

MEMORANDUM

To: Rik Hart - General Manager
From: Daniel East - Planning Operations Manager
Date: 28 December 2018
Subject: Minor Works Regularisation Planning Proposal - Marrickville Metro

Introduction

A direction issued by the Minister for Planning on 23 February 2018, requires councils to refer all planning proposals to local planning panels (LPP) for advice from 1 June 2018, unless a council's general manager determines that the planning proposal relates to:

- a) *the correction of an obvious error in a local environmental plan,*
- b) *matters that are of an inconsequential, transitional, machinery or other minor nature, or*
- c) *matters that the general manager considers will not have any significant adverse impact on the environment or adjoining land.*

The intent of this memorandum is to request Council's General Manager to determine that the current planning proposal described below falls into category c) and does not need to be referred to the Inner West LPP.

Background

The site at 13-55 Edinburgh Road, Marrickville already has a Major Projects Approval (MPA) for demolition of existing warehouses, extension of the Marrickville Metro shopping centre, and the development of a new retail building and car parking.

The MPA allows uses which are complimentary to the function of the approved shopping centre, but which are technically prohibited under the existing Marrickville Local Environmental Plan (MLEP) IN1 General Industrial zoning. The planning proposal requests amendment to Schedule 1 of the Marrickville Local Environmental Plan (MLEP) 2011 to make the following *Additional Permitted Uses* formally permissible on this site:

- *Retail premises;*
- *Business premises;*
- *Centre-based child care facilities;*
- *Medical Centres; and*
- *Community facilities*

The proposed amendment includes a condition that means that the proposed additional permitted uses would only be permissible as part of the MPA and not for any other alternative development project that might arise if this MPA was not implemented.

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The proposed amendment will also allow minor works (e.g. shop fit-outs) to be undertaken as exempt or complying development under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Construction of the Metro extension is scheduled to start at the end of 2018, although the minor works such as shop fitouts will not be required until late 2019.

Recommendation

The planning proposal will not change the built form that already has consent, enable uses that are complementary to the approved shopping centre and simplify the approval process for minor works. It will not have any significant adverse impacts on the environment or adjoining land.

It is recommended that you sign below to confirm that you have determined that this planning proposal does not need to be referred to the LPP and return a signed copy to Daniel East.

Yours sincerely



David Birds
GROUP MANAGER STRATEGIC PLANNING



Daniel East
PLANNING OPERATIONS MANAGER



Rik Hart
GENERAL MANAGER

29 November 2018