

Explanation of Intended Effect

Proposed amendment to Marrickville Local Environmental Plan 2011

It is proposed to rezone land within Precinct 47 (known as the Victoria Road Precinct) by way of an LEP Amendment ("the proposed LEP Amendment") that amends the controls that relate to the precinct under the Marrickville Local Environment Plan 2011 ("Marrickville LEP").

Victoria Road Precinct

This Explanation of Intended Effect describes the proposed amendments to lands known as the The Victoria Road Precinct ("the precinct").

The proposed LEP Amendment will establish land use zones, maximum height of buildings and maximum floor space ratios for the land known as the Victoria Road Precinct. The proposed instrument will amend the Marrickville LEP instrument and planning maps.

The proposed rezoning is supported by a detailed planning report supporting specialist studies covering issues such as traffic and transport, employment lands, aircraft noise, heritage, flooding as well as an indicative masterplan and a precinct specific development control plan that provides further detail with regard to the intended built form, design and land use outcomes for the precinct.

Objectives and Intended Outcomes

On 1 May 2012, Council resolved to advise Danias Holdings Pty Ltd, the proponent, that Council would consider revised planning controls for the precinct and invited the proponent to submit a Planning Proposal.

The primary objective of the Planning Proposal is to establish a strategic land use plan and planning framework that will guide and support the gradual transition of the precinct over the next 15 to 20 years. There is a need for the Planning Proposal as all the independent acknowledge the declining use of the area, noting the high number of vacancies.

The studies recommendations are for zoning changes to broaden business uses and increase housing options in the area. Approximately 79% of the precinct will be retained for business and industrial zones and a further 8% of the precinct will be zoned for mixed use, the remaining area will be rezoned to residential.

A key outcome of the proposed planning instrument is to facilitate the precinct's evolution and transformation into a vibrant mixed use precinct through the provision of new housing, increased employment growth and diversity, new creative industries, new and improved public open space and community uses.

Key sites within the precinct will be redeveloped, contributing to an improvement in the aesthetic and amenity of the local area and encouraging activity within the public domain. Housing will be incorporated into new development within the precinct, creating an environment where residents can live close to their place of work whilst enjoying a high level of residential amenity. Diversity in housing stock will be increased whilst ensuring that new development is consistent with, and contributes positively to, the lifestyle of the area. Overall it is expected that around 1,100 new dwellings and up to 7,000 new jobs could be provided for by 2036.

The Environmental Planning and Assessment Act 1979 (the Act) requires that the LEP Amendment be made by The Greater Sydney Commission to give effect to the final proposals of the relevant planning authority.

All comments received during the exhibition of the planning proposal, will be duly considered in the drafting of the proposed LEP Amendment.

Explanation of provisions

This section provides an explanation of the proposed zoning and development controls to be introduced into the Marrickville LEP by the proposed LEP Amendment. Terms used in this description have the same meaning as in the Environmental Planning and Assessment Act 1979 ('EP&A Act') and the Standard Instrument Local Environmental Plan.

Draft Zoning Maps, Height of Building Maps, and Floor Space Ratio Maps for the precinct are attached to this Statement of Intended Effect to illustrate the changes under the proposed LEP Amendment.

Land use table and zones

A mix of land uses is proposed for the precinct to provide for the following:

- A range of employment uses including office, warehousing, retail, professional services, industrial and manufacturing close to public transport;
- A new mixed use and commercial spine in the form of Victoria Road;
- Delivery of more homes close to the station to meet growing demand and increase housing choice to reflect changing household sizes and lifestyles; and
- New and enhanced public open space areas;
- Improved streetscapes and pedestrian networks including new shared zones and pedestrian paths, set within an enhanced public domain;
- A range of cafes, bulky goods and showroom retail services that service the needs of the local community and wider Sydney;
- Opportunities for a growing creative arts industry in Marrickville through the provision of theatres, studios, art galleries and entertainment production businesses.
- Management of impacts on the natural environment.
- Upgrades to key infrastructure where required.
- The following land use zones are proposed to apply to the precinct:
 - IN1 Industrial;
 - B4 Mixed Use;
 - B5 Business Development;
 - R3 Medium Density Residential; and
 - R4 High Density Residential.
- In addition to new zones proposed for the precinct it is proposed to retain the existing zoning of large areas within Precinct 47.

Principal development controls

The proposed instrument will introduce amended principal development standards for heights of Buildings and floor space ratios into the Marrickville LEP 2011.

Heights of Buildings

The proposed building height controls for the precinct seek to:

- increase housing supply and housing choice in close proximity to transport, shops and services
- provide opportunities for new commercial and other non-residential space through increased height and density

- facilitate taller built form in the central parts of the precinct and transition heights down towards the edge of the precinct to ensure an appropriate interface with the surrounding area
- respond to the surrounding context, particularly along Sydenham Road and Farr Street, whilst still providing for additional housing supply and housing choice
- increase the height of built form along Victoria Road to reinforce its role as a central commercial and mixed use spine through the precinct
- provide a built form that will frame Wicks Park, enhance its use by the community and provide passive surveillance to increase the safety of the area

Floor Space Ratio Controls

The proposed floor space ratio (FSR) controls for the precinct seek to:

- complement the proposed building heights by providing for more homes close to the station;
- allow for additional commercial and non-residential floor space that will support employment growth and a greater diversity of jobs in the precinct
- represent a balance between optimising access to transport infrastructure, facilitating financially viable development and achieving quality built form; and
- transition to lower densities further from the centre whilst also providing for additional housing supply and choice.

While the potential location of new pocket parks, shared roads and pedestrian lanes has been identified in the Indicative Masterplan and draft DCP, the final location of new roads and open space will be determined through the development approval process. Therefore, the FSR controls are inclusive of the area required for new roads and open space. Consequently, in some instances the final FSR for individual lots will be higher once the area required for local infrastructure such as roads, open space and drainage is excluded.

Attached draft maps

Draft LEP maps have been prepared for zoning, maximum building height and floor space ratio controls to support the proposed amendments to the Marrickville LEP. These Draft proposed maps are attached to this document.