



New South Wales

## **Marrickville Local Environmental Plan 2001 (Amendment No 9)**

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*. (S02/00011/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Planning

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## Marrickville Local Environmental Plan 2001 (Amendment No 9)

### 1 Name of plan

This plan is *Marrickville Local Environmental Plan 2001 (Amendment No 9)*.

### 2 Aims of plan

This plan aims:

- (a) to rezone part of the land to which this plan applies to the Residential 2 (B) zone under *Marrickville Local Environmental Plan 2001 (the 2001 plan)*, and
- (b) to rezone the remaining land to the General Business 3 (A) zone under the 2001 plan, and
- (c) to ensure that future development of the land referred to in paragraph (b) respects the scale of adjacent residential development by applying a floor space ratio limit of 1.5:1, and
- (d) to replace a provision in the 2001 plan relating to additional uses development so as to include site specific development controls of the kind referred to in paragraph (c), and
- (e) to replace two property entries in the 2001 plan (11 and 13 Garners Avenue, Marrickville) relating to additional uses development with an entry for 1–13 Garners Avenue, Marrickville, where the additional use and conditions have changed, and
- (f) to effect law revision in the 2001 plan by correcting minor mapping and drafting anomalies and by rearranging certain text in that plan to assist with readability.

### 3 Land to which plan applies

- (1) To the extent that this plan rezones land to the Residential 2 (B) zone, it applies to land known as 24–26 Perry Street, Marrickville, being part of Lot 2, DP 62649, as shown coloured pink with red edging and lettered “2 (B)” on Sheet 1 of the map marked “Marrickville Local Environmental Plan 2001 (Amendment No 9)—Zoning Map” deposited in the office of Marrickville Council.

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- (2) To the extent that this plan rezones land to the General Business 3 (A) zone and applies a floor space ratio limit, it applies to land known as 24 Gordon Street, Petersham, being Lot A, DP 392285, as shown coloured blue on Sheet 2 of that map.
  - (3) To the extent that this plan relates to the aims set out in clause 2 (d) and (f), it applies to all the land to which *Marrickville Local Environmental Plan 2001* applies.
  - (4) To the extent that this plan relates to the aim set out in clause 2 (e), it applies to land known as 1–13 Garners Avenue, Marrickville.

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

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

**2002 No 466**

Marrickville Local Environmental Plan 2001 (Amendment No 9)

Schedule 1 Amendments

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**Schedule 1 Amendments**

(Clause 4)

**[1] Clause 45 Additional uses development and site specific development controls**

Omit clause 45 (1). Insert instead:

- (1) Nothing in this plan prevents consent from being granted for the carrying out of development on land identified on the additional uses development and site specific development controls map and referred to in Column 1 of Schedule 2 where:
  - (a) in the case of additional uses development:
    - (i) the development is specified in Column 2 of that Schedule in relation to that land, and
    - (ii) the development complies with such conditions or requirements (if any) as may be specified in Column 2 of that Schedule in relation to that land, or
  - (b) in the case of a site specific development control—the development complies with such conditions or requirements as are specified in Column 2 of that Schedule in relation to that land.

**[2] Schedule 1 Definitions**

Insert in alphabetical order:

*the additional uses development and site specific development controls map* means the map marked “Marrickville Local Environmental Plan 2001—Additional Development”, as amended by the maps, or specified sheets of maps, marked as follows:

Marrickville Local Environmental Plan 2001 (Amendment No 1)

Marrickville Local Environmental Plan 2001 (Amendment No 2)

Marrickville Local Environmental Plan 2001 (Amendment No 9)—Additional Uses Development and Site Specific Development Controls Map

**[3] Schedule 1, definition of “the map”**

Insert in appropriate order:

Marrickville Local Environmental Plan 2001 (Amendment No 9)—Zoning Map

**[4] Schedule 2**

Omit the heading to the Schedule. Insert instead:

**Schedule 2 Additional uses development and site specific development controls**

**[5] Schedule 2**

Rearrange the matter in the Schedule in alphabetical and numerical order of street name (or place name) and number as shown in Column 1.

**[6] Schedule 2, 58–60 Crystal Street, Petersham**

Omit “Business General” from Column 2 of the matter relating to 58–60 Crystal Street, Petersham.

Insert instead “General Business”.

**[7] Schedule 2, 11 and 13 Garners Avenue, Marrickville**

Omit the matter relating to 11 and 13 Garners Avenue, Marrickville.

Insert instead in Columns 1 and 2:

**1–13 Garners Avenue, Marrickville**  
Lot 43, DP 844233

Development permissible within the Light Industrial 4 (B) zone, with any building having a floor space ratio not exceeding 0.9:1.

**2002 No 466**

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Schedule 1      Amendments

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**[8] Schedule 2, 24 Gordon Street, Petersham**

Insert in appropriate order in Columns 1 and 2, according to the street name and number (as rearranged by Schedule 1 [5]):

**24 Gordon Street, Petersham**  
Lot A, DP 392285

The floor space ratio of any building does not exceed 1.5:1.

BY AUTHORITY

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