

Marrickville Local Environmental Plan 2011 Amendment - 2-18 Station Street and 1 Leofrene Avenue, Marrickville

Proposal Title : Marrickville Local Environmental Plan 2011 Amendment - 2-18 Station Street and 1 Leofrene Avenue, Marrickville

Proposal Summary : The planning proposal seeks to amend Marrickville Local Environmental Plan (MLEP) 2011 by rezoning land at 1 Leofrene Avenue, Marrickville and increasing the building heights and FSR controls of land at 2-18 Station Street, 1 Leofrene Avenue and the Station Street road reserve, Marrickville to enable a 16 storey mixed use development.

In addition, the proposal also seeks to amend MLEP 2011 to require a design competition process as part of any development application for buildings of a significant scale.

PP Number : PP_2013_MARRI_002_00

Dop File No : 13/18150

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions :

- 1.1 Business and Industrial Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.4 Integrating Land Use and Transport
- 3.5 Development Near Licensed Aerodromes
- 4.1 Acid Sulfate Soils
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended that the planning proposal proceed subject to following conditions:

1. The planning proposal be exhibited for 28 days;
2. The planning proposal be completed within 12 months of the gateway determination;
3. Council is proposing to progress the planning proposal under delegation. The matter is considered to be of local significance and Council's request for delegation is supported.
4. The details of the proposed development and the response of the peer review on the proposed building envelope and public open space be included in the exhibition material;
5. Prior to exhibition, Council to update the planning proposal with details in relation to the design excellence clause by clearly identifying:
 - a) Objective of the clause
 - b) development to which it applies
 - c) set of criteria that exhibits the desired design excellence
 - d) any competitive design process (if required)
 and submit this to the Department for endorsement.
6. Partial inconsistency with s117 Direction 4.1 Acid Sulfate Soils is considered to be of minor significance and the Director General's approval to proceed under this Direction be granted. No further consideration of any other s117 Directions is required.
7. Consultation is required with the following agencies:
 - a) Transport for NSW
 - b) Civil Aviation Safety Authority
 - c) Department of Infrastructure and Regional development

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5. No further studies are required to be undertaken until any future development application stage.

Supporting Reasons : The planning proposal seeks to facilitate revitalisation of the Marrickville Station precinct and is consistent with the Government's objectives and direction and is supported.

Panel Recommendation

Recommendation Date : 21-Nov-2013

Gateway Recommendation : Passed with Conditions

Panel Recommendation : The Planning Proposal should proceed subject to the following conditions:

- 1. Council is to place on public exhibition with the planning proposal, further information on the type of development proposed for the site and the outcomes of the peer review of the proposed building envelope and public open space.**
- 2. Prior to undertaking public exhibition, Council is to update the planning proposal to include:**
 - the objectives or intended outcomes of the proposed design excellence clause;
 - a detailed statement of how the objectives or intended outcomes of the proposed design excellence clause are to be achieved;
 - the development and/or land to which this clause will apply;
 - a set of criteria that demonstrate the desired design excellence; and
 - any competitive design process, if applicable.
- 3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:**
 - (a) the planning proposal must be made publicly available for a minimum of 28 days; and**
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).**
- 4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:**
 - RailCorp
 - Transport for NSW
 - Civil Aviation Safety Authority (S117 Direction 3.5 Development Near Licensed Aerodromes)
 - Department of Infrastructure and Regional Development (S117 Direction 3.5 Development Near Licensed Aerodromes)

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.
- 5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).**
- 6. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.**

Plan making delegation:

The Minister delegated his plan making powers to councils in October 2012. Council should be issued with plan making delegation because the proposal is considered to be a matter of local planning significance.

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Leofrene Avenue, Marrickville**

Signature:



Printed Name:

Daniel Kenney

Date:

29/11/13