

## JOINT REGIONAL PLANNING PANEL (Sydney East Region)

<b>JRPP No</b>	<b>JRPP Reference Number 2011SYE052</b>
<b>DA Number</b>	<b>201000115.01</b>
<b>Local Government Area</b>	<b>Marrickville Council</b>
<b>Proposed Development</b>	<b>To change the unit mix and reduce the number of dwellings from 180 to 174 dwellings, increase the retail floor area, the retail area to be provided as 7 shop spaces, minor addition to the balconies at the eastern end of Building C, minor changes to fenestration, increase the number of car spaces from 168 to 191 spaces, reallocate car spaces (1 space per dwelling and 17 commercial/retail and visitor spaces), rearrange car parking layout, relocate goods lift and reconfigure waste storage rooms.</b>
<b>Street Address</b>	<b>359 Illawarra Road, Marrickville</b>
<b>Applicant/Owner</b>	<b>Abadeen Marrickville Pty Ltd</b>
<b>Number of Submissions</b>	<b>Eight (8) submissions and one (1) petition, containing a total of 525 signatures</b>
<b>Recommendation</b>	<b>Approval with Conditions</b>
<b>Report by</b>	<b>Harjeet Atwal, Senior Development Assessment Officer</b>

### Assessment Report and Recommendation

#### SYNOPSIS

Application under Section 96 of the Environmental Planning and Assessment Act to modify Determination No. 201000115, dated 18 August 2010, to change the unit mix and reduce the number of dwellings from 180 to 174 dwellings, increase the retail floor area, the retail area to be provided as 7 shop spaces, minor addition to the balconies at the eastern end of Building C, minor changes to fenestration, increase the number of car spaces from 168 to 191 spaces, reallocate car spaces (1 space per dwelling and 17 commercial/retail and visitor spaces), rearrange car parking layout, relocate goods lift and reconfigure waste storage rooms. The application for modification was notified in accordance with Council's notification policy and eight (8) submissions and one (1) petition, containing a total of 525 signatures were received in response to Council's notification of the proposal.

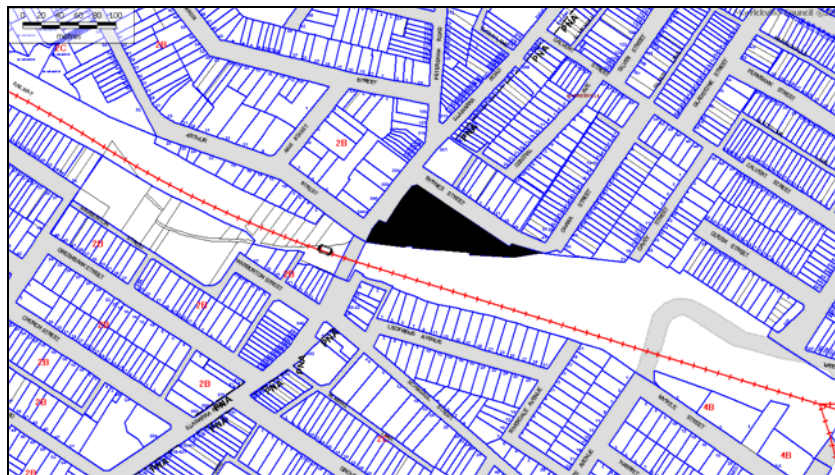
The proposed modified development exceeds the maximum floor space ratio development standard as prescribed under Marrickville Local Environmental Plan 2001. An objection under State Environmental Planning Policy No. 1 was submitted in relation to the non-

compliance with the floor space ratio development standard. The proposed modification also does not comply with the provisions of Marrickville Development Control Plan No. 19 – Parking Strategy. However, the proposed modification generally complies with Marrickville Development Control Plan No. 27 – Waste Management, the design parameters, aims and objectives of Marrickville Development Control Plan No. 28 - Urban Design Guidelines for Business Centres and Marrickville Development Control Plan No. 38 – Community Safety. It should be noted that the application was referred to Council's Local Traffic Planning and Advisory Committee who raised no objection to the development. Railcorp has also granted their concurrence to the proposal in accordance with the requirements under State Environmental Planning Policy - (Infrastructure) 2007.

The application is considered suitable for approval.

### **PART A - PARTICULARS**

**Location:** Eastern side of Illawarra Road, between Byrnes Street and railway corridor, Marrickville.



*Image 1: Location Map*

**D/A No:** 201000115.01

**Application Date:** 18 April 2011, additional information received on 7 June 2011 and 16 June 2011

**Proposal:** To change the unit mix and reduce the number of dwellings from 180 to 174 dwellings, increase the retail floor area, the retail area to be provided as 7 shop spaces, minor addition to the balconies at the eastern end of Building C, minor changes to fenestration, increase the number of car spaces from 168 to 191 spaces, reallocate car spaces (1 space per dwelling and 17 commercial/retail and visitor spaces), rearrange car parking layout, relocate goods lift and reconfigure waste storage rooms.

**Estimated Cost:** Not stated

**Applicant:** Abadeen Marrickville Pty Ltd

**Zoning:** General Business and Special Uses - Railways

## **PART B - THE SITE AND ITS ENVIRONMENT**

**Improvements:** Four (4) storey masonry building



*Image 2: View of subject site from Illawarra Road.*



*Image 3: View of subject site from the corner of Byrnes Street and O'Hara Street*

**Current Use:** Vacant, former Marrickville RSL Club.

**Prior Approval:** Determination No. 13603, dated 18 March 1991, approved an application to erect two (2) external exit stairways for use in association with the RSL Club.

Determination No. 14145, dated 17 January 1992, approved an application to use the S.R.A. commuter car park at Marrickville Station adjoining the Marrickville RSL Club for a market.

Determination No.15009, dated 7 July 1993, approved an application to carry out alterations and additions.

Determination No. 200600535, dated 12 January 2007, approved an application to carry out alterations to the Marrickville RSL Club to provide two (2) outdoor smoking terraces, one (1) to the west facing Illawarra Road and one (1) to the east setback into the existing building structure.

Determination No. 201000115, dated 18 August 2010, granted a deferred commencement consent to an application to demolish the existing improvements and erect a mixed use development containing approximately 663sq.m. of retail floor space along the Illawarra Road frontage, 17 studio units, 73 one bedroom dwellings and 90 two bedroom dwellings and two basement levels accommodating 171 vehicles, 39 bicycle spaces, ancillary storage and garbage storage rooms at 359 Illawarra Road. That application was approved by the Sydney East Joint Regional Planning Panel. To date the person acting on the consent has not satisfied the deferred commencement matters and as such the consent is not yet operative.

**Environment:** A mixture of commercial/retail, residential and railway development.

### **PART C - REQUIREMENTS**

1. **Zoning**  
Is use permissible in zoning? Yes
  
2. **Development Standards (Mandatory Requirements):**

<b>Type</b>	<b>Required</b>	<b>Proposed</b>
Floor space ratio (max)	2:1	2.37:1
Adaptable dwellings (min)	18	18
  
3. **Departures from Council's Codes and Policies:**

<b>Type</b>	<b>Required</b>	<b>Proposed</b>
Parking	(see main body of report)	
Loading/unloading	(see main body of report)	
  
4. **Advertising/Notification:**

Required:	Yes (newspaper advertisement, on-site notice and resident notification)	
Submissions:	Eight (8) submissions and one (1) petition, containing a total of 525 signatures were received in response to Council's notification of the proposal.	
  
5. **Other Requirements:**

ANEF 2029 Affectionation:	25-30 ANEF
Marrickville Section 94 Contributions Plan 2004	\$2,034,765.03

## **PART D - ASSESSMENT**

### **1. Background**

The Sydney East Joint Regional Planning Panel, by Determination No. 201000115, dated 19 August 2010, granted a deferred commencement consent to an application to demolish the existing improvements and erect a mixed use development containing approximately 663sq.m. of retail floor space along the Illawarra Road frontage, 17 studio units, 73 one bedroom dwellings and 90 two bedroom dwellings and two basement levels accommodating 171 vehicles, 39 bicycle spaces, ancillary storage and garbage storage rooms at 359 Illawarra Road. To date the person acting on the consent has not satisfied the deferred commencement matters and as such the consent is not yet operative.

### **2. The Proposal**

Approval is now sought to modify the above Determination. The applicant describes the modified proposal as follows:

- *“A reduction in the number of residential units from 180-174:*
  - *3 x 1 bed units converted to 3 x 2-bed units;*
  - *18 x 1 bed units converted to 12 x 2-bed units*
  - *5 x 2 bed units converted to 5 x 3-bed units;*
- *An increase in the retail floor area by 85.5m<sup>2</sup>, from 612m<sup>2</sup> to 697.5m<sup>2</sup>;*
- *The retail area to be provided as 7 shop spaces;*
- *Minor addition of balconies at the eastern end of Building C;*
- *Minor changes to fenestration;*
- *Increase the number of car parking spaces from 168 to 191;*
- *Reallocation of car parking spaces – 174 secured residential car spaces 1 car space per dwelling) and 17 retail/visitor spaces;*
- *Rearrangement of car parking layout;*
- *Relocation of the goods lift and reconfiguration of waste storage rooms.”*

In addition to the above described modifications the application also seeks approval to carry out the following modifications:

- Relocation and reconfiguration of bike storage areas within the lower ground floor car parking area and ground floor car parking area.
- The car parking gradient adjusted to 1:20 within the lower ground floor car parking area and ground floor car parking area.
- Reduction in the levels of the lower ground floor car parking area and ground floor car parking area by 70mm.
- Relocation of the short stay loading/unloading spaces within the ground floor car parking area.
- The provision two (2) shared hire car spaces, as required by Determination No. 201000115, within the ground floor car parking area.
- Relocation of the roller door providing access to the residential car parking area within the ground floor car parking area.



- The provision of an awning to service the new retail shop on the corner of Illawarra Road and Byrnes Street.
- Internal modification of various dwellings to accommodate two separate en-suites instead of one single bathroom.

The proposed modifications would not alter the overall height, bulk and scale of the approved development. The proposal also maintains the existing approved building envelope of the development.

A copy of the floor plans, roof plan, sections and elevations of the proposed development submitted with the application are reproduced below:

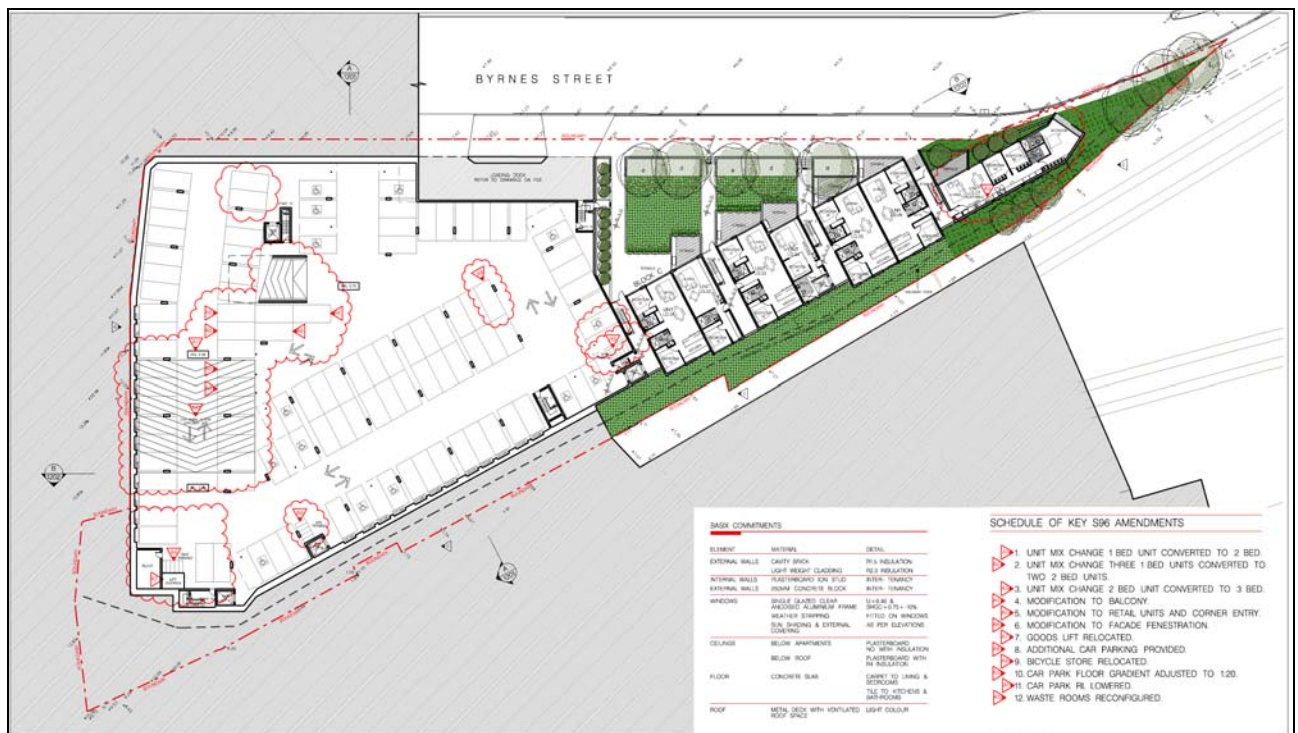
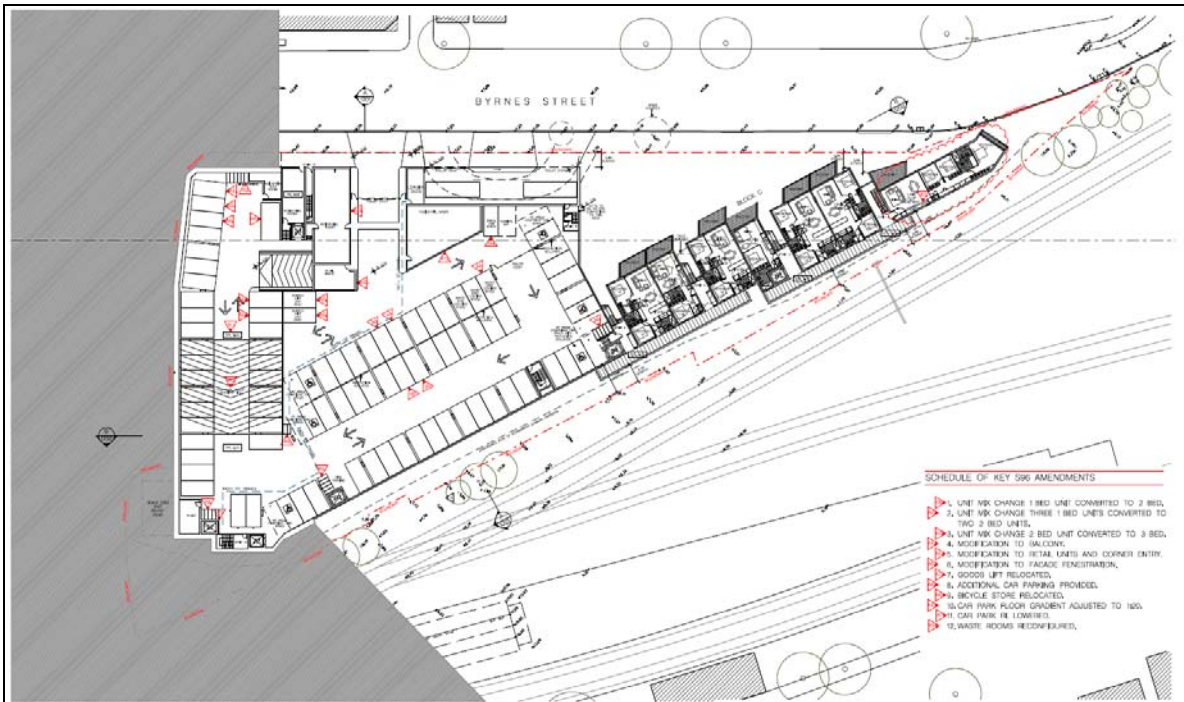
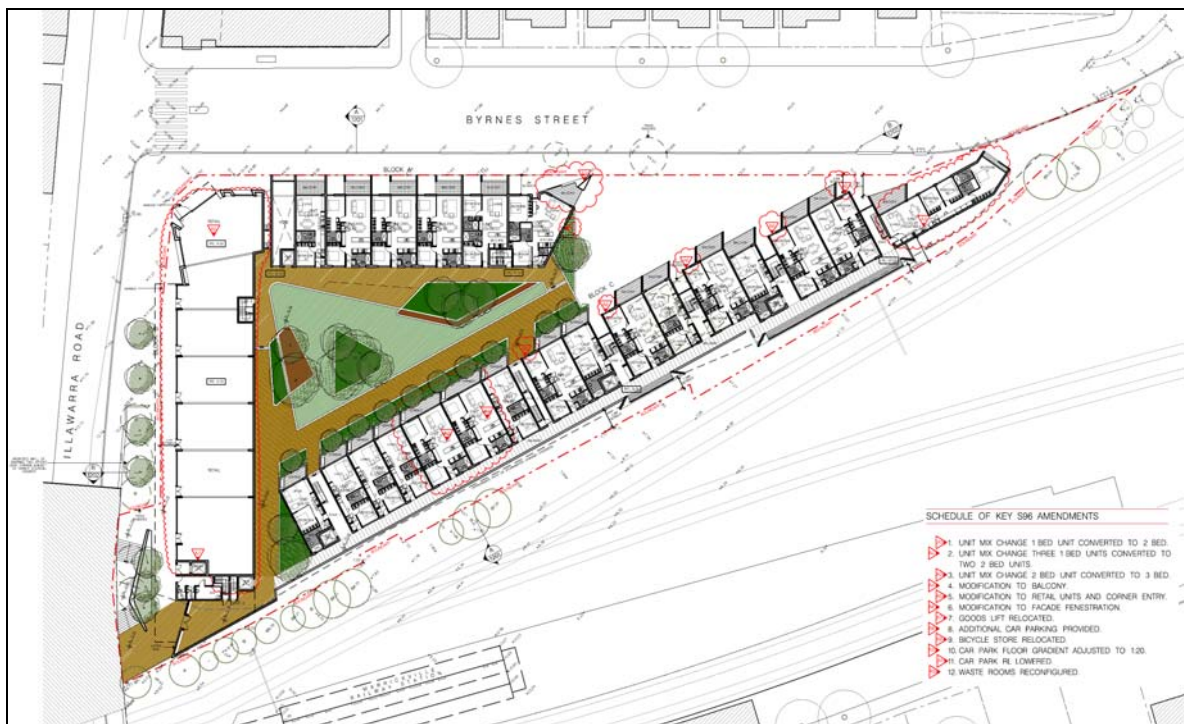


Image 4: Proposed Lower Ground Floor Plan



*Image 5: Proposed Ground Floor Plan*



*Image 6: Proposed Upper Ground Floor Plan*



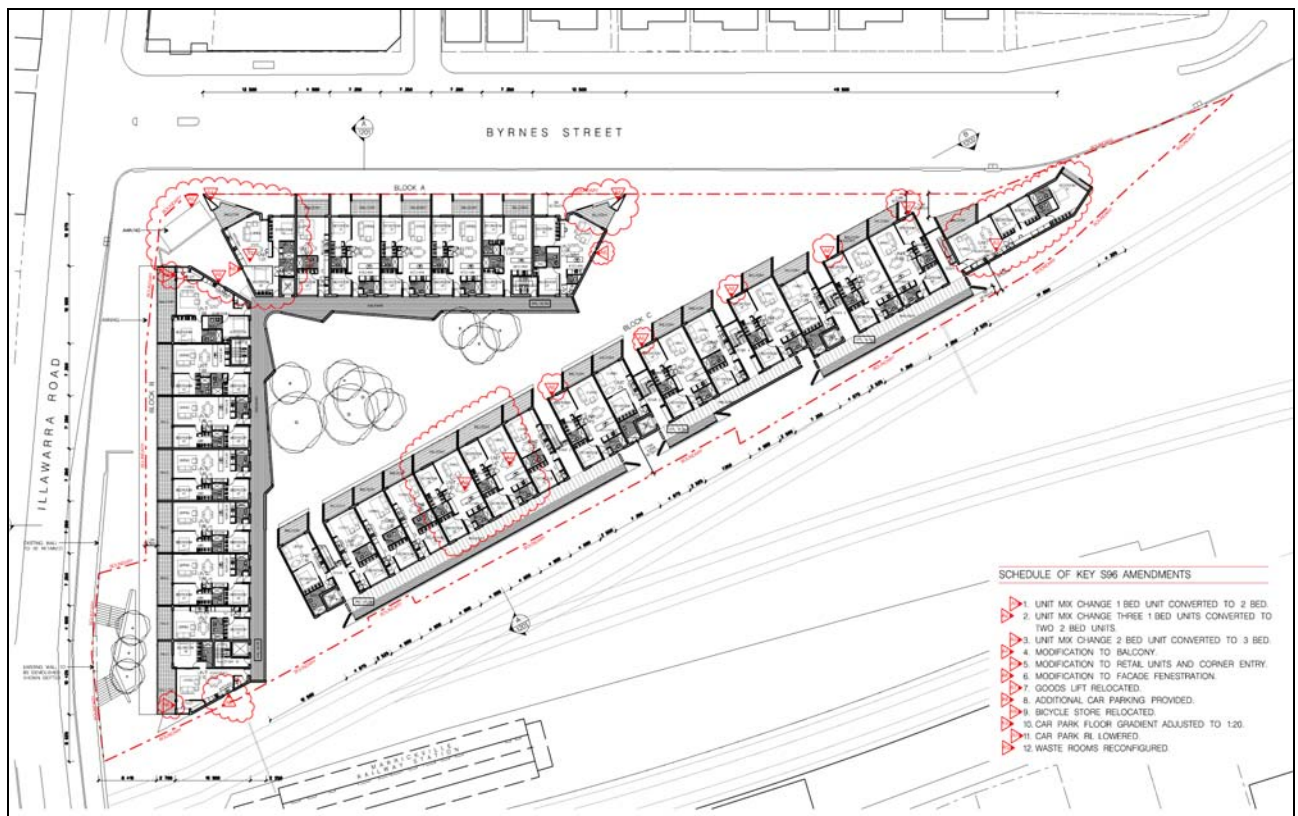


Image 7: Proposed Level 1 Floor Plan

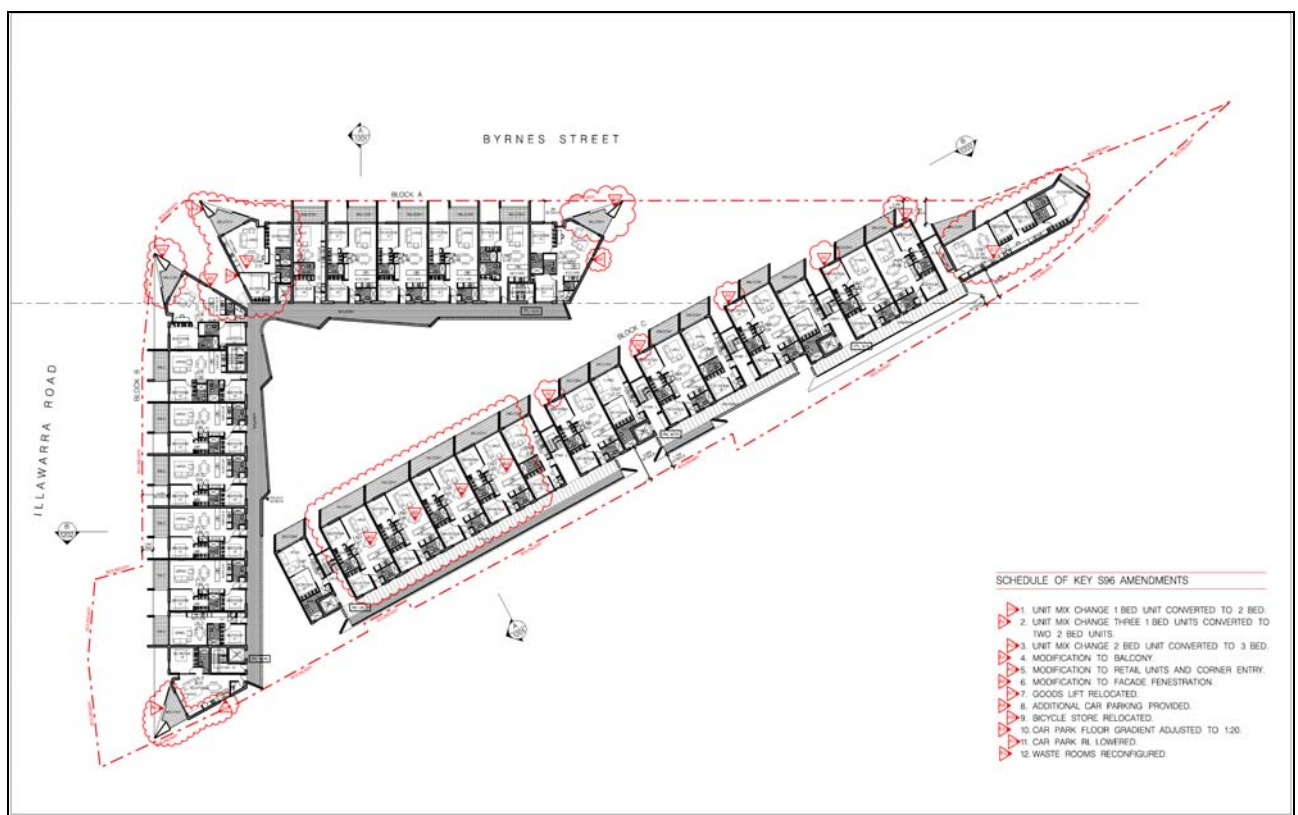


Image 8: Proposed Level 2 Floor Plan



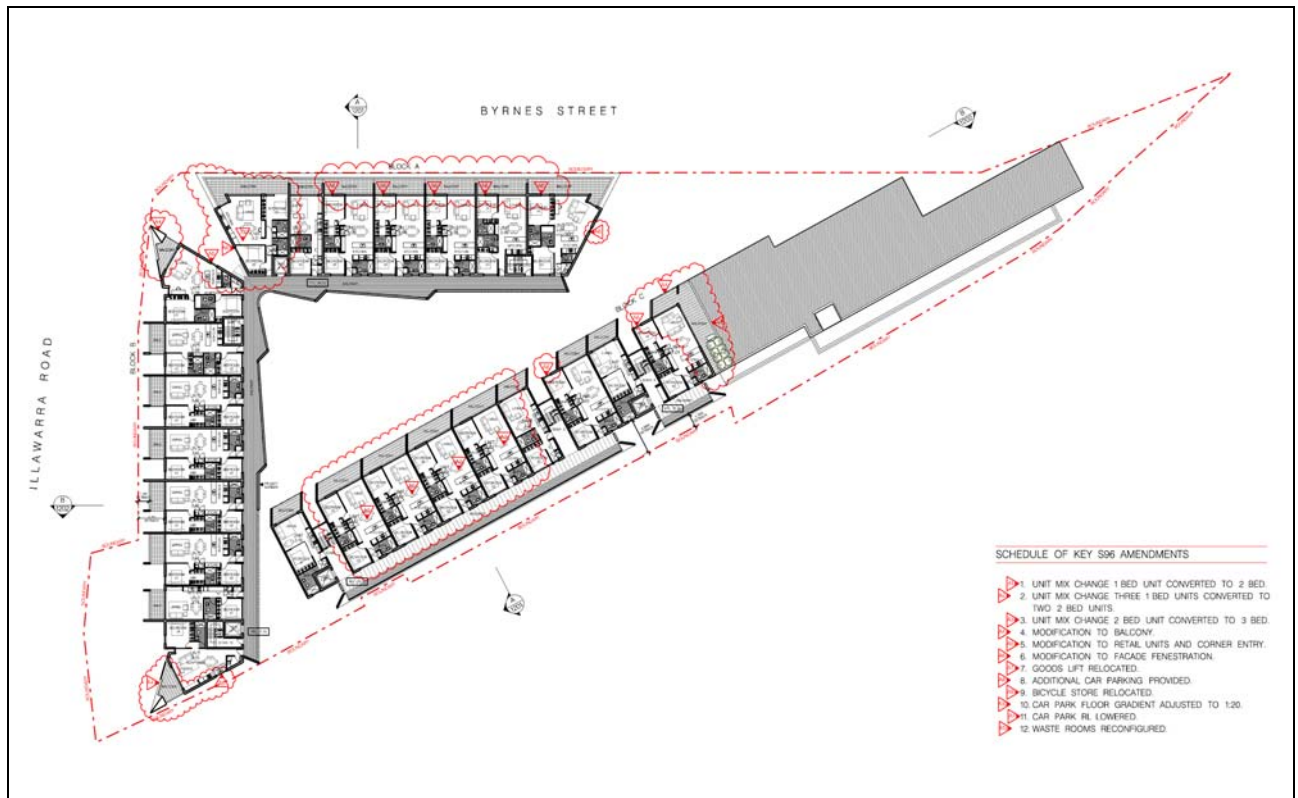


Image 9: Proposed Level 3 Floor Plan

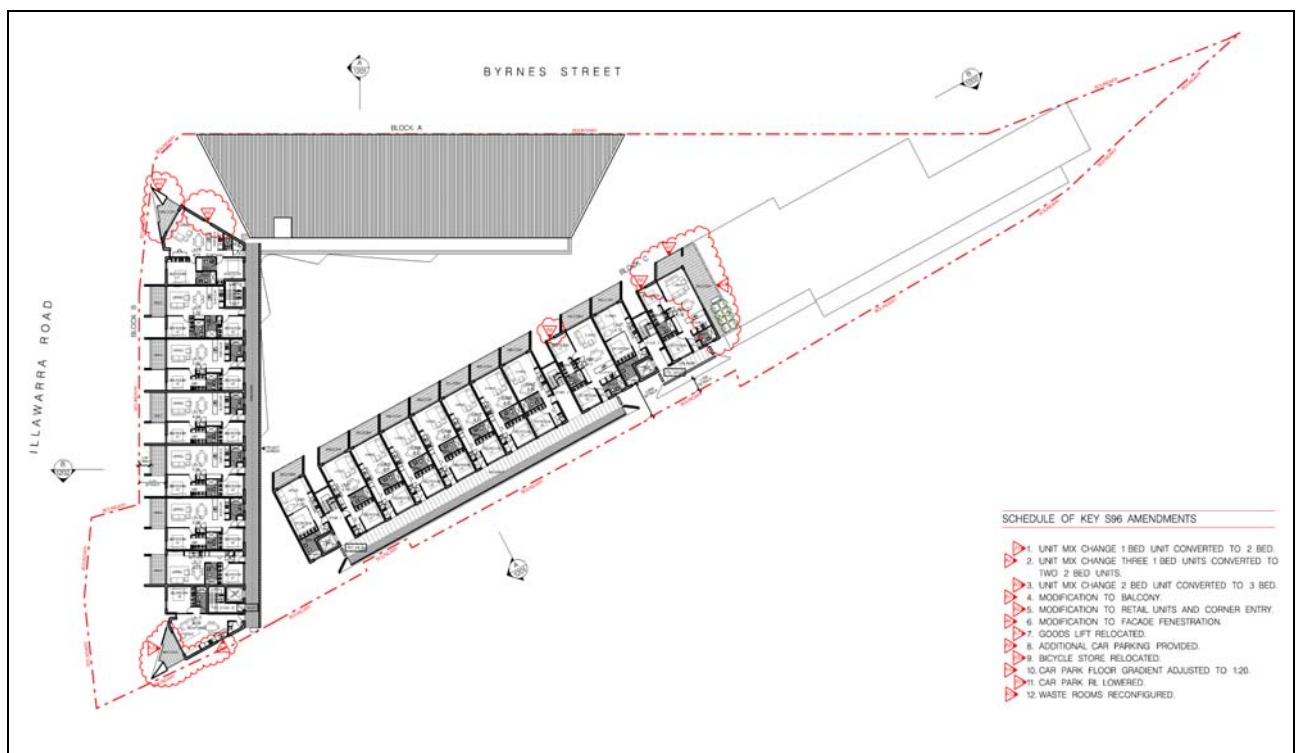


Image 10: Proposed Level 4 Floor Plan