



**AGENDA**

**INNER WEST  
LOCAL PLANNING PANEL**

**VOLUME 1**

**30 May 2024**



<b>PLANNING PROPOSAL REPORT</b>	
<b>From Strategic Planning team</b>	
Planning Proposal No.	PPAP/2024/0002
Site Address	Multiple sites in Balmain, Dulwich Hill, Leichhardt, Marrickville, Rozelle, and Enmore.
Proposal	<p>Amend the <i>Inner West Local Environmental Plan 2022 (IWLEP 2022)</i> to:</p> <ul style="list-style-type: none"> <li>• create six new Special Entertainment Precincts (SEPs) in Balmain, Dulwich Hill, Leichhardt, Marrickville, and Rozelle.</li> <li>• amend the Enmore Road SEP map to include two additional properties</li> </ul>
Summary	<p>The Planning Proposal to expand special entertainment precincts in Inner West demonstrates strategic merit and should be supported.</p> <p>It is consistent with State and Local Government aspirations for the night time economy and will facilitate live music and the 24 hour economy by:</p> <ul style="list-style-type: none"> <li>• Setting sound limits for precincts</li> <li>• Minimising red tape – all regulation of entertainment sound by Liquor and Gaming NSW</li> <li>• Enabling additional trading hour/s for businesses</li> <li>• Requiring new sensitive receivers to be appropriately sound-proofed</li> </ul>

**RECOMMENDATION**

**That the Inner West Local Planning Panel advise Council:**

- 1. The Planning Proposal prepared by Council officers dated June 2024 to amend the IWLEP 2022 to designate six new Special Entertainment Precincts (SEPs) and make a minor extension to the Enmore Road SEP has sufficient strategic and site-specific merit to be submitted to Minister for Planning for a Gateway Determination in accordance with Section 3.34 of the *Environmental Planning & Assessment Act 1979*.**

## DISCUSSION

In June 2023, Inner West Council resolved to commence early engagement on six SEPs, located in Marrickville, Leichhardt, Rozelle, Balmain, and Dulwich Hill. Engagement on the six SEPs was undertaken between 7 March and 7 April 2024. During this period a survey was open to community to gauge support for each of the precincts.

Overall, there was a high level of support for the precincts. Table 1 below provides a summary of the support levels for each precinct, with residential support running from 57% for the Balmain precinct to 95% for the Marrickville North precinct.

Precinct	No. of responses	Overall support	Resident support
Balmain	50	66%	57%
Dulwich Hill	93	90%	89%
Leichhardt	50	84%	67%
Marrickville North	90	94%	95%
Marrickville Town Centre	121	91%	91%
Rozelle	36	83%	57%

**Table 1: early engagement results summary**

As a result of the engagement, several changes were made to the precincts, including:

- Commercial zoned properties on the western side of Norton Street between Allen Street and Macauley Street have been removed from the Leichhardt SEP
- Commercial zoned properties on the northern side of Addison Road have been added to the Marrickville North SEP
- The Great Club has been removed from the Marrickville Town Centre SEP
- The following premises have been excluded from accessing the additional 60 minutes of trade:
  - *Restricted premises*
  - *Sex services premises*
  - Premises hosting adult entertainment (e.g., strip clubs)
  - Premises hosting similar activities to those described above

Please refer to the Engagement Outcomes Report in **Attachment 1** of this report for details on the engagement undertaken.

**Attachment 2** contains the maps for the Inner West SEPs. This includes the six new SEPs, as well as a minor amendment to the Enmore Road SEP to include the Warren View Hotel and another commercial property.

While each of the areas is in a different stage in the development of their night time economies, all of them will be able to access the benefits of being in a SEP, which include:

- Specific sound limits for precincts
- Minimising red tape – all sound regulation of entertainment sound by Liquor and Gaming NSW
- Enabling additional trading hour/s for businesses
- Requiring new sensitive receivers to be appropriately sound-proofed

These benefits are further detailed in the Special Entertainment Precinct Management Plan in **Attachment 3**. This plan also details the sound limits that businesses must not exceed and identifies sound category areas for the properties affected by the plan.

As Inner West currently has three DCPs that apply in its LGA, the DCP changes associated with the Planning Proposal include:

- *Marrickville DCP 2011*
  - minor administrative amendments to Section 2.26
  - add maps for SEPs in Dulwich Hill, Leichhardt (on the southern side of Parramatta Road), and Marrickville
  - update the map for Enmore Road to include the Warren View hotel
- *Leichhardt DCP 2013*
  - new section Part C - Section 5 – Special Entertainment Precincts
  - add maps for SEPs in Balmain, Leichhardt, and Rozelle SEPs.

See **Attachment 4** and **5** for details.

The DCP controls includes requirements for sound-proofing new sensitive receivers such as residential flat buildings, as well as requiring new or modified venues in SEPs to be designed to demonstrate that they can comply with the set sound limits. The DCP also requires that new commercial tenancies within mixed use buildings are designed so they can host live entertainment in the future without needing retrospective soundproofing.

The Planning Proposal contained in **Attachment 6** demonstrates strategic merit for establishing the SEPs. The proposal is consistent with local and State strategies, specifically actions in Council's Local Strategic Planning Statement and the NSW State Government's 24-hour Economy Strategy for Sydney.

## **ATTACHMENTS**

1. Engagement Outcomes Report
2. LEP maps
3. Special Entertainment Precinct Management Plan
4. Marrickville DCP 2011 – Section 2.26
5. Leichhardt DCP 2013 – Part C Section 5
6. Special Entertainment Precinct Planning Proposal