

FACT SHEET

Draft Inner West LEP 2020 Moore Street Industrial Precinct Rezoning

What is changing?

It is proposed to rezone the majority of industrially zoned land around Moore Street, Leichhardt **from IN2 – Light Industrial to IN1 – General Industrial** as recommended by the draft *Employment and Retail Lands Study*. **Figure 1** provides a map identifying land within the precinct proposed to be rezoned.

A summary of the key considerations and rationale for this rezoning is provided below:

- Under Leichhardt LEP 2013 general industries are permitted in the IN2 – Light Industrial zone. However, this is not the approach adopted within other IN2 zones of the LGA, which are governed by the Marrickville and Ashfield LEPs
- To harmonise the permitted land uses in the IN2 – Light Industrial Zone it is proposed to prohibit general industries in the IN2 zone under the *draft Inner West LEP 2020*
- The Moore Street Industrial Precinct is of sufficient size and appropriate configuration to continue to accommodate general industries without adversely impacting upon surrounding residential areas. It is also the only area within this part of the LGA likely to be able to support general industries into the future
- Changing the zoning to IN1 - General Industrial will allow uses such as general industries, vehicle body repair workshops, resource recovery facilities and freight transport facilities to remain permissible within this industrial precinct (these uses would become prohibited were the land to retain its current zoning)
- Approximately fifteen (15) uses that are currently permitted with consent in the precinct would become prohibited as a result of the rezoning. These uses include water supply systems, passenger transport facilities, community facilities, educational establishments, commercial premises and vehicle sales or hire establishments
- Crematoria, biosolids treatment facilities and timber yards would become permissible uses as a result of the rezoning
- No changes to the floor space ratio or DCP controls are proposed, thus surrounding residential amenity remains protected

The proposed rezoning is discussed in further detail on **page 26** of the Planning Proposal.

What will the zoning change mean for existing businesses and nearby residential areas?

The existing business will be able to continue to operate with their existing approvals. There are unlikely to be any different or additional impacts to existing businesses or to the surrounding residential areas. This is because the general and light industries that are currently permitted on the land will continue to be permissible under the new zoning.

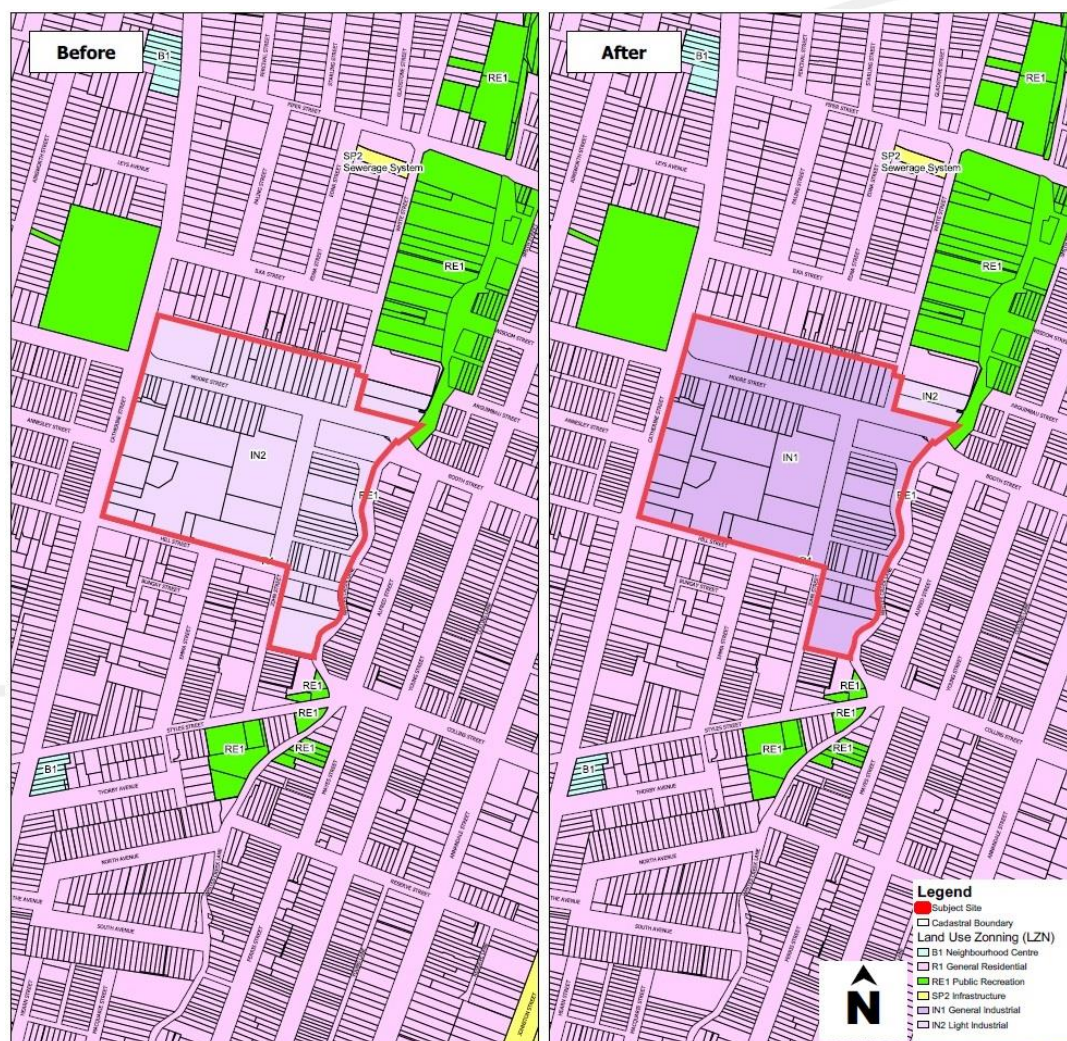


Figure 1: Map identifying land within the Moore Street Industrial Precinct proposed to be rezoned from IN2 – Light Industrial to IN1 – General Industrial
(No changes proposed to floor space ratio or building height controls)

Definitions

General industry means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.

Note. General industries are a type of **industry**—see the definition of that term in this Dictionary.

Other definitions can be found within the dictionary of *the Standard Instrument – Principal Local Environmental Plan* accessed [here](#)