



Suite 11, 20 Young Street,
Neutral Bay, NSW, 2089
Phone 02 8968 1900
properties@platino.com.au

www.platino.com.au
ACN: 002 388 856

January 2024

Mr Carl Scully
Chair
Sydney Eastern City Planning Panel

c/o Panel Secretariat
Department and Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124
Via email: Lisa.Kennedy@planning.nsw.gov.au

REZONING REVIEW RR-2023-3 – 67-75 LORDS ROAD, LEICHHARDT

Dear Mr Scully,

At the meeting on 17 August 2023, the Sydney Eastern City Planning Panel considered our Planning Proposal and determined that based on their review, the proposal should be submitted for a Gateway determination because it had demonstrated strategic and site specific merit.

The Panel's recommendation was that prior to submitting the planning proposal for a Gateway determination, it is to be revised to address several issues that were raised in the Record of Decision dated 23 August 2023.

The planning proposal has now been revised to address all of the issues outlined in the Record of Decision. The revisions and our response to each of the matters is outlined in the table below.

Panel Recommendation		Response / revision
Prepare a flood study consistent with the Flood Risk Management Guideline and to address the Ministerial Direction	✓	Water Technologies has now prepared a Flood Impact Assessment to address all the requirements (including all the same subject headings and data requirements) of the NSW government Flood impact and risk assessment – Flood risk management guideline LU01 June 2023 including the requirements of Appendix A. The Flood Impact Assessment incorporates full flood modelling that has been undertaken to quantify existing and post-development flood

		<p>behaviour at the site and to demonstrate that, with the proposed mitigation measures in place. The report concludes that the proposed development will not result in any material impacts on flooding external to the site.</p> <p>In addition, the FIRA that was submitted with the planning proposal has been updated to reflect the results of the modelling.</p>
Prepare a reference scheme taking into consideration the outcomes of the flood study and to demonstrate consistency with the ADG and other relevant site conditions to confirm the capability of the site to achieve the proposed FSR and height of Building	✓	<p>The reference scheme prepared by SJB has been revised to address the proposed rezoning of 75 Lords Road to RE1 Public Recreation and the outcomes of the FIRA and flood modelling.</p> <p>The revised reference scheme is included in the Urban Design Report.</p>
Prepare a site specific DCP incorporating the outcomes of the above	✓	<p>The site specific DCP has been amended to incorporate comments made by the Panel, Inner West Council and DPE.</p>
Demonstrate compliance with the PRCUTS criteria and Strategic Actions, specifically related traffic impact, affordability, design, sustainability and infrastructure to demonstrate consistency with Ministerial Direction 1.5 Parramatta Road Corridor Urban Transformation Strategy	✓	<p>The planning report fully assesses the proposal against the criteria and strategic actions in PRCUTS and the Ministerial Direction 1.5</p>
Undertake an economic analysis for the impact of the proposed non-residential uses on neighbouring local centres	✓	<p>A Local Centres Impact Study has been undertaken by Hadron Group to assess the likely impact. The study concludes that the provision of non-residential uses on the site will not create significant competition for neighbouring local centres however it is likely that the limitations of the site combined with high vacancy rates will make finding tenants</p>

		<p>for the space on the site difficult. The study recommends that, based on the assessment undertaken, the site should be developed fully consistently with PRCUTS by providing only residential uses.</p> <p>1700m2 of non-residential space has been retained to address Council's previously expressed .</p>
Confirm the proposed permissible uses on the site	✓	The proposed additional permitted uses within the R3 zone on the subject site are fully outlined and explained in the updated planning report.
Clarify housing affordability rates, including floor space and number of units and method of management	✓	<p>The proposed rate and approximate amount (as GFA) of affordable housing to be provided as well as the proposed method of ongoing management are fully outlined and explained in the updated planning report.</p> <p>It is proposed to provide a minimum 5% of residential floor space as affordable housing, to be owned and managed by a community housing provider (approximately 10 affordable dwellings).</p>
Clarify the dedication and proposed management of the proposed RE1 land	✓	<p>The proposed dedication and ongoing management arrangements for the RE1 land on the western side of the site are fully detailed in the Planning Report and a VPA offer has been prepared and submitted to the Inner West Council for discussion.</p> <p>The key elements of the proposal are:</p> <ul style="list-style-type: none"> • Transfer the title for 75 Lords Road (1,584m2) to IWC at no cost • Platino to fund embellishment of the land at 75 Lords Road • Platino to fund maintenance works on the RE1 land for 2 years after transfer of title to IWC <p>The proposal has an estimated overall value approaching \$16 million.</p>

All of the recommendations made by the Planning Panel have therefore been thoroughly addressed. In addition, all of the supporting documents that were submitted with the original planning proposal in August 2022 have now been updated to reflect the revisions made to the planning proposal to address the comments made by the Panel and IWC. All reports have also been updated in light of the changed planning framework – principally the replacement of the *Leichhardt LEP 2013* with the *Inner West LEP 2022*.

We request that the Panel be reconvened at the earliest opportunity to consider the amended proposal, with the additional information provided, for a Gateway determination.

Please contact me on 0425 285 837 should you require any additional information.

Yours sincerely

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

George Revay
Managing Director
Platino Properties