



INNER WEST COUNCIL

OUR REF: DA201600286/82211.17

19 July 2017

Sandy Chappel
Director Sydney Region East
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Dear Sandy,

Planning Proposal Request: 3-7 & 13-17 Regent Street, 287-309 Trafalgar Street and 16-20 Fisher Street, Petersham

Please find attached a planning proposal request in relation to three sites. These sites include the properties known as 3-7 Regent Street (Site 1), 13-17 Regent Street (Site 2) and 287-309 Trafalgar Street & 16-20 Fisher Street (Site 3), Petersham.

The planning proposal seeks to amend Marrickville Local Environmental Plan (MLEP) 2011 to make a 'registered club' a permissible use on the property known as 297-309 Trafalgar Street. This use is currently permissible on the properties known as 287 Trafalgar Street and 16-20 Fisher Street under Schedule 1 of MLEP 2011. The planning proposal also seeks to increase the height and floor space ratio (FSR) development standards applying to the three sites to facilitate the developments identified below:

- Site 1: increase the maximum building height development standard from 23 metres to 29 metres and maintain the existing FSR development standard of 2.8:1.
- Site 2: increase the maximum building height development standard from 17 metres to 20 metres and increase the FSR development standard from 1.8:1 to 2.1:1.
- Site 3: increase the maximum building height development standard from a current range of 20-26 metres to a new range of 20-35 metres and increase the FSR development standard from 2.3:1 to 3.4:1.

Submission of this planning proposal for Gateway determination and request that Council be delegated plan making functions in relation to the planning proposal is in accordance with Council's resolution on this matter from its 27 June 2017 meeting (attached). Other attachments include:

- Council Report to the 27 June 2017 Council meeting;
- Planning Proposal Report, prepared by Ludvik & Associates Pty Ltd dated 30 May 2017;
- Other relevant documentation accompanying the proponent's planning proposal;
- Attachment 4 – Evaluation Criteria for the Delegation of Plan Making Functions.

Documents have been provided on the attached USB.

Customer Service Centres

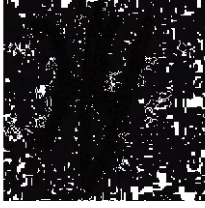
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Should your office have any queries please contact Harjeet Atwal on 9335 2247.

Yours sincerely,



Harjeet Atwal
Manager Planning Operations
Encl.