



New South Wales

## **Marrickville Local Environmental Plan 2001 (Amendment No 20)**

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*. (S03/00836/S69)

DIANE BEAMER, M.P.,

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

## 2003 No 730

Clause 1                      Marrickville Local Environmental Plan 2001 (Amendment No 20)

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### **Marrickville Local Environmental Plan 2001 (Amendment No 20)**

under the

Environmental Planning and Assessment Act 1979

#### **1 Name of plan**

This plan is *Marrickville Local Environmental Plan 2001 (Amendment No 20)*.

#### **2 Aims of plan**

The aims of this plan are:

- (a) to rezone the land to which this plan applies from partly the General Industrial 4 (A) zone and partly the Residential 2 (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 or one commercial premises, 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 Lots 1 and 2, DP 998331, Lot 1, DP 783201 and Lot 1, DP 85441, and known as 1 Goodsell Street, St Peters, as shown coloured pink with red edging and lettered “2 (C)” on the map marked “Marrickville Local Environmental Plan 2001 (Amendment No 20)—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.

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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 20)—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 20)—Zoning Map

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

Insert after the matter relating to 2G Gladstone Street, Newtown, in Columns 1 and 2, respectively:

**1 Goodsell Street, St Peters**  
Lots 1 and 2, DP 998331, Lot 1, DP 783201 and Lot 1, DP 85441, as shown coloured magenta on the map marked “Marrickville Local Environmental Plan 2001 (Amendment No 20)—Additional Uses Development and Site Specific Development Controls Map”.

The *additional uses development* for the purpose of one shop only or one commercial premises located only in the southeast corner of the site, but only if the gross floor area of the shop or the commercial premises will not exceed 50 square metres.  
Development for the purpose of a residential flat building (whether or not the residential flat building includes the shop or the commercial premises 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 2.04:1,
- (b) the total number of dwellings will not exceed 41,

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Schedule 1 Amendments

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- (c) the development is designed to step up in height from the western part of the site to the eastern part of the site to create an articulated facade to Goodsell Street and the railway station, in the following manner:
  - (i) the western part of the residential flat building (when viewed from Goodsell Street) is to be two to three storeys in appearance, with a height not exceeding RL 26.64,
  - (ii) the central part of the residential flat building is to be three to four storeys in appearance, with a height not exceeding RL 32.20,
  - (iii) the eastern part of the residential flat building (adjacent to the pathway to the railway station) is to be up to five storeys in appearance, with a height not exceeding RL 35.85.

BY AUTHORITY

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