering with activities such as reading, listening to television, etc.

URBAN DESIGN

The building envelope facing Lambert Park has been designed so as to reduce the impact of noise on residents. These apartments, which face north, will have 1 bedroom only and are thus more likely to be occupied by younger people or renters who will be less likely to be disturbed by the Club's activities.

Apartments in the building have been designed such that:

- Living Rooms face Lambert Park to the North
- All bedrooms face away from Lambert Park to the South
- All apartments will have wintergardens which will provide an additional layer of sound proofing.
- The toughened glass balustrading to the North façade will extend to 1.7m above the floor level to provide a sound baffle, which will allow the occupants to open doors to their living rooms and facilitate the use wintergardens with the wintergarden screens open. The design will be in accordance with ideas from the noise control manual prepared by the City of Vancouver. <http://vancouver.ca/files/cov/noise-control-manual.pdf>



The adoption of the measures outlined above, will ensure that apartment dwellers will be subjected to much lower levels of noise than residents living in houses in the vicinity of Lambert Park.

If deemed appropriate by our acoustic and ventilation consultants, the apartments facing Lambert Park could be provided with a mechanical ventilation systems, similar to those required by Sydney City Council for apartments facing busy roads. Inlets for the system would be located away from the source of noise, on the South side of the building.

Given the measures outlined, it is not anticipated that such a mechanical ventilation system will be necessary. If provided, it is anticipated that it would only be required for use infrequently.

LEGAL AND CONTRACT

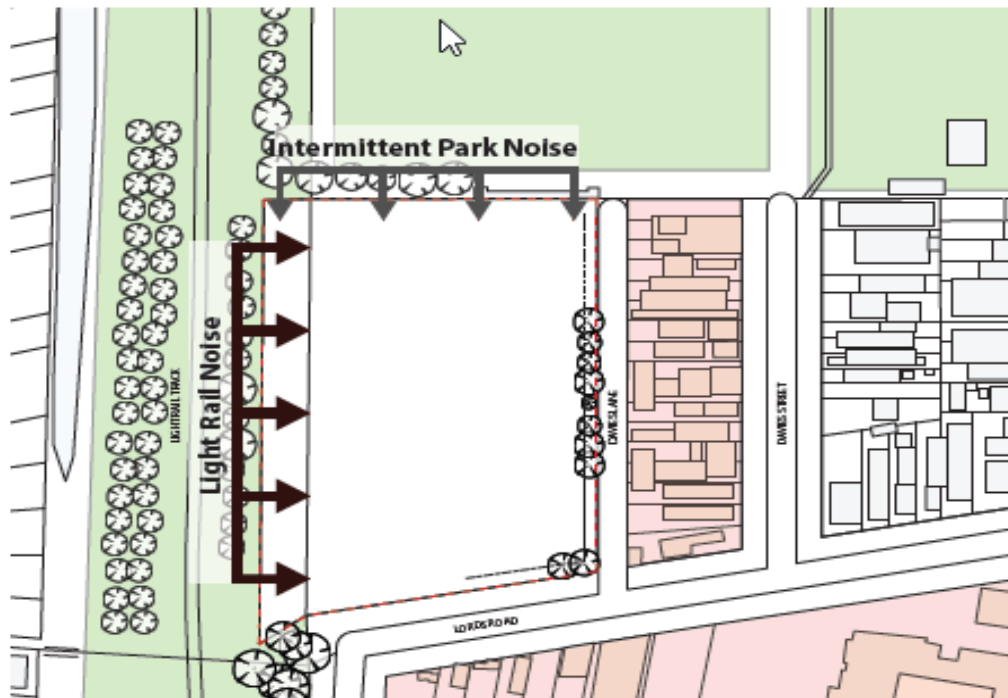
It is proposed to put on the title of the development a "Restriction as to User" which will notify residents of the conditions of Development Consent pertaining to the use of Lambert Park by the APIA Leichhardt Tigers football Club; prohibit residents and the owners' corporation from complaining to Council or any authority, or commence any legal action in any court of NSW etc. about any activity of the Club that is in accordance with the Conditions of Development Consent, or with respect to any cheering or noise generated by people attending soccer games.

In addition the Contract for the Sales of any apartments would draw attention to the existence of the "Restriction as to User" by way of a "Special Condition" of contract.

The applicant agrees to the imposition of the "Restriction as to User" by Council as a condition of development consent.

George Revay

5.4 NOISE



The site adjoins the new light rail line.

The Environmental Assessment associated with the Inner West Extension Light Rail line states that the operational noise and vibration goals for the service when it is operating will range from:

- 60 dBA during the day (the same level as a normal conversation at 2 metres), to
- 55 dBA during the evening (the same level as a low volume radio or TV at a distance of 1 metre), and to
- 50 dBA at night (the same level as a quiet street).

Lambert Park to the north is used as a football field. It has

the potential to generate noise that may disturb residents in the development.

Acoustic Logic Pty Ltd acoustic consultants have advised that:

- as the sound levels associated with the light rail are low, the development will require minimal treatment
- the balconies of buildings facing Lambert Park should have wintergardens which can be used to block out noise when required

Refer to (<http://www.transport.nsw.gov.au/lightrail-program/inner-west-light-rail-extension>) Please click on the link for Sydney Light Rail Inner West Extension Environmental Assessment and refer to Volume 1 Chapter 11 Noise and vibration.

26 July 2017

George Revay
Platino Properties Pty Ltd

By email george@platino.com.au

Our ref: MYG 37416677

Dear George

**67 Lords Road, Leichhardt
Contractual and titling restrictions**

We refer to our previous discussions in relation to your concerns about how you can formally draw the attention of purchasers in the development at 67 Lords Road, Leichhardt (the **Property**) to the prospect of noise from Lambert Park and also ensure that the use of Lambert Park by the Apia Leichhardt Football Club is not adversely affected by complaints by residents. We understand your instructions that the club has used the ground for approximately the last 60 years and the ongoing use of the ground by the club is of importance to the local community as well as to club members, supporters and the football community more generally.

We confirm that there are contractual and titling methods available to restrict or limit the ability of purchasers of apartments at the Property from being entitled to complain or object to the consequences of the continued use of Lambert Park by Apia Leichhardt.

Contractual conditions

Contracts for sale of apartments at the Property will contain an extensive disclosure regarding the use of Lambert Park and a clause where purchasers acknowledge the historical and ongoing use of the ground and which prevents purchasers from raising any claim, objections or complaints in respect of the use of Lambert Park for football purposes (including games, training and other associated activities). The disclosure would clearly identify for purchasers the current use of Lambert Park, key issues that the use may pose for those living at the Property in the future and any material items in the current development consent for use of Lambert Park that are relevant to a future adjoining residential owner.

The applicable contract condition can continue to have operation after completion of the various sale contracts once the development of the Property has been completed and apartments are occupied.

Restriction on use

In addition to an appropriately drafted clause in each sale contract, a restrictive covenant pursuant to the *Conveyancing Act 1919* may be registered on title to the Property before the issue of an Occupation Certificate in respect of the development. This is likely a more significant method of curbing future complaints as every future owner or occupier of the Property and the Owners Corporation should be bound by it.

Inner West Council, as the owner of Lambert Park and the relevant Prescribed Authority would be the party benefited and the party empowered to modify or release the restriction.

The restriction could be couched so the owners or occupiers of apartments at the Property (including future owners) agree that they will not complain, object to or take proceedings in respect of any lawful use of Lambert Park, including by Apia Leichhardt Football Club and including in respect of noise generating activity (including cheering and other human noise generated by the patrons of Lambert Park), ground lighting and the use of the ground by Apia Leichhardt Football Club for football purposes or oppose any future application for a development consent by the club for the use of the ground for football purposes or the extension or renewal of the lease for the ground.

The restriction would also contain a release and indemnity by owners and occupiers in favour of Inner West Council and confirm that it is a bar to proceedings.

Registration of the restriction on title would also ensure any future purchasers of apartments at the Property were on notice of the use of Lambert Park and the existence of the restriction.

Yours sincerely



Matthew Geary
Director
Dentons Australia