



Marrickville Local Environmental Plan 2001 (Amendment No 18)

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (S03/00189/S69)

DIANE BEAMER, M.P.,

Minister Assisting the Minister for Infrastructure
and Planning (Planning Administration)

2003 No 479

Clause 1 Marrickville Local Environmental Plan 2001 (Amendment No 18)

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under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Marrickville Local Environmental Plan 2001 (Amendment No 18)*.

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*, and
- (b) to broaden, with the consent of Marrickville Council, the range of permissible uses of the land to include a shop, and
- (c) to set controls on the use of the land, and
- (d) to promote the economic use of the land.

3 Land to which plan applies

This plan applies to land situated in the local government area of Marrickville, being Lot C, DP 390829 and Lot 115, DP 831684, known as 115–117 Constitution Road, Dulwich Hill, as shown coloured pink with red edging and lettered “2 (C)” on the map marked “Marrickville Local Environmental Plan 2001 (Amendment No 18)—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 18)—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 18)—Zoning Map

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

Insert before the matter relating to 1–3 Coronation Avenue, Petersham, in Columns 1 and 2, respectively:

115–117 Constitution Road, Dulwich Hill

Lot C, DP 390829 and Lot 115, DP 831684, as shown coloured magenta on the map marked “Marrickville Local Environmental Plan 2001 (Amendment No 18)—Additional Uses Development and Site Specific Development Controls Map”.

The *additional uses development* for the purpose of one shop only, but only if the gross floor area of the shop will not exceed 60 square metres.

Development for the purpose of a residential flat building (whether or not the residential flat building includes the shop referred to in this item), but only if the following *site specific development controls* are complied with:

- (a) the floor space ratio of all buildings on the land will not exceed 1.24:1,
- (b) the total number of dwellings does not exceed 95,
- (c) the residential flat building to be erected on the Denison and Constitution Roads boundaries will not exceed 2 storeys in appearance (plus attic), with appropriate transitions at the south-western and north-western ends of the building to one storey in appearance (plus attic),

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Schedule 1 Amendments

- (d) the residential flat building to be erected adjacent to railway land on the western boundary of the site will not exceed 3 storeys in appearance (plus attic), with appropriate transitions at the southern and northern ends of the building to 2 storeys in appearance (plus attic), then to one storey in appearance (plus attic).

BY AUTHORITY
