Media release

Thursday, 29 August 2013

Have for your say on rezoning proposal for Kolotex and Labelcraft sites at Leichhardt

A rundown factory in Sydney’s inner-west that previously supplied generations of Australian women with hosiery could be transformed into apartments and commercial space under a rezoning proposal today placed on public exhibition.

The Department of Planning and Infrastructure today sought feedback on the proposal for the former Kolotex garment factory and Labelcraft printing facility on George St, Leichhardt.

Department of Planning and Infrastructure Deputy Director General Stephen McIntyre said the draft plans identified potential for 350 new apartments in a future development with a gross floor area of approximately 31,000m².

“This 1.46 ha site, which is currently zoned for industrial uses, provides a great opportunity for delivering new homes in a well-established area of Sydney where there is little new housing stock,” Mr McIntyre said.

“The site is also ideally located within a few hundred metres of multiple public transport options, including buses along Parramatta Road, the Lewisham railway station and the future Taverners Hill light rail station, scheduled to open in 2014.

“Providing new residential land and employment opportunities close to public transport is consistent with the government’s objectives under the draft Sydney Metropolitan Strategy.”

Mr McIntyre said approximately 715 jobs would be created during the planning and construction phase of the development, while an additional 125 jobs would be ongoing when the development was finished.

The site’s owners have offered to transfer ownership of 11 completed residential units to an affordable housing provider and allow an extra two units to be leased by an affordable housing provider for at least 10 years.

A site specific draft development control plan includes a number of controls to ensure the site’s buildings integrate with adjoining and neighbouring buildings.

The department was appointed as the relevant planning authority to assess the rezoning proposal in June 2012. This followed advice from independent experts at the Planning Assessment Commission that the proposal had strategic merit and should be allowed to proceed in the planning process.

Staff from the department and Leichhardt Municipal Council have since worked together to progress the rezoning proposal.
On the northern part of the site building heights to a maximum of 16m would be permitted, with the rest of the site having buildings up to a maximum of 32m (eight storeys).

The rezoning proposal exhibition package, including a planning report, technical studies, draft development control plan and draft voluntary planning agreements, will be exhibited from today and can be viewed at: www.planning.nsw.gov.au/on-exhibition.

Two community information sessions – on Saturday 31 August 2013 and Wednesday 4 September – will be held at Leichhardt Municipal Council.

NOTE ON BUILDINGS CURRENTLY AT THE SITE:

The **Kolotex site** at 22 George Street contains one-to three-storey brick and concrete factory, warehouse and office facilities that are approximately 40-50 years old and were formerly used for manufacturing hosiery and other clothing. Pacific Brands acquired Kolotex in 2003 and closed down manufacturing operations at the Leichhardt site.

The **Labelcraft site** at 30-40 George Street contains one-to two-storey brick and concrete factory facilities that appear to have been built between 1940 and 1960 and have been used for an industrial label printing business.

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