



The Hon. Paul Green MLC
Committee Chair
Portfolio Committee No.6 – Planning and Environment
Legislative Council
Parliament House
Macquarie Street
SYDNEY NSW 2000

By email: portfoliocommittee6@parliament.nsw.gov.au

Dear Mr Green

I refer to your letter of 9 April 2018 concerning the Sydenham Music Precinct and Creative Hub in which you asked the following questions:

- What options are available for plans for a Sydenham Music Precinct and Creative Hub to proceed, in the form originally proposed, following a decision by the Inner West Council to agree to a scaled-down version of the Hub in February 2018?
- What form is the Hub likely to take following the Council's decision?

I can advise that the Gateway determination for the site required Council to conduct an economic study of the area to ascertain the impact of the Sydenham Creative Hub (the Hub) on the IN1 Zoned land. Council engaged SGS Economics to undertake an economic analysis of the impact of the Hub.

The key findings/recommendations of the economic study are that:

- There is a risk that permitting targeted uses (restaurants, cafes, small bars and business and office premises) would have a negative impact on the area's role and function as an industrial precinct, and particularly threaten the viability of creative industrial uses which Council is trying to promote; and
- If the targeted uses are introduced as additional permitted uses, they should be concentrated in a specific area of the Hub to reduce their impact and protect the remainder of the precinct.

I am advised that Council's proposal aims to facilitate revitalisation and encourage commercial uses while ensuring the protection of this important industrial precinct. I am also advised that business and office premises are already permitted in nearby surrounding zones, such as the Victoria Road precinct.

Council has advised that the planning proposal is likely to be re-exhibited over May and June 2018. The public will have an opportunity to comment on the revised proposal at this time. Following the exhibition, Council will consider any submissions received during the public exhibition before reporting back to the Department.

Yours sincerely

Carolyn McNally
Secretary

2 May 2018