

# Draft Inner West LEP 2020

Explanation of post exhibition  
changes to the Moore Street  
Industrial Precinct

INNER WEST



# Project Update

- The draft LEP with amendments was considered at the Council meeting on 9 June 2020
- Council deferred the consideration of the draft LEP to enable further consultation with the local community to explain the post exhibition changes
- Council will reconsider the draft LEP at the Council meeting on 23 June 2020





# Changes proposed to the precinct, post exhibition

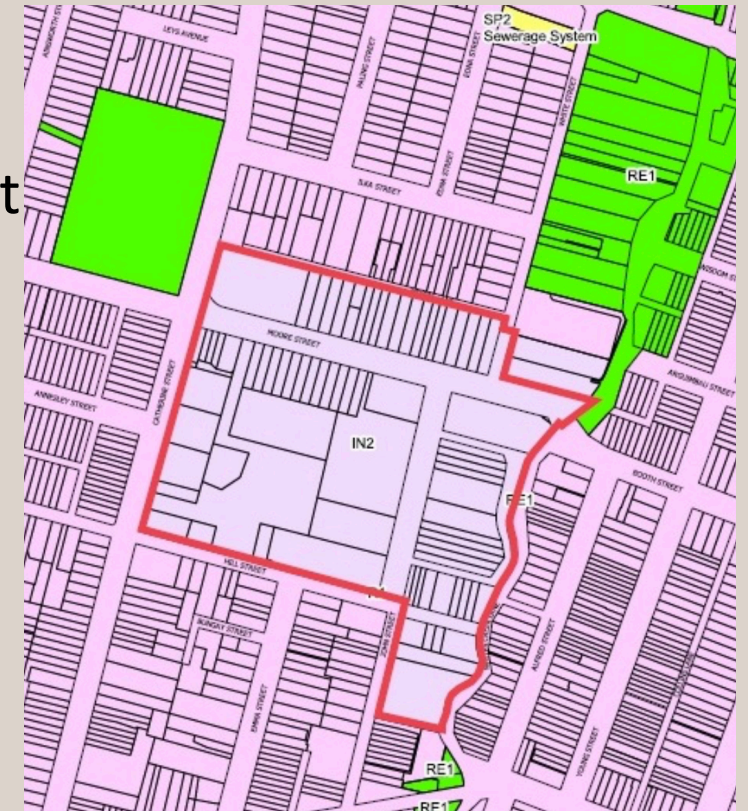
As exhibited – IN1 zoning



Moore Street Industrial Precinct  
to retain current  
IN2 - Light Industrial zoning



Post Exhibition – IN2 zoning





# Moore Street Industrial Precinct

- Mix of industrial, office and auction house uses
- Includes:
  - ✓ vehicle repair workshops
  - ✓ vet hospital, pet shop and groomer
  - ✓ Council waste depot
  - ✓ some remnant housing





# Exhibition comments

Support for continued industrial use of the precinct

Concern raised that rezoning to IN1 zone would

- change the character of the area and direction of future development
  - reduce the vitality and appeal of the area
  - allow for inappropriate, heavier industrial uses
  - cause amenity impacts on adjoining residential areas
  - cause further impacts on local road network (bigger trucks & insufficient parking)  
/ Whites Creek Lane
- 
- Council has not disclosed a financial interest in land to be rezoned (recent EOI)



# Comparing Land uses -existing controls vs current proposal

**These uses are currently permitted under Leichhardt LEP 2013 and would remain permissible as Additional Permitted Uses under draft Inner West LEP 2020:**

- Freight transport facilities
- General industries
- Resource recovery facilities
- Sewage treatment plants
- Timber yards
- Vehicle body repair workshop

**These uses are currently prohibited but would become permitted in the draft Inner West LEP IN2 – Light Industrial zone as a result of harmonisation:**

- Boat sheds
- Centre based child care facilities
- Entertainment facilities
- Hospitals
- Markets
- Respite day care centres

**Uses that would no longer be permitted in the Moore Street Precinct:**

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>• Agricultural produce industries</li><li>• Extractive industries</li><li>• Function centres</li><li>• Funeral homes</li><li>• Home based child care</li><li>• Home occupation</li><li>• Intensive plant agriculture</li><li>• Jetties</li><li>• Liquid fuel depots</li></ul> | <ul style="list-style-type: none"><li>• Port facilities</li><li>• Recreation facilities (major)</li><li>• Recreation facilities (outdoor)</li><li>• Research stations</li><li>• Restricted premises</li><li>• Small bars</li><li>• Specialised retail premises</li><li>• Water recreation structures</li></ul> |
|---|--|





# Business and office use in the Light Industrial zone

- Under the Leichhardt LEP 2013, business and office premises are permitted in the land use table in the IN2 zone, but the uses are restricted for a DA to certain creative uses by a local clause
- Including these uses as permitted in the land use table allows developers to undertake these uses using the Complying Development pathway, where there is no requirement for public consultation or consideration by Council
- Business and office premises are proposed to be prohibited in the IN2 zone under the draft Inner West LEP 2020
- Clause 6.15 of the draft LEP permits business and office premises in the IN2 zone for creative uses only
- Enables a DA for these uses, but not complying development
- Same uses as Leichhardt local clause: media, advertising, fine arts and craft, design, film and television, music production, publishing, performing arts, cultural heritage institutions and other related purposes



# Council-owned land affected by draft Inner West LEP 2020

- Council has owned the Leichhardt Depot site 1918.
- Council's property section recently sought expressions of interest for Council owned sites including the depot.
- The rezoning sought in the exhibited LEP was independent of this process. It was not put forward to facilitate any change to these sites.
- Retaining existing uses offers Council opportunities to undertake more sustainable resource management practices





# Questions?

- Post your questions in the *Your Say* Question and Answer (Q & A) tool on the *Your Say* page
- Council staff will be monitoring the questions and updating the Q & A until 5pm Sunday 14 June 2020
- You can also call the Inner West LEP project team on 9392 5167 till 5pm Sunday 14 June 2020

