

ATTACHMENT 1: RESPONSE TO COUNCIL'S KEY ISSUES

1. Whether the aircraft noise strategy in the preliminary proposal addresses the requirements of s117 Direction 3.5 (Development Near Licensed Aerodromes)

- Whilst it is technically possible for new development to meet the OLS and PAN-OPS height requirements and the requirements of AS 2012 for appropriate noise levels, justification for this inconsistency must be achieved through an agreed strategy. This strategy would be informed by representations by the Commonwealth and Sydney Airport, and would need to be endorsed by the Secretary of the Department of Planning and Environment. As there is currently no such agreed strategy, the inconsistency cannot be agreed to at this stage.
- This position is consistent with the former Director General's 27 April 2012 advice confirming the need for Council to assess the implications of the Australian Noise Exposure Forecast contours for any new housing and support any housing proposal above 25 Australian Noise Exposure Forecast with an appropriate evidence based strategy/study forming part of a submitted planning proposal.
- *It is recommended Council consult with Sydney Airport and the Commonwealth regarding their views on residential development within the Victoria Road Precinct. The outcomes of this consultation would inform the further strategic analyses required to support a planning proposal and justify the inconsistency with s117 Direction 3.5.*

2. Whether the Department supports the range of proposed land uses, given the current land use strategies, having regard to the draft Metro Strategy strategic assessment checklist evaluation

- While the Proponent's checklist evaluation is important as a preliminary assessment of the proposal, it does not take the place of a fully considered and supported proposal for a new land use strategy, including full consideration of the airport's Australian Noise Exposure Forecast contours.
- The proposal is considered premature at this point given the recent release of the new Metropolitan Strategy for Sydney, *A Plan for Growing Sydney*, and subregional planning process. There is a need to consider the value of these employment lands in the context of the broader Metropolitan area, as well as the precinct's role in relation to Sydney Airport and Port Botany.
- The proposed employment and economic impact study to be prepared by the proponent and Council's Marrickville Employment Lands Study will assist in clarifying the need for, extent and mix of commercial, retail and creative industry uses. It will also assist in justifying the inconsistency with s117 Direction 1.1 – Business and Industrial zones, as well as contextualising the Department's information, which points to the continued importance and viability of the current industrial uses on these lands.
- *It is recommended, in view of the above, further strategic analysis be undertaken to fully assess and justify the need for the proposed land use change. It is further recommended that the subject lands and surrounds be further considered as part of the subregional planning process.*

3. Current status of the Subregional Strategies and whether they will provide direction on the agreed future land use direction of the precinct

- The subregional planning process undertaken collaboratively with councils will provide a platform for identifying appropriate growth opportunities for employment and housing, having regard to restrictions such as the airport's Australian Noise Exposure Forecast contours.
- The changing nature of the Victoria Road precinct is acknowledged. The precinct and surrounds should be considered for renewal, including opportunities for future job and dwelling growth, as part of the subregional planning process.
- *It is recommended the subject lands and surrounds be considered as part of the subregional planning process.*

4. Advice on the role of the Marrickville Employment Lands Study being undertaken in resolving appropriate land uses having regard to the above matters

- *The findings of the Marrickville Employment Lands Study should inform appropriate land uses in the area and guide any decision making process involving the current proposal.*