

**ITEM 3.2 PLANNING PROPOSAL 67 - 73 LORDS ROAD,
LEICHHARDT**

C263/14 RESOLVED BYRNE/ HANNAFORD

- 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 May 2014) for 67-73 Lords Road, Leichhardt
- 2.** That Council resolve not to support the request to prepare a Planning Proposal (dated May 2014) to rezone 67-73 Lords Road from Industrial (IN2) to Medium Density Residential (R3) and not to progress the draft Voluntary Planning Agreement in relation to 67-73 Lords Road, Leichhardt 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; and
 - 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 employment lands, including the Draft Metropolitan Strategy for Sydney to 2031 and the Draft Inner West Sub-regional Strategy.
 - ii.** the Planning Proposal is not adequately justified by an economic study prepared in support of the planning proposal
 - iii.** the Planning Proposal is of substantial significance to the local government area's employment land supply.
 - c.** the proposed rezoning would result in a net loss of jobs in the local government area
 - d.** the proposed rezoning would result in the loss of an economically viable employment lands precinct containing local services, light industrial and other non-industrial activities which contribute to the diversity of the economy, community activities and employment opportunities
 - e.** the proposal does not have merit when assessed against the criteria established by the Leichhardt Employment and Economic Development Plan 2013-2023

- f. the Planning Proposal is not supported by an appropriate Net Community Benefit Test as it does not address the wider issue of cumulative loss of employment lands in the local government area
- g. the Planning Proposal is not supported by an adequate, comprehensive Social Impact Assessment
- h. the proposed zoning of R3 Medium Density Residential is inconsistent with the Draft Metropolitan Strategy for Sydney to 2031, Appendix D: Glossary of Terms as it relates to R3 Medium Density Residential. The proposed building heights and residential density are, instead, consistent with the R4 High Density Residential Zoning which is not included in the Leichhardt Local Environmental Plan 2013.
- i. the proposed Floor Space Ratio and building heights would result in unacceptable amenity impacts on the local area including:
 - i. overlooking of Davies Street properties,
 - ii. inadequate location and quantity of common and private open space
 - iii. visual impact derived from the bulk and scale of buildings
 - iv. overshadowing of open space areas
 - v. inconsistency with the local character
- j. the Planning Proposal proposes that 15.8% of the site be communal open space and therefore does not meet the requirements of State Environmental Planning Policy 65 – Residential Flat Design Code which requires the provision of 25-30% of the site for communal open space
- k. the Planning Proposal is 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 proposed reduction in the width of existing streets to accommodate public domain works is unacceptable
- m. the proposed one-way share way vehicular movement system would result in an unacceptable number of vehicle movements in Davies Lane
- n. the proposal would result in significant additional traffic impacts, particularly in relation to intersections, which have not been adequately addressed in the supporting studies
- o. the Planning Proposal does not adequately address the strategic context of major NSW State government projects including:
 - i. Bays Precinct Urban Renewal
 - ii. Parramatta Road Urban Renewal

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CHAIR

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

- p. Council has not been provided with adequate information to be satisfied that the site can be made suitable for the proposed residential development and use in accordance with SEPP 55 Remediation of Land.
- q. 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

The vote for and against the above RESOLUTION is shown below for the record;

FOR VOTE - Cr Darcy Byrne, Cr Frank Breen, Cr Linda Kelly, Cr Simon Emsley, Cr Tony Costantino, Cr Vera-Ann Hannaford, Cr John Jobling, Cr John Stamolis, Cr Michele McKenzie, Cr Daniel Kogoy, Cr Rochelle Porteous

AGAINST VOTE - Nil

ABSENT. DID NOT VOTE - Cr Craig Channells

PRESENT. DID NOT VOTE - Nil

8:17pm Cr Costantino temporarily left the meeting.

ITEM MA.1 MATTER ARISING

Background

Resolution from 14 August Public Meeting at Kegworth School

This meeting of residents strongly recommends that residents of West Leichhardt make submissions to Leichhardt Council and the Joint Regional Planning Panel objecting to the overdevelopment proposed for the Kolotex site at 22 George St and urging Council to support the residents case when the matter comes before the JRPP. If the Kolotex DA is approved it will set a dangerous precedent for other large sites currently the subject of rezoning proposals. Further, given the sudden injection of four (now 5) proposed major redevelopments into the area of Leichhardt west of Flood St, we believe there needs to be a comprehensive planning study of the combined impacts on traffic, parking, vital infrastructure, employment opportunities and living amenity flowing from these developments before they are assessed let alone approved by Leichhardt Council and/or the JRPP. We call on local MP Jamie Parker to organise an urgent deputation of Council and residents to see the Minister for Planning and Infrastructure to discuss the planning crisis in Leichhardt's west.