New council-wide planning controls have been approved for Marrickville that will provide for around 4,000 new homes and 1,100 new jobs, allow creative industries in light industrial areas, and protect the area’s heritage values and existing character.

The new Marrickville Local Environmental Plan was approved by the Department of Planning and Infrastructure, under delegation from the Minister.

The department’s Deputy Director General Tom Gellibrand said the LEP reflected close co-operation with Marrickville Council and contained a number of specific local provisions to support a diversity of additional employment and housing choices.

The department provided $100,000 in funding through the Planning Reform Fund, and $28,000 through the LEP Acceleration Fund, to support the preparation of the Marrickville LEP.

“One of the most innovative features of the LEP is that it supports the creative industries which are flourishing in Sydney’s inner west," Mr Gellibrand said.

“Business or office premises in the arts, technology, production and design sectors will now be permitted in some areas zoned for light industrial and business use.

“In addition, the LEP will assist in revitalising some light industrial areas by allowing small-scale opportunities for people to live and work in one place.”

Mayor of Marrickville Councillor Morris Hanna said he was pleased the Marrickville LEP had been gazetted.

“This is great news for Council, and recognises the extensive planning and consultation with the community involved in creating the new local environmental plan,” he said.

“The Plan is crucial for Marrickville’s future social, economic and environmental development and will ensure residents and businesses have certainty regarding the area’s desired direction for growth.”

Other key outcomes in the LEP include:

- Retaining strategic industrial land within the Port Botany – Sydney Airport – Sydenham freight cluster;
- Permitting the use of existing non-residential buildings in residential zones – such as a purpose built shop - for a range of office premises and retail premises;
• Permitting existing dwelling houses in business and industrial zones;
• Allowing the adaptive reuse of existing industrial and warehouse buildings for multi-dwelling housing and offices, where they are located in residential zones;
• Introducing a 200 metre anti-clustering provision for sex services premises;
• Increasing heritage protection through the introduction of 33 new heritage conservation areas and 109 additional local heritage items; and
• Protecting the area’s existing character through retaining low density residential precincts, whilst allowing for the revitalisation of centres with additional housing close to existing services and transport.

“Council has done a lot of strategic work and the LEP is consistent with the Marrickville Urban Strategy,” Mr Gellibrand said.

“The LEP updates existing planning controls that have been in place in Marrickville for the past 10 years, and brings Marrickville in line with other metropolitan and regional councils through the use of a more consistent format and language in the LEP. This has been done while still recognising the unique local needs of the Marrickville LGA through specific local provisions.”

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