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Department Generated Correspondence (Y)

DEPARTMENT OF PLANNING AND ENVIRONMENT

Planning Services

RESPONSE TO GATEWAY DETERMINATION - PP 2015 MARRI 004 00 - VICTORIA ROAD PRECINCT, MARRICKVILLE

PURPOSE

- To provide advice to the Acting Deputy Secretary, on the updated planning proposal for the Victoria Road Precinct, Marrickville, following the Gateway determination.

RECOMMENDATION

- That the Acting Deputy Secretary, Planning Services:
 - **notes** the advice at Tab Assessment;
 - **signs** the letter to the proponent, advising that the planning proposal may proceed to public exhibition (Tab A); and
 - **signs** the letter to the Interim General Manager, Inner West Council (Marrickville), advising that the planning proposal may proceed to public exhibition (Tab B).

CURRENT POSITION

Planning proposal


- In November 2015, the Department received a revised planning proposal for the Victoria Road Precinct, Marrickville.
- The proposal (Tab C) seeks to rezone and amend development controls for the precinct (18 hectares) that amend the maximum building height to vary between 14m and RL50, and a Floor Space Ratio to vary between 1:1 and 3.5:1.
- The proposal intends to transform the precinct from an industrial precinct to a mixed use creative hub (Tab Map). The proposal seeks to rezone the predominant IN1 Industrial zoned land to B5 Business Development, B4 Mixed Use, R3 Medium Density Residential and R4 High Density Residential.

Gateway determination

- On 14 March 2016, the Department issued a Gateway determination for the Victoria Road Precinct, Marrickville (Tab D).
- The Gateway determination imposed a number of conditions including:
 - a review of high density residential zoning around Wicks Park, as proposed residential uses would not provide an appropriate transition to the industrial land to the south;
 - amend the maximum building height to ensure a safe separation with Sydney Airport operations and better transition with the surrounding area;
 - provide further justification for inconsistencies with relevant section 117 Directions;
 - develop a draft DCP with Council and Sydney Airport Corporation Limited; and
 - undertake a heritage study.
- It is a requirement of the Gateway that an updated planning proposal is to be reviewed and approved by the Department before proceeding to public exhibition.

Assessment of updated planning proposal

- An assessment of the updated planning proposal against each Gateway determination condition has been prepared (see Tab Assessment).
- In relation to Condition 1(i) of the Gateway, Council officers note that they are of the opinion that they were not adequately consulted in the preparation of the draft Development Control Plan. This partial non-compliance is considered acceptable given that Council will be responsible for finalising the draft Development Control Plan should the planning proposal proceed to finalisation following public exhibition.
- Condition 1(e) is considered to be met in addressing the requirements of section 117 Direction 1.1 Business and Industrial zones. The area proposed to be rezoned from IN1 General Industrial to R4 High Density Residential has been reduced providing a suitable setback to Faversham Street. A breakdown of existing and proposed employment uses indicate a 1.81ha increase of employment floor space.
- It is considered that the updated planning proposal adequately addresses the requirements of the Gateway Determination and should proceed to exhibition.

 2 September 2016
Stephen Murray
Executive Director, Regions

 6/9/16
Dr Oliver Holm
Acting Deputy Secretary
Planning Services

Contact Officer: Karen Armstrong (MC)
Director, Sydney Region East
Phone: (02) 9228 6512

Mr David Tierney
Managing Director
Titfa Consultancy Pty Ltd
275 George St
Sydney NSW 2000

Dear Mr Tierney

I am writing in relation to the Gateway determination of a planning proposal for the Victoria Road Precinct in Marrickville (PP_2015_MARRI_004_00).

As part of the Gateway determination for this proposal, issued on 14 March 2016, amendments to the planning proposal were required to prior to public exhibition.

I have now reviewed the amendment to the planning proposal and have determined that the Gateway conditions have been sufficiently satisfied and the proposal should proceed to public exhibition.

I note that Council officers have advised the Department that they do not believe they were adequately consulted in the preparation of the draft Development Control Plan. I encourage you to work with Council during and after exhibition to address any issues raised by the Council and those raised in public submissions.

Should you have any further queries, I have arranged for Mr Martin Cooper of the Department's Sydney Region East section to assist you. Mr Cooper can be contacted on (02) 9228 6582.

Yours sincerely

 6/9/16
Dr Oliver Holm
Acting Deputy Secretary
Planning Services



Ms Vanessa Chan
Interim General Manager
Inner West Council
PO Box 14
Petersham NSW 2049

16/09686

Dear Ms Chan

I am writing in relation to the Gateway determination of a planning proposal for the Victoria Road Precinct in Marrickville (PP_2015_MARRI_004_00).


As part of the Gateway determination for this proposal, issued on 14 March 2016, the proponent was required to amend the planning proposal and return it to the Department for review and assessment prior to public exhibition.

The Department received the updated planning proposal on 14 July 2016. I have now reviewed the planning proposal and have determined that the Gateway conditions have been sufficiently satisfied and the proposal should proceed to public exhibition.

I note that Council officers advise that they believe they were not adequately consulted in the preparation of the draft Development Control Plan which was a condition of the gateway. Council will be afforded the opportunity to review this draft Plan during public exhibition of the planning proposal and to finalise the draft Plan should the planning proposal progress to notification. I have also asked the proponent to work with Council officers to address any Council issues, both during and after exhibition.

Should you have any further queries, I have arranged for Mr Martin Cooper of the Department's Sydney Region East section to assist you. Mr Cooper can be contacted on (02) 9228 6582.

Yours sincerely

 6/9/16
Dr Oliver Holm
Acting Deputy Secretary
Planning Services