



INNER WEST COUNCIL

OUR REF: 15/4738

22 December 2016

Rachel Johnston
Planning Officer
Sydney Region East
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Rachel,

**PLANNING PROPOSAL:
RESIDENTIAL ACCOMMODATION IN THE B7 BUSINESS PARK ZONE;
AND IN MIXED USE DEVELOPMENTS IN CERTAIN KEY SITES AND
MASTERPLAN AREAS**

Following our recent discussions, the above planning proposal has been amended to address the matters raised in your email of 20 December 2016.

Background

The former Marrickville Council, at its meeting on 5 April 2016 resolved (in part) to prepare a planning proposal to amend MLEP 2011 and submit the draft planning proposal to the Department of Planning and Environment for Gateway determination.

The planning proposal, referred to as MLEP 2011 (Amendment No. 4), seeks to make a number of amendments to Marrickville Local Environmental Plan 2011.

The proposed amendments are primarily housekeeping matters that seek to amend misdescriptions, mapping anomalies and omissions and improve communication in the Plan. The planning proposal also includes other amendments to Marrickville Local Environmental Plan 2011.

Planning Proposal

Some of those amendments recommended related to amendments in relation to residential accommodation in the B7 Business Park zone and in mixed use developments in certain key sites and Masterplan Areas.

Following a Land and Environment Court decision Council has decided to excise those amendments from the planning proposal known as Marrickville Local Environmental Plan

Customer Service Centres

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2011 (Amendment No. 4) and progress them as a separate stand alone planning proposal.

Council officers discussed the request with officers from the Department who raised no objection in principle to the matters being progressed as a separate stand alone planning proposal.

Please find attached a planning proposal to amend Marrickville Local Environmental Plan 2011 to protect employment land and support the viability of commercial activities in the B7 Business Park zone and on other business zoned land by amending the provisions relating to dwellings and residential flat buildings in the B7 Business Park zone in Clause 6.13 of MLEP 2011 to relate to the objective of clause; and incorporating a provision in MLEP 2011 limiting the extent of residential accommodation permitted in mixed use developments in certain land identified on the Key Sites Maps and in certain Masterplan Areas under Marrickville Development Control Plan 2011.

Submission of this planning proposal for Gateway determination is in accordance with Council's resolution on this matter from its 5 April 2016 meeting. Other relevant documentation, including extracts from the Council officer's reports to the 1 December 2015 and 5 April 2016 meetings in relation to the matters, are also attached.

Should your office have any queries please contact Peter Wotton, Strategic Planning Projects Coordinator, Marrickville on 9335 2260.

Yours sincerely



Jamie Erken
Acting Manager, Planning Services Marrickville

Encl

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