



Marrickville Local Environmental Plan 2001 (Amendment No 12)

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*. (S02/01583/S69)

DIANE BEAMER, M.P.,

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

2003 No 679

Clause 1 Marrickville Local Environmental Plan 2001 (Amendment No 12)

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1 Name of plan

This plan is *Marrickville Local Environmental Plan 2001 (Amendment No 12)*.

2 Aims of plan

This plan aims, in relation to land to which it applies (*the site*):

- (a) to rezone all of the site from part Residential 2 (A), part Private Open Space 6 (B) and part unzoned to the Residential 2 (C) zone under *Marrickville Local Environmental Plan 2001*, and
- (b) to establish new, and rationalise existing, planning controls to provide for an overall increase in housing stock and provide for the development of a wider choice of housing forms, and
- (c) to ensure that good urban design is a feature of all development on the site, and such design is commensurate with the overall character of South Marrickville, and
- (d) to permit mixed development within the site, including a limited amount of commercial and retail space, and
- (e) to provide floor space incentives for full site amalgamation, and
- (f) to reclassify part of the site from community land to operational land within the meaning of the *Local Government Act 1993*.

3 Land to which plan applies

This plan applies to land in the local government area of Marrickville, as shown coloured pink with red edging and lettered “2C” on the map marked “Marrickville Local Environmental Plan 2001 (Amendment No 12)—Zoning Map” deposited in the offices of Marrickville Council.

4 Amendment of Marrickville Local Environmental Plan 2001

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

2003 No 679

Marrickville Local Environmental Plan 2001 (Amendment No 12)

Schedule 1 Amendments

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 12)—Additional Uses Development and Site Specific Development Controls Map

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

Insert in appropriate order in the definition:

Marrickville Local Environmental Plan 2001 (Amendment No 12)—Zoning Map

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

Insert in appropriate alphabetical order in Columns 1 and 2:

Warne Place, South Marrickville

The land is known as Warne Place. It consists of Lots 549 and 550, DP 752049, Lots X and Y, DP 421648, Lot 2, DP 388798, Lot 2, DP 187772, Lot 1, DP 329692, Lot 2, DP 185590, Lots 21, 22 and 23, DP 609856 and Lot 1, DP 186932 and part of Roseby Street, as shown coloured magenta on the map marked “Marrickville Local Environmental Plan 2001 (Amendment No 12)—Additional Uses Development and Site Specific Development Controls Map”.

The following *additional uses development*:

- (a) development for the purpose of commercial premises,
- (b) development for the purpose of refreshment rooms,
- (c) development for the purpose of shops,

subject to the condition that the maximum total floor area used for those purposes is 750 square metres at public plaza level in a building on the corner of Illawarra Road and Thornley Street.

The following *site specific development control* applies:

The maximum floor space ratio of all buildings after development is carried out is:

- (a) 0.75:1 if the development is carried out on a site with a total area of 1,500 square metres or less, or
- (b) 1.0:1 if the development is carried out on a site with a total area of more than 1,500 square metres, but less than 6,000 square metres, or
- (c) 1.2:1 if the development is carried out on a site with a total area of 6,000 square metres or more, except as provided by paragraph (d), or
- (d) 1.5:1 if the site area consists of all of the land described opposite in Column 1, all of that land is amalgamated into one allotment and the development relates to the whole of the site area.

[4] Schedule 3 Classification and reclassification of public land as operational land

Insert in appropriate alphabetical order in Columns 1 and 2 of Part 3:

Marrickville	Part of Warne Place, being Lot Y, DP 421648, Lot 550, DP 752049 and Lots 21, 22 and 23, DP 609856
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