



JO HAYLEN MP

STATE MEMBER FOR SUMMER HILL

Regional Panels Secretariat
Sydney Planning Panel
GPO Box 39
SYDNEY NSW 2001

2016SYE060: 67-73 Lords Road, Leichhardt - Submission

Thank you for the opportunity to make comment on the Planning Proposal for 67-73 Lords Road, Leichhardt. This development is of great concern to Haberfield constituents and I value the opportunity to raise my objection to the current proposal for the site.

I hold a number of key concerns about the development of this site for medium density residential purposes, namely:

- The loss of amenity for established low density residential areas in Haberfield;
- The traffic impacts of a dense residential development on already congested streets;
- The loss of local employment opportunities provided in a rare inner city industrial precinct; and
- The additional pressure placed on schools and parks in the area, with no indication of how these pressures may be alleviated.

Character and Amenity Impacts

Haberfield is the world's first garden suburb and as such, it is of the utmost importance that we maintain the character of this unique heritage area. The Concept Design Report exhibited suggests that Building A will be a building of between six to eight floors adjoining the Hawthorne Canal and low density residential dwellings on Hawthorne Parade.

The amenity impacts of development of this scale are expected to be significant, although little detail is provided in relation to these impacts in the documentation provided. It is expected that the concept development will impact the amenity of homes on Hawthorne Parade through overshadowing, overlooking and impact on view lines. This will be an unsympathetic and poor outcome for neighbouring residents.

Traffic Impacts

Haberfield and Leichhardt experience significant strain on both on-street parking and congestion at key intersections. The scale of the density which can be



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expected as a result of this proposal will have a significant impact on the traffic and parking on surrounding roads.

The Social Impact Assessment indicates that the development resulting from this proposal will house 710 residents. This will place unacceptable pressure on already congested roads during peak times, especially given the location of the site near a local public school.

Local Employment Impacts

The site currently houses a number of small businesses in a rare industrial precinct in the Inner West region. The Leichhardt Industrial Lands Study prepared by SGS Economics in December 2014 found that "although small" the Lords Road site is "an important precinct to accommodate the future industrial demands within the LGA".

The maintenance of a diverse range of local employment opportunities and the scarcity of industrial precincts in the area makes a rezoning of the site for residential purposes a poor outcome for our community.

Infrastructure Impacts

As previously noted, the site is expected to accommodate 710 additional residents. This will place a great deal of additional pressure on local schools, such as Kegworth Public School, and open space, which are already in high demand in this area.

The cumulative impact of this proposal on local infrastructure, in conjunction the additional development which can be expected along Parramatta Road, requires greater consideration and I join with many in the local community in opposing the proposal in its current form.

I trust that the issues I have raised in this submission, on behalf of my constituents in Haberfield, will be considered in the assessment of this Planning Proposal.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Jo Haylen".

Jo Haylen MP
Member for Summer Hill