

Exhibition of Planning Proposal 67-73 and 75 Lords Road, Leichhardt (PP-2022-2790)

The planning proposal seeks to amend Inner West Local Environmental Plan (LEP) 2022 by rezoning the site and increasing the height and floor space ratio controls to accommodate residential development at 67-73 and 75 Lords Road, Leichhardt.

Site description

The subject site (**Figure 1**) is located at 67-73 and 75 Lords Road, Leichhardt and comprises of 2 lots (Lot 1 DP 940543 and Lot 1 DP 550608), with an approximate area of 10,617m². The existing built form on the site includes several brick warehouse style buildings which have a maximum building height of 11.5m, and a smaller building in the south-east corner. The site also contains hardstand used primarily for access and vehicle parking. The site is currently zoned E4 Light industrial and accommodates various light industrial and commercial uses. It is within walking distance to various transport options and amenities.

The site includes:

- 67-73 Lords Road – containing a series of low scale brick warehouse buildings with hardstand parking and loading areas.
- 75 Lords Road – contains hardstand parking adjacent to the Inner West Light Rail corridor.



Figure 1 - Subject site (Source: Nearmap, 2025)

What the planning proposal will do

The planning proposal seeks to amend the *Inner West Local Environmental Plan 2022* to facilitate the rezoning of the subject site to R3 Medium Density Residential to accommodate residential development.

In summary, it seeks to:

- rezone 67-73 Lords Road from E4 General Industrial to R3 Medium Density zone and apply a maximum height of building of 30m and increase the maximum FSR to 2.4:1
- rezone 75 Lords Road to RE1 Public Recreation zone.

The proposal also seeks to introduce a local clause that will permit several additional permitted uses including residential flat buildings and require affordable housing in perpetuity.

More information about the proposal can be found on the NSW Planning Portal. Go to www.planningportal.nsw.gov.au/ppr/under-exhibition/67-75-lords-road-leichhardt.

What is a planning proposal?

A planning proposal (or “PP”) explains the intended effect of a proposed LEP or proposed amendments to an LEP. It describes the intended outcomes and proposed LEP provisions, identifies and addresses the potential impacts that the changes may have and provides justification for making the LEP.

A planning proposal is a key part of the LEP making process because it describes how a new or amended LEP will ‘give effect’ to strategic and site-specific planning outcomes. It is the first step in making the statutory link between strategic plans and planning controls which apply to development.

Note: Any physical development of the land occurs under separate planning processes.

What is an LEP?

An LEP provides a statutory framework for the way land can be developed and used.

An LEP contains land use zones which establish where residential, commercial, recreation and other uses can occur. It has development controls for buildings and land, including controls for maximum building heights, floor space, subdivision and lot size.

LEPs also include provisions which address local matters, hazards and constraints, such as flooding, protection of biodiversity, heritage conservation, or land that is being reserved by the government to build more public infrastructure in the future.

An LEP is made under the *Environmental Planning and Assessment Act 1979*.

What are the Council’s, the Sydney Eastern City Planning Panel (Panel) and the Departments role in the process?

The Council’s role for this planning proposal

This planning proposal originally was submitted to Inner West Council in August 2022. On 23 February 2023, Council resolved not to support the planning proposal. The proponent subsequently lodged a rezoning review request for the proposal, which resulted in the Panel supporting the proposal progression

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for Gateway determination in March 2024 and appointing itself as the PPA. Council is now considered a key stakeholder and will be consulted as part of the public exhibition.

Sydney Eastern City Planning Panel's role for this proposal

The Panel Planning Panel acts as the independent body in rezoning reviews within the Inner West Local Government Area. Given Council did not support the progression of the planning proposal, the Panel was requested by the proponent to review the rezoning request.

The Panel determined that the proposal demonstrated strategic and site-specific merit and should proceed to Gateway determination. The Panel was appointed as the Planning Proposal Authority and is therefore responsible for preparing the package of planning proposal documents for public exhibition and running the public consultation. The Panel will consider public submissions on the planning proposal prior to making a decision about whether the planning proposal should proceed to finalisation.

The Department's role for this planning proposal

The Department assesses and guides planning proposals through the LEP making process. This includes active management of the planning proposal through the LEP making process, issue resolution, and finalising the LEP (if the Minister is the local plan-making authority).

In April 2024, the planning proposal was submitted to the Department for Gateway determination. An assessment of the proposal was undertaken, and a Gateway determination was issued on 2 September 2024 stating the proposal should proceed subject to the conditions, including the public exhibition of the proposal.

A final assessment of the planning proposal will be undertaken by the Department after the public exhibition. At this stage further amendments may be made to respond to matters raised by community members or public authorities. The Department is the local plan-making authority and will determine if the LEP amendment will be made.

Council exhibition of draft VPA and development control plan

Platino Properties on behalf of Lord 67 Pty Limited (the landowner) expects to enter into a Voluntary Planning Agreement (or "VPA") with Council as a mechanism to transfer 75 Lords Road, Leichhardt as open space and to provide a range of public benefits. A site-specific section to the Leichhardt Development Control Plan 2013 will also be prepared in collaboration with Council which seeks to support the above rezoning. The site-specific development control plan will provide the concept masterplan and supporting objectives and guidelines for development.

The Letter of Offer, VPA and Development Control Plan are currently being finalised and will be publicly exhibited separately by Council.

How to make submissions

Submissions on the planning proposal should be made to the Department through the NSW Planning Portal. Go to www.planningportal.nsw.gov.au/ppr/under-exhibition/67-75-lords-road-leichhardt.

Your submission must be lodged by **5pm on Wednesday 7 May 2025** and must include:

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- if the submission relates to the planning proposal
- a statement on whether you support or object to the proposal; and
- the reasons why you support or object to the proposal.

Persons lodging submissions must declare reportable political donations (including donations of \$1000 or more) made in the previous two years.

Your personal information is protected under the *Privacy and Personal Information Act 1998*.

We may publish any personal information you have included in your submissions on a proposal. Do not include any personal information in your submission that you do not want published. If you do not want your name and address to be made public, please ensure you tick the relevant box and clearly state this on the front page of your submission. Making a submission is entirely voluntary and you are under no obligation to provide us with any of your personal information, except as otherwise required by law.

Who should I direct my Planning Proposal inquiries to?

For questions relating to the planning proposal, please contact the Planning Proposal Authority team at planningproposalauthority@dphi.nsw.gov.au.

What is a Planning Proposal Authority (PPA)?

In the planning proposal process, the PPA is responsible for preparing the package of planning proposal documents and submitting them to the Department for a Gateway determination.

A Gateway determination is an approval required before the proposal can proceed to public exhibition. This approval is usually subject to conditions.

The PPA is responsible for satisfying the conditions of the Gateway determination, public exhibition of the planning proposal, and finalisation.

An alternate PPA may be appointed under certain circumstances, where directed by the Minister. As the planning proposal is the result of a rezoning review the Sydney Eastern City Planning Panel is the Planning Proposal Authority and the Department will be the Local Plan-Making Authority.

What is a Local Plan-Making Authority (LPMA)?

The LPMA is the authority responsible for making the LEP as identified by the Gateway determination. This may be the Minister (or delegate) or the relevant council. The LPMA undertakes the statutory functions in making the LEP.