

Post Exhibition Changes made by the Department of Planning and Environment

Location	Gateway submission	Exhibited	Post – exhibition Change	Justification
North-east side of Sydenham Road and Victoria Road intersection	LZN B4 Mixed Use	LZN B4 Mixed Use	LZN B4 Mixed Use / SP2 Future Road Corridor	The SP2 zone has been applied to allow for the future upgrade of the intersection as the RMS and the proponent did not reach agreement on a final design solution or the timing of the upgrade. The zone is supported by a satisfactory arrangements clause for State infrastructure.
North-east side of Sydenham Road and Victoria Road intersection	HOB 23m	HOB 23m	No HOB	As an SP2 zone has been applied, the height control has been removed.
North-east side of Sydenham Road and Victoria Road intersection	FSR 3:1	FSR 3:1	No FSR	As an SP2 zone has been applied, the FSR control has been removed.
Western side of Farr Street (Zone R3 Medium Density Residential)	HOB 12m	HOB 14m	HOB 11m	<p>The HOB was endorsed by the Department at 14m at Gateway as a suitable transition to the surrounding area (<i>Gateway Condition 1.c.iii</i>) as a height limit consistent with height categories in the Marrickville LEP 2011.</p> <p>The reduction in height post-exhibition responds to submissions from residents living on the eastern side of Edward Street. The revised height limit facilitates a 3 storey built form, consistent with the R3 Medium Density Residential Zoning, and also provides a suitable transition to the R2 Low Density Residential Zone along Edward Street and West of Planning Proposal Precinct.</p> <p>See attached HOB Map.</p>
Eastern side of Farr Street	HOB 18m	HOB 20m	HOB 20m (increased depth of 20m height limit)	The HOB was endorsed by Department at 20m at Gateway as a suitable transition to the surrounding area

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(Zone R4 High Density Residential)				<p>(Gateway Condition 1.c.ii) and a height limit consistent with height categories in the Marrickville LEP 2011.</p> <p>The increase in depth of the 20m height limit (from 12m to approximately 20m) post-exhibition responds to submissions from residents wanting a greater built form transition to development on the Western side of Farr Street. The change pushes the RL50 height limit further back from Farr Street.</p> <p>See attached HOB Map.</p>
Northern side of Sydenham Road	HOB 18m	HOB 11m	HOB 11m (increased depth of 11m height limit)	<p>The HOB was endorsed by the Department at 11m at Gateway as a suitable transition to the surrounding area (Gateway Condition 1.c.iii) and a height limit consistent with height categories in the Marrickville LEP 2011. The exception is the 23m height limit at the corner of Sydenham Road and Victoria Road.</p> <p>The increase in depth of the 11m height limit (from 12m to the full length of the blocks - approximately 30m) post-exhibition provides an even greater transition area between the RL 50 height limit, the built form along Sydenham Road and the surrounding area.</p> <p>See attached HOB Map.</p>
“Key Site” under MLEP 2011	Portion of the precinct to be zoned B4 Mixed Use and R4 High Density Residential.	Portion of the precinct to be zoned B4 Mixed Use and R4 High Density Residential (south-west corner of the precinct) to be identified as a “Key Site” in Schedule 1 of MLEP 2011 to provide	Identification of entire precinct as “Key Site” linked to a new local clause under Part 6 of the MLEP 2011 requiring a DCP to have been prepared for the precinct prior to granting	The aim of identifying the precinct as a “Key Site” linked to a new local clause is to ensure planning matters underpinning the intent of the planning proposal are addressed as part of any future development application. The intent of the new local clause is require that a Development Control Plan for the precinct which

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		<p>site-specific controls for the provision of affordable housing and the implementation of design standards to ensure acoustic amenity.</p>	<p>development consent which addresses:</p> <ul style="list-style-type: none"> • road network upgrades • transport connections • heritage • industrial/residential interface • impact of development on the surrounding area • aircraft noise mitigation 	<p>provides detailed requirements to address these matters has been prepared by Council. See attached Key Sites Map.</p>
Satisfactory provisions clause	No clause	No clause	<p>Inclusion of a satisfactory arrangements clause to address State infrastructure in Part 6 of MLEP 2011.</p>	<p>In response to an unresolved objection from Roads and Maritime Services, a satisfactory arrangements clause has been prepared. The clause requires that prior to development consent being granted, arrangements are in place to contribute to the provision of designated infrastructure. In this case, the design, and staging and delivery of upgrading the intersection of Sydenham Road and Victoria Road.</p>