



# **Marrickville Local Environmental Plan 2001 (Amendment No 14)**

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*. (S02/01908/S69)

DIANE BEAMER, M.P.,

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

## 2003 No 655

Clause 1                      Marrickville Local Environmental Plan 2001 (Amendment No 14)

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# Marrickville Local Environmental Plan 2001 (Amendment No 14)

under the

Environmental Planning and Assessment Act 1979

## 1 Name of plan

This plan is *Marrickville Local Environmental Plan 2001 (Amendment No 14)*.

## 2 Aims of plan

This plan aims:

- (a) to rezone the land to which this plan applies from the General Industrial 4 (A) zone and the Arterial Road and Arterial Road Widening 9 (C) Reservation zone to the Residential 2 (C) zone under *Marrickville Local Environmental Plan 2001*, with a small portion of land remaining zoned Arterial Road and Arterial Road Widening 9 (C) Reservation, and
- (b) to broaden the range of permissible uses of the land, and
- (c) to promote the economic use of the land, and
- (d) to provide height and floor space ratio controls for the land, and
- (e) to facilitate the preparation of a development control plan to provide additional guidelines for appropriate development of the land within the precinct known as the Barwon Park Triangle, St Peters.

## 3 Land to which plan applies

This plan applies to land situated in the local government area of Marrickville, bounded by the Princes Highway, Barwon Park Road and Campbell Street, and known as the Barwon Park Triangle, St Peters, as shown coloured pink with red edging and lettered “2 (C)” or with a broken red band between firm black lines on the map marked “Marrickville Local Environmental Plan 2001 (Amendment No 14)—Zoning Map” deposited in the office of Marrickville Council.

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

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

## 2003 No 655

Marrickville Local Environmental Plan 2001 (Amendment No 14)

Schedule 1 Amendments

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### 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 14)—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 14)—Zoning Map

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

Insert after the matter relating to 69 Australia Street, Camperdown, in Columns 1 and 2, respectively:

Land known as the **Barwon Park Triangle, St Peters**, bounded by the Princes Highway, Barwon Park Road and Campbell Street, as shown coloured magenta on the map marked “Marrickville Local Environmental Plan 2001 (Amendment No 14)—Additional Uses Development and Site Specific Development Controls Map”

At the ground floor level of buildings fronting the Princes Highway between Campbell Street and Barwon Park Road, and on Campbell Street between the Princes Highway and Crown Street, and on Barwon Park Road between Crown Street and the Princes Highway—*additional uses development* for the purposes of bulky goods salesrooms or showrooms, shops not exceeding 100m<sup>2</sup> in gross floor area and refreshment rooms.

The following *site specific development controls* apply:

- (a) the maximum floor space ratio for development on the land is as shown on the map marked “Marrickville Local Environmental Plan 2001 (Amendment No 14)—Floor Space Ratio Map”, and
- (b) the maximum height for development on the land, in storeys, is as shown on the map marked “Marrickville Local Environmental Plan 2001 (Amendment No 14)—Height Map”, and
- (c) the consent authority may grant consent to the conversion of a building, that was designed and erected for an industrial or warehouse purpose before the coming into force of *Marrickville Local Environmental Plan 2001 (Amendment No 14)*, to a residential flat building only if the relevant matters contained in clause 32 (4) (a)–(n) have been considered, and
- (d) the consent authority may impose conditions on development referred to in paragraph (c) in accordance with clause 32 (5), and
- (e) the floor space ratio and height controls referred to in paragraphs (a) and (b) do not apply to development referred to in paragraph (c).