



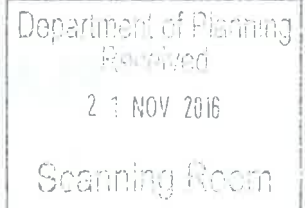
INNER WEST COUNCIL

9 November 2016

Karen Armstrong
Director
Sydney Region East
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001



PCU068218



Dear Ms Armstrong,

**PLANNING PROPOSAL TO AMEND
MARRICKVILLE LOCAL ENVIRONMENTAL PLAN 2011
SYDENHAM STATION CREATIVE HUB**

Please find attached a planning proposal to amend the Marrickville Local Environmental Plan (MLEP) 2011 to support the establishment of the 'Sydenham Station Creative Hub' to operate as an entertainment and employment precinct, where live music venues, small bars, restaurants and cafes thrive alongside traditional and creative industries.

The planning proposal seeks to achieve its aim by retaining the existing IN1 General Industrial zoning for the subject land whilst permitting a range of additional land uses, being small bars, cafes and restaurants, and business and office premises provided they are used for creative purposes.

Submission of this planning proposal for Gateway Determination is in accordance with Council's resolution on this matter from its 25 October 2016 meeting (attached). Other relevant documentation, including a social impact assessment, community consultation report and previous council officer's reports dated 2 September 2014 and 15 August 2015 are also attached.

Preliminary assessment of the planning proposal has identified several social and economic issues that need to be further examined. These are the potential for an increase in alcohol related harm, increased risks to pedestrians and potential economic impacts. To address these Council resolved at its 25 October 2016 meeting to prepare and place on public exhibition with the planning proposal (should the planning proposal receive Gateway approval) an economic study and a development control plan for the precinct to include a creative industries policy, licensed premise management controls and plans for public domain improvements.

Should your office have any queries please contact Marcus Rowan, Manager Planning Services, on 9335 2011, or Maxine Bayley, Strategic Planner, on 9335 2060.

Yours sincerely

Phil Sarin
Director, Planning & Environmental Services

Attachments

Planning Proposal MLEP 2011
Council Report and Minutes IP0914 Item 5 IPES Meeting 2 September 2014
Council Report and Minutes C0815 Item 3 Council Meeting 18 August 2015
Council Report and Minutes C1016 Item 3 Council Meeting 25 October 2016
Preliminary Social Impact Assessment Report May 2016
Subject Area map