

**Item No:** C0720(1) Item 3

**Subject:** PLANNING PROPOSAL - 13-55 EDINBURGH ROAD, MARRICKVILLE

**Prepared By:** Alan Chen - Strategic Planner

**Authorised By:** Harjeet Atwal - Senior Manager Planning

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## RECOMMENDATION

**THAT Council:**

1. Endorse and forward the planning proposal prepared by Council Officers for 13-55 Edinburgh Road Marrickville (Attachment 1) to the Department of Planning, Industry and Environment (DPIE) for a Gateway Determination in accordance with Section 3.34 of the Environmental Planning & Assessment Act 1979;
  2. Request delegation of the plan-making functions for this planning proposal; and
  3. Following receipt of a favourable Gateway determination, place the planning proposal on public exhibition and receive a post exhibition report for its consideration.
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## DISCUSSION

Council officers have prepared a planning proposal (**see Attachment 1**) seeking amendment of *Marrickville Local Environmental Plan 2011* (MLEP 2011) to permit retail premises, business premises, centre-based child care facilities, medical centres and community facilities at 13-55 Edinburgh Road, Marrickville (the 'site') that is currently zoned as IN1 General Industrial. The planning proposal has been prepared at the request of the owners of the site (**see Attachment 2**).




The purpose of the proposed amendment is to simplify the approval process for minor works, such as tenancy fit outs and changes of use, for retail premises and business premises, allowing these works to be undertaken as complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. The proposal also seeks to enable other compatible land uses on the site that are typically offered in shopping centres. A Part 3A Major Project Approval (MPA) to allow the expansion of the existing Marrickville Metro Shopping Centre at 34 Victoria Road and a new two-level retail building at the site was granted in 2012. Works to the site has since commenced. A site-specific clause is proposed to permit the proposed additional uses only as part of the existing MPA on the site, and not for any alternative development proposals.

In accordance with the Local Planning Panel Ministerial Direction, a General Manager's Memorandum (**see Attachment 3**) was issued in 2018 to exempt this planning proposal from consideration by the Inner West Local Planning Panel as it was identified that the proposal would not have a significant adverse impact on the environment or adjoining land. This planning proposal would not require an amendment to Marrickville Development Control Plan (DCP) 2011.

**Attachments 1 and 2 have been published separately in the Attachments Document on Council's Website** <https://www.innerwest.nsw.gov.au/about/the-council/council-meetings/current-council-meetings>

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## ATTACHMENTS

1.  Council's Planning Proposal - **Published separately on website**
2.  Proponent's Planning Proposal - **Published separately on website**
3.  General Manager's Memorandum 2018