

Contact: Clare Harley
Phone: 9367 9226
Date: 1 December 2014



Mr Vincenzo Pizzata
Managing Director
P & C Consulting Pty Ltd
PO Box 7
Haberfield
NSW 2045

ABN: 92 379 942 845
7-15 Wetherill Street, Leichhardt NSW 2040
PO Box 45, Leichhardt NSW 2040
Phone: (02) 9367 9222 Fax: (02) 9367 9111
TTY: 9568 6758
Email: leichhardt@lmc.nsw.gov.au
www.leichhardt.nsw.gov.au

Dear Mr Pizzata,

Re: Planning Proposal: 245 Marion Street, Leichhardt

Thank you for your 15 August 2014 submission of a planning proposal to rezone 245 Marion Street, Leichhardt to R1 General Residential with a floor space ratio of 3.3:1 and a maximum building height limit of 15 storeys, which would require an amendment of the Leichhardt Local Environmental Plan 2013 and of the Leichhardt Development Control Plan 2013.

Council considered this request to prepare and submit this planning proposal for a Gateway determination at its meeting on Tuesday 25 November 2014 and took the following decision:

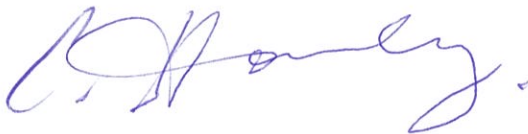
1. That Council resolve to receive and note the information contained in this report and Attachments as it relates to an assessment of the merits of a Planning Proposal (dated August 2014) for 245 Marion Street, Leichhardt.
2. That Council resolve not to support the request to prepare a Planning Proposal (dated August 2014) to rezone 245 Marion Street from IN2 Light Industrial to either R1 – General Residential or a Business Zone (unspecified) for the following reasons:
 - a) in the context of persistent demand and a low and decreasing supply of industrial land, a rezoning would dilute Council's ability to provide sufficient industrial land to accommodate demand.
 - b) the Planning Proposal is inconsistent with s.117 Direction 1.1 Business and Industrial Zones on the following grounds:
 - i. the Planning Proposal is not justified by relevant strategies in relation to the retention of industrial lands, including the Draft Metropolitan Strategy for Sydney to 2031 and the Draft Inner West Sub-regional Strategy.
 - ii. the Planning Proposal is not justified by an economic study
 - iii. loss of this industrial land would be of substantial significance to the local government area's employment land supply.

- c) the proposal does not have merit when assessed against the criteria established by the Leichhardt Employment and Economic Development Plan 2013-2023
- d) the Planning Proposal is not supported by an:
 - Economic Assessment
 - Net Community Benefit Test
 - Social Impact Assessment
- e) without the above listed supporting studies, there is not enough information to demonstrate that relevant social, economic and other site specific matters have been identified or adequately addressed and that the site is capable of supporting the proposed zoning.
- f) without supporting documents the Planning Proposal does not demonstrate that the proposal has strategic merit. Council recognises that 245 Marion Street could have potential for a modest increase in Floor Space Ratio to create additional employment generating floorspace.
- g) the Planning Proposal includes a residential Floor Space Ratio of 3.3:1 and building heights up to 50m for an R1 – General Residential zoning, or no limitations to the maximum height or FSR for a Business zone. There is no precedence in Leichhardt Local Government Area for the proposed FSR and maximum building heights for the proposed zoning and an adequate justification for the FSR and building height has not been provided.
- h) there is no strategic justification for the proposed residential Floor Space Ratio and building height in higher order NSW Government State Planning Policy or guidelines or Council Environmental Planning Instruments, Policies or Guidelines.
- i) the proposed residential Floor Space Ratio and building heights would result in unacceptable amenity impacts on the local area including:
 - overlooking of Walter Street and residents of The Marion, Uniting Church Seniors Housing Development
 - inadequate landscaped area
 - visual impact from the bulk and scale of the building
 - inadequate access to daylight for future residents within the development
- j) inadequate supporting information has been provided to ascertain if the quantity and quality of landscaped areas, private open space and communal landscaped area, is acceptable and achieves minimum requirements of SEPP 65.
- k) the Planning Proposal does not include any affordable housing and is therefore not consistent with Section 3.3.3 (Clause 3.3.1) of the Leichhardt Affordable Housing Strategy (2011) which seeks a 10% affordable housing contribution.

- l) the Planning Proposal does not address the strategic context of major NSW State government projects including:
- i. Bays Precinct Urban Renewal
 - ii. Parramatta Road Urban Renewal
- which may result in further, significant loss of employment land and an increased demand for non-residential goods and services arising from a growing population in the inner west
- m) the Planning Proposal does not address issues associated with the proposed West Connex Motorway including:
- i. traffic generation
 - ii. location of air quality stacks
 - iii. location of motorway entry and exit portals
- Environmental Planning Instruments, Policy and Guideline documents.

If you have any queries on the process please contact Roger Rankin on 9367 9174 or rogerr@lmc.gov.nsw.au.

Yours sincerely,



Clare Harley
Manager Environment and Urban Planning