

OUR REF: 3983
YOUR REF:

17 May 2012

Multiplex
C/- George Kostas
Level 22, 135 King Street
SYDNEY NSW 2000

Dear Mr Kostas

**Review of Marrickville Local Environmental Plan (MLEP) 2011:
Victoria Road Precinct rezoning proposal**

As you are aware, Council resolved at its meeting on 17 April 2012 to defer consideration of the Victoria Road (Marrickville) Precinct rezoning proposal, along with two other items, to its 1 May 2012 meeting. At the 1 May meeting, Council made a resolution on all three items, and this resolution is attached for your information.

In accordance with the Victoria Road Precinct resolution, I am writing to advise you that Council will consider revised development controls for this precinct jointly and co-operatively with the Department of Planning & Infrastructure through the Gateway process. Accordingly, you are invited to submit a Planning Proposal for the precinct. Council's requirements for the Planning Proposal are within the attached resolution.

A rezoning fee of \$18,505.60 in accordance with Council's scheduled of fees and charges will apply. In addition, Council may require the proponent to fund the cost of independent reviews of aspects of the proposal where these are necessary.

Other parties who made submissions on this item have been informed in writing of Council's resolution. Should you have any queries Please contact Marcus Rowan, Manager Planning Services on 9335 2274 or Kendall Banfield, Team Leader Planning Services on 9335 2179.

Yours sincerely



**Marcus Rowan
Manager Planning Services**

Encl.

cc Stephen White, Urbis

Phone 02 9335 2222
Fax 02 9335 2029
TTY 02 9335 2025 (hearing impaired)
Email council@marrickville.nsw.gov.au
Website www.marrickville.nsw.gov.au

IMPORTANT

This letter contains important information. If you do not understand it, please ask a relative or friend to translate it or come to Council and discuss the letter with Council's staff using the telephone interpreter service.

ΣΗΜΑΝΤΙΚΟ

Αυτή η επιστολή περιέχει σημαντικές πληροφορίες. Αν δεν τις καταλαβαίνετε, παρακαλείσθε να ζητήσετε από ένα συγγενή ή φίλο να σας τις μεταφράσει ή να έλθειτε στη γραμμή της Δημαρχίας, και να συζητήσετε την επιστολή με προσωπικό της Δημαρχίας, χρησιμοποιώντας την τηλεφωνική Υπηρεσία Λαομνημόνων.

IMPORTANTE

Esta carta contém informações importantes. Se não o compreender, por favor, peça ajuda de alguém que fale a língua materna para o traduzir ou compareça à Câmara Municipal (Council) para discutir o assunto através do serviço de interpretação pelo telefone (telephonic interpreter service).

مهم

هذه الرسالة تحتوي على معلومات هامة. إذا لم تفهمها، يرجى أن تطلب من أحد أفراد أسرتك أو أصدقائك شرحها لك، أو تذهبوا إلى البلدية والى مكتب الترجمة الذي في البلدية مع أحد موظفي البلدية حتى تلاحظوا رسالة الترجمة التي في البلدية.

THÔNG TIN QUAN TRỌNG

Một thư này có các thông tin quan trọng. Nếu đọc không hiểu, xin quý vị nhờ thân nhân hay bạn bè dịch giúp hoặc đến Hội đồng Thành phố để thảo luận với nhân viên qua trung gian dịch vụ Thông dịch qua Điện Thoại.

重要資料

此信件內含有重要資料。如閣下不明白，請向親友或鄰居協助翻譯或親臨市議會與職員透過電話傳譯服務。

FOR ACTION

Meeting: COUNCIL

Meeting Date: 01/05/12

TO: Manager, Planning Services (Marcus Rowan)

Subject: Matters Deferred: 17 April 2012 Council Meeting - Review of Marrickville LEP2011

Target Date: 15/05/12

Notes:

Public speakers: David Tierney, Paul Schoff and Peter Sleiman

Procedural Motion: (Olive/Macri)

THAT recommendations 1 and 2, recommendation 3 and recommendations 4 and 5 be considered as three separate Motions.

Motion Carried

For Motion: Councillors Hanna, Iskandar, Macri, Olive, O'Sullivan, Peters, Phillips, Thanos, Tsardoulis and Wright

Against Motion: Nil

Recommendations 1 and 2 (Victoria Road Precinct):

Motion: (Tsardoulis/Macri)

THAT Council:

1. advise the proponent of the Victoria Road corridor development proposal that it will consider revised planning controls for the precinct. That Council request the proponent to submit a planning proposal for the Precinct. Such a proposal must include an Urban Design Study for the Precinct; an initial staging plan; a response to the policy issues raised in the Department of Planning's letter of 27/04/12; include an analysis of all possible uses for the Precinct including industrial, creative industries, showrooms, commercial, live/work, and residential uses; an environmental sustainable development strategy; an employment strategy and proposed planning controls; and
2. supports pursuing the Victoria Road Precinct proposal jointly and cooperatively with the Department of Planning through the Gateway process.

Motion Tied

For Motion: Councillors Hanna, Iskandar, Macri, Thanos and Tsardoulis

Against Motion: Councillors Olive, O'Sullivan, Peters, Phillips and Wright

The Chairperson used his Casting Vote and the **MOTION** was carried.

Recommendation 3 (31-41 Bridge Road, Stanmore):**Motion:** (Macri/Tsardoulias)

THAT 31-41 Bridge Road, Stanmore and other Industrially zoned properties on the eastern side of Bridge Road be investigated for rezoning in conjunction with the Victoria Road corridor precinct.

Motion Carried**For Motion:** Councillors Hanna, Iskandar, Macri, Olive, O'Sullivan, Peters, Phillips, Thanos, Tsardoulias and Wright**Against Motion:** Nil**Recommendations 4 and 5 (Zoning/planning controls for West and Brighton Streets, Petersham):****Motion:** (Macri/Iskandar)

THAT:

4. the zoning for 13 – 15 West Street be amended from R1 General Residential to R4 High Density Residential. That the FSR control for 1-15 West Street, Petersham be amended from 0.6:1 to 1.2:1 and the FSR control for 96 – 98 Brighton Street, Petersham be amended from 0.6:1 to 0.7:1. That the MLEP 2011 HoB control for 1-9 West Street be amended from 11.0m to 14.0m and for 12 – 15 West Street be amended from 9.5m to 14.0m; and
5. as part of any revised planning controls for the site 1-15 West Street & 96-98 Brighton Street, Petersham the following site specific controls be included in the Planning Precinct 9.2 Petersham North (Precinct 2) of MDCP 2011:
 - any building occupying the Brighton Street frontage being not more than the ridge height of the highest terraces on the opposite corner of West Street and Brighton Street (17-21 West Street);
 - the West Street façade being no higher than the wall height of Block E on the Former Lewisham Hospital site;
 - in order to protect the Heritage Significance of Petersham Park the height of future development is to remain below the tree line at the interface with Petersham Park; and
 - future development on the site is not to obstruct views from Petersham Park to the Former Lewisham Hospital and Grounds
 - the upper levels of any future development are designed so as to prevent overlooking into the rear yards of dwellings fronting Wentworth Street and design/screening measures are to be used to prevent or minimise as far as practicable views into living areas of the subject dwellings.

Motion Carried**For Motion:** Councillors Hanna, Iskandar, Macri, Olive, O'Sullivan, Peters, Phillips, Thanos, Tsardoulias and Wright**Against Motion:** NilOpen Item in Minutes



Planning & Infrastructure

Office of the Director General

Mr Ken Gainger
General Manager
Marrickville Council
PO Box 14
PETERSHAM NSW 2049

12/07543

Dear Mr Gainger

Thank you for attending the meeting with the Department and Brookfield Multiplex concerning the Sydenham Industrial Precinct, Marrickville on 24 April 2012.

As agreed at the meeting, I am pleased to provide the following policy clarification to assist Council in its consideration of a planning proposal.

Planning for additional jobs and where appropriate renewing and strengthening existing employment land of strategic importance are key objectives for the NSW Government. The NSW State Plan aims to improve the performance of the NSW economy by ensuring employment growth continues at a steady rate and includes priority actions such as working with Local and Commonwealth Government agencies to overcome impediments to employment growth across NSW.

Whilst I acknowledge that council has met the nominated employment and residential target within the Marrickville Local Environmental Plan 2011, I strongly encourage Council to embrace the opportunity to facilitate urban renewal in well located areas with good access to transport and community services. The Department is currently working on the preparation of a new metropolitan strategy which is anticipated to be released late this year. I anticipate that there will be strengthened focus on working collaboratively with local government at a precinct level. In particular, it is the Department's view to encourage urban renewal in appropriate areas where feasible investment opportunities are evident irrespective of these targets.

The Department will welcome the submission of a planning proposal for the Sydenham precinct to enable more thorough merit assessment of the proposals to proceed. To assist Council in progressing the planning for this precinct, I suggest that the following key matters be further considered:

- The strategic context of the site, especially in relation to the role that it plays as part of the Port Botany and Sydney Airport and Sydenham freight industry and its future emerging direction.

- The importance of retaining the existing industrial and other employment numbers and type in light of changing circumstances. The strategic assessment checklist contained in the Metropolitan Plan (Action E3.2) provides criteria to consider strategic importance and addresses the impacts on the long term viability of the employment lands.

Related to this point will be the need to justify any inconsistencies with Section 117 Direction 1.1 Business and Industrial Zones.


Please be aware that the categories of employment lands will not continue in future versions of the draft subregional strategies as such categorisation has limited the ability of employment lands to adjust to changing economic conditions.

- The Implications of the ANEF contours for the provision of any new housing. In particular, where housing is to be provided above 25 ANEF it needs to be justified in accordance with Section 117 Direction 3.5 Development Near Licensed Aerodromes and supported by an appropriate evidence based strategy/study.
- Opportunities and constraints in relation to transport and access.

The Department will be pleased to jointly work with the Council in progressing an urban renewal initiative for this area.

I trust this information may assist Council in giving further consideration to the future redevelopment potential of the Sydenham Industrial Lands Precinct and other similar precincts in this area. Should you wish to discuss this matter further please contact Ms Juliet Grant, Regional Director Sydney Region East on 9228 6113 or juliet.grant@planning.nsw.gov.au.

Yours sincerely


Sam Haddad
Director General 27/4/2012

cc. George Kostas, Brookfield Multiplex