

PLANNING PROPOSAL

MARRICKVILLE LOCAL ENVIRONMENTAL PLAN 2011 (AMENDMENT NO. 4)

PART B: PROPOSED LAND ZONING MAP AMENDMENTS

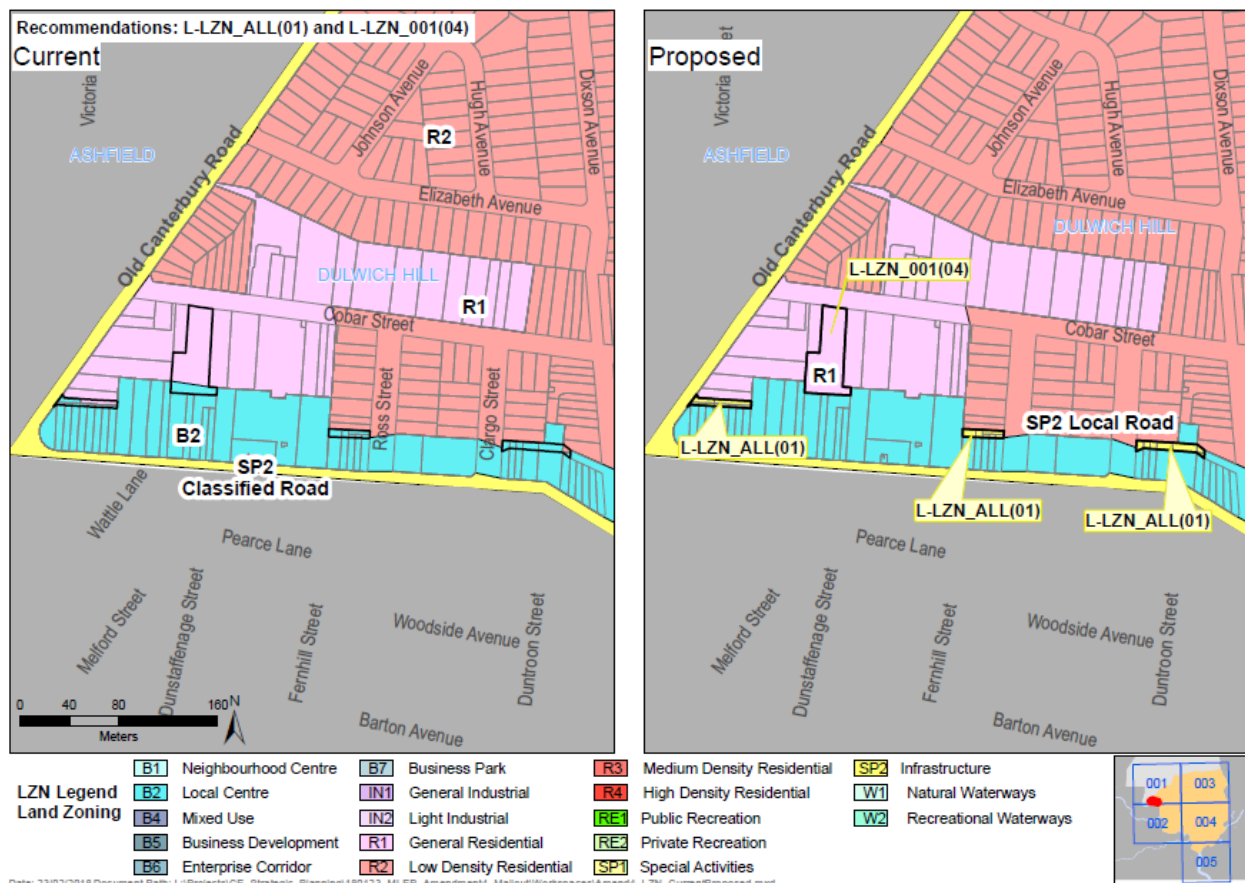
MLEP 2011: Land Zoning Maps

Land reserved for acquisition on the Land Reservation Acquisition Maps being zoned commensurately on the Land Zoning Map for that property

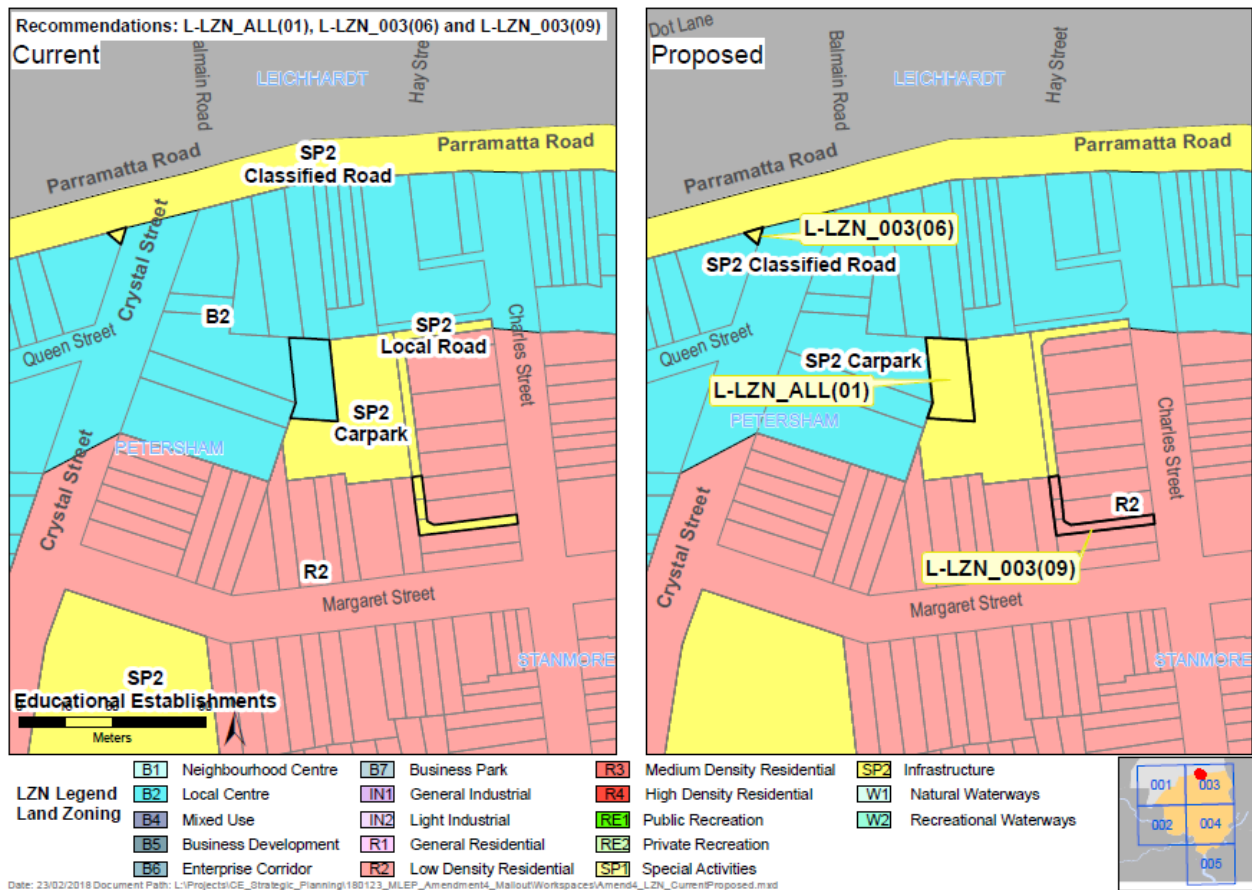
Council considered a report (Item 1 IP0715) on Draft Amendment No. 2 – Marrickville Local Environmental Plan 2011 & Marrickville Development Control Plan 2011 – Additional matters: Flood Mapping and Submission from Roads and Maritime Services at its Infrastructure, Planning and Environmental Services Committee Meeting on 7 July 2015. In dealing with the matter Council resolved (in part) *“to consider in the next round of amendments to MLEP 2011, that the MLEP 2011 Land Zoning Maps (LZN Maps) be amended to ensure that any land reserved for acquisition on the Land Reservation Acquisition Maps (LRA Maps) is zoned commensurately on the Land Zoning Map for that property”*.

Recommendation L-LZN_ALL (01):

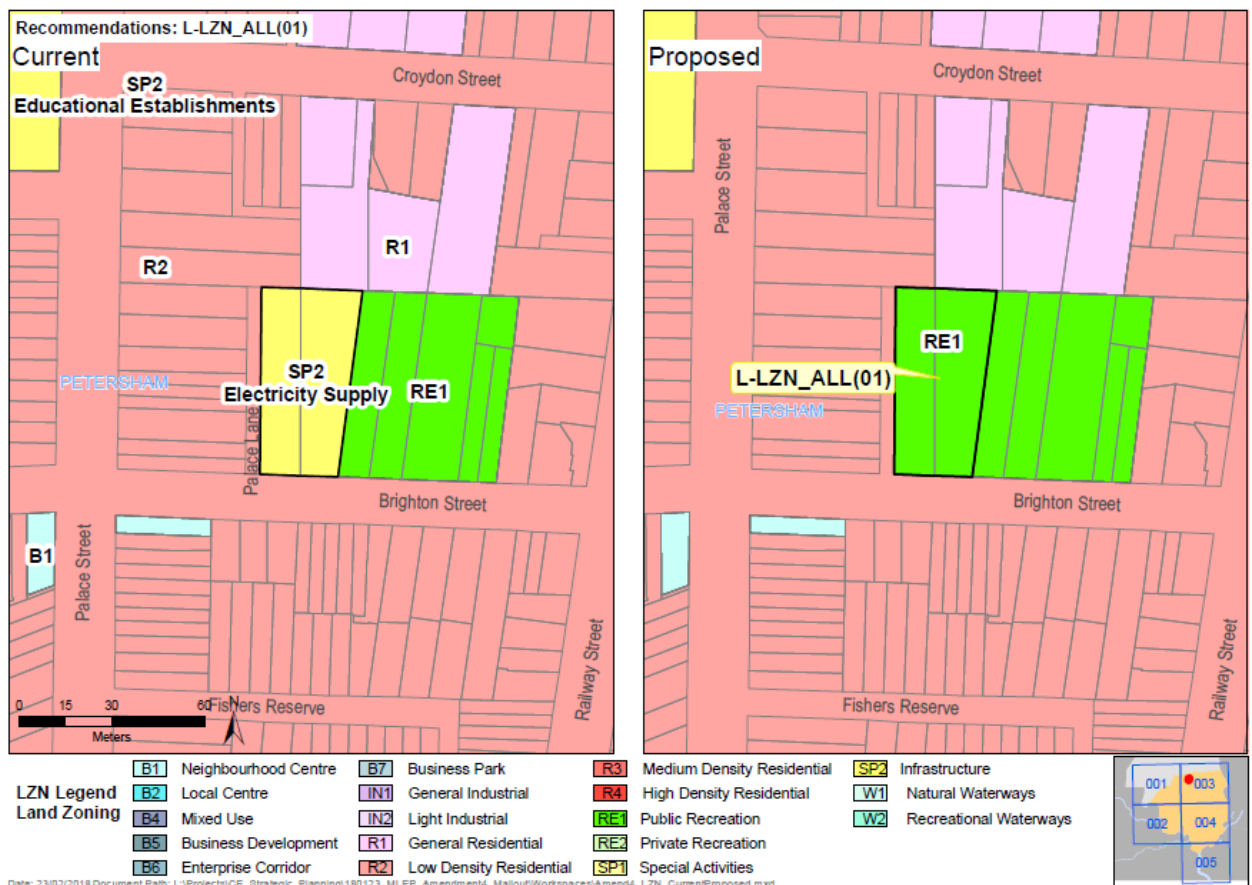
That all land reserved for acquisition on the Land Reservation Acquisition Maps (LRA Maps) be zoned commensurately on the Land Zoning Map for that property.

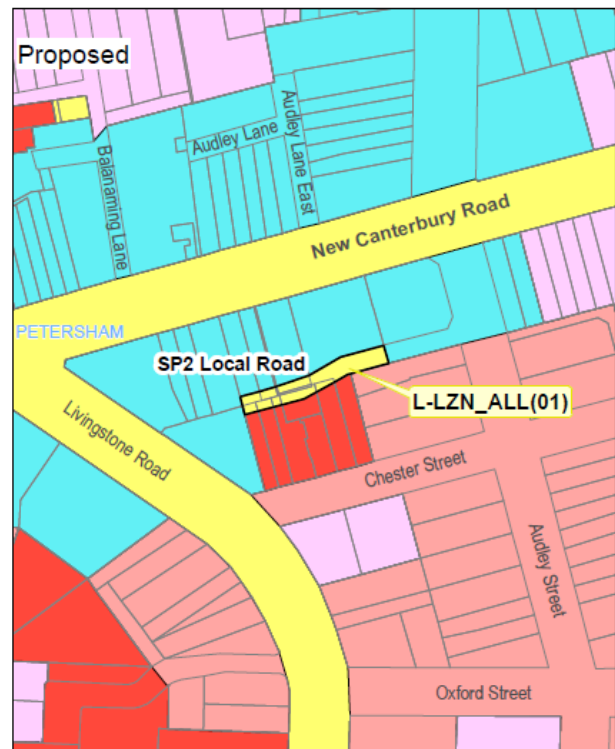
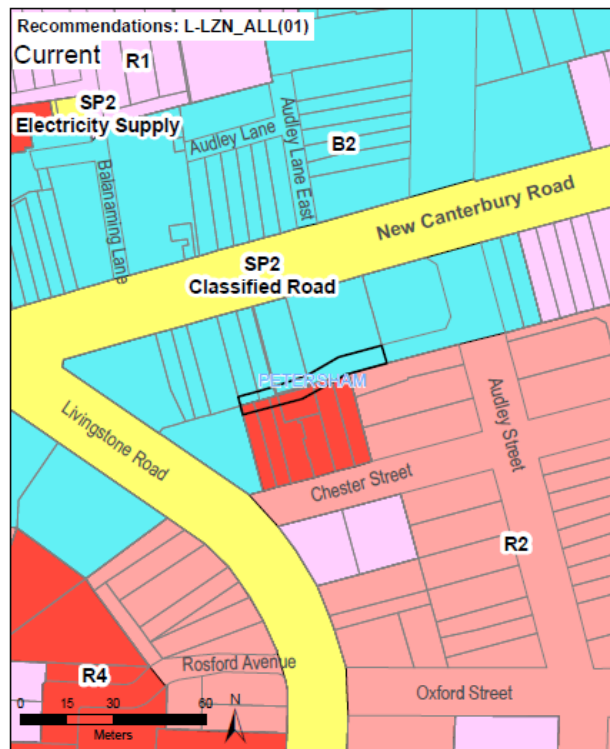














Note: The above diagram showing Current Map and Proposed Map for this recommendation also incorporates Recommendation L-LZN_001 (04).



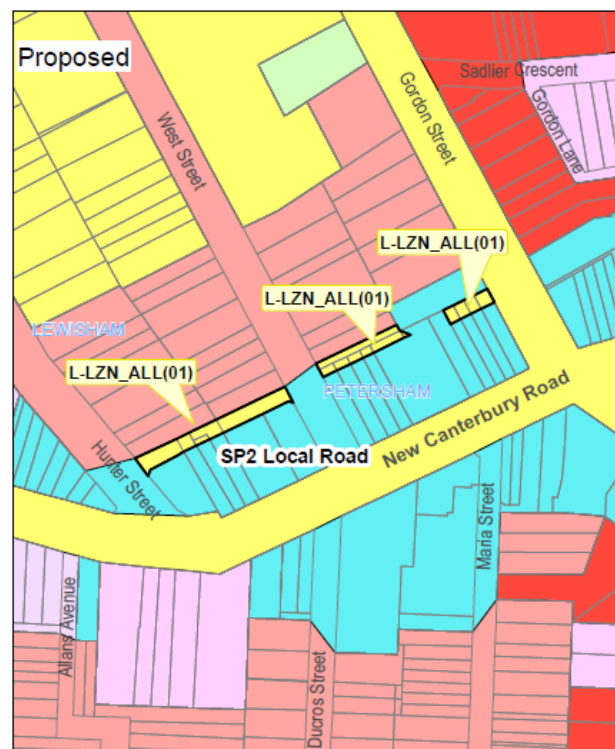
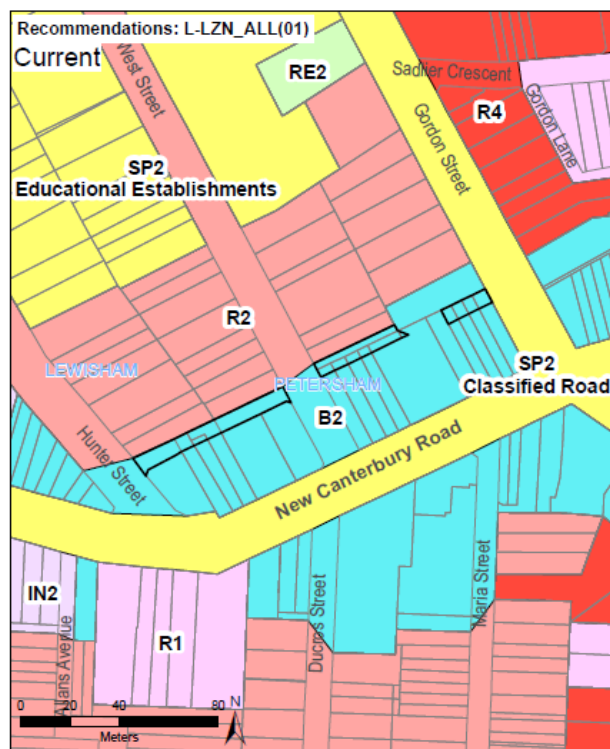
Note: The above diagram showing Current Map and Proposed Map for this recommendation also incorporates Recommendation L-LZN_003 (06) and Recommendation L-LZN_003 (09).





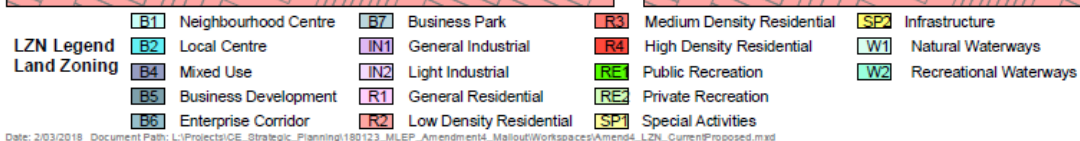
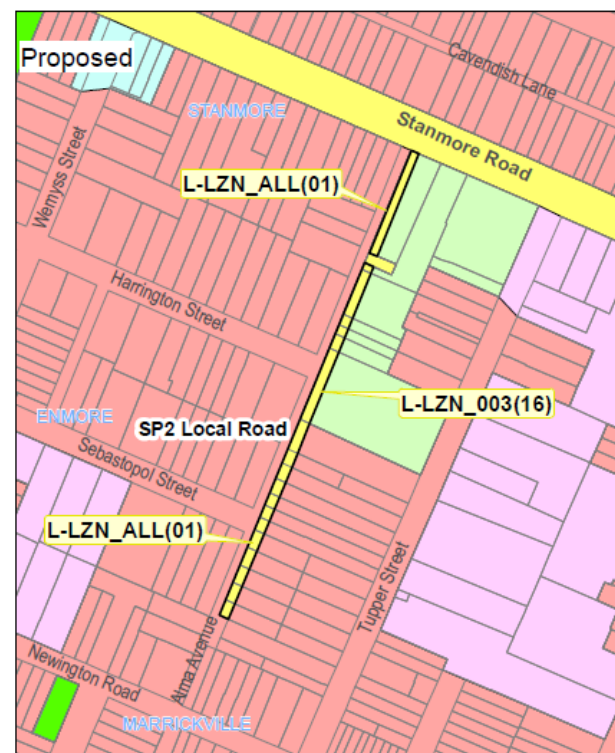
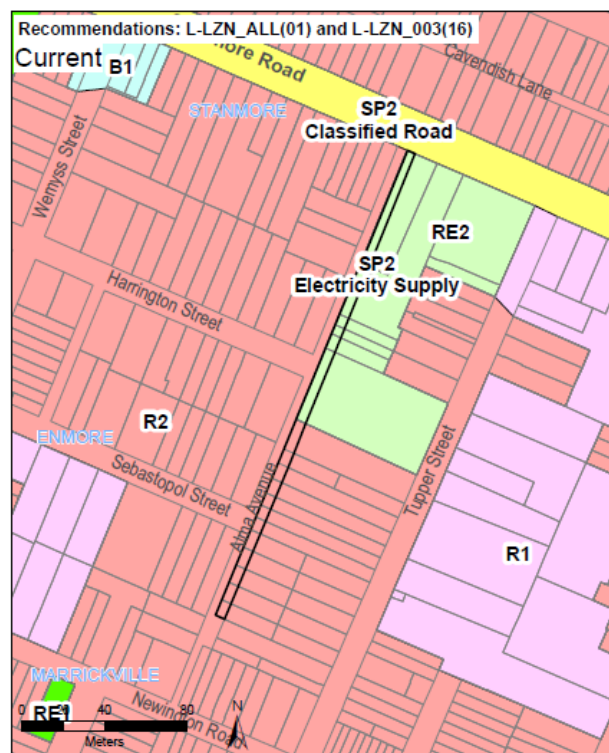
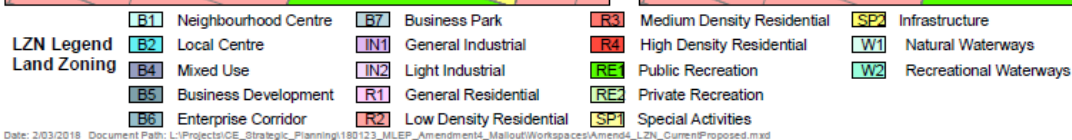
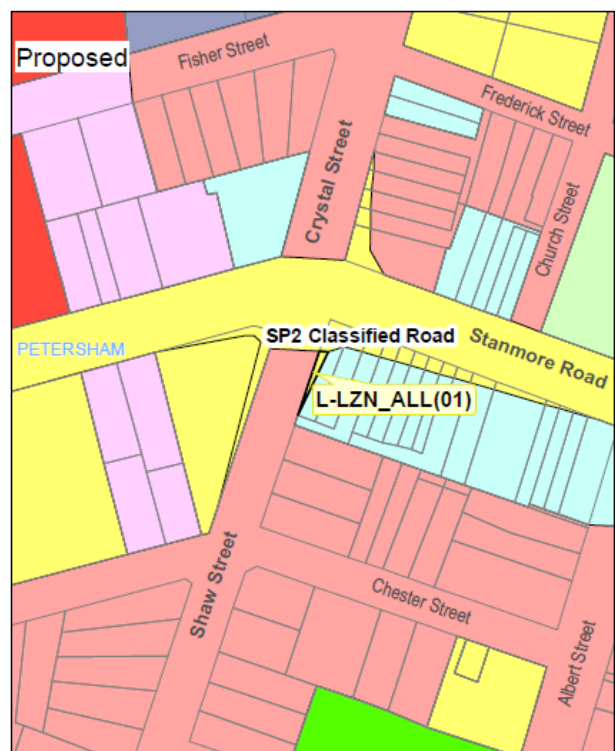
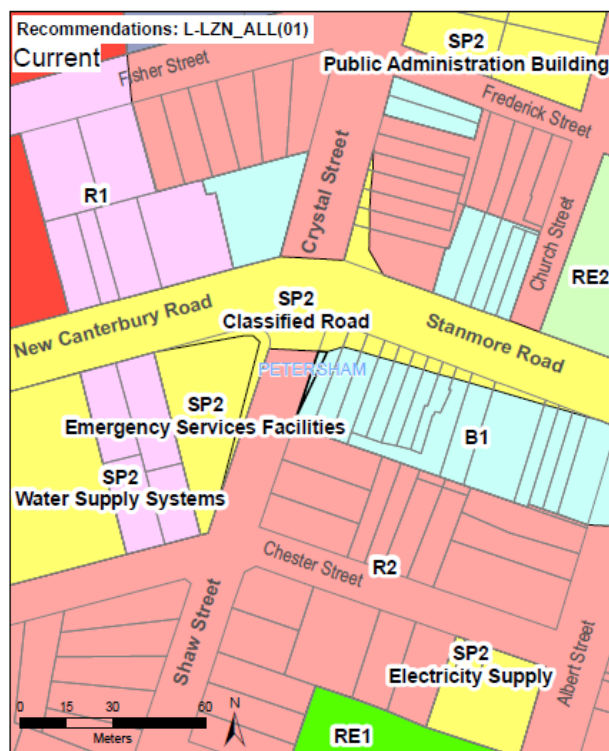
LZN Legend		Neighbourhood Centre		Business Park		Medium Density Residential		Infrastructure
		Local Centre		General Industrial		High Density Residential		Natural Waterways
		Mixed Use		Light Industrial		Public Recreation		Recreational Waterways
		Business Development		General Residential		Private Recreation		
		Enterprise Corridor		Low Density Residential		Special Activities		

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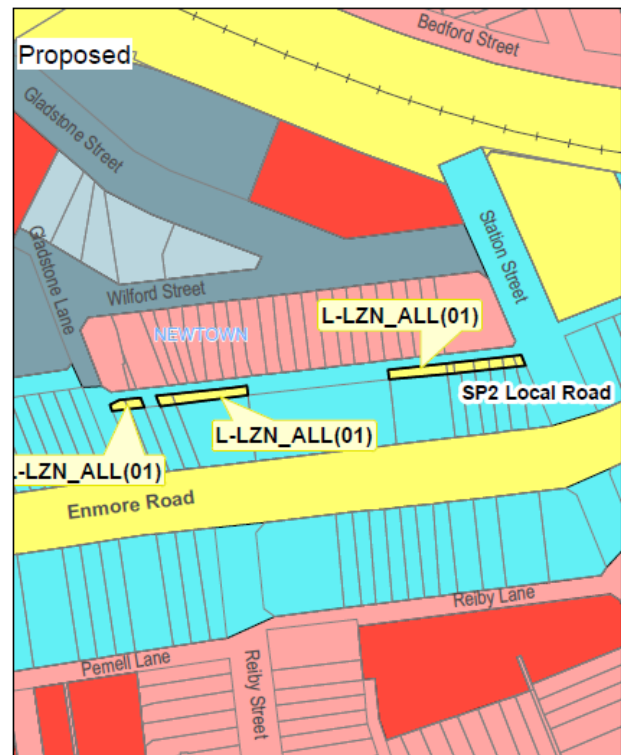
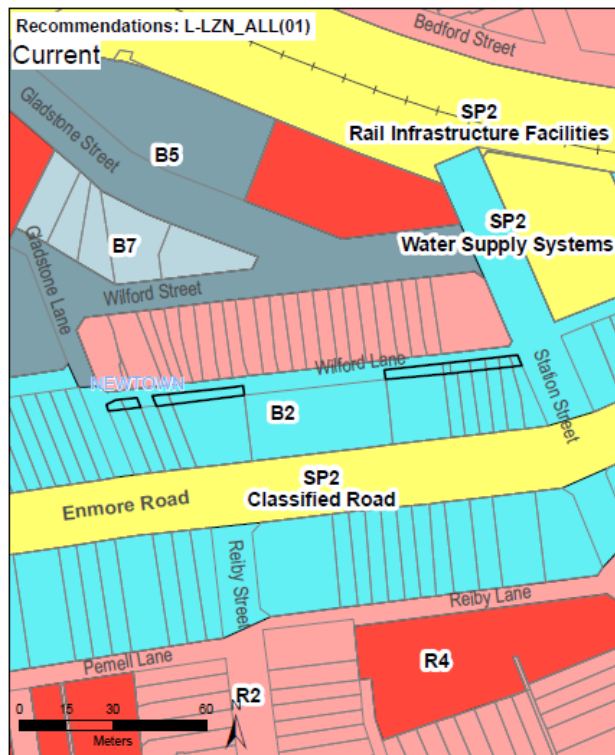


LZN Legend Land Zoning	 B1	Neighbourhood Centre	 B7	Business Park	 R3	Medium Density Residential	 SP2	Infrastructure
	 B2	Local Centre	 IN1	General Industrial	 R4	High Density Residential	 W1	Natural Waterways
	 B4	Mixed Use	 IN2	Light Industrial	 RE1	Public Recreation	 W2	Recreational Waterways
	 B5	Business Development	 R1	General Residential	 RE2	Private Recreation		
	 B6	Enterprise Corridor	 R2	Low Density Residential	 SP1	Special Activities		

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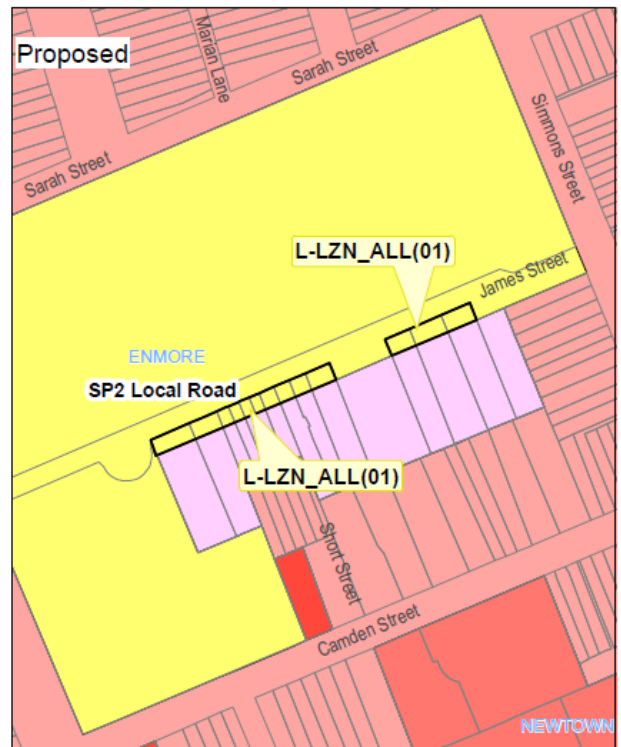
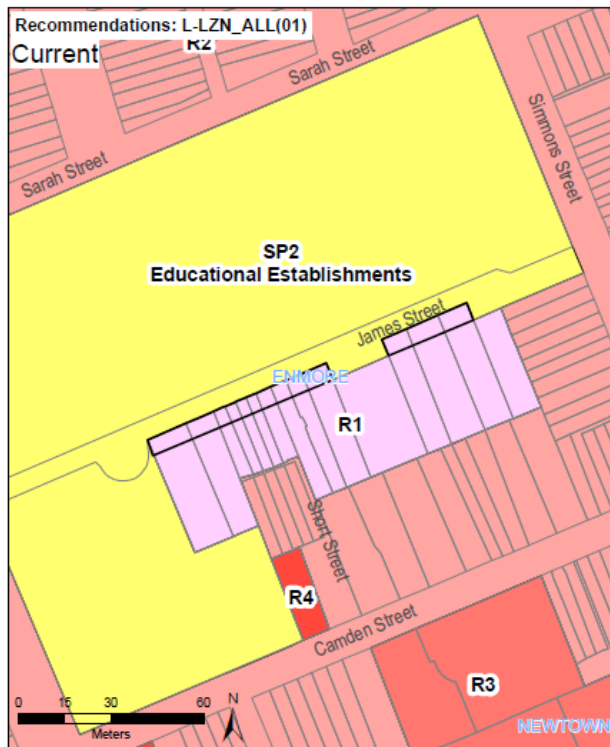
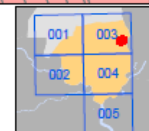


Note: The above diagram showing Current Map and Proposed Map for this recommendation also incorporates Recommendation L-LZN_003 (16).



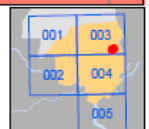
LZN Legend	Land Zoning	SP2 Infrastructure	W1 Natural Waterways
B1 Neighbourhood Centre	B7 Business Park	R3 Medium Density Residential	W2 Recreational Waterways
B2 Local Centre	IN1 General Industrial	R4 High Density Residential	
B4 Mixed Use	IN2 Light Industrial	RE1 Public Recreation	
B5 Business Development	R1 General Residential	RE2 Private Recreation	
B6 Enterprise Corridor	R2 Low Density Residential	SP1 Special Activities	

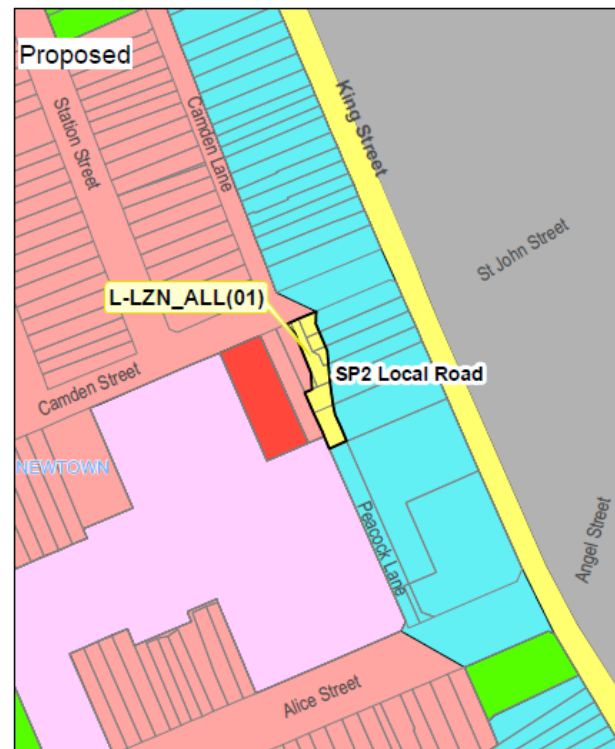
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B1 Neighbourhood Centre	B7 Business Park	R3 Medium Density Residential	W2 Recreational Waterways
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B5 Business Development	R1 General Residential	RE2 Private Recreation	
B6 Enterprise Corridor	R2 Low Density Residential	SP1 Special Activities	

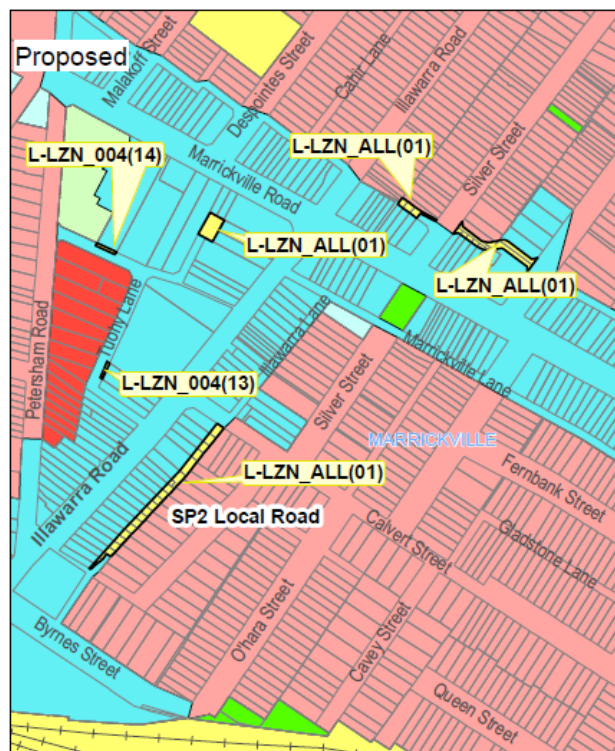
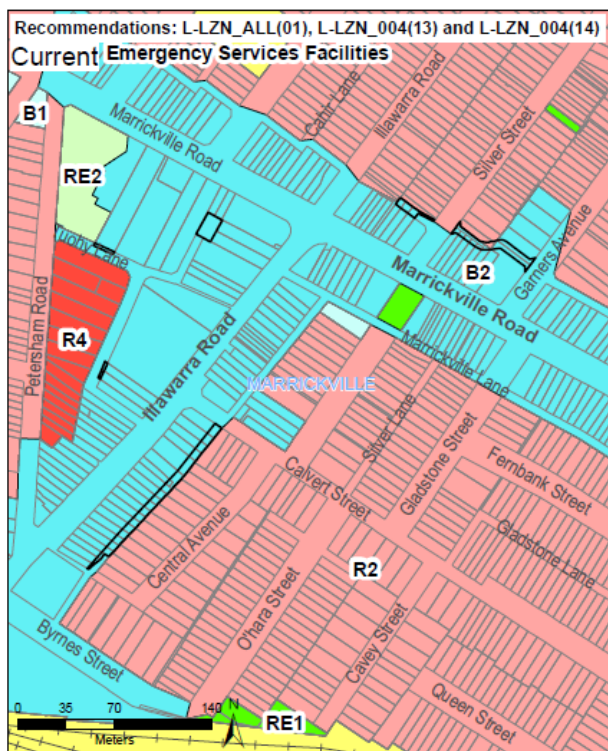
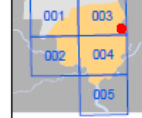
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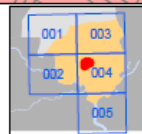
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				SP2	Infrastructure
				W1	Natural Waterways
				W2	Recreational Waterways

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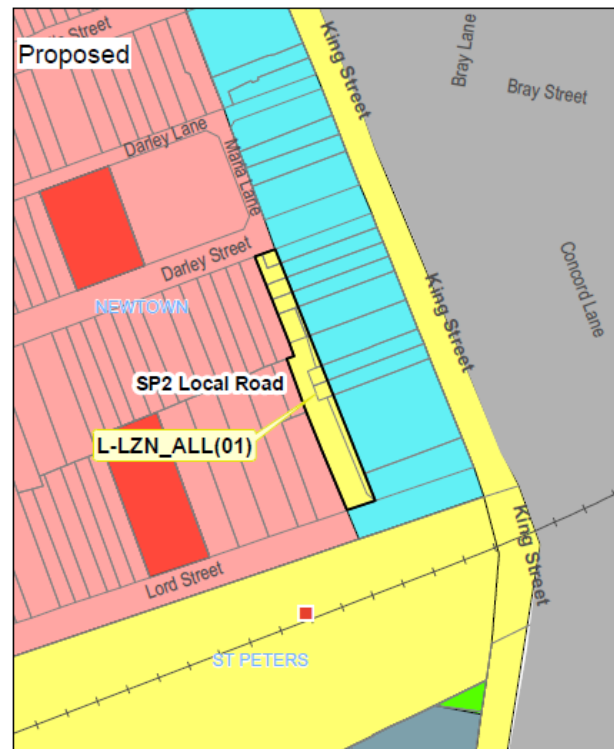
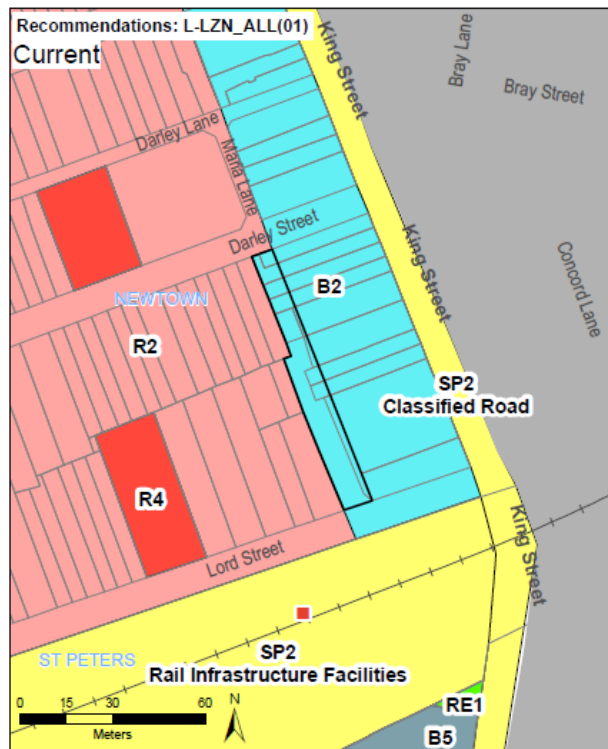


LZN Legend	Land Zoning	Land Zoning	Land Zoning	Land Zoning	Land Zoning
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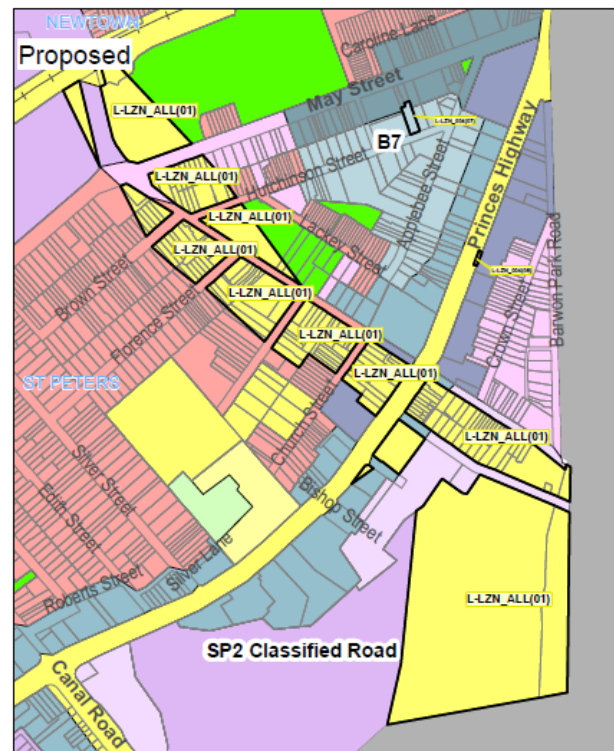
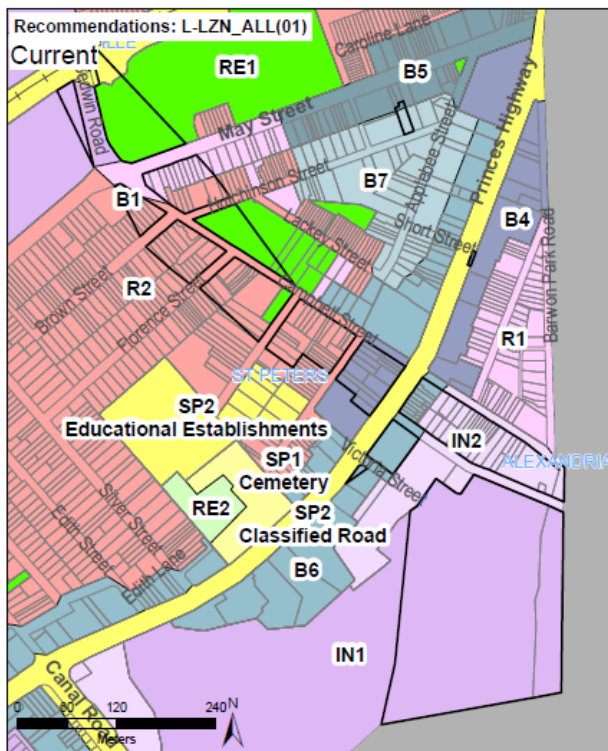
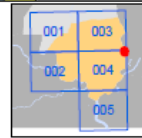


Note: The above diagram showing Current Map and Proposed Map for this recommendation also incorporates Recommendation L-LZN_004 (13) and Recommendation L-LZN_004 (14).



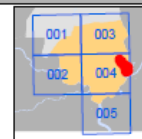
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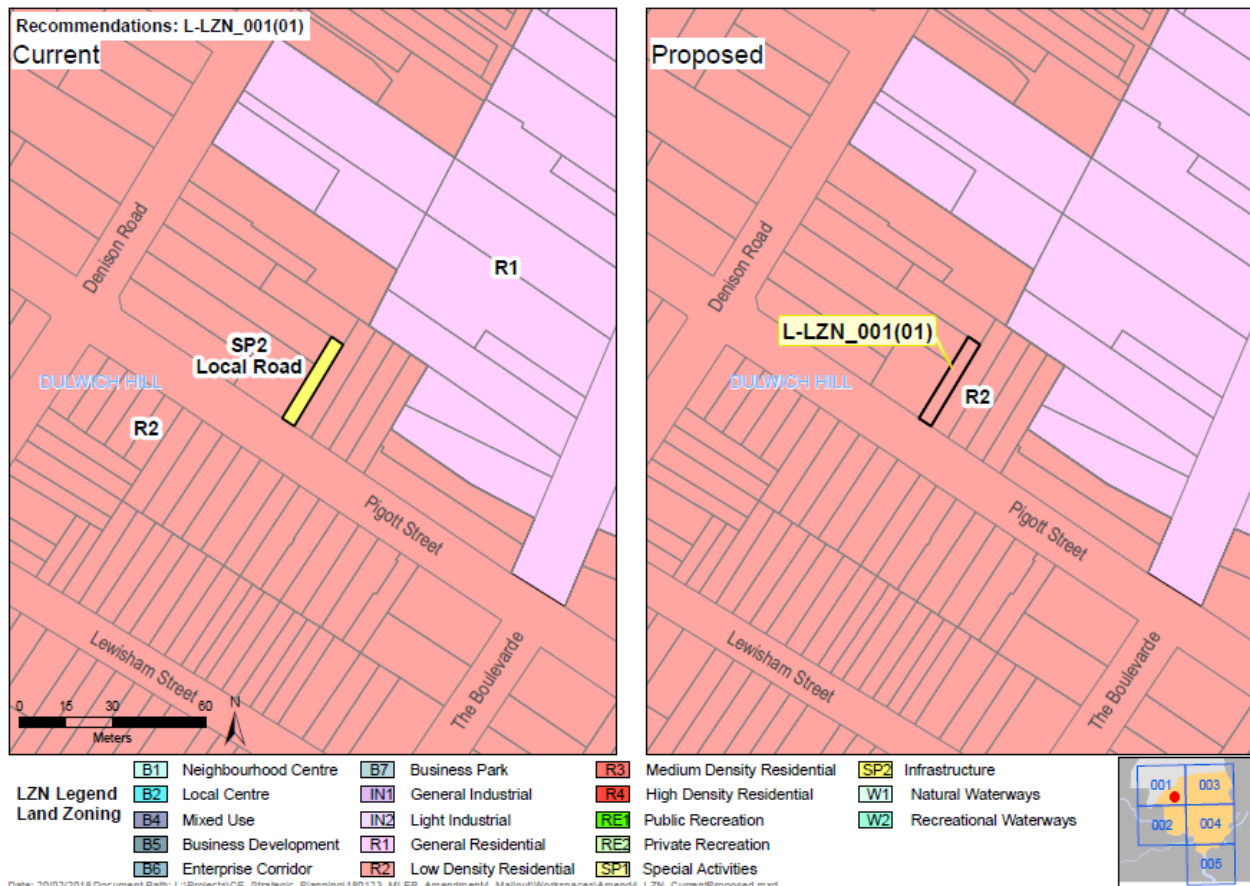
24A Pigott Street, Dulwich Hill (formerly part of 171 Denison Street)

The access handle from Pigott Street to the property known as 24A Pigott Street is zoned SP2 – Local Road on the Land Zoning Map (LZN_001). The access handle is a right of way and not a local road. It is recommended that the access handle be rezoned to R2 Low Density Residential, to be in accordance with the zoning of property 24A Pigott Street and the zoning in the immediate locality.

Recommendation L-LZN_001 (01):

That the zoning of the access handle (R.O.W) to the property known as 24A Pigott Street, Dulwich Hill (Lot 2 DP 1048701) on Land Zoning Map (LZN_001) be amended to “R2 Low Density Residential”.

Diagram showing Current Map and Proposed Map



1-9 Weston Street, Dulwich Hill

The subject properties are owned by the Sydney Water Corporation and are zoned SP2 Stormwater Management Systems. As part of the Section 62 consultation in relation to MLEP 2011 Sydney Water requested that the land be zoned SP2 Water Systems. The land was inadvertently zoned SP2 Stormwater Management Systems.

Recommendation L-LZN_001 (02):

That the zoning of the properties known as 1-9 Weston Street, Dulwich Hill on Land Zoning Map (LZN_001) be amended to “SP2 Water Systems”.

Note: In view of the nature of this amendment, involving a change of notation on the Land Zoning Map for the land from SP2 Stormwater Management Systems to SP2 Water Systems, a Diagram showing the Current Map and Proposed Map has not been prepared at this stage. The proposed mapping amendment will be incorporated into the documentation submitted to the Department of Planning and Environment seeking final approval and gazettal of the planning proposal.

Lot 2 DP 1125319 on the south western corner of Old Canterbury Road and Barker Street, Lewisham (formerly part of the property 40 Old Canterbury Road, Lewisham)

The property on the south western corner of Old Canterbury Road and Barker Street, Lewisham was acquired by the then Department of Main Roads for road purposes to provide a greater turning area for vehicles turning left from Old Canterbury Road into Barker Street. The road works were carried out and the property was subdivided into 2 lots, namely Lots 1 and 2 DP 1125319. The road intersection works are located on Lot 2 and now form part of the Classified Road.

RMS sold that part of the property (Lot 1 DP 1125319) that did require for road purposes and that allotment has been in private ownership since October 2013.

Both Lots 1 and 2 DP 1125319 are zoned R2 Low Density Residential under MLEP 2011.

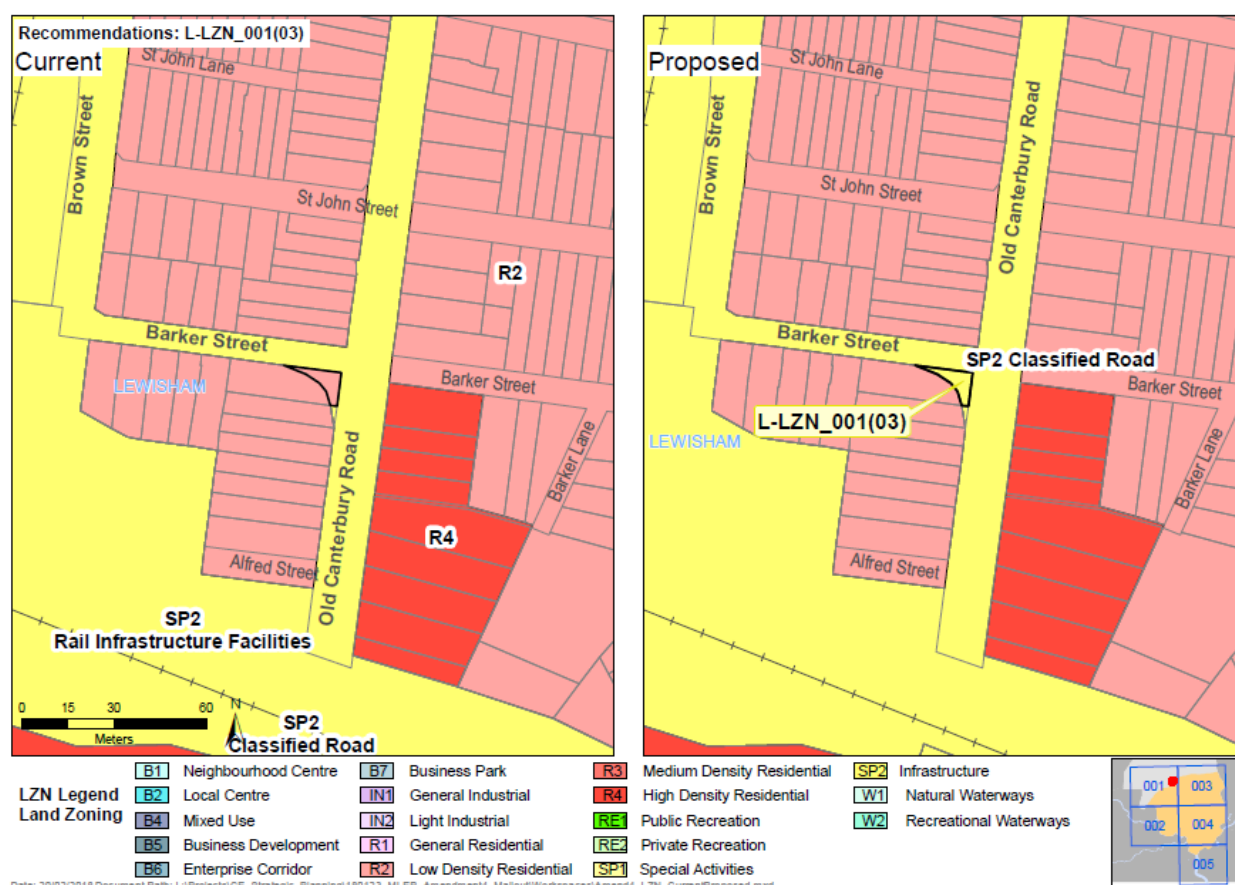
It should be noted that part of the adjoining property to the south along Old Canterbury Road was also required for road purposes by RMS. The adjoining property was also subdivided into 2 lots. The lot that was required for road purposes is zoned SP2 Classified Road under MLEP 2011.

Lot 2 DP 1125319 on the south western corner of Old Canterbury Road and Barker Street, Lewisham (formerly part of the property 40 Old Canterbury Road, Lewisham) should be rezoned SP 2 Classified Road with no FSR Control or HOB Control applying to the land.

Recommendation L-LZN_001 (03):

That the zoning of Lot 2 DP 1125319 on the south western corner of Old Canterbury Road and Barker Street, Lewisham (formerly part of the property 40 Old Canterbury Road, Lewisham) on Land Zoning Map (LZN_001) be amended to "SP2 Classified Road".

Diagram showing Current Map and Proposed Map



40-42 Cobar Street and rear of 829 New Canterbury Road, Dulwich Hill

Approval was granted by Determination No. 201200232 dated 10 December 2012 to demolish the existing improvements on the properties 40 and 42 Cobar Street, consolidate the existing allotments of the properties 40-42 Cobar Street and rear of 829 New Canterbury Road, Dulwich Hill, subdivide the land into two allotments, one fronting New Canterbury Road and one fronting Cobar Street and erect residential flat buildings on the allotment fronting Cobar Street.

Part of the approved development is situated on part of the site No. 829 New Canterbury Road which is zoned B2 Local Centre under Marrickville Local Environmental Plan 2011 (MLEP 2011) within which *residential flat buildings* are prohibited.

Clause 5.3 of the MLEP 2011 provides flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary, within a distance of 25 metres of a boundary between any two zones, would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone. The residential flat building on that part of the site zoned B2 – Local Centre was approved pursuant to Clause 5.3 of MLEP 2011.

The consolidation of the land and its subdivision into 2 lots was carried out. The new property description is Lots 1 and 2 DP 1125319. Lot 1 relates to the property 40-42 Cobar Street which contains the approved residential flat buildings and Lot 2 relates to the property 829 New Canterbury Road.

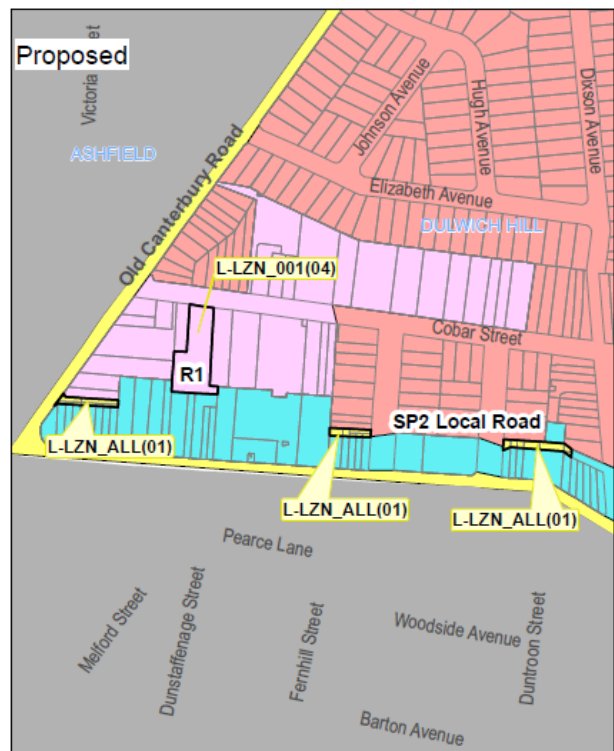
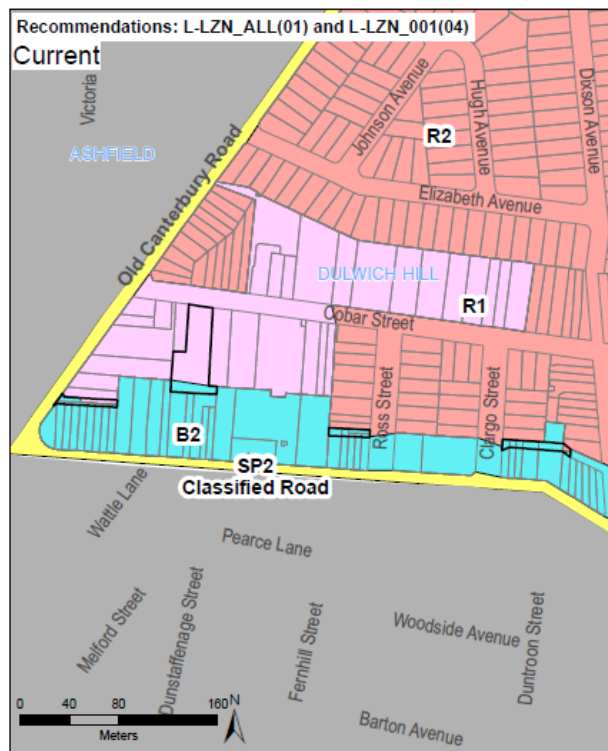
As the land has been subdivided it is considered appropriate that the rear of the property known as 40-42 Cobar Street should no longer be zoned B2 Local Centre. It is recommended that the rear of the property be rezoned R1 General Residential to be in accordance with the zoning of the remainder of the property. The same HOB control applies to the entire property. The rear of the property has a different FSR control than the front section of the property. The FSR control for the rear of the property should also be amended to be in accordance with the FSR control on the remainder of the property.



















Recommendation L-LZN_001 (04):

That the rear of the property known as 40-42 Cobar Street, Dulwich Hill (Lot 1 DP 1125319) on Land Zoning Map (LZN_001) be rezoned “R1 General Residential” to be in accordance with the zoning of the remainder of the property.

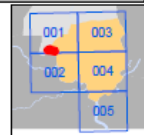
Diagram showing Current Map and Proposed Map

Note: The Diagram showing Current Map and Proposed Map for this recommendation also includes part of mapping amendments relating to Recommendation L-LZN_ALL (01).



LZN Legend Land Zoning	 B1	Neighbourhood Centre	 B7	Business Park	 R3	Medium Density Residential	 SP2	Infrastructure
	 B2	Local Centre	 IN1	General Industrial	 R4	High Density Residential	 W1	Natural Waterways
	 B4	Mixed Use	 IN2	Light Industrial	 RE	Public Recreation	 W2	Recreational Waterways
	 B5	Business Development	 R1	General Residential	 RE2	Private Recreation		
	 B6	Enterprise Corridor	 R2	Low Density Residential	 SP1	Special Activities		

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Hercules Street and land on the western side of Dulwich Hill Public School, Kintore Street, Dulwich Hill

The section of Hercules Street, Dulwich Hill where it goes over the light rail line is coloured yellow and has the zoning notation of SP2 Educational Establishments on Land Zoning Map (LZN_001). The subject part of the road was zoned R2 Low Residential on the originally gazetted zoning map (5200_COM_LZN_001_010_20111123). The colour shown on the zoning map for the subject section of road inadvertently changed when Marrickville Local Environmental Plan 2011 (Amendment No. 2) was gazetted.

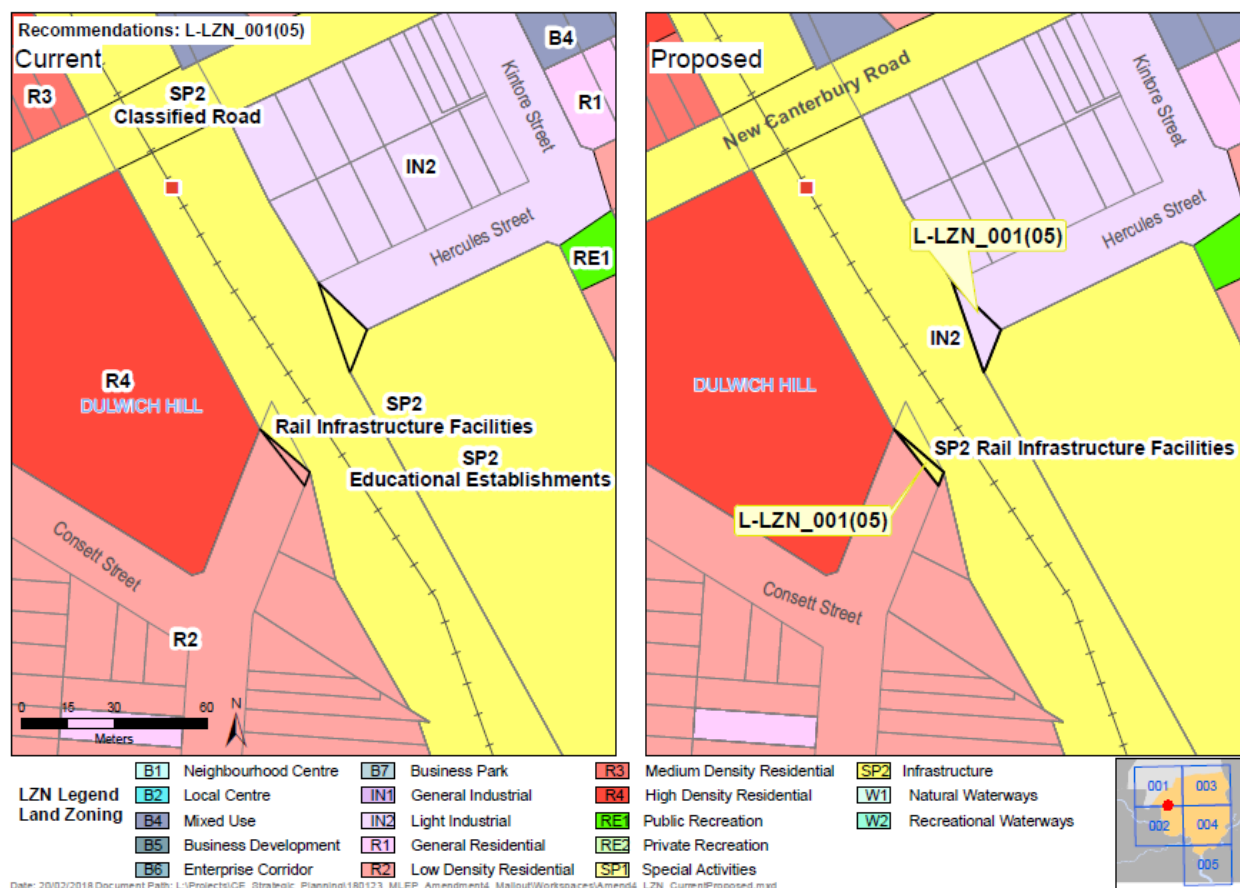
The current Land Zoning Map (5200_COM_LZN_001_010_20160108) has a thick black band on the northern side of Hercules Street which inadvertently means that the railway land south of the Hercules Street crossing is zoned SP2 Educational Establishments. The zoning map for the subject land inadvertently changed when Marrickville Local Environmental Plan 2011 (Amendment No. 2) was gazetted.

The section of Hercules Street, Dulwich Hill where it goes over railway land and the railway land to the south should be zoned SP2 Rail Infrastructure Facilities. The section of Hercules Street currently zoned SP2 that does not go over railway land to the east should be zoned IN2 Light Industrial and the section of Hercules Street currently zoned SP2 that does not go over railway land to the west should be zoned R2 Low Density Residential.

Recommendation L-LZN_001 (05):

That the section of Hercules Street where it goes over railway land at Dulwich Hill and the railway land on the western side of Dulwich Hill Public School, Dulwich Hill be zoned “SP2 Rail Infrastructure Facilities” and the section of Hercules Street currently zoned SP2 that does not go over railway land to the east be zoned IN2 Light Industrial and the section of Hercules Street currently zoned SP2 that does not go over railway land to the west be zoned R2 Low Density Residential on Land Zoning Map LZN_001 on Land Zoning Map LZN_001.

Diagram showing Current Map and Proposed Map



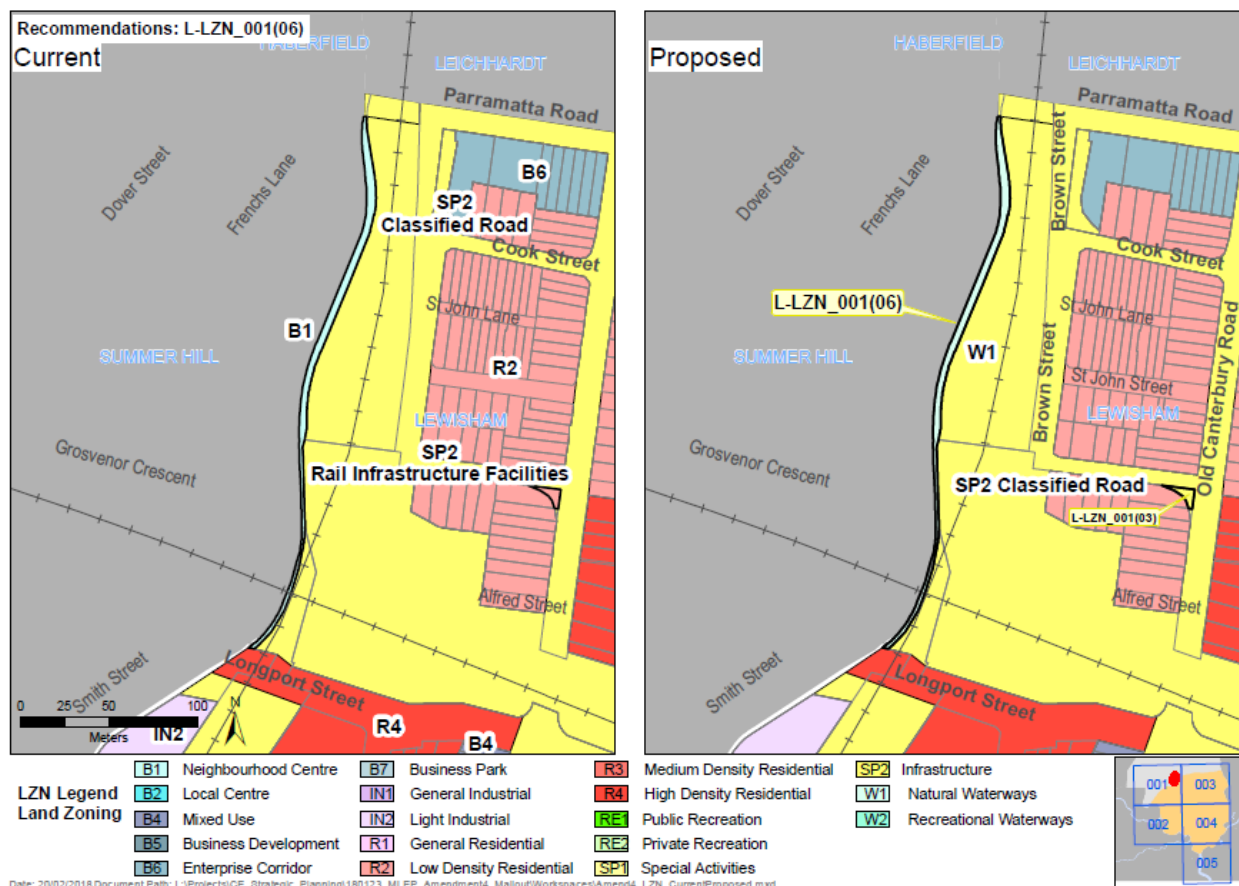
Hawthorne Canal, Lewisham

The colour on the zoning map for the Hawthorne Canal is the zoning colour for W1 Natural Waterways but the land has the notation “B1” on the zoning map. The notation should be amended to read “B1”.

Recommendation L-LZN_001 (06):

That the zoning notation on Land Zoning Map (LZN_001) for the Hawthorne Canal, Lewisham property be amended to “W1”.

Diagram showing Current Map and Proposed Map



Land where Illawarra Road crosses the Cooks River, Marrickville

The land at the end of the Illawarra Road has no zoning where the road crosses the Cooks River. The LGA boundary extends over part of the Cooks River.

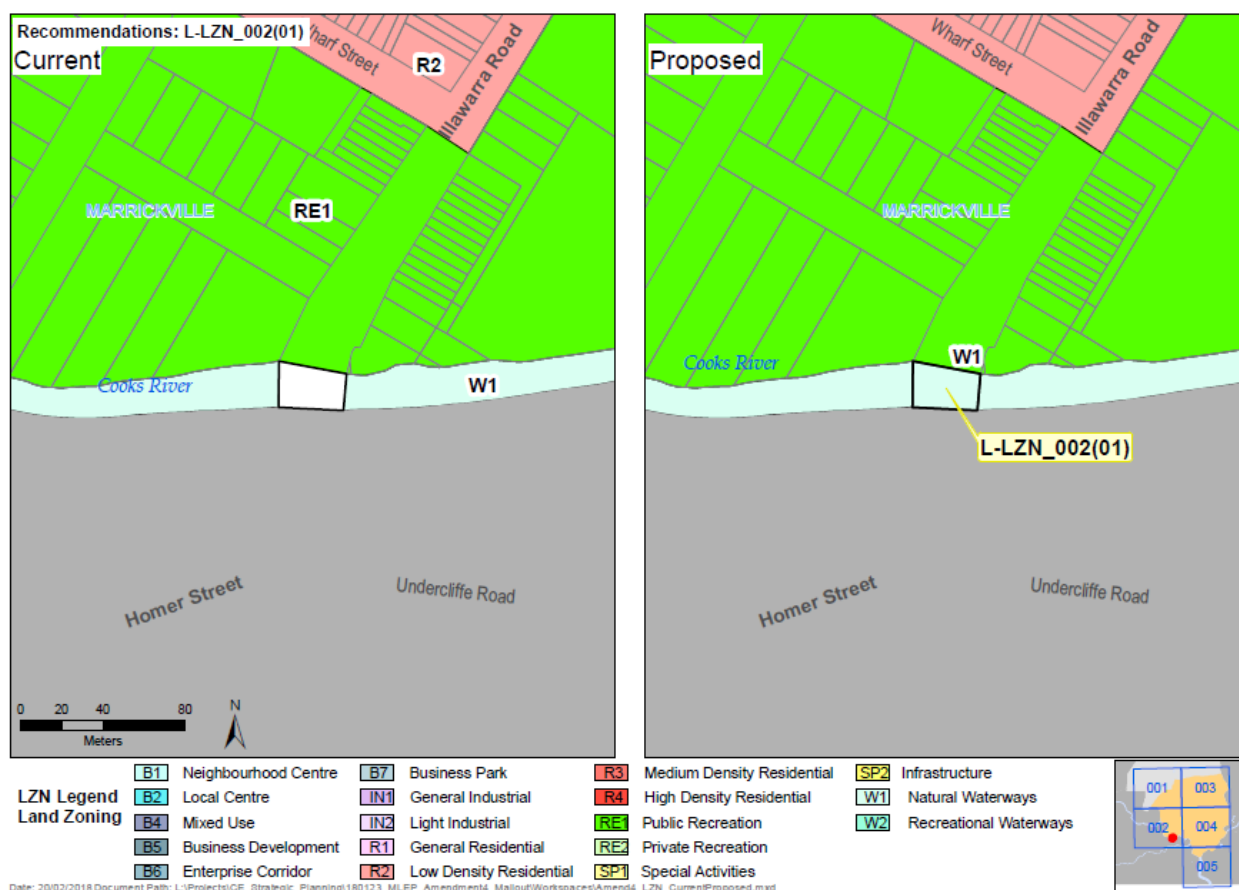
There are two other road bridges over the Cooks River, one at Wardell Road and one at the Princes Highway. Where the road bridge extends over the Cooks River at Wardell Road the subject land is zoned W1 Natural Waterways and where the road bridge extends over the Cooks River at the Princes Highway the subject land is zoned SP2 Classified Road.

As Illawarra Road is not a classified road it is recommended that the land where Illawarra Road crosses the Cooks River be zoned W1 Natural Waterways (to be consistent with the zoning where Wardell Road crosses the Cooks River).

Recommendation L-LZN_002 (01):

That the unzoned land where Illawarra Road crosses the Cooks River on Land Zoning Map (LZN_002) be zoned “W1 Natural Waterway”.

Diagram showing Current Map and Proposed Map



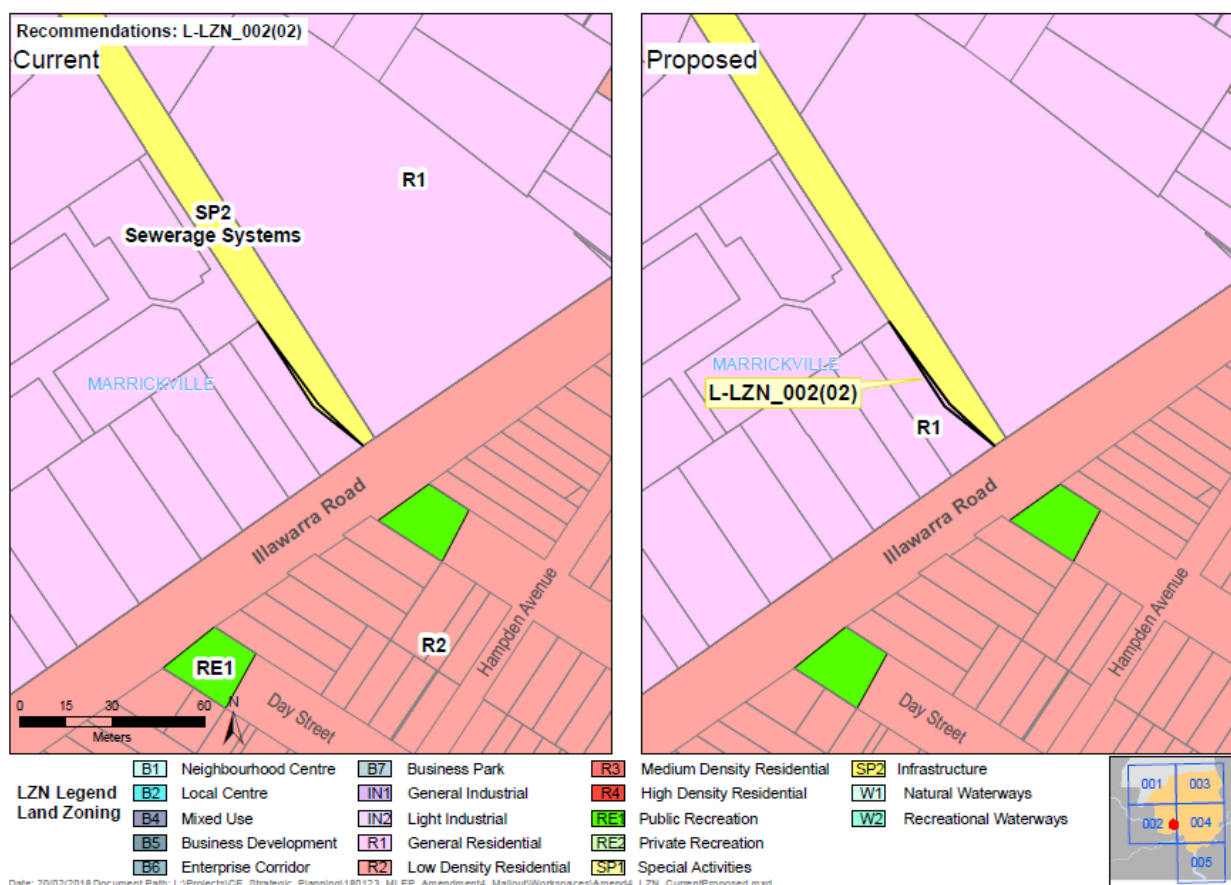
Lot 2 DP 87288 (Part of the property known as 460 Illawarra Road, Marrickville)

The property known as 460 Illawarra Road, Marrickville is comprised of three lots (Lot 1 DP1029072, Lot 15 DP 650345 and Lot 2 DP 87288). The 3 lots are in one ownership. The first two of those lots are zoned R1 General Residential while the third lot, Lot 2 DP 87288, is zoned SP2 Sewerage System. The zoning of the third lot is incorrect. Lot 2 DP 87288 should be rezoned R1 General Residential to be in accordance with the zoning of the remainder of the property known as 460 Illawarra Road, Marrickville.

Recommendation L-LZN_002 (02):

That Lot 2 DP 87288 (Part of the property known as 460 Illawarra Road, Marrickville) be zoned R1 General Residential on Land Zoning Map (LZN_002) to be in accordance with the zoning of the remainder of the property known as 460 Illawarra Road, Marrickville.

Diagram showing Current Map and Proposed Map



Addison Road Community Centre, Marrickville

The land between 24 Illawarra Road and 28 Illawarra Road is part of the Addison Road Community Centre. The legal description of the land forming the Addison Road Community Centre is Lot 622 DP 720759. That lot includes the section of land fronting Illawarra Road referred to above.

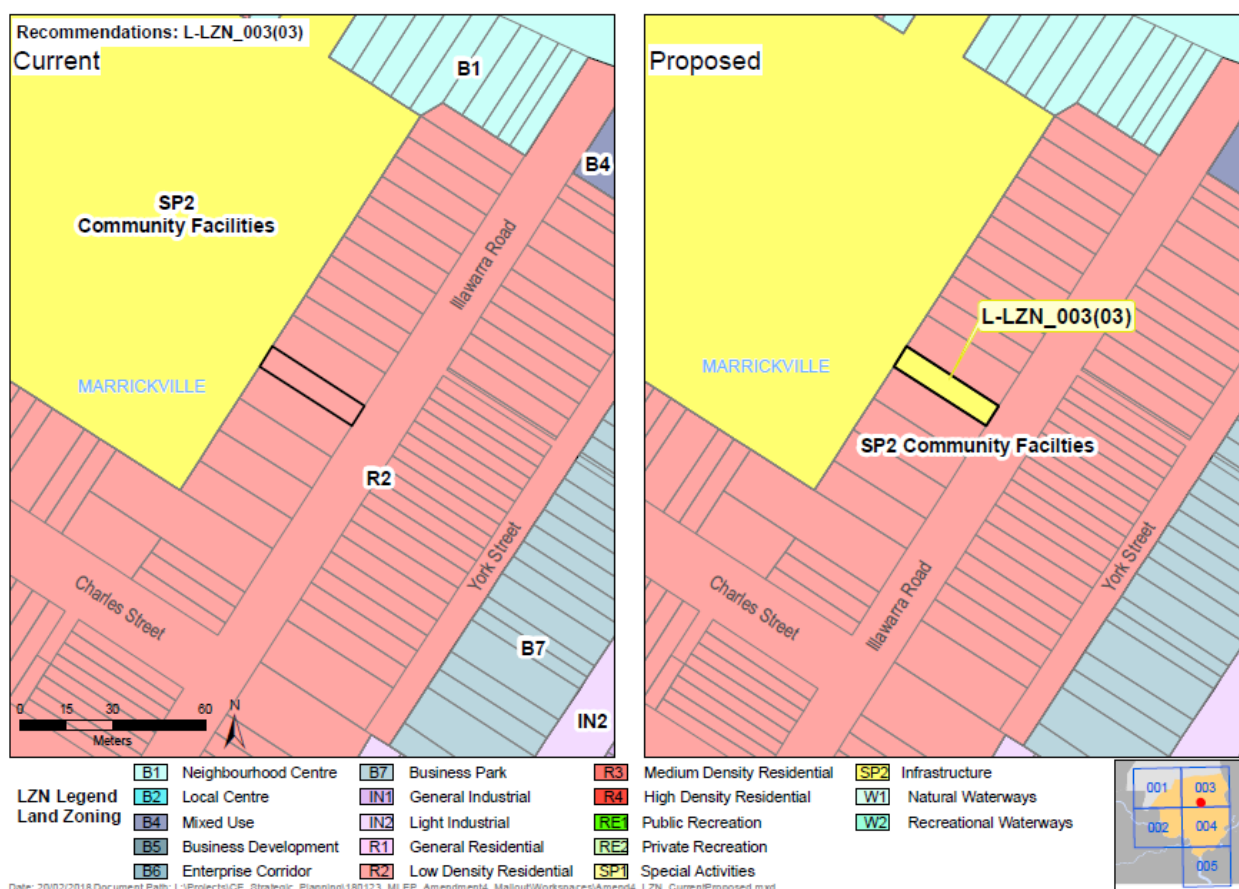
The land between 24 Illawarra Road and 28 Illawarra Road is zoned R2 Low Density Residential on Land Use Zoning Map (LZN_003). The remainder of the Addison Road Community Centre is zoned SP2 Community Facilities.

The land between 24 Illawarra Road and 28 Illawarra Road should be rezoned SP2 Community Facilities.

Recommendation L-LZN_003 (03):

That the zoning of the land between 24 Illawarra Road and 28 Illawarra Road, Marrickville on Land Zoning Map (LZN_003) be amended to "SP2 Community Facilities".

Diagram showing Current Map and Proposed Map



Tooth Lane, Camperdown

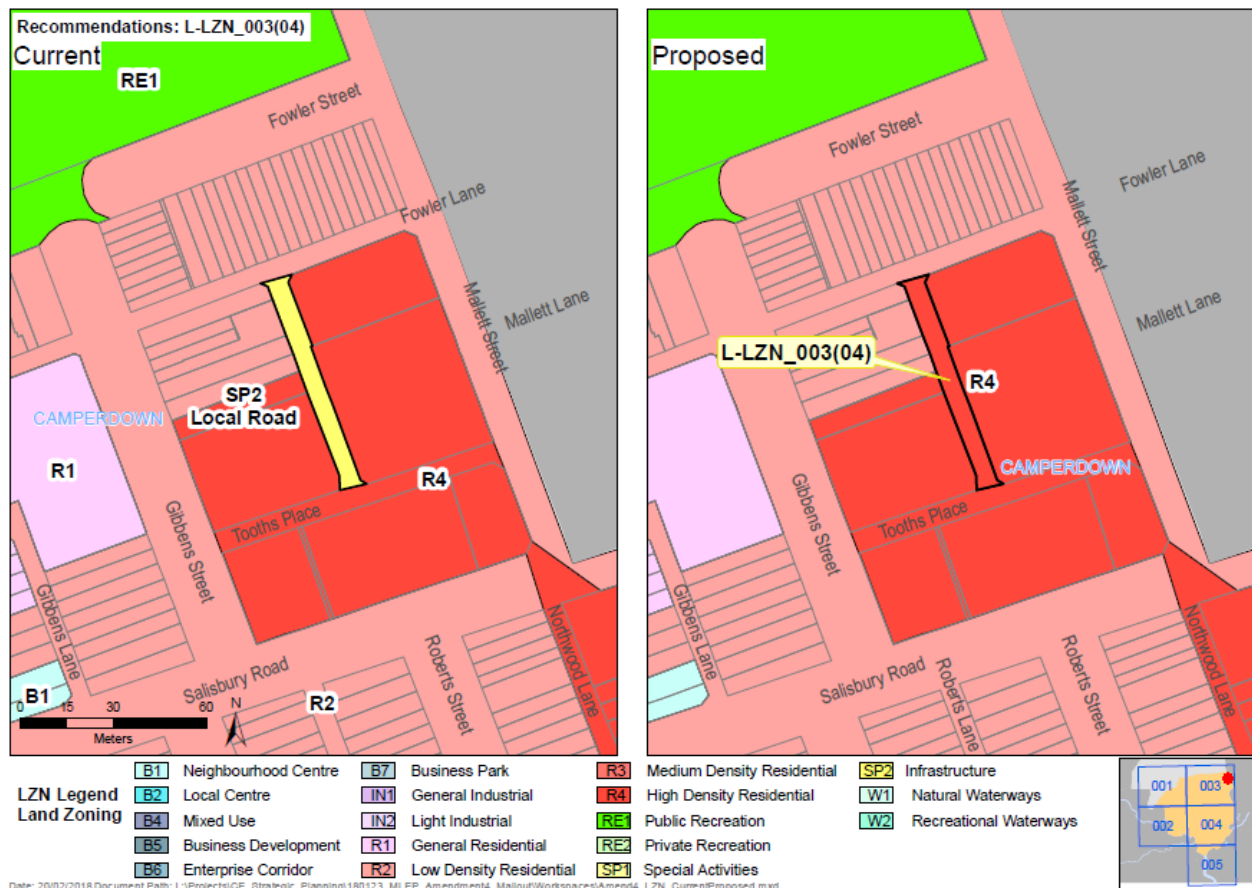
Tooth Lane is zoned SP2 Local Road on the Land Use Zoning Map (LZN_003). The zoning is inconsistent with the zoning of other lanes in the LGA and is inconsistent with the zoning of other lanes in the immediate vicinity. i.e. Fowler Lane and Tooth Place.

It is recommended that the zoning of Tooth Lane be amended to R4 High Density Residential to be in accordance with the zoning of land adjoining the lane.

Recommendation L-LZN_003 (04):

That the zoning of Tooth Lane on Land Zoning Map (LZN_003) be amended to “R4 High Density Residential”.

Diagram showing Current Map and Proposed Map



193 Parramatta Road, Camperdown

A section of the property fronting Parramatta Road is zoned SP2 Classified Road with the remainder of the property zoned B2 Local Centre.

Under previous environmental planning instruments the entire site was reserved for road purposes being part of the Johnston Creek Road Reservation. The RTA abandoned the road reservation between Parramatta Road and the Illawarra Railway line.

The entire property was rezoned General Business under Marrickville Local Environmental Plan 2001 (Amendment No. 35).

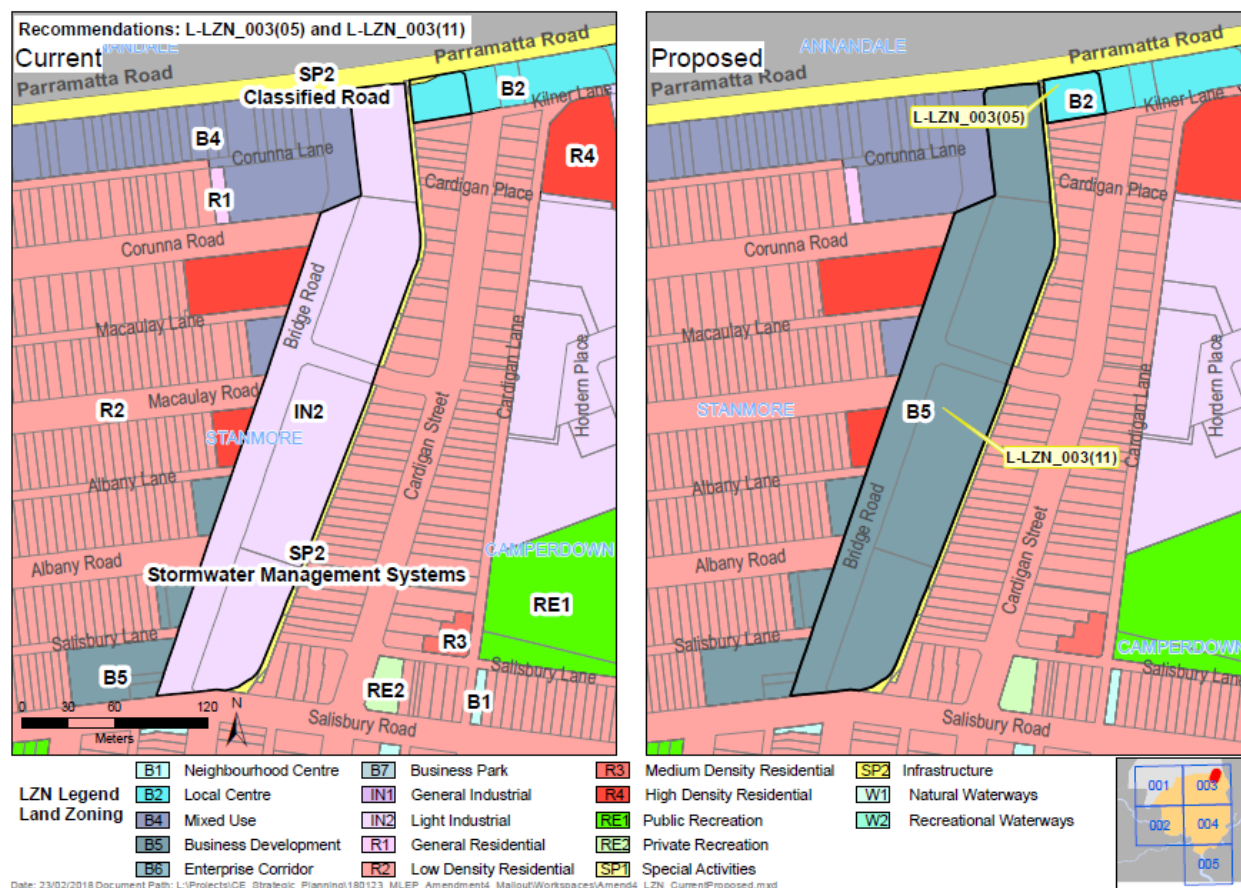
The section of the property fronting Parramatta Road is zoned SP2 Infrastructure appears to be an error and it is recommended that the subject section of the property be rezoned B2 Local Centre to be in accordance with the zoning of the remainder of the property.

Recommendation L-LZN_003 (05):

That the section of the property known as 193 Parramatta Road, Camperdown fronting Parramatta Road zoned SP2 Classified Road on Land Zoning Map (LZN_003) be rezoned "B2 Local Centre" to be in accordance with the zoning of the remainder of the property.

Diagram showing Current Map and Proposed Map

Note: The Diagram showing Current Map and Proposed Map for this recommendation also incorporates Recommendation L-LZN_003 (11).



Lot 1 DP 323955 (Land on the south western corner of Parramatta Road and Crystal Street, Petersham adjacent to 452 Parramatta Road)

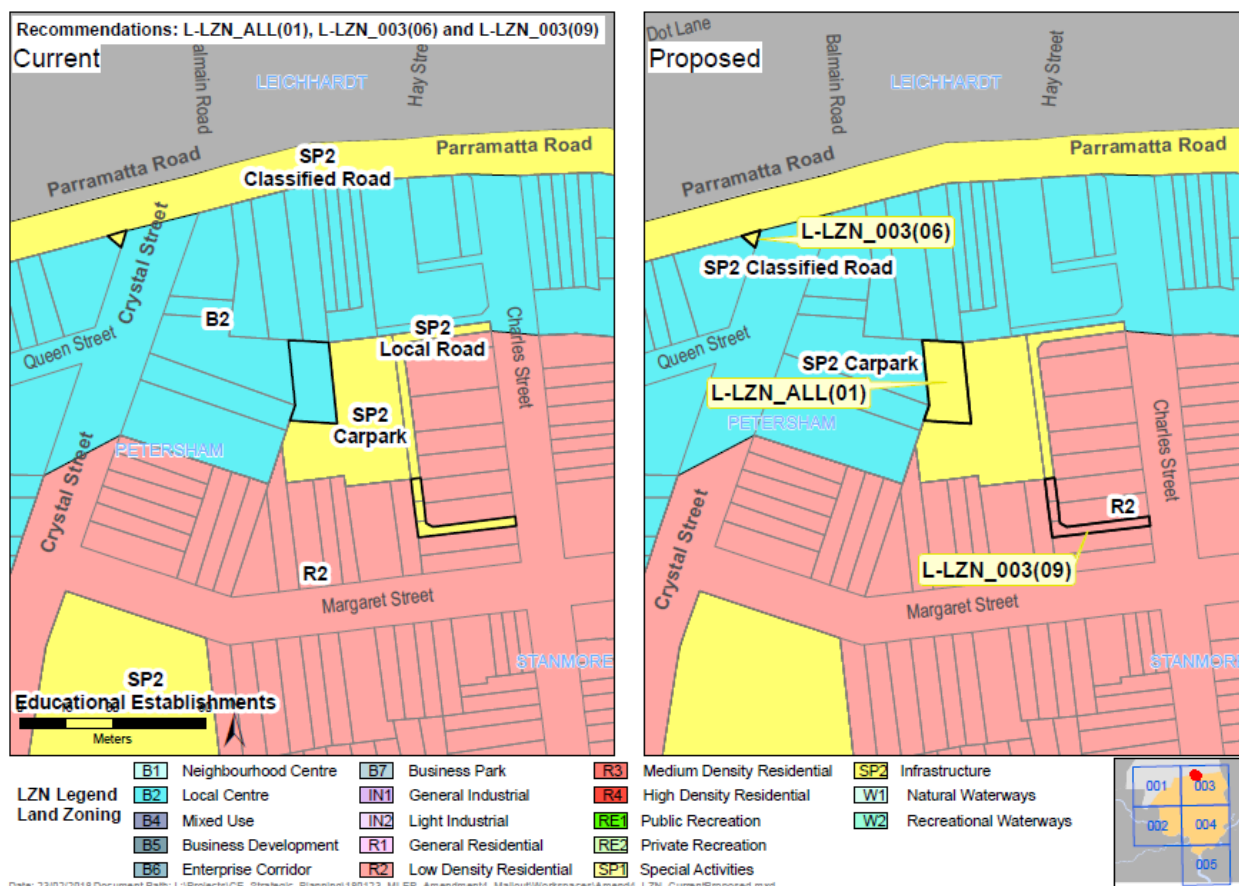
The subject land is a small triangular shaped lot of land on the south western corner of Parramatta Road and Crystal Street, Petersham. The land has an area of 12.6sqm. The land is zoned SP2 Local Road on the Land Zoning Map. The land is similar to a splay corner. Other splayed corners along Parramatta Road are zoned SP2 Classified Road. It is recommended that the zoning of the land be amended to SP2 Classified Road.

Recommendation L-LZN_003 (06):

That the property known Lot 1 DP 323955, on the south western corner of Parramatta Road and Crystal Street, Petersham adjacent to 452 Parramatta Road, zoned SP2 Local Road on Land Zoning Map (LZN_003) be rezoned "SP2 Classified Road".

Diagram showing Current Map and Proposed Map

Note: The Diagram showing Current Map and Proposed Map for this recommendation also incorporates Recommendation L-LZN_003 (09) and also includes part of the mapping amendments relating to Recommendation L-LZN_ALL (01).



Lots 1, 2 and 3 DP 1057614 (Land at the rear and or side of the properties 18 Charles Street, 20 Charles Street and 54 Margaret Street, Petersham)

The subject land was originally earmarked to provide an additional ingress/egress for Council's Charles Street carpark. Council considered a report on the sale of redundant vacant land at the rear of 18-22 Charles Street, Petersham at its meeting on 19 March 2002. The report's synopsis reads as follows:

"There is a section of public laneway off Charles Street, Petersham which is redundant as a means of access and has been fenced off for many years by the adjacent property owners. The closure of the unmade laneway has now been gazetted. This report recommends the sale of the redundant lane to the adjoining owners".

The report stated that the section of the unmade lane at the rear of 18, 20, 22 Charles Street, Petersham has little value to Council either as a public road, pathway or drainage reserve.

Council resolved to sell the redundant land to the adjacent land owners. Lot 1 was purchased by the owners of 18 Charles Street, Petersham, Lot 2 was purchased by the owners of 54 Margaret Street, Petersham and Lot 3 was purchased by the owners of 20 Charles Street, Petersham.

The subject land is zoned SP2 Local Road under MLEP 2011. The properties 18 Charles Street, Petersham, 54 Margaret Street, Petersham and 20 Charles Street, Petersham are all zoned R2 Low Density Residential.

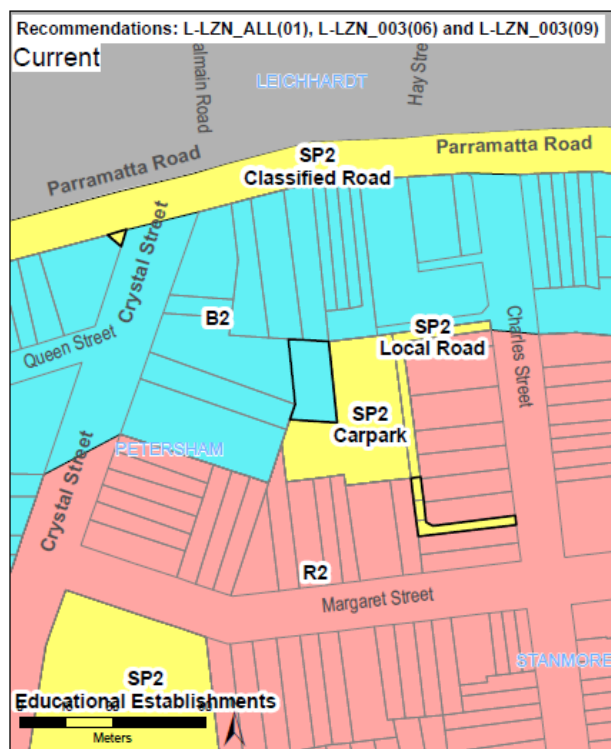
As Council has sold the "redundant land" being Lots 1, 2 and 3 DP 1057614 the subject land should be rezoned R2 Low Density Residential to be in accordance with the zoning of the adjoining properties. It should be noted that no FSR or HOB controls apply to the subject land under MLEP 2011.

Recommendation L-LZN_003 (09):

That Lots 1, 2 and 3 DP 1057614 (Land at the rear and or side of the properties 18 Charles Street, 20 Charles Street and 54 Margaret Street, Petersham) zoned SP2 Local Road on Land Zoning Map (LZN_003) be rezoned "R2 Low Density Residential" to be in accordance with the zoning of those adjoining properties.

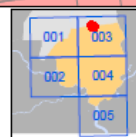
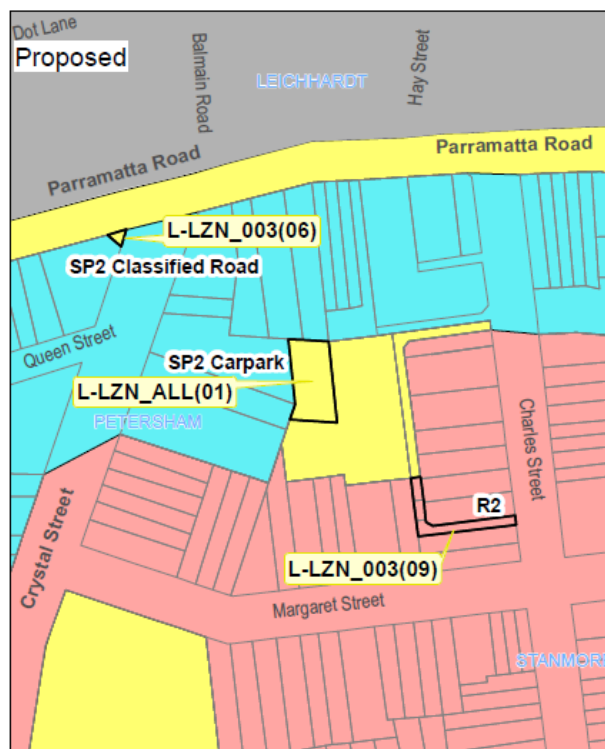
Diagram showing Current Map and Proposed Map

Note: The Diagram showing Current Map and Proposed Map for this recommendation also incorporates Recommendation L-LZN_003 (06) and also includes part of the mapping amendments relating to Recommendation L-LZN_ALL (01).



LZN Legend	B1 Neighbourhood Centre	B7 Business Park	R3 Medium Density Residential	SP2 Infrastructure
Land Zoning	B2 Local Centre	IN1 General Industrial	R4 High Density Residential	W1 Natural Waterways
	B4 Mixed Use	IN2 Light Industrial	RE1 Public Recreation	W2 Recreational Waterways
	B5 Business Development	R1 General Residential	RE2 Private Recreation	
	B6 Enterprise Corridor	R2 Low Density Residential	SP1 Special Activities	

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Properties on the eastern side of Bridge Road, Stanmore

A proposal to change the zoning of all lots on the eastern side of Bridge Road, Stanmore was considered as part of the housekeeping amendments proposed under Marrickville Local Environmental Plan 2011 (Amendment No. 2). The proposed zoning change related to the properties on the eastern side of Bridge Road known as 5-43 Bridge Road, Stanmore from IN2 Light Industrial to B5 Business Development and an increase in the FSR development standard applying to the properties from 0.95:1 to 2:1.

In the report on the housekeeping amendments to MLEP 2011 (Amendment No. 2) the matter was referred to as “*Recommendation L-LZN-7*”.

The matter was last considered by Council on 7 July 2015 (Item 1 IP0715). The report advised that RMS considered the exhibited traffic/transport study for 31-41 Bridge Road did not adequately consider the full traffic impacts of the proposed rezoning of the entire eastern side of Bridge Road, Stanmore, i.e. 5, 29, 31-41 and 43 Bridge Road. RMS required the traffic/transport study be expanded to consider the proposed rezoning of all those sites.

In dealing with Recommendation L-LZN-7 Council resolved:

“That Council:

- *Not proceed with former Recommendation L-LZN-7 as part of draft MLEP 2011 Amendment 2, i.e.: not proceed with the recommendation:*
 - *“that all lots on the eastern side of Bridge Road, Stanmore (i.e. No’s 5 to 43 Bridge Road) be rezoned from IN2 Light Industrial to B5 Business Development and the FSR be increased from 0.85:1 to 2:1;*
 - *that the site-specific design principles be added to MDCP 2011 Section 9.41 Bridge Road (Precinct 41) as part of MDCP 2011 Amendment No. 2 related to (a) maintaining existing building heights at rear of subject properties; (b) maintaining current levels of solar access and privacy to dwellings at rear of subject properties; and (c) ensuring heights of buildings proposed on subject properties are compatible with existing and surrounding development; and*
 - *that as part of the next round of MLEP 2011 and MDCP 2011 amendments, Council investigate setting appropriate building height controls for the properties 5-43 Bridge Road, Stanmore, and that this item proceed in a subsequent amendment subject to resolution of issues raised in RMS submissions on this item”; and*
- *Considers this matter as part of a subsequent round of MLEP 2011 amendments, subject to resolution of issues raised in RMS submissions on this item.”*

The applicant’s traffic consultant met with RMS to discuss the proposal and agreement was reached as to the scope of works required for a further traffic study.

RMS, by letter dated 7 December 2015, advised that they met with the developer and agreed on parameters for the updated Traffic Study for the planning proposal. The updated Traffic Study was submitted. RMS reviewed the study and advised (in part) as follows:

“.....that no objection is raised to the planning proposal.

However, Roads and Maritime advises that the existing local road intersection of Salisbury Road and Bridge Road is currently at capacity in the peak period. The proposed cumulative impacts of the three nominated rezoning sites (29, 31-41 & 43-53 Bridge Road) will add to the existing delay and queues currently experienced at this intersection in the peak periods.”

In light of RMS raising no objection to the planning proposal, the properties 5 Bridge Road, 29 Bridge Road, 31-41 Bridge Road and 43-53 Bridge Road, Stanmore can now be rezoned from IN2 Light Industrial to B5 Business Development and the maximum FSR for those properties increased

from 0.85:1 to 2:1; as previously resolved by Council. There is currently no height limit for these properties.

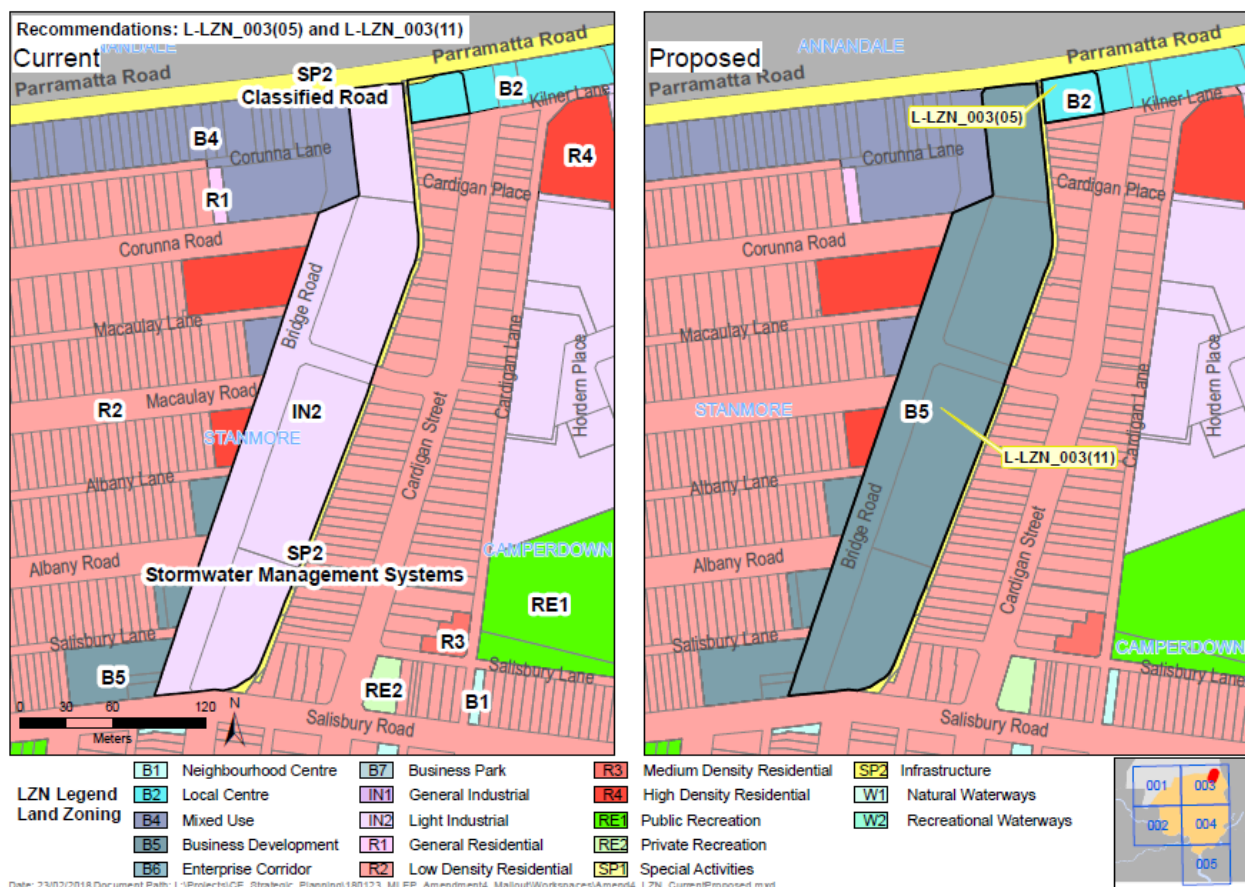
It is considered that the same height control of 14 metres, as recommended for the properties 2 Albany Road, 1-7 Albany Road and 20-26 Bridge Road, Stanmore on the western side of Bridge Road (**Recommendation L-HOB_003 (01)**), should apply to the properties 5 Bridge Road, 29 Bridge Road, 31-41 Bridge Road and 43-53 Bridge Road, Stanmore.

Recommendation L-LZN_003 (11):

That the properties 5 Bridge Road, 29 Bridge Road, 31-41 Bridge Road and 43-53 Bridge Road, Stanmore on Land Zoning Map (LZN_003) be rezoned “B5 Business Development”.

Diagram showing Current Map and Proposed Map

Note: The Diagram showing Current Map and Proposed Map for this recommendation also incorporates Recommendation L-LZN_003 (05).



20 Tupper Street, Enmore

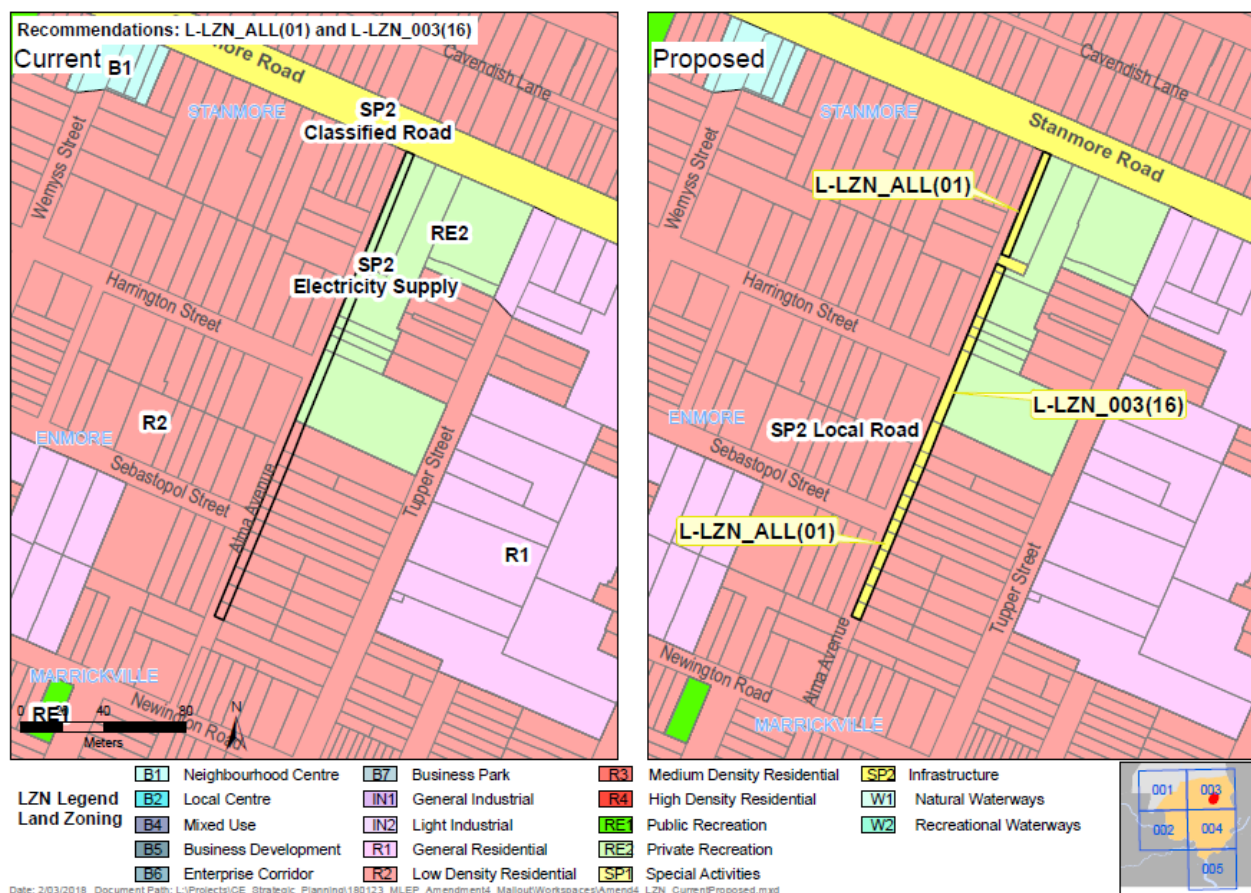
A strip of land along the western side of properties fronting Alma Avenue is reserved “Local Road” on Land Reservation Acquisition Map LRA_003 with the exception of the property 20 Tupper Street, Enmore. Recommendation L-LRA_003 (02) recommends that a Local Road (SP2) reservation be included along the Alma Avenue frontage of the property.

In accordance with Recommendation L-LZN_ALL (01) that “*all land reserved for acquisition on the Land Reservation Acquisition Maps (LRA Maps) be zoned commensurately on the Land Zoning Map for that property*” the strip of land along the Alma Avenue frontage of the property should be zoned SP2 Local Road.

Recommendation L-LZN_003 (16)

That the strip of land along the Alma Avenue frontage of the property, recommended to be reserved Local Road (SP2) (refer to Recommendation L-LRA_003 (02)) be zoned SP2 Local Road on Land Zoning Map LZN_003.

Note: The Diagram showing Current Map and Proposed Map for this recommendation also includes part of the mapping amendments relating to Recommendation L-LZN_ALL (01).



Lot 1 DP 437179 (Sydney Water land between Llewellyn Street and Empire Lane, Marrickville)

The subject land is a narrow strip of land which runs from Llewellyn Street and Empire Lane between the properties 1-9 Empire Lane and 12 Llewellyn Street and 14 Llewellyn Street, Marrickville. The land contains a stormwater channel. The land is owned by the Sydney Water Corporation Ltd. The land is zoned R2 Low Density Residential. The zoning of the land is incorrect. The land should be zoned SP2 Stormwater Management Systems.

Recommendation L-LZN_003 (17):

That the zoning on Land Zoning Map (LZN_003) for the property Lot 1 DP 437179 (Sydney Water land between Llewellyn Street and Empire Lane, Marrickville) be amended to “SP2 Stormwater Management Systems”.

Note:The Diagram showing Current Map and Proposed Map for this recommendation has been incorporated into the Diagram relating to Recommendation L-LZN_003 (18).

13 Victoria Road, Marrickville (Lot 1 DP 440432)

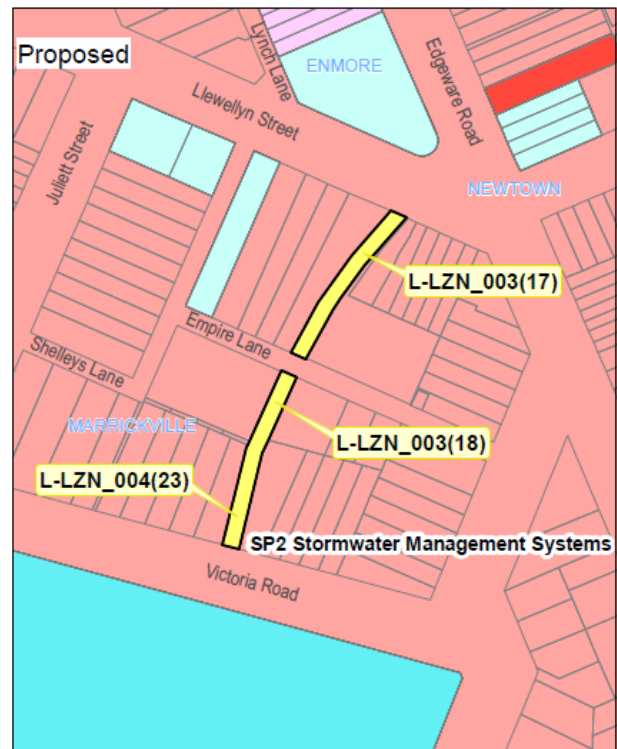
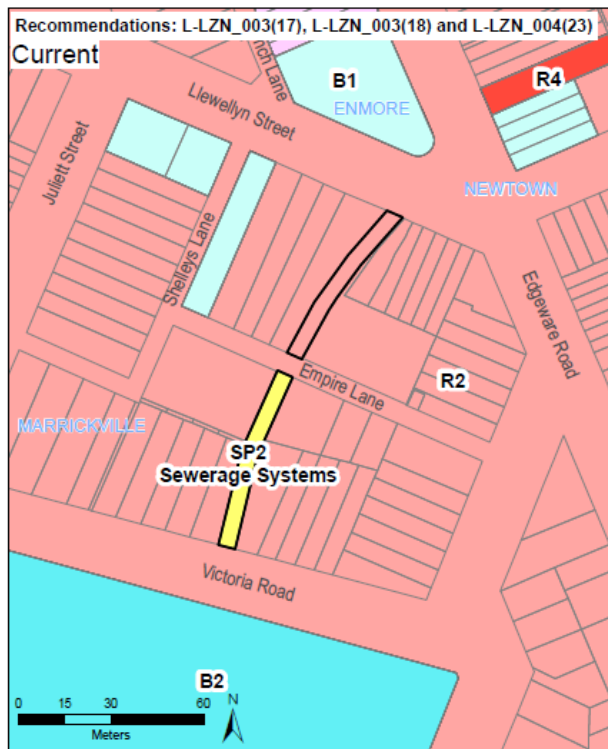
The subject land is a narrow strip of land which runs from Victoria Road and Empire Lane between the properties known as 8 Empire Lane and 35 Victoria Road and 37 Llewellyn Street, Marrickville. The land contains a stormwater channel. The land is owned by the Sydney Water Corporation Ltd. The land is zoned SP2 Sewerage Systems. The zoning of the land is incorrect. The land should be zoned SP2 Stormwater Management Systems.

Note:The property known as 13 Victoria Road, Marrickville is located partly on the Land Zoning Map (LZN_003) and partly on Land Zoning Map (LZN_004). A separate recommendation (Recommendation L-LZN_004 (23)) relates to the amendment of the zoning of that part of the property located on Land Zoning Map (LZN_004).

Recommendation L-LZN_003 (18):

That the zoning on Land Zoning Map (LZN_003) for the property 13 Victoria Road, Marrickville (Lot 1 DP 440432) be amended to “SP2 Stormwater Management Systems”.

Note:The Diagram showing Current Map and Proposed Map for this recommendation also incorporates Recommendation L-LZN_004 (23).



LZN Legend

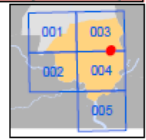
Land Zoning

<div>B1</div>	Neighbourhood Centre	<div>B7</div>	Business Park	<div>R3</div>	Medium Density Residential	<div>SP2</div>	Infrastructure
<div>B2</div>	Local Centre	<div>IN1</div>	General Industrial	<div>R4</div>	High Density Residential	<div>W1</div>	Natural Waterways
<div>B4</div>	Mixed Use	<div>IN2</div>	Light Industrial	<div>RE1</div>	Public Recreation	<div>W2</div>	Recreational Waterways
<div>B5</div>	Business Development	<div>R1</div>	General Residential	<div>RE2</div>	Private Recreation		
<div>B6</div>	Enterprise Corridor	<div>R2</div>	Low Density Residential	<div>SP1</div>	Special Activities		

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12-22 Gordon Street; 8-14, 38-52, 29-33 and 49-57 West Street; 40-50 and 41-53 Hunter Street; and 2-8 The Boulevarde, Petersham

The colour on the zoning map for the above properties is R2 Low Density Residential but there is no notation on the properties. A "R2" notation should be included on the zoning map for the subject properties.

Recommendation L-LZN_003 (19):

That a zoning notation of "R2" be added on Land Zoning Map (LZN_003) for the properties 12-22 Gordon Street; 8-14, 38-52, 29-33 and 49-57 West Street; 40-50 and 41-53 Hunter Street; and 2-8 The Boulevarde, Petersham.

Note: The need for the amendment detailed in Recommendation L-LZN_003 (19) is no longer needed. A notation of "R2" was added to the Land Zoning Map for the properties as part of Marrickville Local Environmental Plan 2011 (Amendment No. 14) which was gazetted on 1 December 2017.

Land on the northern side of Enmore Road (1-213 Enmore Road) and the properties 1-7 Stanmore Road, Enmore

The colour on the zoning map for the above properties is B2 Local Centre but there is no notation on the properties. A "B2" notation should be included on the zoning map for the subject properties.

Recommendation L-LZN_003 (20):

That a zoning notation of "B2" be added on Land Zoning Map (LZN_003) for the land on the northern side of Enmore Road (1-213 Enmore Road) and the properties 1-7 Stanmore Road, Enmore.

Note: The need for the amendment detailed in Recommendation L-LZN_003 (20) is no longer needed. A notation of "B2" was added to the Land Zoning Map for the properties as part of Marrickville Local Environmental Plan 2011 (Amendment No. 14) which was gazetted on 1 December 2017.

81 Railway Road, Sydenham

The property is zoned R2 – Low Density Residential under MLEP 2011. The property forms part of Sydenham Green.

The remainder of Sydenham Green is zoned RE1 Public Recreation under MLEP 2011 and is classified as community land. Due to an anomaly there is currently one land parcel which is incorrectly zoned.

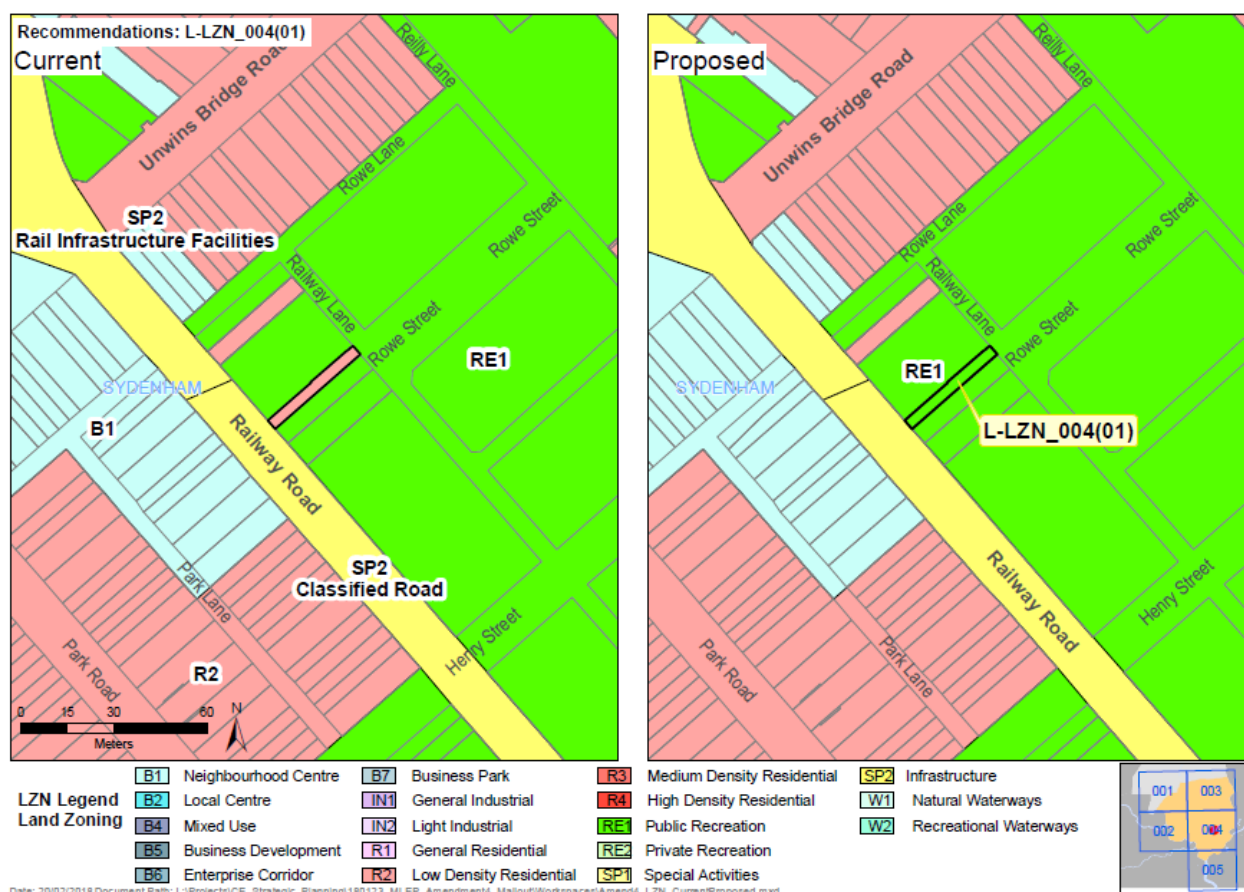
The property known as 81 Railway Road, Sydenham is owned by Marrickville Council. The property was land that was acquired by the Commonwealth and transferred to Council in August 2000.

To correct the zoning anomaly it is recommended that the property be rezoned to RE1 Public Recreation to be in accordance with the zoning of the remainder of Sydenham Green.

Recommendation L-LZN_004 (01):

That the zoning on Land Zoning Map (LZN_004) for the property 81 Railway Road, St Peters be amended to “RE1 Public Recreation”.

Diagram showing Current Map and Proposed Map



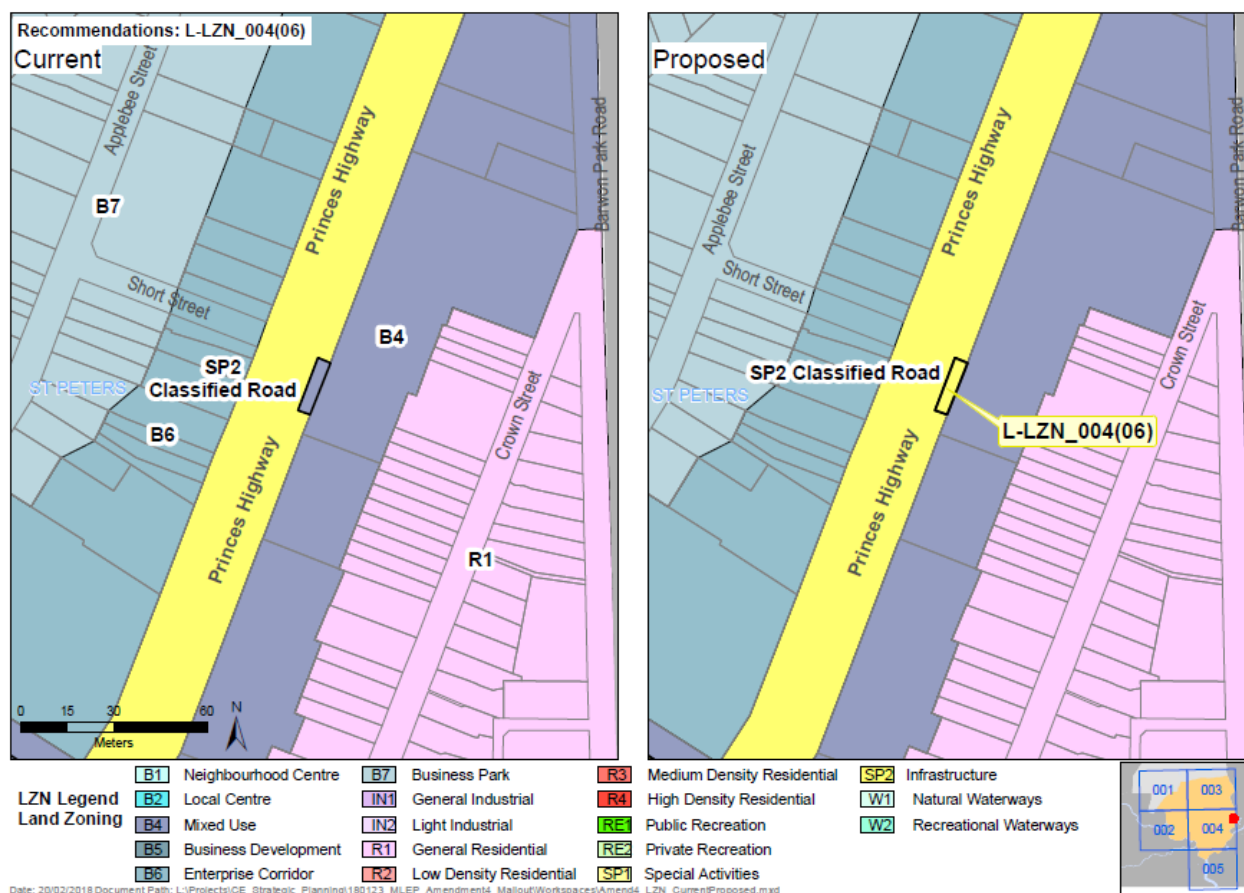
Land adjacent to the property 60-82 Princes Highway, St Peters

A small section of land adjacent to the Princes Highway frontage of the property (southern end) is shown as zoned B4 –Mixed Use. The subject land forms part of the Princes Highway. The legal description of the property 60-82 Princes Highway is Lot 1 DP 115737. That lot has a consistent alignment along its frontage to the Princes Highway. The area adjacent to the property zoned B4 Mixed Use is part of the Princes Highway and should be zoned SP2 Classified Road.

Recommendation L-LZN_004 (06):

That the zoning of a small section of land adjacent to the Princes Highway frontage (southern end) of the property known as 60-82 Princes Highway, St Peters on Land Zoning Map (LZN_004) be amended to “SP2 Classified Road”.

Diagram showing Current Map and Proposed Map



15 Hutchinson Street, St Peters

Determination No. 2009 dated 18 September 2009 approved an application to subdivide the land (Lot 1 DP 599820) known as 15-17 Hutchinson Street and 40-42 May Street, St Peters into 3 allotments (2 lots fronting May Street each containing a dwelling house and 1 lot fronting Hutchinson Street containing a factory). The plan of subdivision of the land (DP 1164753) was registered on 2 June 2011.

The rear boundary of the property (now known as 15 Hutchinson Street) extends beyond the rear alignment of the adjoining properties to the east fronting Hutchinson Street (9 Hutchinson Street and 11 Hutchinson Street, St Peters). Those adjoining properties have a depth of approximately 30.5 metres. The property known as 15 Hutchinson Street (Lot 3 DP 1164753) has a variable depth from Hutchinson Street, being a depth of approximately 38.6 metres on its eastern side boundary and a depth of approximately 34.1 metres on its western side boundary.

The maps used in Marrickville Local Environmental Plan 2011 were prepared before the registration of the plan of subdivision of the land.

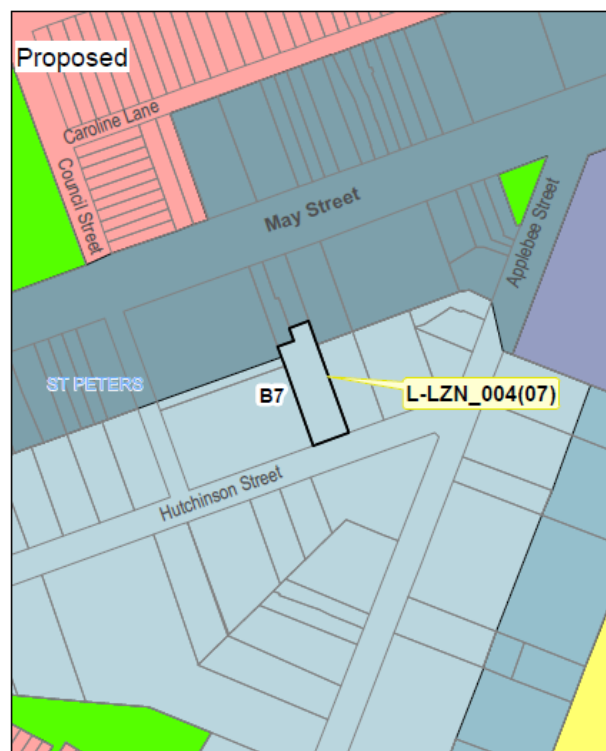
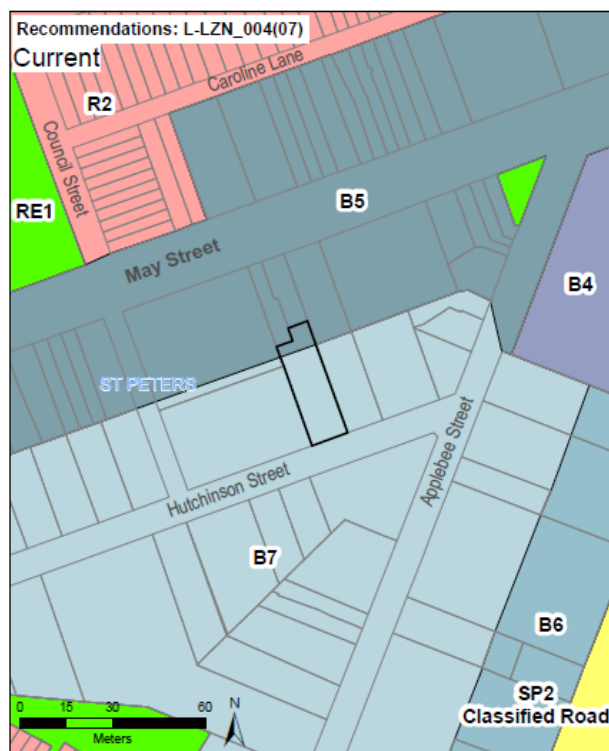
Under MLEP 2011 the majority of the property is zoned B7 Business Park. However the rear of the property is zoned B5 Business Development and also forms part of the land identified as "H" on the Key Sites Map. The area zoned B5 Business Development relates to that part of the land that extends beyond the rear alignment of the adjoining properties to the east. That part of the site has an area of approximately 72.6sqm which represents approximately 16% of the total site area (448.8sqm).

In view of these circumstances it is recommended that the entire property be zoned B7 Business Park. (It is also recommended that the Key Sites Map be amended to exclude the rear of the property and that the HOB control applying to the land be amended. Those matters are dealt with separately later in this report).

Recommendation L-LZN_004 (07):

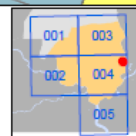
That the zoning of the entire property known as 15 Hutchinson Street, St Peters on Land Zoning Map (LZN_004) be amended to "B7 Business Park".

Diagram showing Current Map and Proposed Map



LZN Legend	Land Zoning	SP2 Infrastructure
B1 Neighbourhood Centre	B7 Business Park	W1 Natural Waterways
B2 Local Centre	IN1 General Industrial	W2 Recreational Waterways
B4 Mixed Use	IN2 Light Industrial	
B5 Business Development	R1 General Residential	
B6 Enterprise Corridor	R2 Low Density Residential	
	R3 Medium Density Residential	
	R4 High Density Residential	
	RE1 Public Recreation	
	RE2 Private Recreation	
	SP1 Special Activities	

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Railway land on the western side of Griffiths Street to the Cooks River, Tempe

The railway land on the western side of Griffiths Street to the Cooks River has the notation “SP2 Stormwater Management Systems” on the zoning map. The notation is incorrect. (The subject land was zoned Special Uses (B) (Railways) under MLEP 2001). The notation should be replaced with the notation “SP2 Rail Infrastructure Facilities”.

Recommendation L-LZN_004 (10):

That the notation “SP2 Stormwater Management Systems” on railway land on the western side of Griffiths Street to the Cooks River be deleted and replaced with the notation “SP2 Rail Infrastructure Facilities” on Land Zoning Map (LZN_004).

Note: In view of the nature of this amendment a Diagram showing the Current Map and Proposed Map has not been prepared at this stage. The proposed mapping amendment will be incorporated into the documentation submitted to the Department of Planning and Environment seeking final approval and gazettal of the planning proposal.

274 Illawarra Road, Marrickville and 276 Illawarra Road, Marrickville

The above properties are zoned B2 – Local Centre and have a rear frontage to Tuohy Lane. The rear alignment of the properties extends beyond the rear alignment of adjacent properties along this section of Illawarra Road by approximately 2 metres.

Under the Marrickville Planning Scheme Ordinance the rear of the properties were affected by a Proposed New Alignment (PNA). The PNA was to facilitate the widening of Tuohy Lane. Conditions were imposed on development consents issued for developments on adjoining properties requiring the dedication of the area affected by the PNA to Council for road widening. All the land required for the widening of this section of Tuohy Lane was dedicated to Council with the exception of the rear of the properties 274 Illawarra Road and 276 Illawarra Road.

It should be noted that the subject properties are part of Masterplan Area MA 40.5 in Part 9.40 of Marrickville Development Control Plan 2011. The subject area at the rear of the properties is shown as part of Tuohy Lane in that Masterplan.

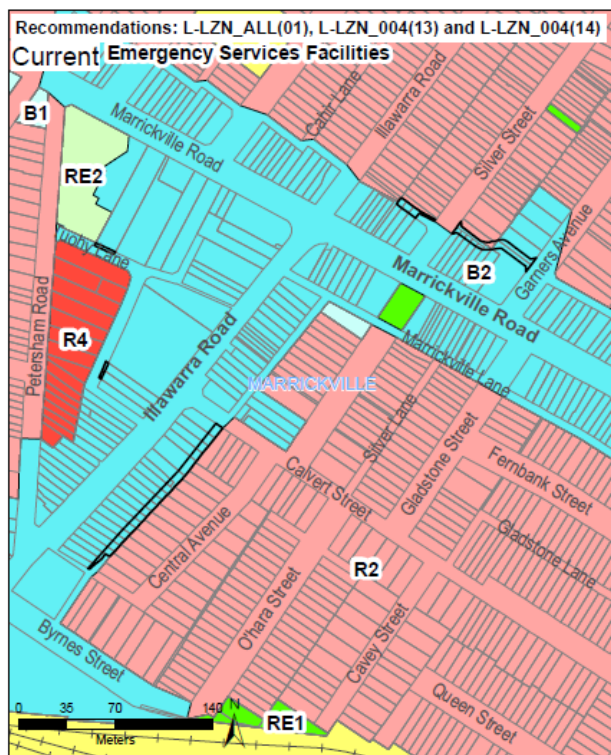
To achieve the land planned for widening the rear of the properties (approximately 2 metres in depth) should be rezoned SP2 Local Road and reserved for that purpose on the Land Reservation Acquisition Map with no FSR Control or HOB Control applying to that part of the respective properties.

Recommendation L-LZN_004 (13):

That the rear of the properties 274 Illawarra Road, Marrickville and 276 Illawarra Road, Marrickville, where the rear alignment extends beyond the rear alignment of adjoining properties be amended to “SP2 Local Road” on Land Zoning Map (LZN_004).

Diagram showing Current Map and Proposed Map

Note: The Diagram showing Current Map and Proposed Map for this recommendation also incorporates Recommendation L-LZN_004 (14) and also includes part of the mapping amendments relating to Recommendation L-LZN_ALL (01).

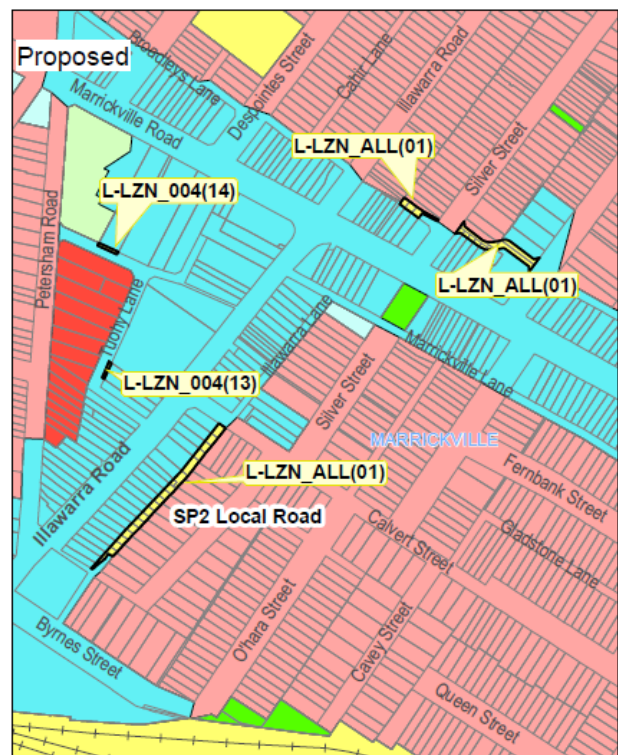


LZN Legend

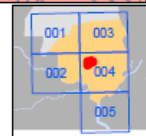
Land Zoning

B1	Neighbourhood Centre	B7	Business Park	R3	Medium Density Residential
B2	Local Centre	IN1	General Industrial	R4	High Density Residential
B4	Mixed Use	IN2	Light Industrial	RE1	Public Recreation
B5	Business Development	R1	General Residential	RE2	Private Recreation
B6	Enterprise Corridor	R2	Low Density Residential	SP1	Special Activities

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SP2	Infrastructure
W1	Natural Waterways
W2	Recreational Waterways



326-330 Marrickville Road, Marrickville

As with the case with the above mentioned properties, the above property has a rear frontage to Tuohy Lane. The rear alignment of the property extends beyond the rear alignment of adjacent properties along this section of Marrickville Road by approximately 2 metres.

Under the Marrickville Planning Scheme Ordinance the rear of the property was affected by a Proposed New Alignment (PNA). The PNA was to facilitate the widening of Tuohy Lane. Conditions were imposed on development consents issued for developments on adjoining properties requiring the dedication of the area affected by the PNA to Council for road widening. All the land required for the widening of this section of Tuohy Lane was dedicated to Council with the exception of the rear of the subject property.

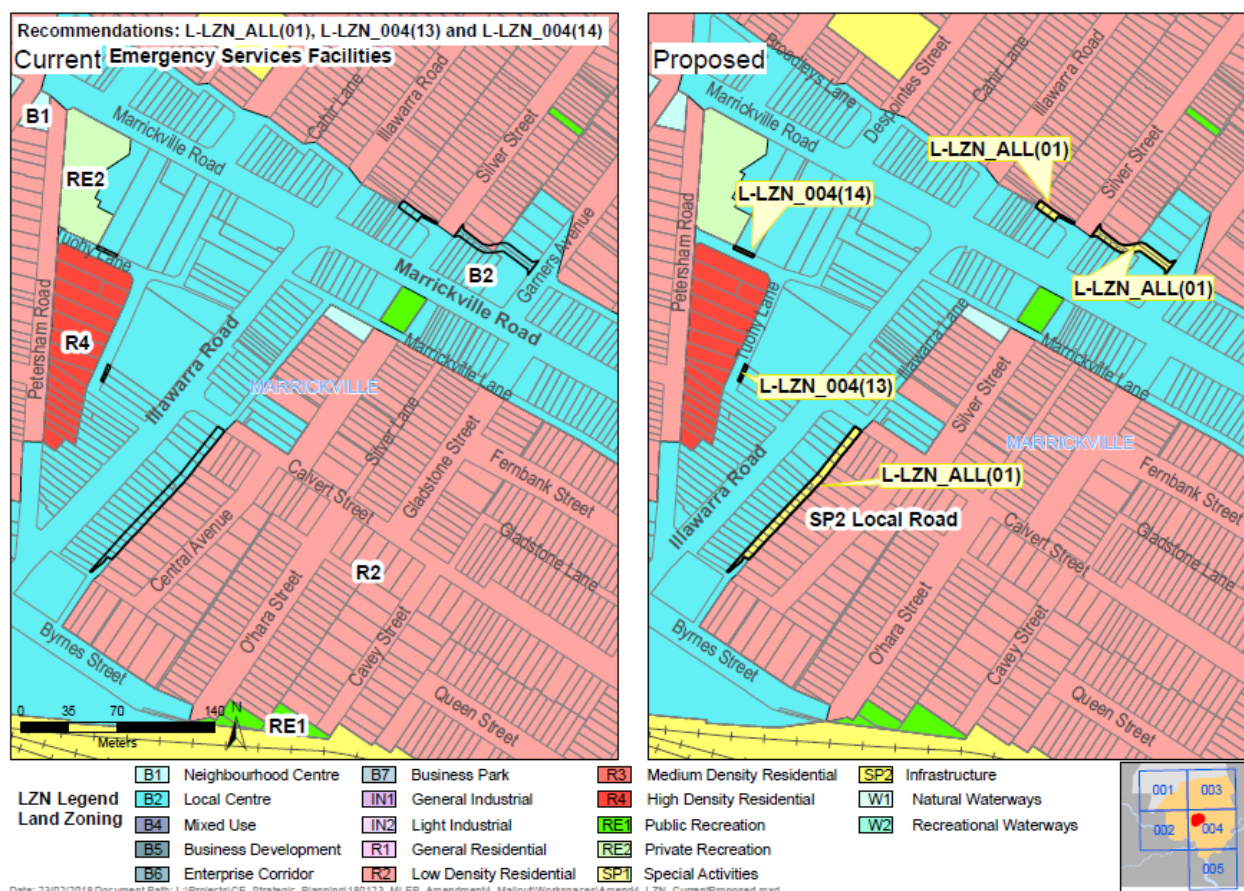
To achieve the land planned for widening the rear of the property (approximately 2 metres in depth) should be rezoned SP2 Local Road and reserved for that purpose on the Land Reservation Acquisition Map with no FSR Control or HOB Control applying to that part of the property.

Recommendation L-LZN_004 (14):

That the rear of the property 326-330 Marrickville Road, Marrickville, where the rear alignment extends beyond the rear alignment of adjoining properties be amended to “SP2 Local Road” on Land Zoning Map (LZN_004).

Diagram showing Current Map and Proposed Map

Note: The Diagram showing Current Map and Proposed Map for this recommendation also incorporates Recommendation L-LZN_004 (13) and also includes part of the mapping amendments relating to Recommendation L-LZN_ALL (01).



22 Cook Street, Tempe

The subject property is comprised of Lot A DP 411530. The land is an irregular L shaped allotment and contains a dwelling house. The majority of the property is zoned R2 Low Density Residential. Where the property widens in width at the rear the land is zoned B6 Enterprise Corridor. The land zoned B6 Enterprise Corridor contains the private open space and a shed used in association with the dwelling house.

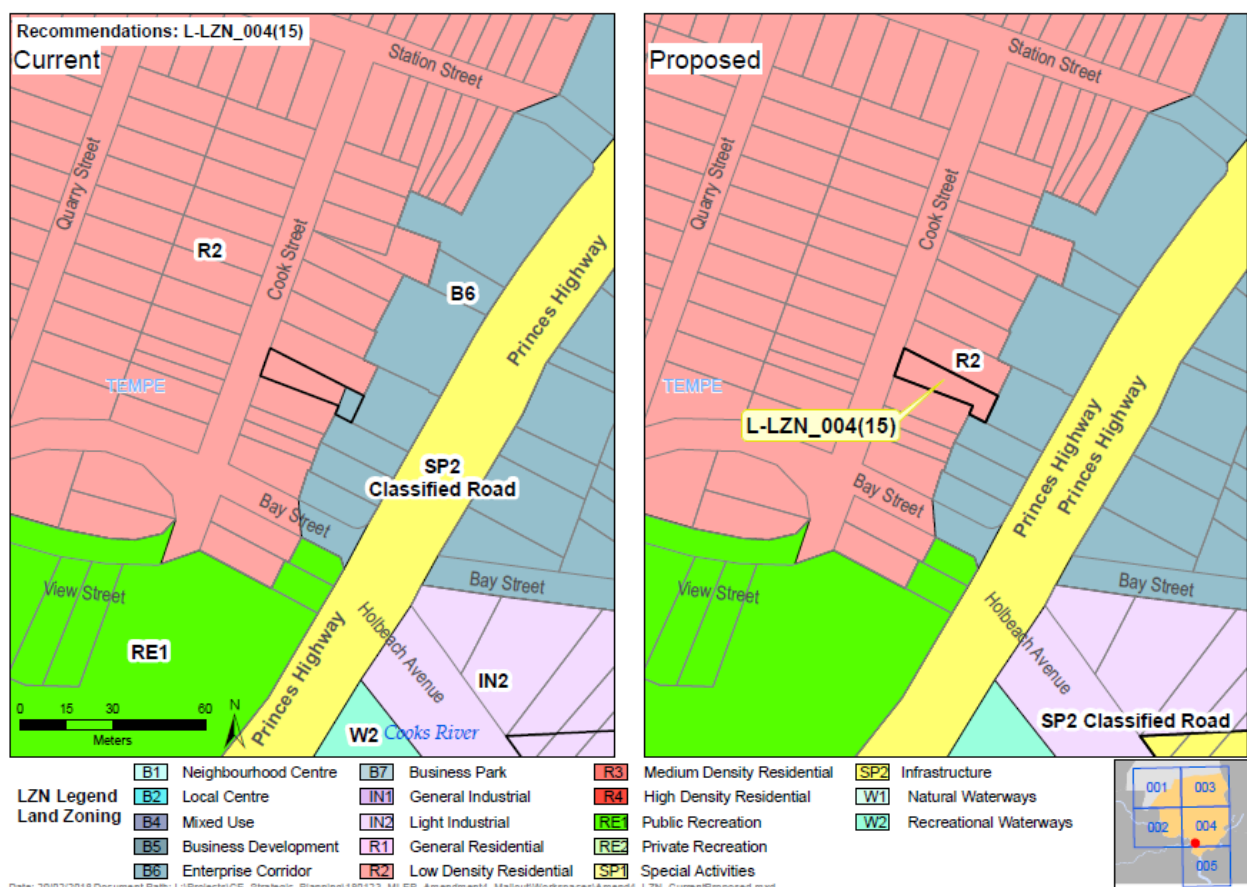
The entire property was zoned Residential 'A' under the Marrickville Planning Scheme Ordinance (MPSO). The zoning of the rear of the property was inadvertently zoned 4B Light Industrial under Marrickville Local Environmental Plan 2001 (MLEP 2001). The subject part of the property is located at the rear of the property known as 819 Princes Highway, Tempe. That property was zoned Light Industrial under both the MPSO and MLEP 2001.

The zoning anomaly for the rear of the property 22 Cook Street, Tempe was carried over in MLEP 2011 (albeit in a B6 Enterprise Corridor zone, (the zoning of the property 819 Princes Highway, Tempe) rather than a Light Industrial zone).

Recommendation L-LZN_004 (15):

That the rear of the property known as 22 Cook Street, Tempe zoned B6 Enterprise Corridor on Land Zoning Map (LZN_004) be rezoned "R2 Low Density Residential" to be in accordance with the zoning of the remainder of the property.

Diagram showing Current Map and Proposed Map



Land on the south western corner of Edinburgh Road and Sydney Steel Road, Marrickville (Lot 1 DP 539623)

The land zoning map (LZN_004) includes two arrows both labelled SP2 Stormwater Management Systems one pointing to the stormwater canal to the south (Land in DP 802920) with the top arrow pointing to splay corner on the south western corner of Edinburgh Road and Sydney Steel Road, Marrickville (Lot 1 DP 539623).

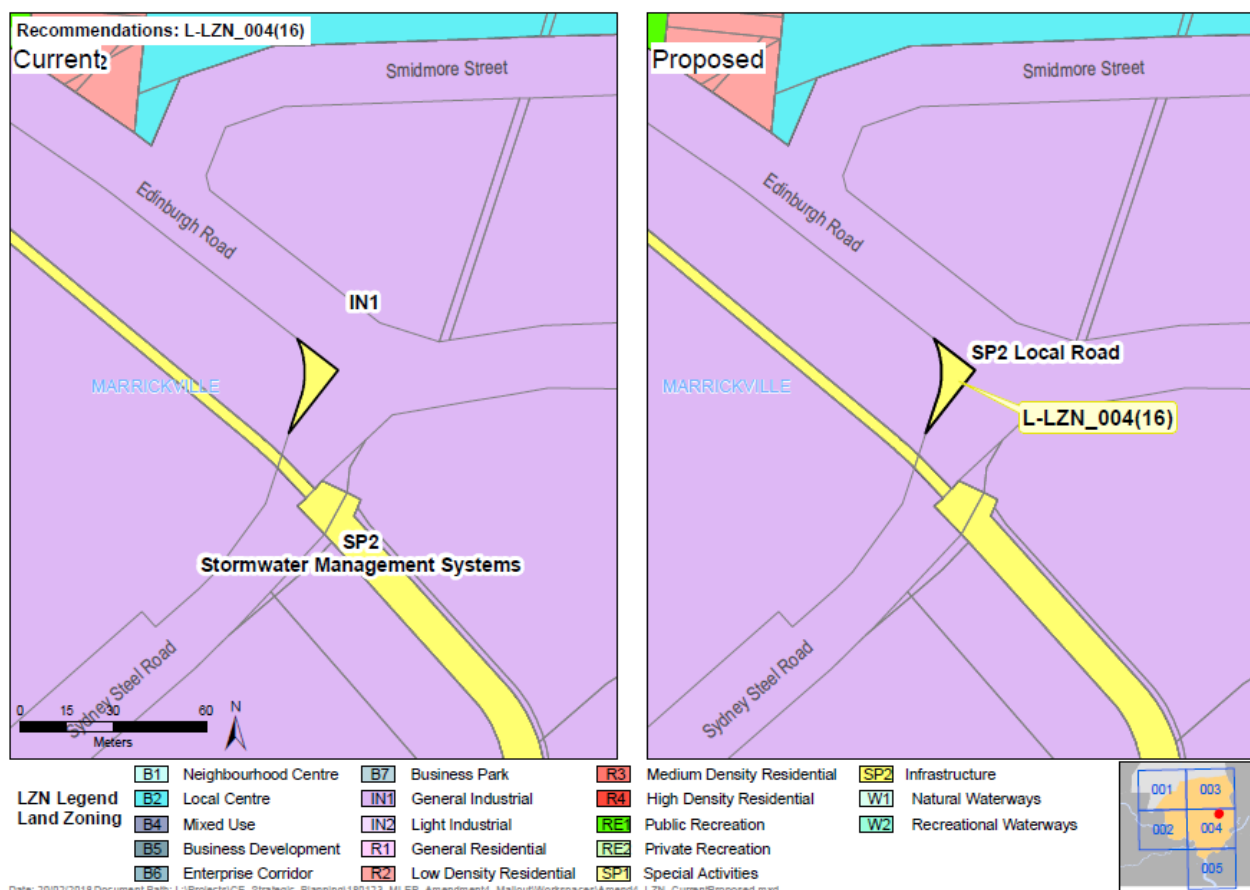
(It is noted that the splay corner was unzoned road under MLEP 2001).

The top arrow on the map (which points to the splay corner) should be deleted and a new notation reading “SP2 Local Road” added to the map with an arrow pointing to the splay corner.

Recommendation L-LZN_004 (16):

That the top arrow labelled “SP2 Stormwater Management Systems” pointing to the land on the south western corner of Edinburgh Road and Sydney Steel Road, Marrickville (Lot 1 DP 539623) on Land Zoning Map (LZN_004) be deleted and a new notation reading “SP2 Local Road” be added to the map with an arrow pointing to the splay corner.

Diagram showing Current Map and Proposed Map



2-20 Sydenham Road, 51-103 Railway Parade, 27-31 Marrickville Road and 4-54 Buckley Street, Marrickville

Land within the street block bounded by Sydenham Road, Railway Parade, Marrickville Road and Buckley Street, Marrickville.

The colour on the zoning map for the above properties is IN1 General Industrial but there is no notation on the properties. An "IN1" notation should be included on the zoning map for the subject land.

Recommendation L-LZN_004 (20):

That a notation of "IN1" be added to Land Zoning Map (LZN_004) for the land within the street block bounded by Sydenham Road, Railway Parade, Marrickville Road and Buckley Street, Marrickville.

Note: The need for the amendment detailed in Recommendation L-LZN_004 (20) is no longer needed. A notation of "IN1" was added to the Land Zoning Map for the properties as part of Marrickville Local Environmental Plan 2011 (Amendment No. 14) which was gazetted on 1 December 2017.

161-183 Princes Highway, St Peters

The colour on the zoning map for the above properties is B6 Enterprise Corridor but there is no notation on the properties. A "B6" notation should be included on the zoning map for the subject land.

Recommendation L-LZN_004 (21):

That a zoning notation of "B6" be added on Land Zoning Map (LZN_004) for the properties 161-183 Princes Highway, St Peters.

Note: The need for the amendment detailed in Recommendation L-LZN_004 (21) is no longer needed. A notation of "B6" was added to the Land Zoning Map for the properties as part of Marrickville Local Environmental Plan 2011 (Amendment No. 14) which was gazetted on 1 December 2017.

500 Princes Highway and 1-4 Bellevue Street, St Peters

The colour on the zoning map for the above properties is IN1 General Industrial but there is no notation on the properties. An "IN1" notation should be included on the zoning map for the subject land.

Recommendation L-LZN_004 (22):

That a zoning notation of "IN1" be added on Land Zoning Map (LZN_004) for the properties 500 Princes Highway and 1-4 Bellevue Street, St Peters.

Note: The need for the amendment detailed in Recommendation L-LZN_004 (22) is no longer needed. A notation of "IN1" was added to the Land Zoning Map for the properties as part of Marrickville Local Environmental Plan 2011 (Amendment No. 14) which was gazetted on 1 December 2017.

13 Victoria Road, Marrickville (Lot 1 DP 440432)

The subject land is a narrow strip of land which runs from Victoria Road and Empire Lane between the properties known as 8 Empire Lane and 35 Victoria Road and 37 Llewellyn Street, Marrickville. The land contains a stormwater channel. The land is owned by the Sydney Water Corporation Ltd. The land is zoned SP2 Sewerage Systems. The zoning of the land is incorrect. The land should be zoned SP2 Stormwater Management Systems.

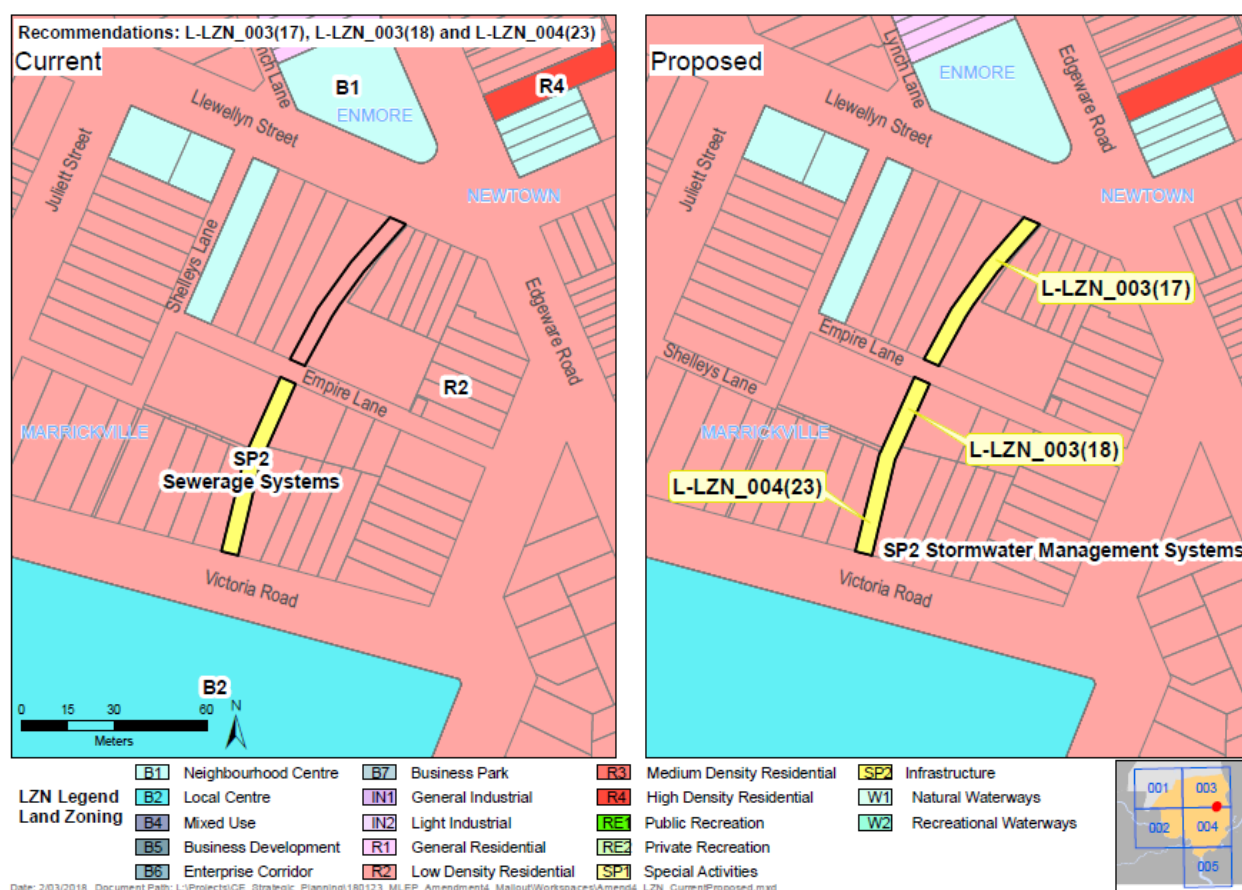
Note: The property known as 13 Victoria Road, Marrickville is located partly on the Land Zoning Map (LZN_003) and partly on Land Zoning Map (LZN_004). A separate recommendation (Recommendation L-LZN_003 (18)) relates to the amendment of the zoning of that part of the property located on Land Zoning Map (LZN_003).

Recommendation L-LZN_004 (23):

That the zoning on Land Zoning Map (LZN_004) for the property 13 Victoria Road, Marrickville (Lot 1 DP 440432) be amended to “SP2 Stormwater Management Systems”.

Diagram showing Current Map and Proposed Map

Note: The Diagram showing Current Map and Proposed Map for this recommendation also incorporates Recommendation L-LZN_003 (17) and Recommendation L-LZN_003 (18).



Unzoned land King Street, St Peters adjacent to intersection with Sydney Park Road

A strip of land in King Street adjacent to intersection with Sydney Park Road is unzoned. The subject strip of land should be zoned SP2 Classified Road.

Recommendation L-LZN_004 (24):

That the unzoned strip of land in King Street adjacent to intersection with Sydney Park Road be zoned SP2 Classified Road on Land Zoning Map (LZN_004).

Note: The need for the amendment detailed in Recommendation L-LZN_004 (24) is no longer needed. The unzoned strip of land in King Street adjacent to intersection with Sydney Park Road was zoned SP2 Classified Road as part of Marrickville Local Environmental Plan 2011 (Amendment No. 14) which was gazetted on 1 December 2017.

18 Cecilia Street, Marrickville (SP 67635)

The subject land contains a residential flat development. The land to the west of the property contains a small park fronting Petersham Road known as Petersham Road Rest Area. The park is irregularly shaped having a frontage of approximately 67 metres to Petersham Road. The northern section of the park is rectangular in shape and has a depth of approximately 17 metres from Petersham Road and a frontage of approximately 27 metres. The depth of the park from Petersham Road then tapers off to a depth of approximately 8 metres from Petersham Road on its southern boundary.

The majority of the property known as 18 Cecilia Street, Marrickville is zoned R4 High Density Residential. A small section of the property is zoned RE1 Public Recreation. The section of the property zoned RE1 Public Recreation is essentially the rear of area where the depth of the park tapers from Petersham Road. The RE1 Public Recreation zoning of that land is an error. The land should be zoned R4 High Density Residential like the remainder of the property.

Recommendation L-LZN_004 (25):

That the western section of the property known as 18 Cecilia Street, Marrickville zoned RE1 Public Recreation on Land Zoning Map (LZN_004) be rezoned R4 High Density Residential to be in accordance with the zoning of the remainder of the property.

Diagram showing Current Map and Proposed Map

