

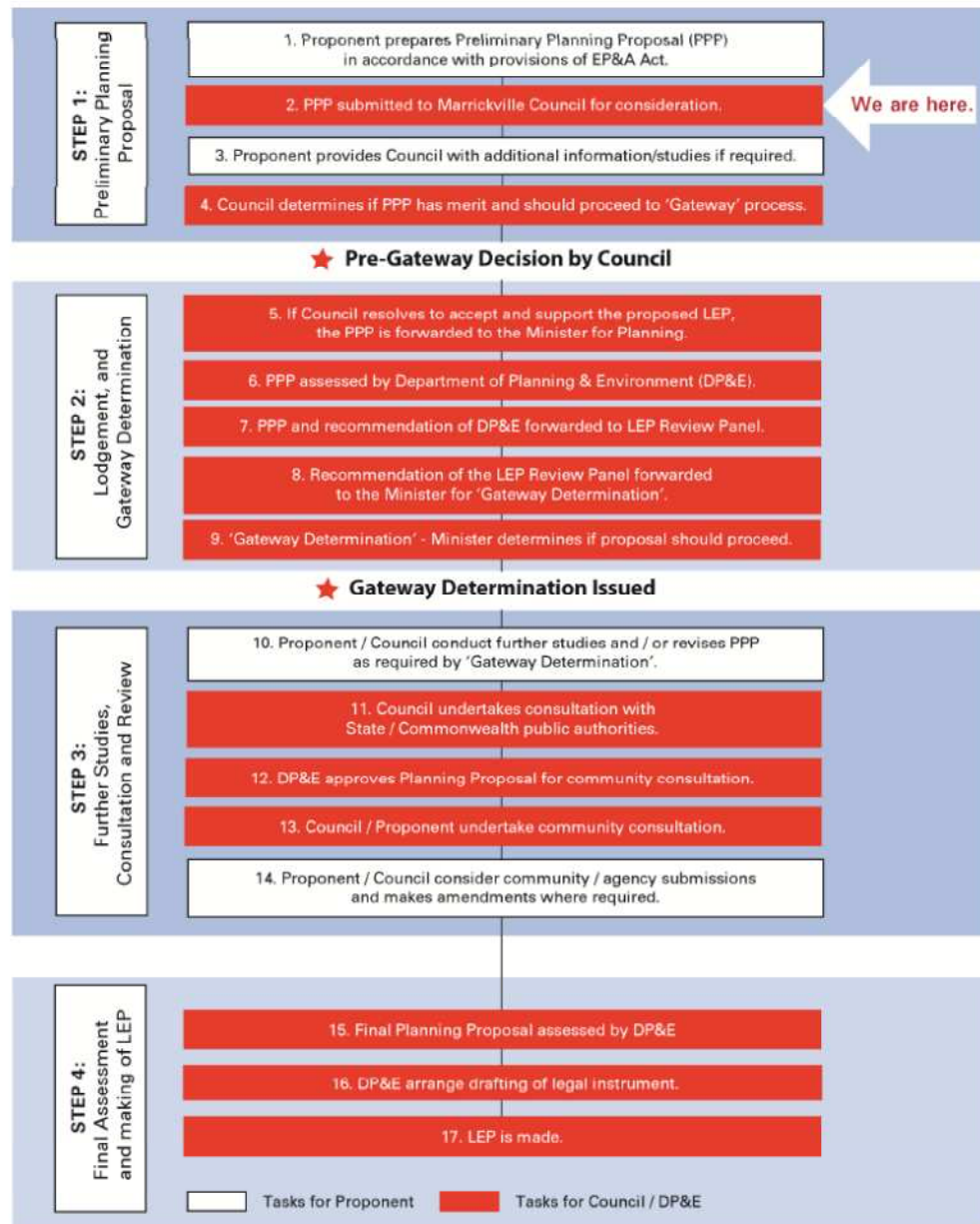
Victoria Road Redevelopment Councillor Briefing Tuesday 29 July 2014

- 1. Advice from Department on Key Macro Planning Issues**
- 2. Process/Approach**
- 3. Strategic Context**
- 4. Aircraft Noise**
- 5. Questions**

1. Advice from Department of Planning & Environment on Macro Planning Issues

- A meeting with representatives from the Department of Planning and Environment took place on 18 July 2014.
- Summary of the main issues discussed:
 - Council's approach to PPP; Need to resolve key macro planning issues prior to moving to detailed assessment;
 - Whether an urban renewal proposal of the scale proposed should be considered at a sub regional level rather than as a spot rezoning - status of the Sub Regional Strategies;
 - The Department's future land use direction for the Marrickville/Sydenham Industrial lands; and
 - Precedent/likelihood of DoPE support given Section 117 Direction 3.5 – Development near Licensed Aerodromes.
- No response received from the Department to date.

Proponent Instigated LEP Rezoning Process (Guide)

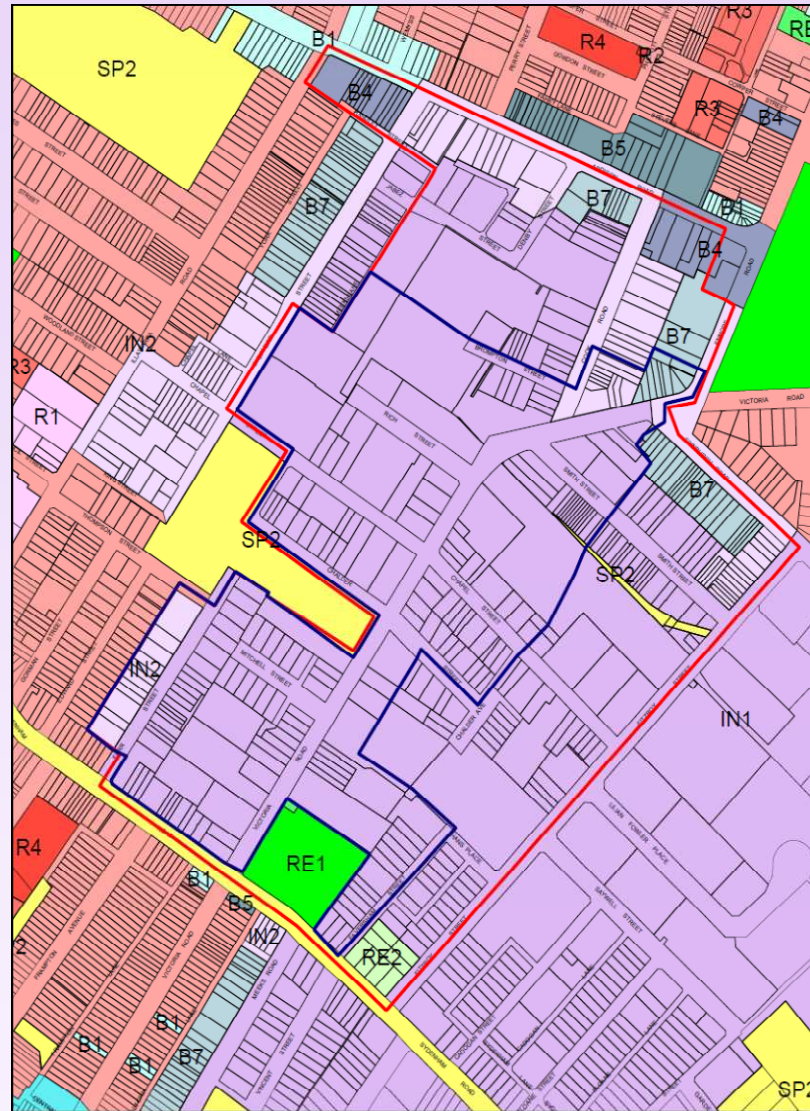


2. Process

Council's Approach

- Given the strategic macro-planning issues raised by the DoPE, Council resolved to seek advice prior to determining whether the proposal has merit (Step 1: stage 4)
- Detailed urban design analysis and traffic studies should be carried out as part of Step 1 (stage 3) should macro level planning issues be found to manageable.

3. Local Context



Current Zoning Controls under MLEP 2011 for the Study Area and Marrickville DCP Precinct 47

3. Strategic Context

- Marrickville LEP 2011 provides for approximately 4000 additional dwellings.
- Suitable locations for these dwellings identified through strategic studies (Marrickville Urban Strategy and Village Centre Studies).
- Extensive community consultation.
- Victoria Road proposes approximately 3080 dwellings, or 8.9% of current dwellings within the LGA.

3. Strategic Context

PRECINCTS	SITE AREA	NUMBER OF DWELLINGS	OPEN SPACE	ANEF 2033
Allied Mills (Ashfield)	2.474ha	380	0.84ha	Less than 20 ANEF
Carlton United Site (City of Sydney)	5.795ha	1,632 Approx.60% res 40% non res	0.5ha	Less than 20 ANEF
Carrington Road Precinct	7.5ha	Not known	Not known	20-25 ANEF
Harold Park (City of Sydney)	12.6ha	1,250	3.8ha	Less than 20 ANEF
Victoria Road Precinct (part proposed to be rezoned)	18.03ha	3,080	Not provided	25-30 ANEF (approximately 40%) 30-35 ANEF (approximately 60%)
Barangaroo (City of Sydney)	22ha	775-800	3.6ha	Less than 20 ANEF
Mascot Town Centre (Botany Bay)	36ha	On hold	On hold	20-25 ANEF and 25-30 ANEF (no residential in 25-30 ANEF)
The Bays Precinct (City of Sydney)	80ha	N/A	N/A	Less than 20 ANEF
Wolli Creek (Rockdale)	93ha			Less than 20 ANEF and 20-25 ANEF
Green Square (City of Sydney)	278ha	20,000	8.95ha	Less than 20 ANEF

Major Brownfield Redevelopment Precincts – Sydney Inner Ring

3. Strategic Context

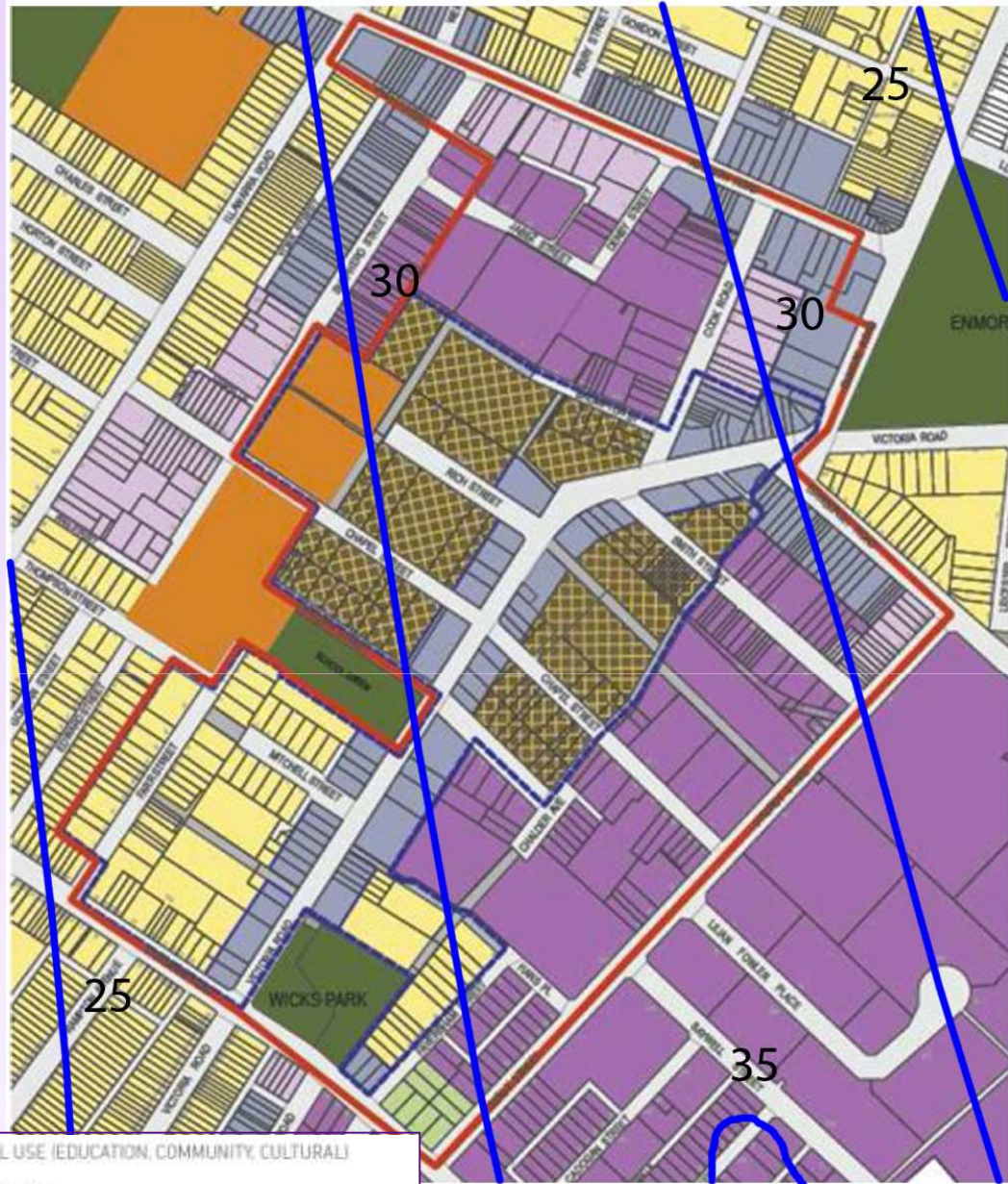
PROPERTY	SITE AREA	NUMBER OF DWELLINGS	MAXIMUM NUMBER OF STOREYS	ANEF 2033
Victoria Road Precinct (part proposed to be rezoned)	180,300 m ²	3,080	14	25-30 ANEF (approximately 40%) 30-35 ANEF (approximately 60%)
Carrington Road Precinct	75,000 m ²	Not known	Not known	20-25 ANEF
78-90 Old Canterbury Road, Lewisham (Lewisham Towers) (DA201400354 lodged 23/7/2014)	13,115m ²	314	10	Less than 20 ANEF
6-22 Grove Street and 60 Constitution Road, Dulwich Hill (Arlington Grove)	10,131m ²	246	8	Less than 20 ANEF
139-143 Parramatta Road, Camperdown (The Gantry)	9,903m ²	188	6	20-25 ANEF
32-72 Alice Street, Newtown	8,297m ²	206	6	20-25 ANEF
525 Illawarra Road, Marrickville (Warne Place)	7,403m ²	106	5	Less than 20 ANEF
63 Grove Street, St Peters *	7,345m ²	36	2	25-30 ANEF
359 Illawarra Road, Marrickville (former Marrickville RSL site)	6,075m ²	179	7	20-25 ANEF

Development comparisons with large residential/mixed use developments

* Site identified in Marrickville Urban Strategy (2007) as an isolated industrial parcel suitable for rezoning (Action 1.4: "Select Rezoning of Industrial Sites", MLEP 2001 (Amendment No. 36) gazetted on 25 June 2010 rezoned the land to Residential `A`).

4. Aircraft Noise

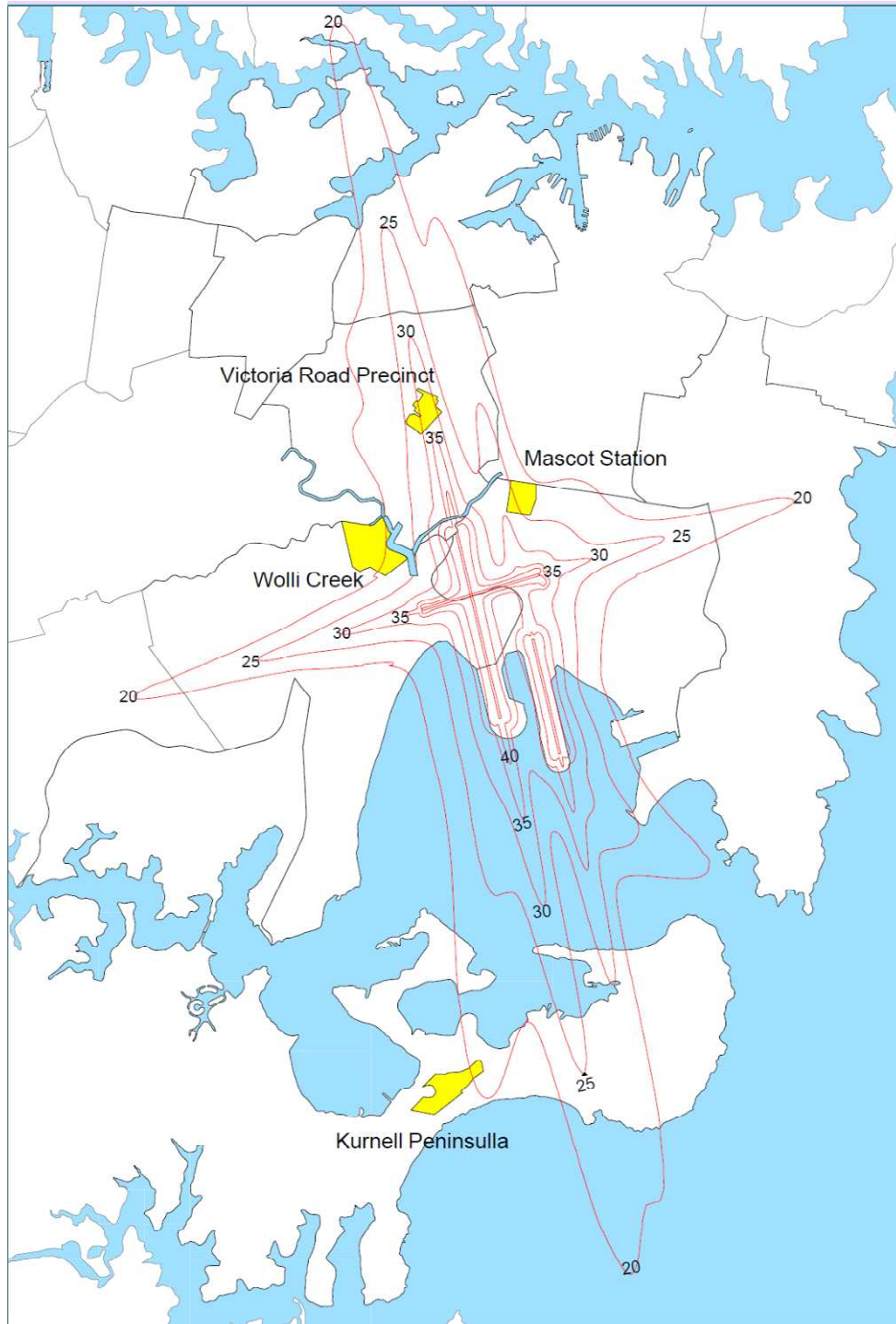
Applicant's Indicative Land Use with ANEF 2033 Contours overlaid



Key

MIXED-USE (COMMERCIAL/ RESIDENTIAL)	SPECIAL USE (EDUCATION, COMMUNITY, CULTURAL)
PROPOSED MIXED-USE (CREATIVE INDUSTRIES/ RETAIL/ RESIDENTIAL)	PUBLIC PARK
RESIDENTIAL	PRIVATE GREEN SPACE
GENERAL INDUSTRIAL (EXISTING)	ROADS
LIGHT INDUSTRIAL (EXISTING)	P47 BOUNDARY
	AREA FOR PROPOSED REZONING

5. Aircraft Noise



COMPARABLE REGIONAL REZONINGS / PROPOSALS

(With ANEF 2033 Contours Overlay)

6. Questions

