

Joint Regional Planning Panel – Pre-Gateway Review

The Sydney East 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:	7 December 2015
Dept. Ref. No:	PGR_2014_LEICH_001_00
LGA:	Leichardt Council
LEP to be Amended:	Leichardt Local Environmental Plan 2013
Address / Location:	67-73 Lord Street, Leichardt
Proposed Instrument:	Leichardt Local Environmental Plan 2013
Panel Chair:	John Roseth
Panel Members:	David Furlong, Sue Francis, Brian McDonald and Deborah Laidlaw

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 of Planning and Environment 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 JRPP has considered the Department of Planning and Environment's briefing note, as well as the views of the Council and of the proponent. The majority of the Panel (John Roseth, David Furlong and Sue Francis) came to the view that a change of zoning was appropriate for this site and they recommend that the proposal be submitted for a Gateway determination.
2. The majority of the Panel gave full consideration to the council's argument that all industrial land should be reserved in its current zoning in order to provide for the demand for this use in the local area; however, ultimately it considered that the arguments in favour of rezoning were stronger. The majority of the Panel notes that the current uses of the site are not of an industrial nature and could be accommodated in commercial and mixed-use zones. Moreover, the site is isolated from other industrial areas and does not have access to a major

road. On the other hand, its proximity to the light rail makes it highly suitable for residential use.

3. The majority of the Panel notes that the proposal is consistent with the draft Parramatta Road Urban Transformation Strategy. While this Strategy is currently on exhibition, it is likely to be finalised during 2016.
4. While the majority agrees that the proposal to change the zoning to residential may be appropriate, it cannot at this stage agree to the proposed FSR of 2.4:1 and the proposed building height of 25m. These planning controls should be demonstrated to be consistent with achieving a development that complies with the Apartment Design Guide, before the planning proposal is exhibited.
5. Brian McDonald voted against the recommendation on the grounds that industrial and employment generating land needs to be maintained in the local government area. Deborah Laidlaw voted against the recommendation on the grounds that a decision to rezone this land in advance of finalising the Parramatta Road Urban Transformation Strategy is premature.

Endorsed by

A handwritten signature in black ink, appearing to read 'John Roseth', written in a cursive style.

John Roseth
Chair
Sydney East Joint Regional Planning Panel
7 December 2015