

Item No: C0623(1) Item 6
Subject: FUTURE SPECIAL ENTERTAINMENT PRECINCTS
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RECOMMENDATION

1. That Council endorses commencing early engagement on new special entertainment precincts in Marrickville, Leichhardt, Rozelle, and Balmain.
2. That the findings of the early engagement are reported to Council.

DISCUSSION

Inner West Council is in the process of formalising Enmore Road as NSW's first Special Entertainment Precinct (SEP). In this precinct:

- Liquor and Gaming no longer plays a role in noise compliance,
- Fixed sound criteria applies to entertainment sound coming from venues,
- Future and modified residential accommodation will be required to attenuate against entertainment sound (once the SEP is formalised), and
- Venues hosting entertainment are entitled to an additional 30mins of trade and outdoor street dining till 11pm (10pm is standard elsewhere in Council).

Due to the success of the Enmore Road SEP, Council resolved to scope new precincts in Marrickville, Leichhardt, and Balmain/Rozelle. This report outlines possible locations for the future precincts.

This project is a result of a Council Resolution from 13 September 2022:

That Council:

3. *Noting alignment of many of the Summit's priorities with Council's current Living Arts program and Cultural Strategy, endorse the following initiatives from the Summit for immediate action:*

e) Noting the opportunities to support local artists and music venues under the pilot Special Entertainment Precinct on Enmore Road, commence scoping works to identify other potential locations to pilot SEPs in the LGA including Marrickville Road, Darling St, and Norton St

MARRICKVILLE

The map provided in Attachment 1 shows a possible location for the precinct stretching 1.7km walking distance between Sydenham Station and Marrickville Station. This encompasses Railway Parade, Marrickville Road up to Marrickville Town Hall and Illawarra Road from Marrickville Road to the station. It also includes the Great Club, a live music venue located behind the Marrickville Library development.

This precinct was selected for several reasons:

- It takes advantage of convenient public transport connections with a train (future metro) station at either end of the precinct.

- There are numerous live music venues and venues that occasionally host live music along this stretch including Lazybones, Camelot Lounge and Gasoline Pony.
- Council intends to use Marrickville Town Hall as a live music venue.
- It covers the Sydenham Creative Hub, an initiative from 2017 that permits small bars, restaurants, and cafés on three blocks of industrial zoned land facing Marrickville Road.
- Marrickville is becoming more prominent as a night-time destination for the Inner West and Greater Sydney.

There is a further opportunity in Marrickville to create a precinct along Victoria Road and Addison Road to protect existing venues and encourage the establishment of new ones. Creating a SEP in this area would ensure that the residential development being introduced is adequately sound proofed to assist in the retention of existing venues such as the Factory Theatre, Vic on the Park, Red Rattler and Marrickville Bowling Club. The Golden Barley Hotel has also been included as an isolated venue.

It is noted that the Victoria Road precinct covers Industrial land. Council is committed to protecting industrial land for creatives and the local economy. Whilst a SEP may encourage new cultural venues, there are no changes proposed to land use permissibility in industrial zones. Entertainment facilities, creative industries, breweries and some forms of food and drink premises are already permissible through existing planning controls in these zones. It is expected that protecting cultural venues for performance and live entertainment will have a positive flow on effect to the local creative sector.

LEICHHARDT

Norton Street and a portion of Parramatta Road present an opportunity for a SEP. This area includes an existing live music venue (Crowbar on Parramatta Road) and would encourage new venues or hosting entertainment in existing premises. A map of the possible precinct area is included as Attachment 2. The reasons for this location include the following:

- It covers the commercial area of Norton Street and part of Parramatta Road.
- It's largely aligned with the existing late night trading area under the Leichhardt DCP that has been in place since 2013.
- It covers notable night-time businesses including Palace Cinemas, Norton's Pub, the Bald Faced Stag/Crowbar, The Royal Hotel and the Petersham Inn.
- It covers major developments including the Italian Forum and Norton Plaza.
- It includes Leichhardt Town Hall, which Council intends to use as a live music venue.
- There is a strong mix of hospitality businesses in the precinct and within walking distance.
- The area is likely to go through significant change given its location within the Parramatta Road urban transformation corridor.

BALMAIN / ROZELLE

Darling Street and part of Victoria Road present an opportunity for two SEPs, one in Balmain and the other in Rozelle. The two precincts would cover several pubs, hospitality businesses and Balmain Town Hall. Maps of the possible precinct areas are included in Attachments 3 and 4. Reasons for the locations include:

- They cover the busier commercial areas of Darling Street across both sides of Victoria Road, and part of Victoria Road around the Darling Street intersection.
- They align with the existing late night trading area under the Leichhardt DCP that has been in place since 2013.
- Numerous hospitality businesses and pubs in the precincts that already provide or could host live music including the Bridge Hotel, Sackville Hotel, Cricketers Arms and the Unity Hall Hotel.

NEXT STEPS – EARLY ENGAGEMENT

Early engagement is required to inform the wider public, residents, businesses, land owners, industry and key stakeholders such as the Police and Liquor and Gaming of Council's intention to roll out new SEPs. It's also an opportunity for residents to participate in decision making and identify proactive solutions to local issues.

Early engagement will include:

- Letters to affected land owner/occupiers, including residents and businesses
- Information and feedback to patrons of the proposed precincts
- Information about the proposed SEPs and feedback forms or surveys on Council's Your Say Inner West (YSIW) page
- Face-to-face pop ups in each precinct
- Direct consultation with key venues in each precinct
- Direct consultation with key stakeholders in each precincts including the Police and Liquor and Gaming


FINANCIAL IMPLICATIONS

There are no financial implications associated with the implementation of the proposed recommendations outlined in the report.

ATTACHMENTS

1. [↓](#) Marrickville and Victoria Road SEP map
2. [↓](#) Leichhardt SEP map
3. [↓](#) Balmain SEP map
4. [↓](#) Rozelle SEP map



 Special Entertainment Precinct

