

Item No: C0416 Item 2

Subject: REQUEST FOR PRE-GATEWAY REVIEW: PLANNING PROPOSAL FOR 67-73 MARY STREET, 50-52 EDITH STREET AND 43 ROBERTS STREET, ST PETERS

File Ref: 14/5390/39701.16

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SUMMARY

At its meeting on 15 March 2016, Council resolved to refuse a planning proposal request for land at 67-73 Mary Street, 50-52 Edith Street and 43 Roberts Street, St Peters (Precinct 75).

On 1 April 2016 Council received notification that a pre-Gateway review for the planning proposal has been submitted to the NSW Department of Planning and Environment (DP&E) for their consideration. A copy of the DP&E letter is included at **ATTACHMENT 1**.

The DP&E have invited Council to provide its views about the proposal and/or provide a response detailing why the proposal was not supported.

This report recommends that Council consider providing reasons for its decision to the DP&E with suggested reasons based on the matters discussed at the 15 March meeting.

RECOMMENDATION

THAT:

1. the report be received and noted; and
 2. Council considers providing its views about the Precinct 75 planning proposal request and/or the reasons for not supporting the planning proposal so that these can be provided to the Department of Planning and Environment.
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Our Place, Our Vision – Marrickville Community Strategic Plan 2023	
4.1	The mayor and councillors are representative of the community and provide strong and visionary leadership
4.2	Council has a clear strategic direction which guides its decision making
4.6	Council consults, engages and communicates with the community effectively

DISCUSSION

On 30 September 2015, Council received a planning proposal request for the land known as Precinct 75 seeking to amend the MLEP 2011 to rezone the land from IN2 Light Industrial and R2 Low Density Residential to B4 Mixed Use (for commercial and residential uses) and RE1 Public Recreation to facilitate a creative industry precinct with residential uses, community facilities and car parking.

Council considered a report on this matter at its meeting on 3 February 2016 and resolved to defer the planning proposal to enable a Councillor conference and community consultation to be undertaken. The outcomes of the Councillor conference and community consultation were reported to Council at its 15 March 2016 meeting where Council resolved to refuse the planning proposal request.

The report to Council in March 2016 recommended that the planning proposal be supported and submitted for Gateway determination. Staff are therefore not in a position to provide reasons for Council's refusal of the proposal.

The Council report including the summary of submissions will be provided to the DP&E which includes a discussion of the concerns raised by the community regarding the planning proposal. Council may wish to add to this reasons to explain why the planning proposal was not supported, such as those issues which formed part of the discussion at the Council meeting on 15 March 2016 which include:

- building heights;
- land contamination; and
- impact upon parking and traffic in the local streets.

FINANCIAL IMPLICATIONS

Nil.

ATTACHMENTS

1. Request for pre-Gateway Review for Land at 67-73 Mary Street, 50-52 Edith Street & 43 Roberts Street, St Peters - NSW Department of Planning & Environment