



New South Wales

## **Marrickville Local Environmental Plan 2001 (Amendment No 8)**

under the

**Environmental Planning and Assessment Act 1979**

I, the Minister for Planning, make the following local environmental plan under the  
*Environmental Planning and Assessment Act 1979*. (S01/02488/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Planning

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## **2002 No 465**

Clause 1                      Marrickville Local Environmental Plan 2001 (Amendment No 8)

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# **Marrickville Local Environmental Plan 2001 (Amendment No 8)**

## **1 Name of plan**

This plan is *Marrickville Local Environmental Plan 2001 (Amendment No 8)*.

## **2 Aims of plan**

This plan aims:

- (a) to rezone the land to which this plan applies from the Light Industrial 4 (B) zone to the Residential 2 (C) zone under *Marrickville Local Environmental Plan 2001* so as to accommodate uses of the land that are consistent with that residential zone, and
- (b) to broaden the range of permissible uses of the land to include shops and commercial premises (in conjunction with permissible dwellings) and set controls on the use of the land, and
- (c) to promote the economic use of the land in a manner compatible with its surroundings.

## **3 Land to which plan applies**

This plan applies to land situated in the local government area of Marrickville, being Lot 1, DP 593501, and known as 2–6 Bridge Road, Stanmore, as shown coloured pink with red edging and lettered “2 (C)” on the map marked “Marrickville Local Environmental Plan 2001 (Amendment No 8)—Zoning Map” deposited in the office of Marrickville Council.

## **4 Amendment of Marrickville Local Environmental Plan 2001**

*Marrickville Local Environmental Plan 2001* is amended as set out in Schedule 1.

## Schedule 1 Amendments

(Clause 4)

### [1] Schedule 1 Definitions

Insert in appropriate order in the definition of *the additional uses development and site specific development controls map*:

Marrickville Local Environmental Plan 2001 (Amendment No 8)—Additional Uses Development and Site Specific Development Controls Map

### [2] Schedule 1, definition of “the map”

Insert in appropriate order:

Marrickville Local Environmental Plan 2001 (Amendment No 8)—Zoning Map

### [3] Schedule 2 Additional uses development and site specific development controls

Insert in Columns 1 and 2, respectively, in appropriate order according to the street name and number:

## 2002 No 465

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Schedule 1 Amendments

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**2-6 Bridge Road,  
Stanmore**  
Lot 1, DP 593501

Development for the purpose of shops and commercial premises (in conjunction with permissible dwellings), but only if:

- (a) the floor space ratio of all buildings on the land after the development has been carried out will not exceed 1.78:1, and
- (b) the total number of dwellings does not exceed 42, and
- (c) the gross floor area of any shop or commercial premises will not exceed 150 square metres, and
- (d) the total number of shops and commercial premises on the land after the development has been carried out will not exceed 2, and
- (e) no part of the ridge of a roof of any building will project above a building envelope with boundaries formed by a line:
  - (i) that commences at the point directly above the southwestern corner of the land at a height of RL 26.76, and
  - (ii) that runs from the last mentioned point generally eastward above the Corunna Road alignment—at a height of RL 26.76 for a distance of 13.2 metres, then at a height of RL 28.89 for the next 31.2 metres, then at a height of RL 28.15 to the point at the southeastern corner of the land where the Corunna Road alignment and the Bridge Road alignment meet, and
  - (iii) that runs from the last mentioned point generally northward above the Bridge Road alignment at a height of RL 28.15 to the point at the northeastern corner of the land where the Bridge Road alignment and the Corunna Lane alignment meet, and

- (iv) that runs from the last mentioned point generally westward above the Corunna Lane alignment—at a height of RL 29.4 for a distance of 13 metres, then at a height of RL 19.59 for the next 29 metres, then at a height of RL 23.86 to the point directly above the northwestern corner of the land, and
- (v) that runs in a straight line from the last mentioned point southward above the western alignment to the commencement point described in subparagraph (i).

For the purposes of paragraph (d), the upper surface of the Bridge Road footpath is taken to be at a height of RL (or AHD) 12 metres.