Go ahead for new houses close to transport in inner-west

Hundreds of new homes and jobs will be created through the revitalisation of the former Kolotex and Labelcraft facilities at adjoining sites on George St, Leichhardt with the approval of an amendment to the Leichhardt Local Environment Plan (LEP) today.

The two run-down Leichhardt factory sites will be transformed into hundreds of much-needed new homes close to transport and other facilities following changes to local planning controls, Planning and Infrastructure announced today.

The site is located within easy walk of buses along Parramatta Road, Lewisham railway station and the soon-to-be-finished Taverners Hill light rail stop.

The amendments to the LEP are also accompanied by a binding agreement with the landowners for up to 11 units at the site to be dedicated for affordable housing.

Planning and Infrastructure’s Deputy Director General Stephen McIntyre said the changes would allow for a medium-density residential development of around 330 new homes and 1,400m² of retail and commercial floor space at the site.

More than 700 jobs will be created during the planning and construction phase of the development, while an estimated 125 jobs would be ongoing when the development was finished.

“This amendment will allow new homes and jobs to be created in close proximity to shops, schools and parks in an area of the city where there is little new housing coming on to the market,” Mr McIntyre said.

“The site’s proximity to different public transport options is consistent with our approach of ensuring new housing projects have access to existing and new transport infrastructure, like the inner-west light rail extension.

“The development will contribute to housing diversity in the area, with 11 units at the site dedicated as affordable housing units in perpetuity and another two as affordable housing rental units for at least ten years.

“A number of the buildings at the site are in poor condition and in a state of disrepair, while some are also vacant, and so the site’s revitalisation will benefit not only those who eventually live and work there, but the surrounding neighbourhood too.”

The rezoning will allow buildings up to a maximum of 32 metres (eight storeys) at the site, but buildings on the northern part of the site will be restricted to 16 metres (four storeys) to moderate impacts on surrounding properties.

The upper levels of all buildings across the site will also be required to be set back from the street.
The department exhibited the planning proposal in September 2013 and two community information sessions were held during the exhibition period.

Several changes have been made to the final plans in response to public submissions, including adding an access point on George Street to ease traffic congestion and additional steps to improve wastewater management and increase energy efficiency.

Further information is available at www.planning.nsw.gov.au/

Media contact: Mark Worley (02) 9228 6174