



## **Marrickville Local Environmental Plan 2001 (Amendment No 17)**

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*. (S03/00181/S69)

DIANE BEAMER, M.P.,

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

## 2003 No 779

Clause 1                      Marrickville Local Environmental Plan 2001 (Amendment No 17)

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### **Marrickville Local Environmental Plan 2001 (Amendment No 17)**

under the

Environmental Planning and Assessment Act 1979

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

This plan is *Marrickville Local Environmental Plan 2001 (Amendment No 17)*.

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

This plan aims:

- (a) to rezone the land to which this plan applies from the Arterial Road and Arterial Road Widening 9 (C) Reservation 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 1, DP 68441, Lot 134, DP 75001, Lot 1, DP 91834 and Lots A and B, DP 350995, and known as 159 Princes Highway, St Peters, as shown coloured pink with red edging and lettered “2 (C)” on the map marked “Marrickville Local Environmental Plan 2001 (Amendment No 17)—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

(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 17)—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 17)—Zoning Map

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

Insert after the matter relating to 1–27 Princes Highway, St Peters, in Columns 1 and 2, respectively:

**159 Princes Highway, St Peters**

Lot 1, DP 68441, Lot 134 DP 75001, Lot 1, DP 91834 and Lots A and B, DP 350995, as shown coloured magenta on the map marked “Marrickville Local Environmental Plan 2001 (Amendment No 17)—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 70 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 1.87:1,
- (b) the total number of dwellings will not exceed 59,

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Schedule 1 Amendments

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- (c) the residential flat building to be erected at the corner of the Princes Highway and Victoria Street will not exceed 4 storeys in appearance on the Princes Highway alignment, with the fifth storey being setback between 8.8 metres and 13.5 metres from the Victoria Street alignment,
- (d) the residential flat building to be erected at the corner of Church and Victoria Streets will not exceed two storeys in appearance on the Church Street alignment, with the following setbacks:
  - (i) for the third storey—10.3 metres from the Church Street alignment,
  - (ii) for the fourth storey—a minimum average of 9.6 metres from the Church Street alignment,
  - (iii) for the fourth storey—a minimum average of 8.4 metres from the Victoria Street alignment,
  - (iv) for the northwestern corner of the fourth storey—a minimum of 8.3 metres from the Victoria Street alignment,
  - (v) for the southwestern corner of the fourth storey—a minimum of 8.45 metres from the Victoria Street alignment,
- (e) the residential flat buildings referred to in paragraphs (c) and (d) will be separated a minimum of 5.5 metres at ground level and 11.4 metres at all other levels, measured from the outer edge of the two buildings (including balconies).

BY AUTHORITY

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