

14/5378

17 July 2014

Simon Manoski
Acting General Manager
Sydney Metropolitan Region
Department of Planning and Environment
GPO Box 39 I
SYDNEY NSW 2001

Attention: Lee Mulvey

Dear Lee,

**PRELIMINARY PLANNING PROPOSAL FOR PART OF THE
MARRICKVILLE/SYDENHAM INDUSTRIAL LANDS -
VICTORIA ROAD PRECINCT**

Council recently considered a report on a Preliminary Planning Proposal to amend controls within Marrickville Local Environmental Plan 2011 as they apply to part of the Marrickville/Sydenham Industrial Area.

The Preliminary Planning Proposal seeks to amend the planning controls as they apply to approximately 18 hectares of land (referred to as the Victoria Road Planning Precinct) to provide for:

- *"new land use zone(s) ... to permit business, light industrial, live/work and residential uses;*
- *provision of creative industries;*
- *maximum building heights up to 14 storeys; and*
- *maximum floor space ratios up to 3.5:1."*

A copy of that report, and a copy of the applicant's Preliminary Planning Proposal are attached for your information.

At that meeting the Council resolved to:

1. defer further consideration of the report until the next Ordinary Council Meeting;
2. seek advice from the Department of Planning and Environment on the following key macro level planning issues:

- i) whether it considers that the aircraft noise strategy within the Preliminary Planning Proposal satisfactorily addresses the requirements of Section 117 Direction "3.5 - Development near Licensed Aerodromes"; and if not, the range of matters that the strategy should address having regard to the extent of residential development proposed in heavily noise affected areas; *noise strategy*
- ii) whether it supports the range of land uses proposed for the precinct given its current land use strategies and having regard to the draft Metropolitan Strategy strategic assessment checklist evaluation undertaken in this report; *range of land uses*
- iii) the status of the Sub Regional Strategies and whether the relevant Strategy will provide direction on the agreed future land use direction of the Marrickville/Sydenham Industrial Area; *sub reg strategy*
- iv) the role of the Marrickville Employment Lands Study Review in resolving the appropriate range of land uses having regard to the above matters; and *MELSR*

3. a Councillor Conference is undertaken prior to Council reconsidering the matter.

The matter will be further considered by Council at its next meeting on 19 August 2014. A Councillor Conference concerning the matter has been scheduled for 29 July 2014. It would be of assistance if your advice in relation to the key macro level planning issues referred to in Part 2 above could be provided prior to the Councillor Conference.

If you wish to discuss the matter please contact **Peter Wotton** on **9335-2260** from Council's Planning and Environmental Services Division.

Yours faithfully



Marcus Rowan
Manager Planning Services

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Encl.