

**Joint Regional Planning Panel – Planning Assessment Commission
Pre-Gateway Review**

The Joint Regional Planning Panel (JRPP) has considered the request for a review of the proposed instrument as detailed below.

The Pre-Gateway Review:

Date of Review:	22 May 02013
Dept. Ref. No:	PGR_2012_LEICH_001_00
LGA:	Leichhardt
LEP to be Amended:	Leichhardt LEP 2000 or draft Leichhardt LEP 2012
Address / Location:	141 and 149 Allen Street, Leichhardt
Proposed Instrument:	Rezoning site from industrial to residential
Panel Chair:	John Roseth
Panel Members:	David Furlong Sue Francis Brian McDonald Jacinta Reid

Reason for review:	☐	The council has notified the proponent that the request to prepare a planning proposal has not been supported
	☒	The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal

In considering the request, the JRPP has reviewed all relevant information provided by the proponent as well as the views and position of the Department and the relevant local government authority. Based on this review the JRPP recommends the following:

JRPP RECOMMENDATION:	☒	The proposed instrument should be submitted for a Gateway determination, subject to the matters raised in the recommendation of the Panel
	☐	The proposed instrument should not be submitted for a Gateway determination
Composition of Recommendation:	☒ Unanimous ☐ Not unanimous	Comments:

JRPP Advice and Justification for Recommendation:

1. The Panel has considered the Department of Planning and Infrastructure's briefing note, as well as the views of the Council and of the proponent, and has visited the site. The Panel's recommendation that the planning proposal to re-zone the site from industrial to residential use be submitted for a gateway determination under s56 of the *Environmental Planning and Assessment Act 1979*.
2. The Panel believes that, when the planning proposal is exhibited, it should be accompanied by an urban design study that deals with contextual analysis, height, comparative Floor Space

Ratio analysis, solar access, separation between buildings, privacy impacts and deep soil landscaping.

3. The Panel notes that, while the council favours re-zoning of the site for residential use, it would like to make re-zoning dependent on an employment lands study for Inner Sydney, and a Voluntary Planning Agreement committing the applicant to paying for part of the services that will be necessary to cater for the increase in population due to the re-zoning, as well as providing for affordable housing. The Panel also notes that the provision of affordable housing at appropriate locations is a policy priority of the government.
4. As regards to an Inner Sydney Employment Lands Study, the Panel notes that such a study may be carried out in the future by the Department, however, the progress of the planning proposal should not be dependant on its completion.
5. As regards the Voluntary Planning Agreement suggested by the council, the Panel believes that a requirement for a Voluntary Planning Agreement is not appropriate at the re-zoning stage.