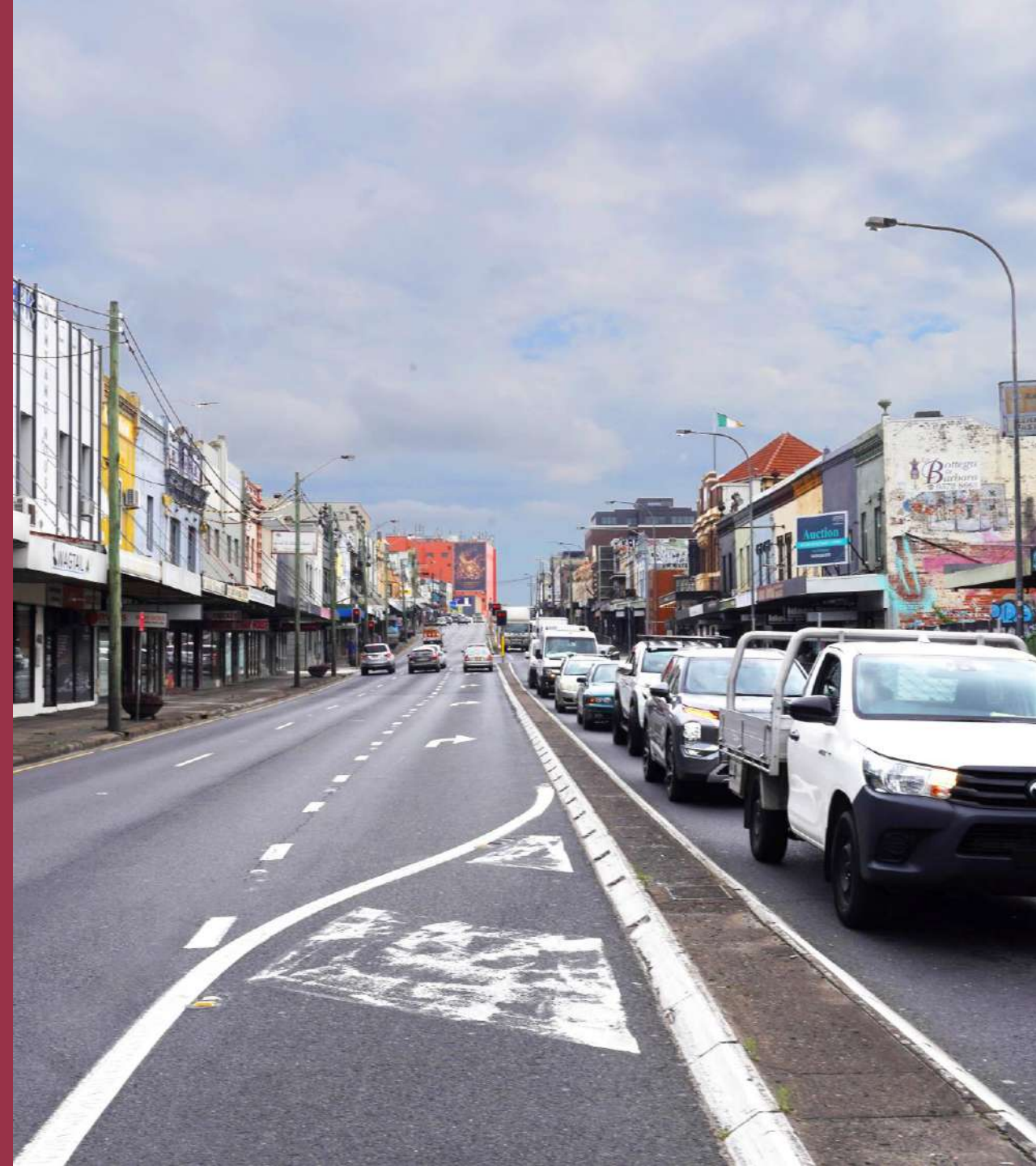


November 2023

Parramatta Road Corridor Stage 1 Implementation – Leichhardt, Taverners Hill and Kings Bay Precincts

INNER WEST





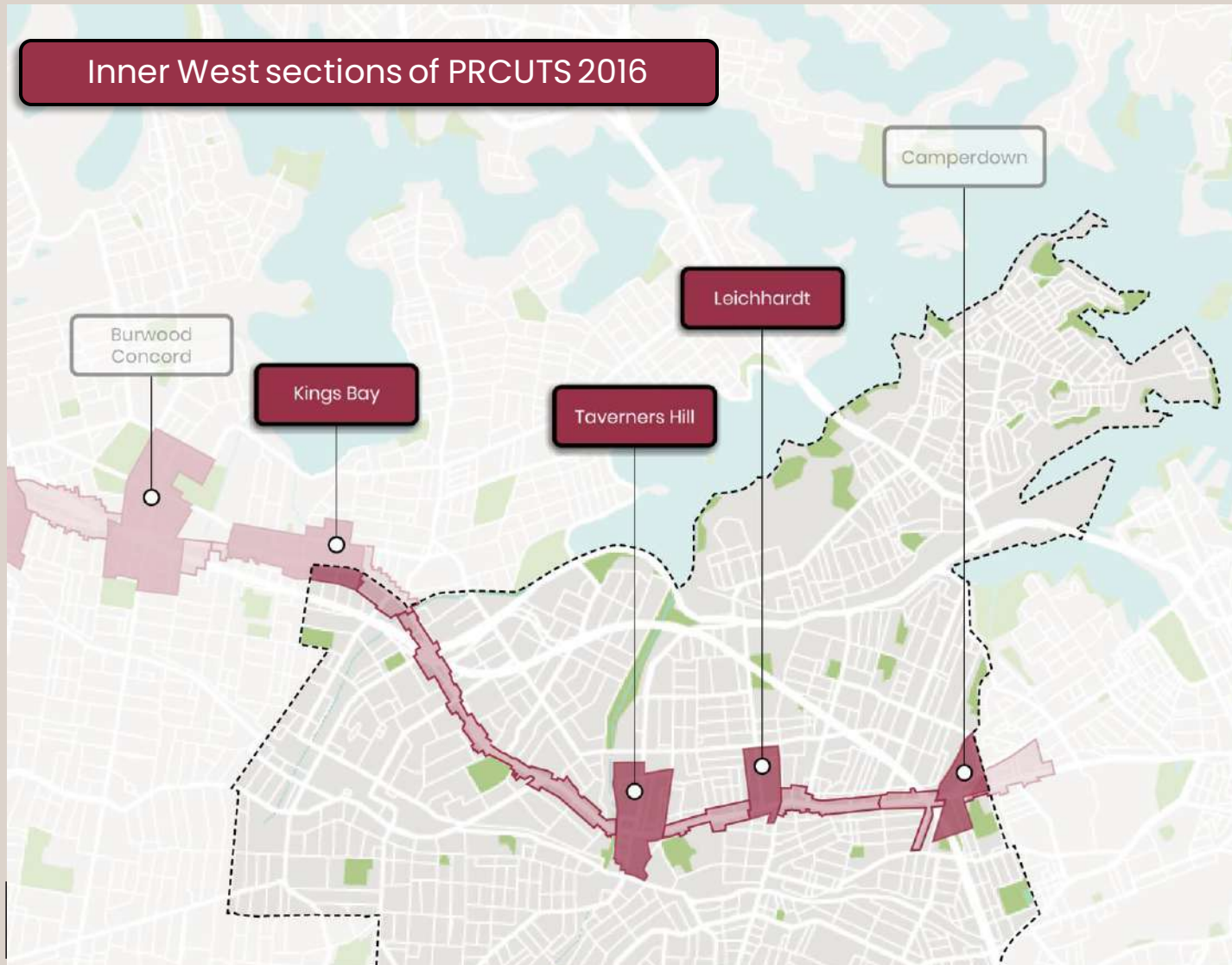
Agenda

1. Planning Proposal
2. Gateway determination
3. Post Gateway changes
4. Engagement Plan
 - Drop-in sessions
 - 3 in person community meetings
 - Proposed notification areas
5. Questions

Planning Proposal background



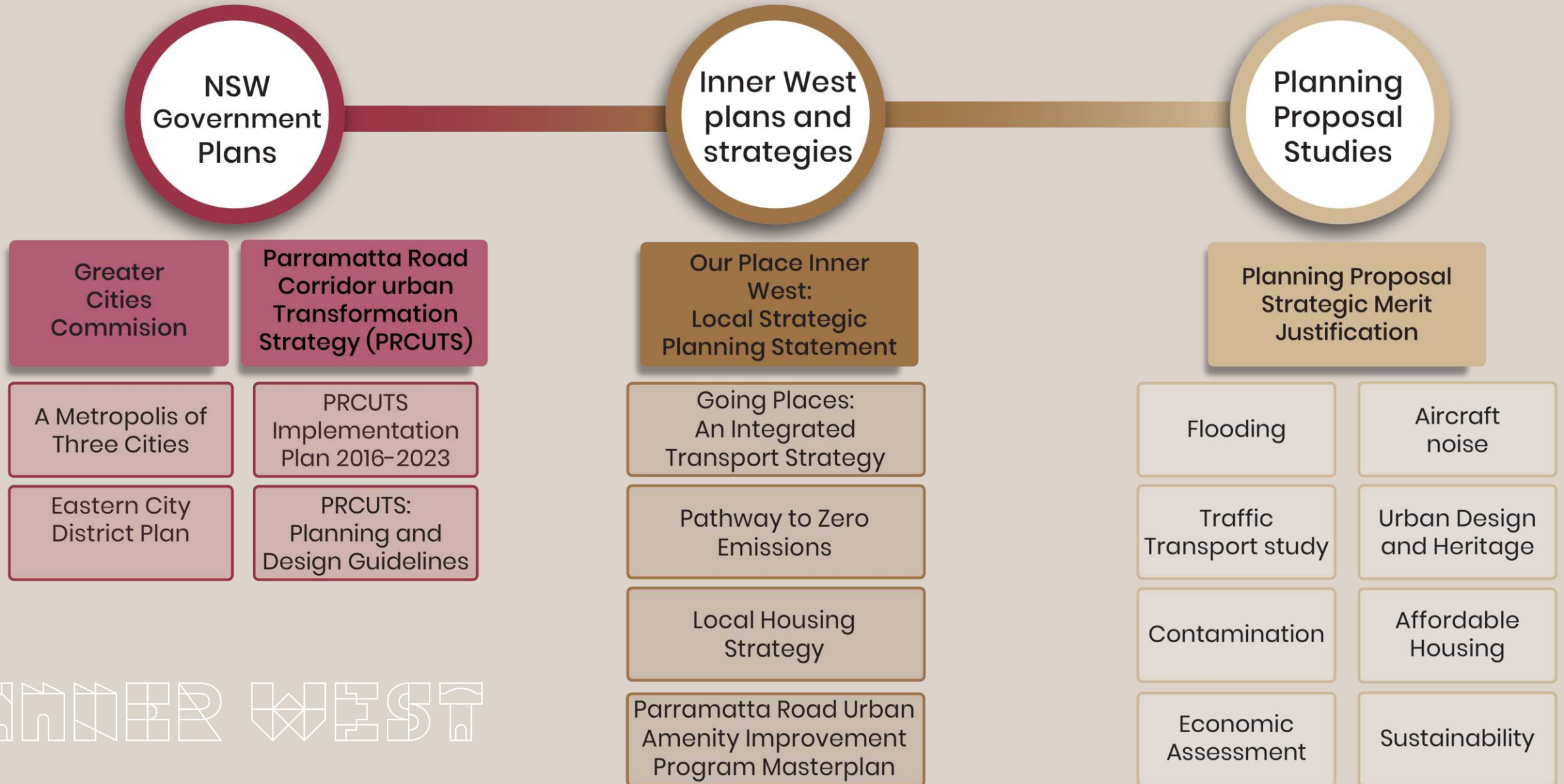
PRCUTS overview



- PRCUTS Ministerial Direction 2016
- Implementation Toolkit incl. Planning and Design Guidelines
- NSW Public Spaces Legacy Program (PSLP) Grant funding \$4.75m – May 2022
- Inner West precincts:
 - **Kings Bay**
 - **Taverners Hill**
 - **Leichhardt**
 - Camperdown

Council's
Planning
Proposal
Stage 1

Background – how have we got here?



Stage 1 implementation area

applies to parts of the Leichhardt, Taverners Hill and Kings Bay Precincts

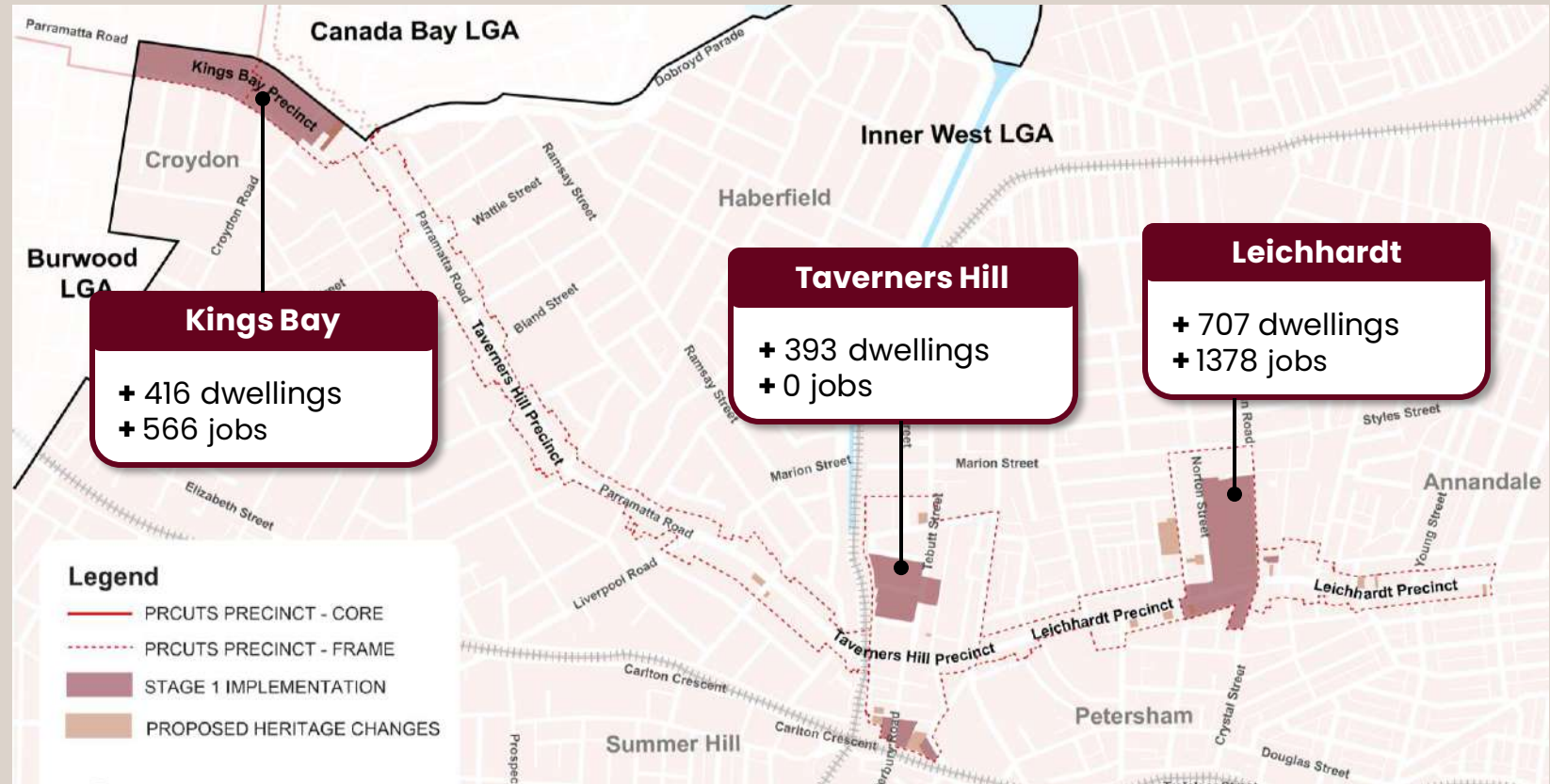
address DPE short-med term **shortfall of up to 1600 dwellings**

ensure development occurs in line with **timely delivery of infrastructure**

focus **growth in key local economic centres** and locations where there is existing and **committed transport infrastructure**

exclude industrial zoned sites (Employment Zones Review)

new heritage items and heritage conservation areas



total
(stage 1)



1,516 new dwellings

1,944 new jobs

future
(stage 2)



up to **2,500** new dwellings

Up to **4,500** new jobs

objectives: building for a better future

- support a **high quality of life**; embrace diversity and adapt to the population needs of the future.
- **connected** communities through space, social engagement, and transport.
- protect, enhance and expand Inner West's **heritage**.
- meet NSW Government's **dwelling and employment targets**.
- increase **affordable housing**
- new benchmark for **ecologically sustainable development**



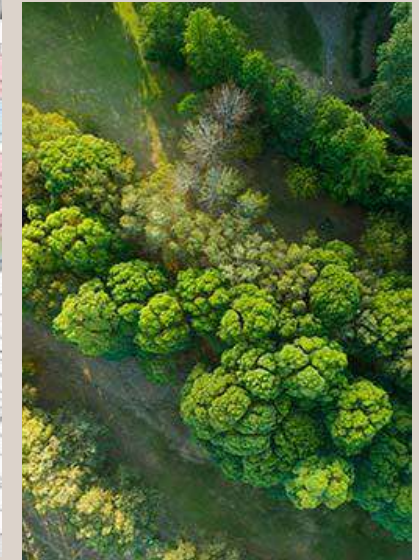
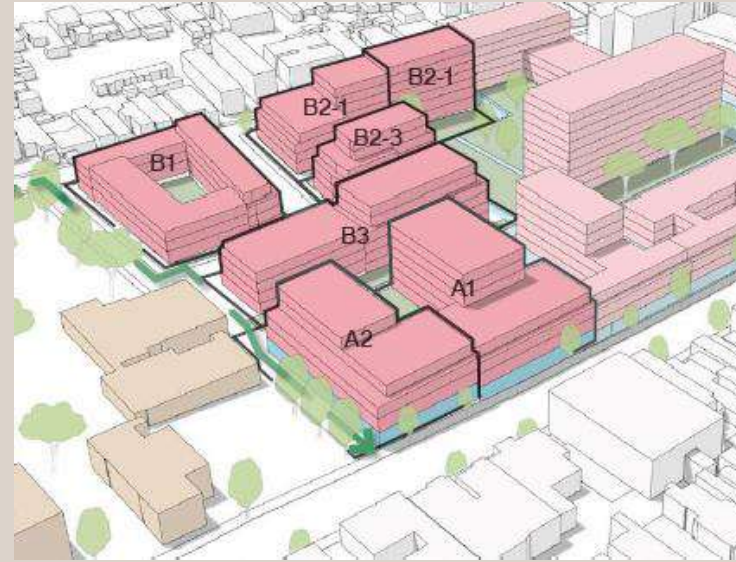
Precinct-wide controls: FSR/ height incentives mechanism

- changes to land use zoning
- proposed **new heritage items/HCA**s
- new **FSR/ height bonuses** if below provisions are satisfied:
 - appropriate high-quality **built form, development pattern**
 - **active street frontages** in town centres
 - higher than standard **energy and water** requirements – low carbon precincts
 - **tree canopy cover** targets and **urban heat mitigation** measures
 - **maximum car parking rates** as set by PRCUTS (no minimums), minimise traffic congestion
 - **bicycle parking** and facilities for key workers
 - **state infrastructure contributions**

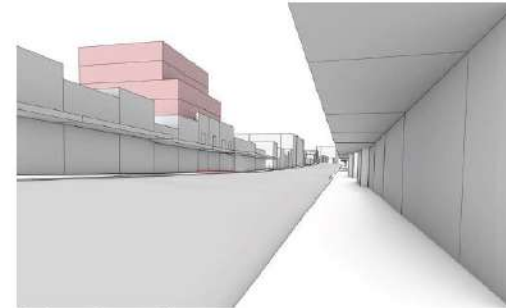


Gateway Determination October 2022

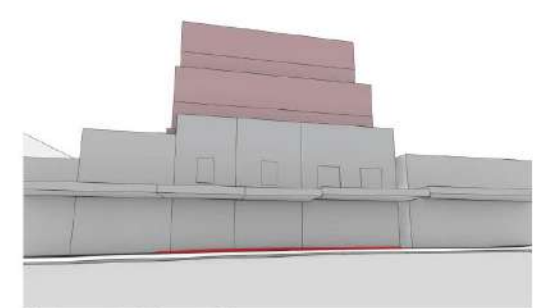
- remove local provisions relating to:
 - commitment from NSW Government to introduce an **on-street rapid transit system along Parramatta Road**
 - **tree canopy targets** in the public domain
 - additional **heritage local provision**
 - **community infrastructure contributions**
- address **urban design matters** in Leichhardt and Taverners Hill Precincts
- address **Local Planning Direction 4.1 Flooding** requiring additional flood impact analysis
- **sustainability targets** in line or above the Sustainable Buildings SEPP 2022
- 28 day exhibition period



Option 3a (6 storeys - 6m front setback to top storey)



View from east Parramatta Rd

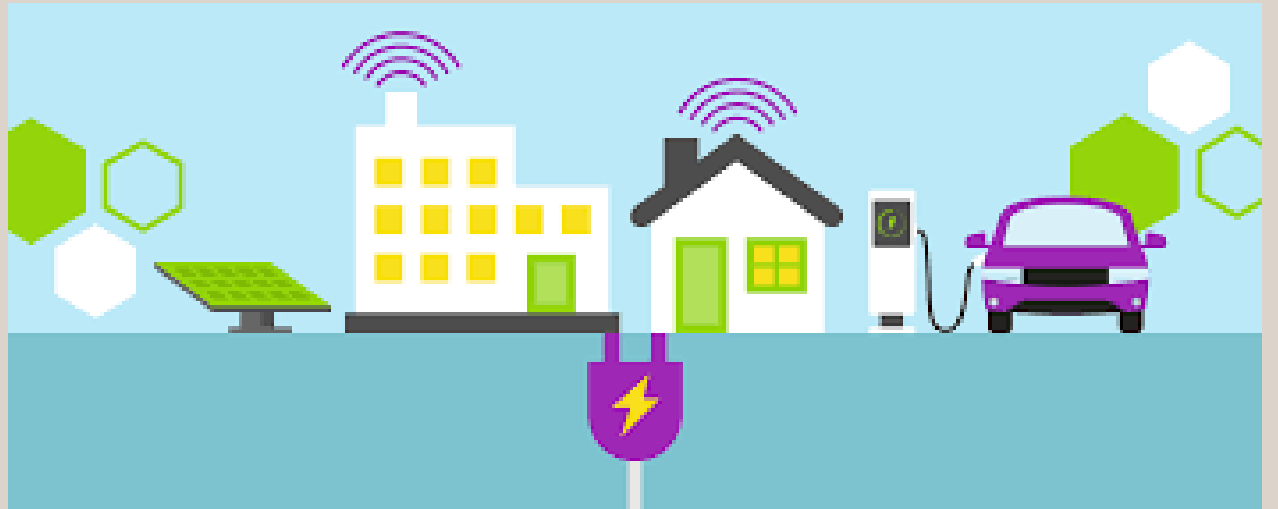


View from opposite side Parramatta Rd



proposed sustainability provisions (LEP/DCP)

- exceed minimum energy and water targets (increase over the Sustainable Buildings SEPP)
- mitigate urban heat island effect
- deep soil and tree canopy cover targets
- on-site worker facilities
- integrate green walls and roofs
- full electrification of utilities including cooking, heating and hot water (heat pumps)
- rooftop solar photovoltaic systems
- EV charging facilities



proposed affordable housing provisions (LEP/DCP)

- require contributions for affordable housing to be made in accordance with an Affordable Housing Contributions Scheme (AHCS) for new developments in Leichhardt precinct
- 2% of the Residential Strata Area, on-site affordable housing units or equivalent monetary contributions or combination of both
- DPE Viability tool indicates AHCS not viable for not viable for Taverners Hill and Kings Bay/ Croydon precincts
- range of sizes, distributes throughout the development with Council-determined unit mix
- managed as per Council's AHCS and AHP



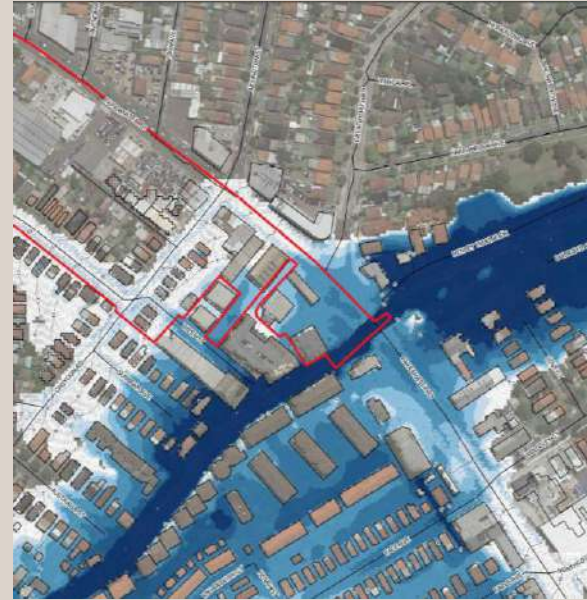
proposed parking provisions

- minimise traffic generation
- support sustainable transport (public transport and active transport)
- reduce private car dependency
- 10-30% mode share target
- maximum LEP car parking rates (no minimums)
- encourage unbundled car parking, car share schemes and decoupled parking
- parking listed on a separate title (unbundled) from the development
- supports affordability objectives
- new resident parking schemes (no impacts to existing permits)



Post – Gateway changes – Revised Planning Proposal/ DCPs

- **Flood assessment** – removal of sites in Kings Bay precinct and additional setbacks for Taverners Hill south
- **Urban design** – revised Incentive Floor Space Ratios (FSRs), Incentive Height of Building (HOBs) and floor to floor heights
- **Sustainability targets** and bicycle parking
- Proposed DCP changes relating to **sustainable transport and unbundled parking**
- AEDRP feedback – DCP changes
- Revised Planning Proposal **new dwellings +1515 and +1944 jobs (reduction by ~ 200)**
- New timeline for LEP to be finalised by **March 2024**



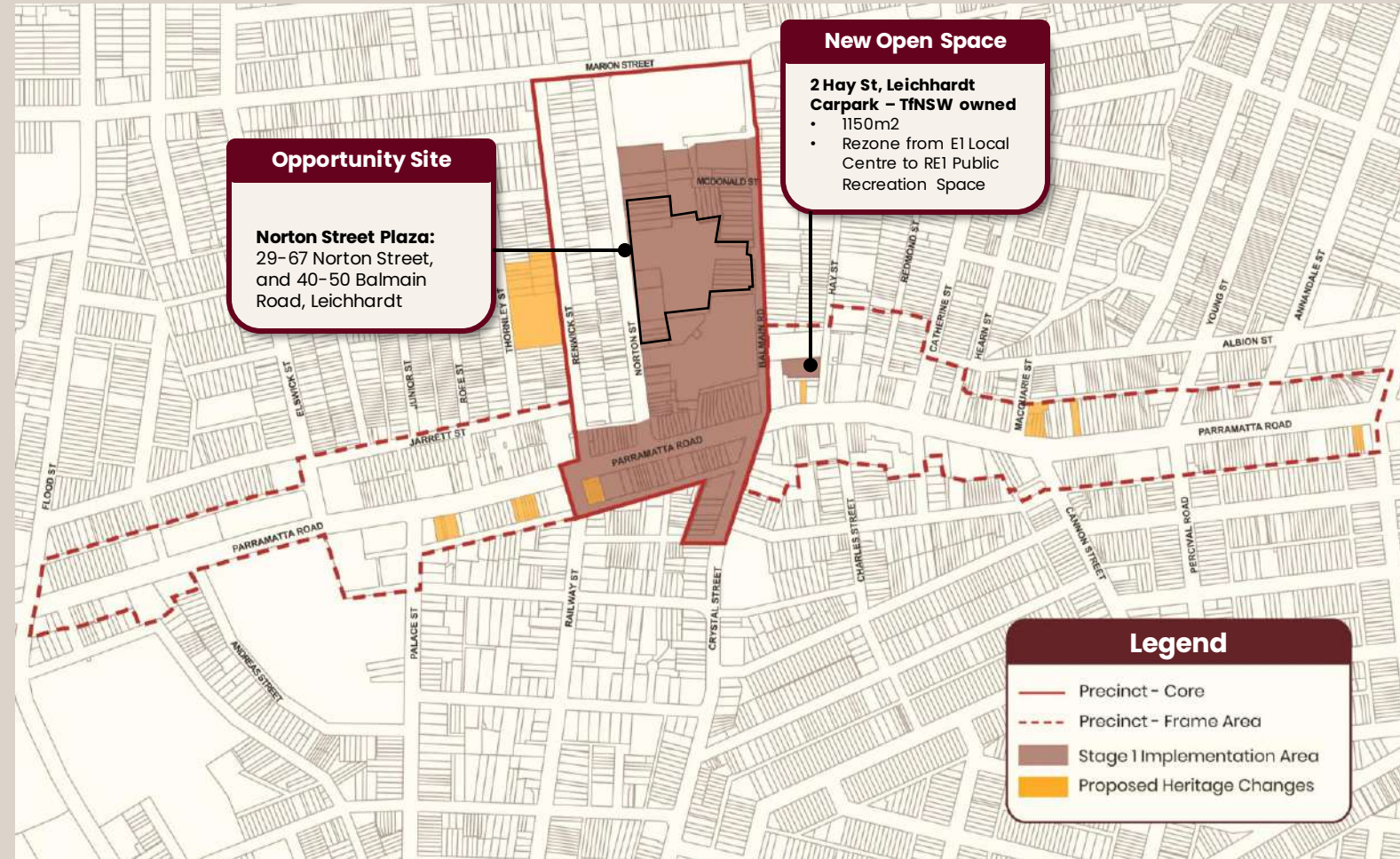
Asset	Recommended IWC Planning Proposal Requirement (BASIX 2022)
Low-rise 2-3 storeys	BASIX Energy 75 (<i>BASIX 2022</i>) = 8-point increase over BASIX 67 (Sustainable Buildings SEPP)
Mid-rise 4-5 storeys	BASIX Energy 66 (<i>BASIX 2022</i>) = 5-point increase over BASIX 61 (Sustainable Buildings SEPP)
High-rise 6-20 storeys	BASIX Energy 65 (<i>BASIX 2022</i>) = 5-point increase over BASIX 60 (Sustainable Buildings SEPP)



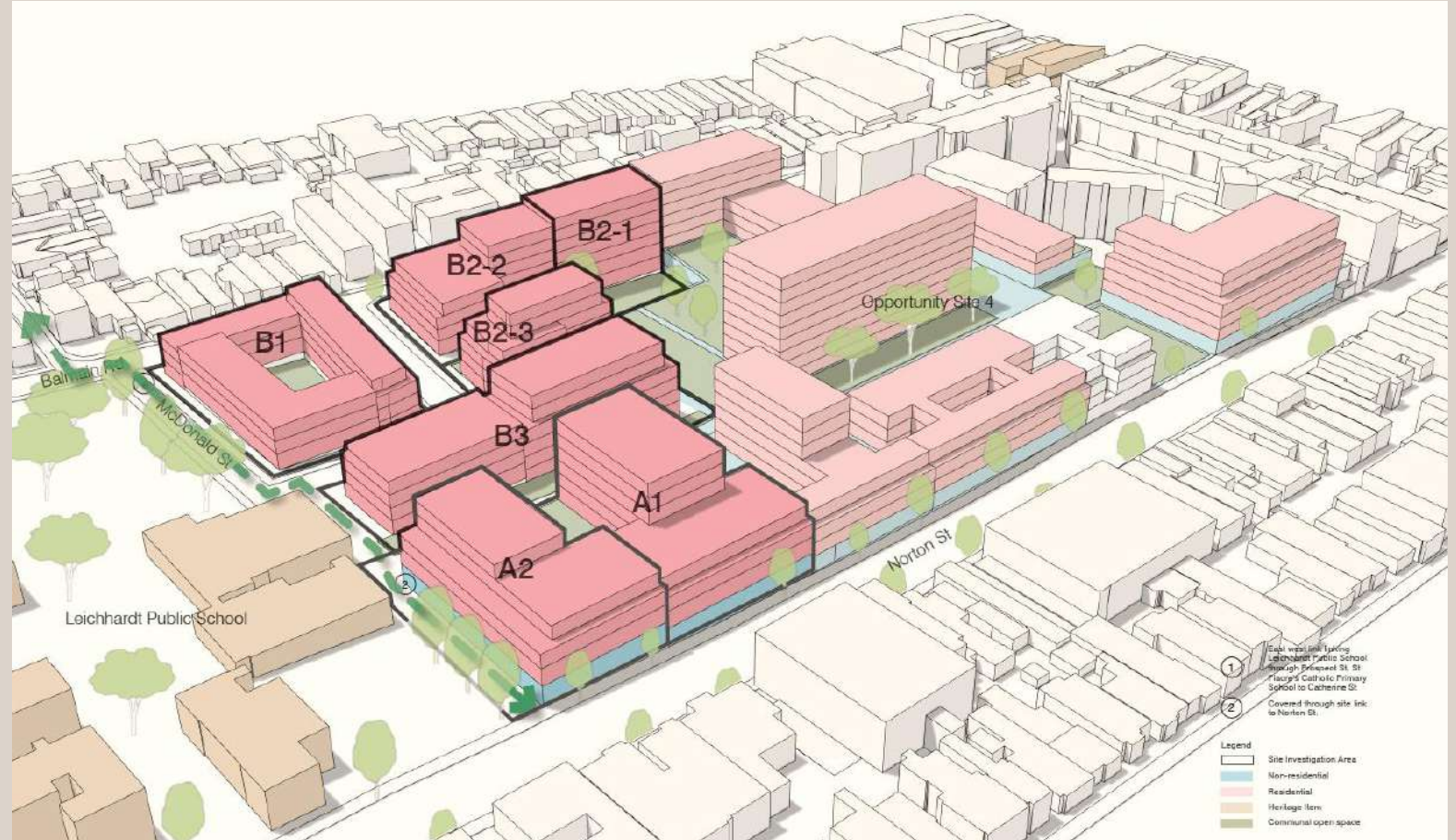
Leichhardt precinct

key outcomes:

- Potential for 707 new dwellings
- Potential for 1378 new jobs
- **building heights** 3 to 6 storeys, up to 9 storeys on Norton St Plaza Site
- **FSRs** 1.9:1 to 3:1
- **new open space** at TfNSW owned Hay Street Carpark
- new **east-west connections** to increase connectivity between Norton Street and Balmain Road
- require 2% affordable housing through **affordable housing contribution scheme**



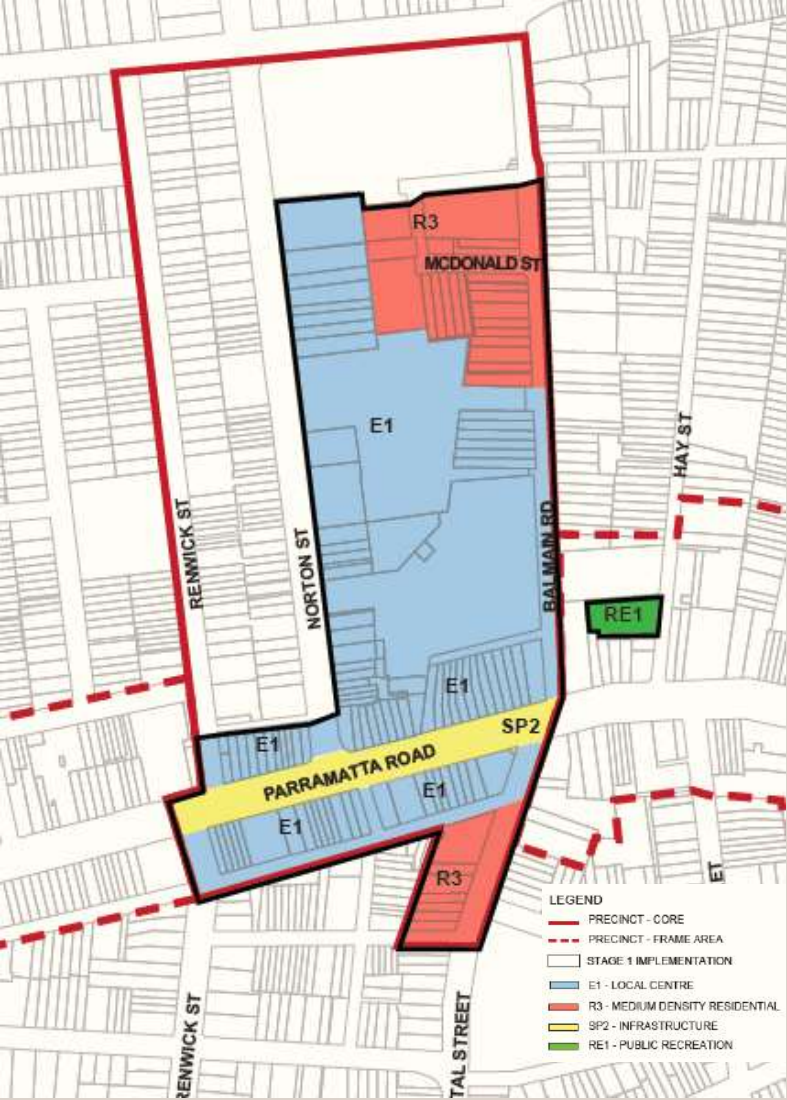
built form testing



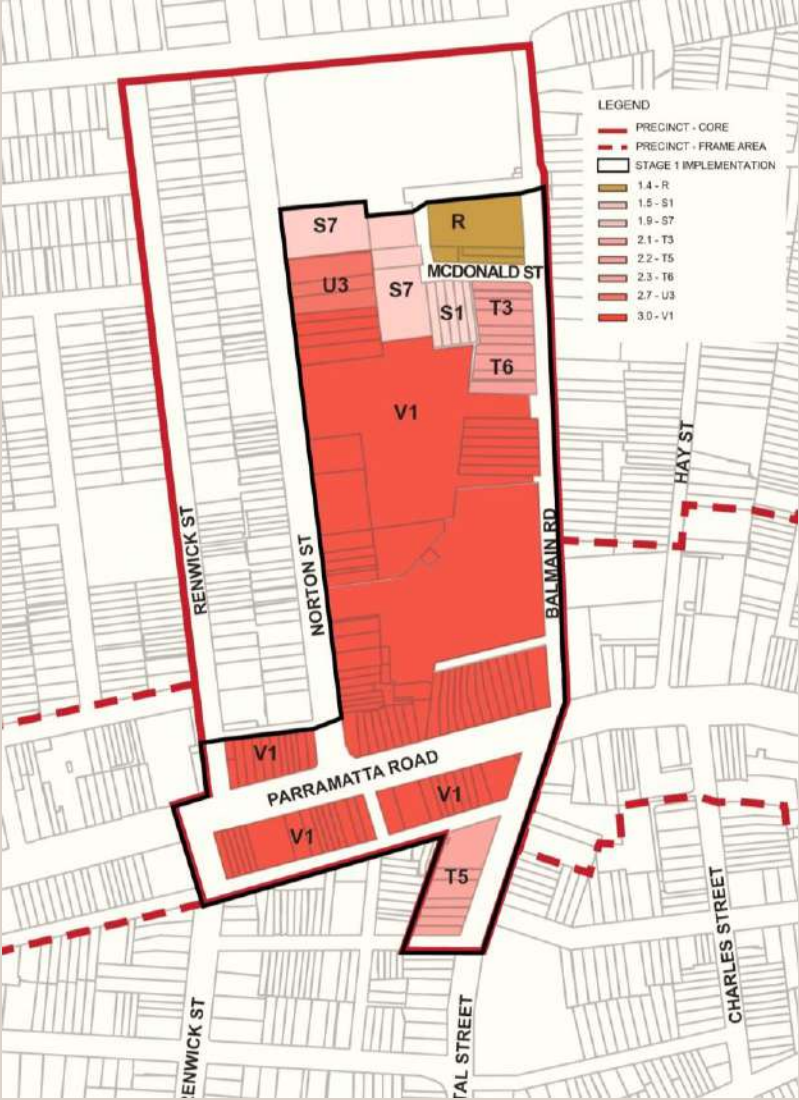
INNER WEST

Proposed LEP maps

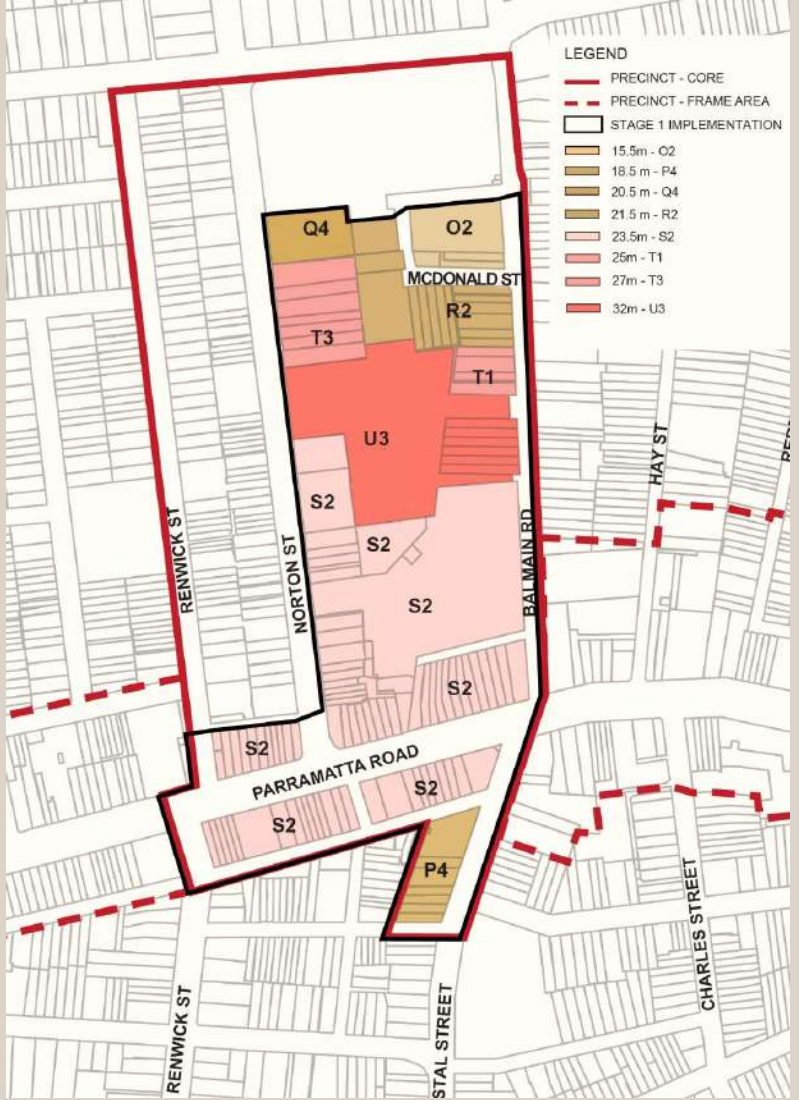
Land Use Zoning Map



Floor Space Ratio Incentives Map



Height of Building Incentives Map

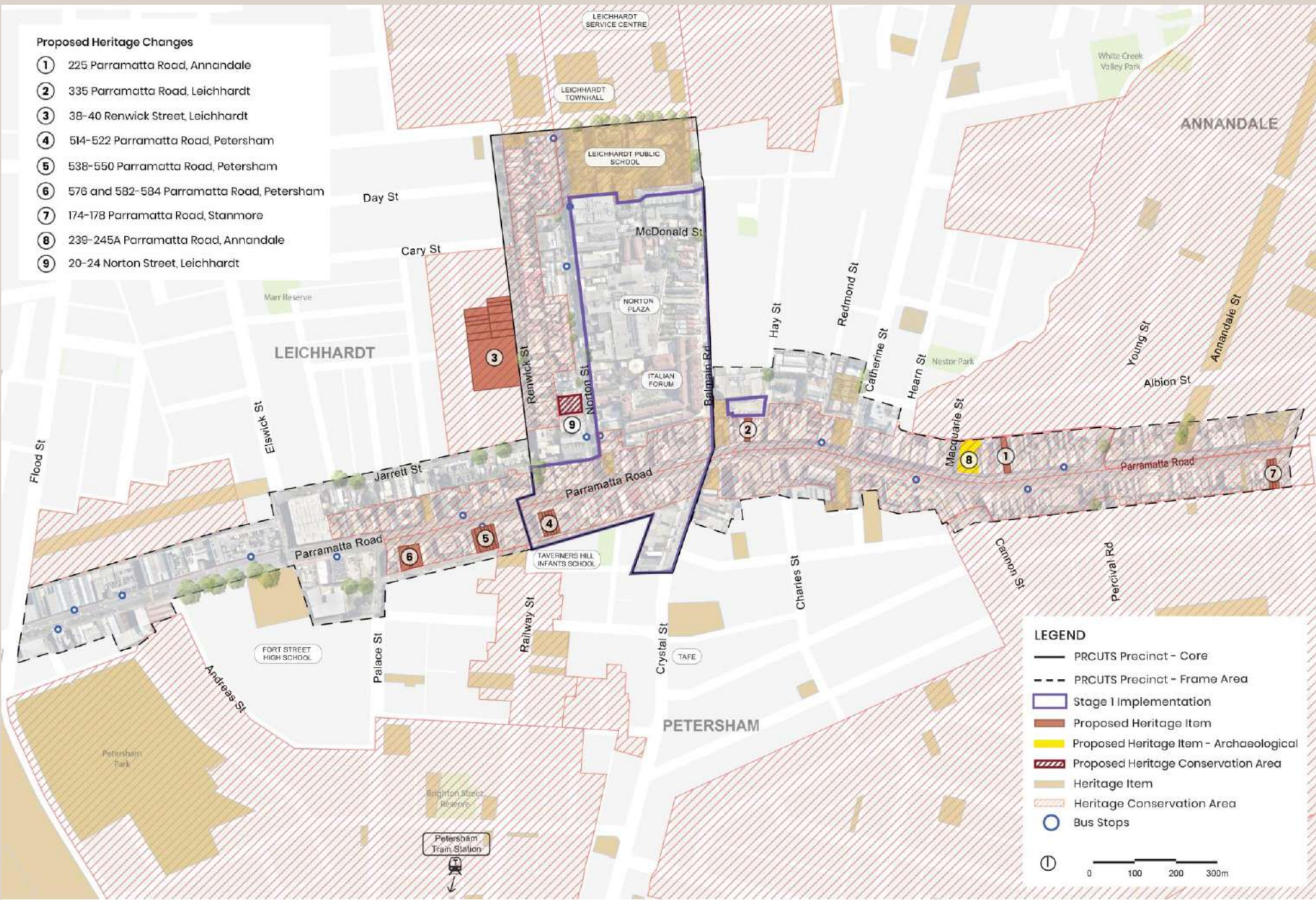


Leichhardt precinct

Existing and proposed heritage

Proposed Heritage Changes

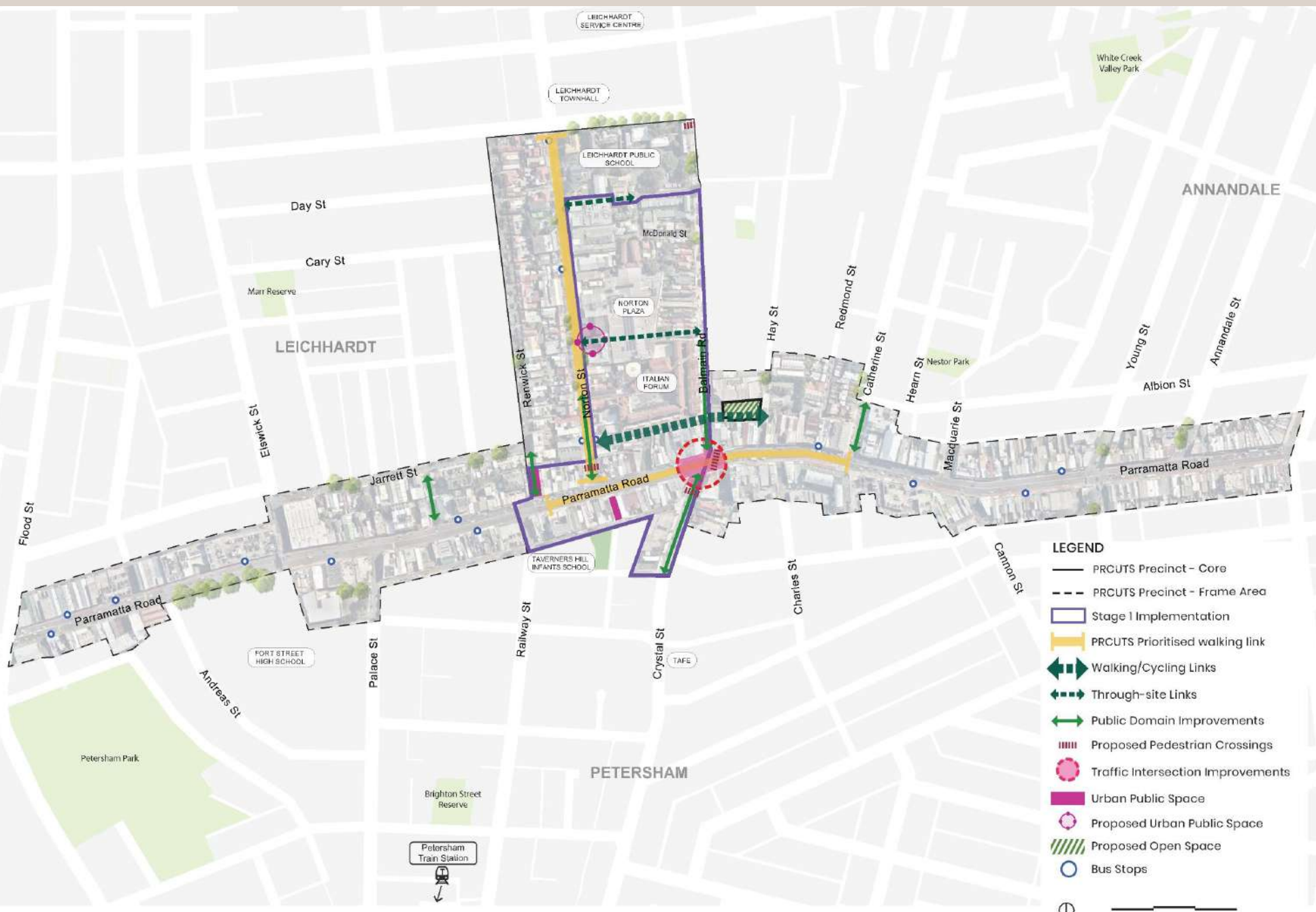
- ① 225 Parramatta Road, Annandale
- ② 335 Parramatta Road, Leichhardt
- ③ 38-40 Renwick Street, Leichhardt
- ④ 514-522 Parramatta Road, Petersham
- ⑤ 538-550 Parramatta Road, Petersham
- ⑥ 576 and 582-584 Parramatta Road, Petersham
- ⑦ 174-178 Parramatta Road, Stanmore
- ⑧ 239-245A Parramatta Road, Annandale
- ⑨ 20-24 Norton Street, Leichhardt



LEICHHARDT PRECINCT - EXISTING & PROPOSED HERITAGE

Leichhardt precinct

Key community benefits

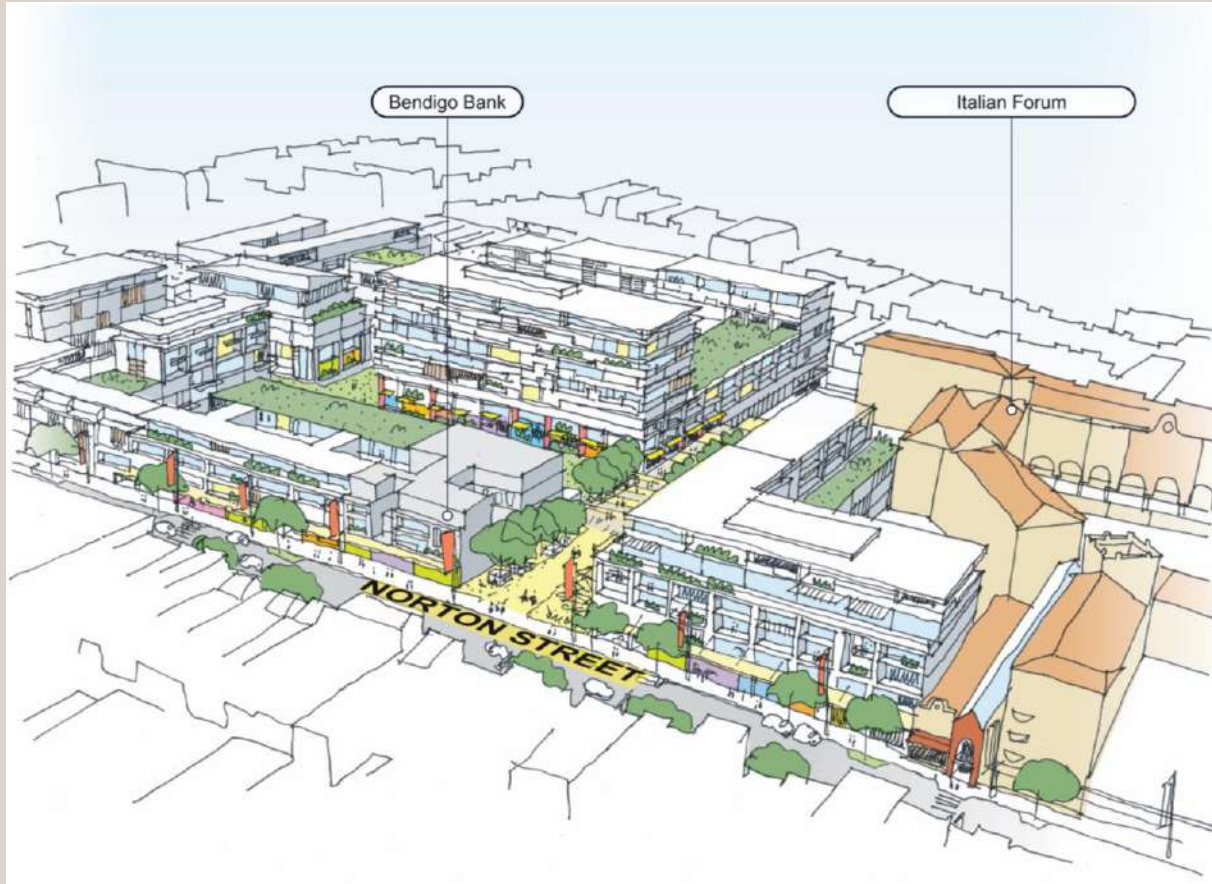


LEICHHARDT PRECINCT - COMMUNITY BENEFITS

airial view of indicative building envelopes - Leichhardt



Indicative illustrations - Leichhardt

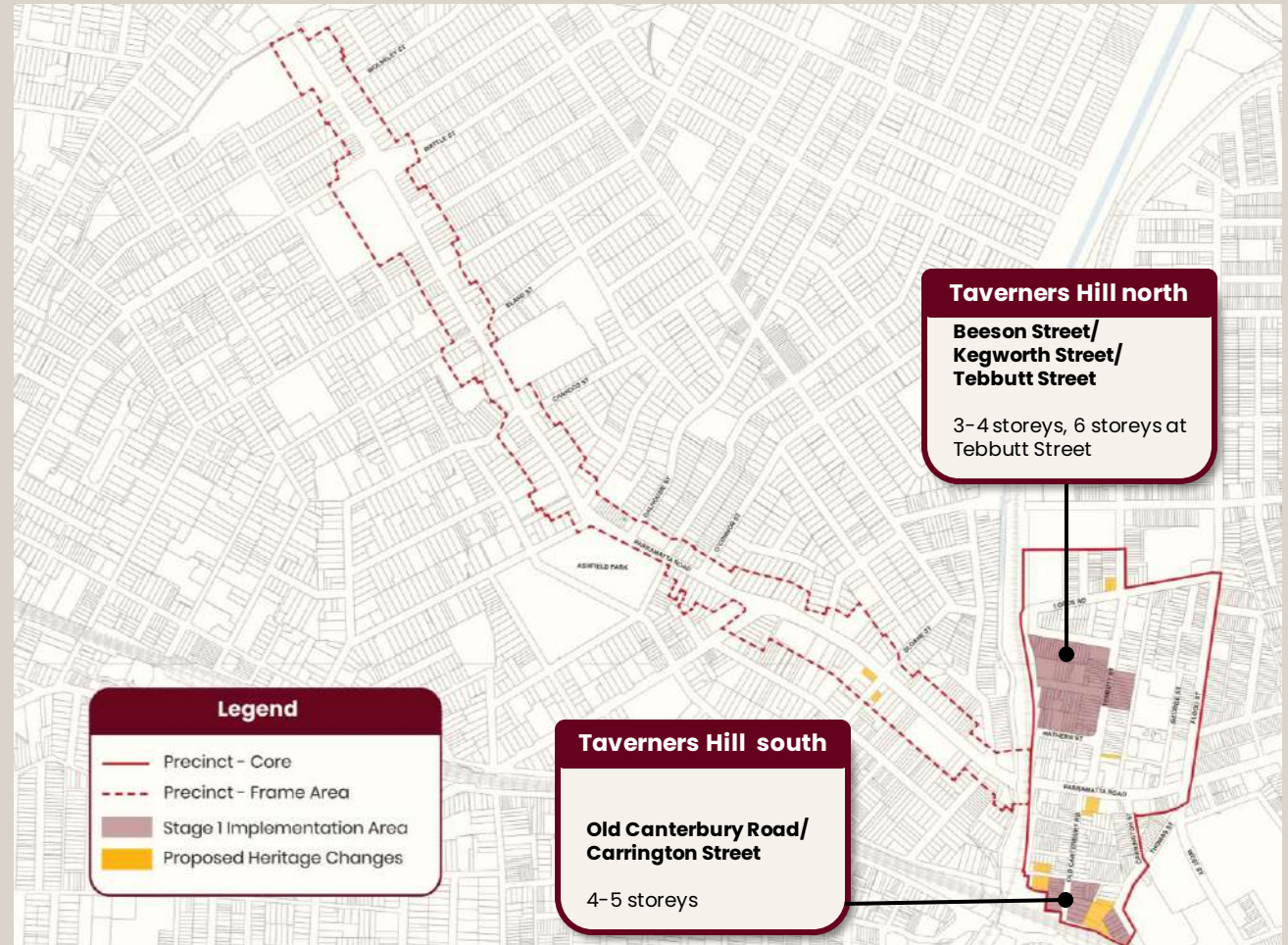


INNER WEST

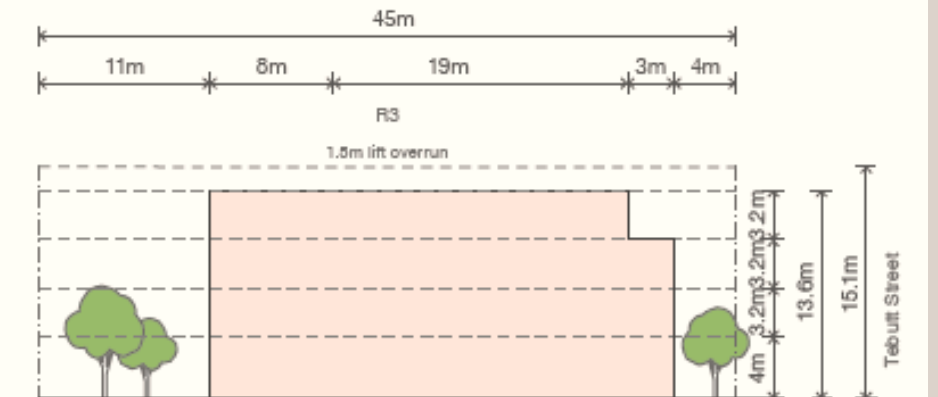
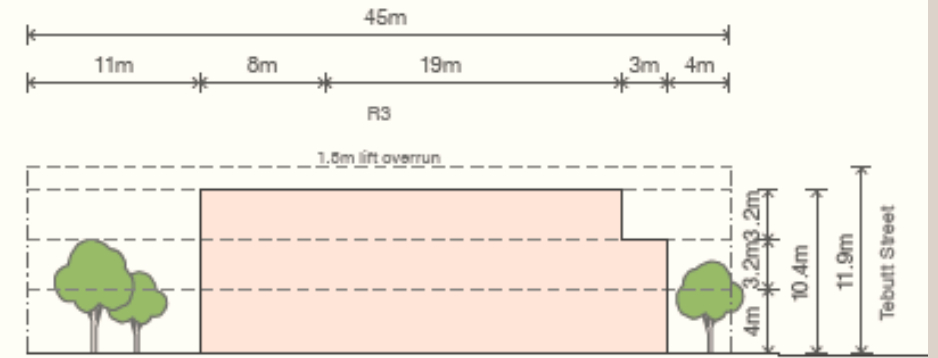
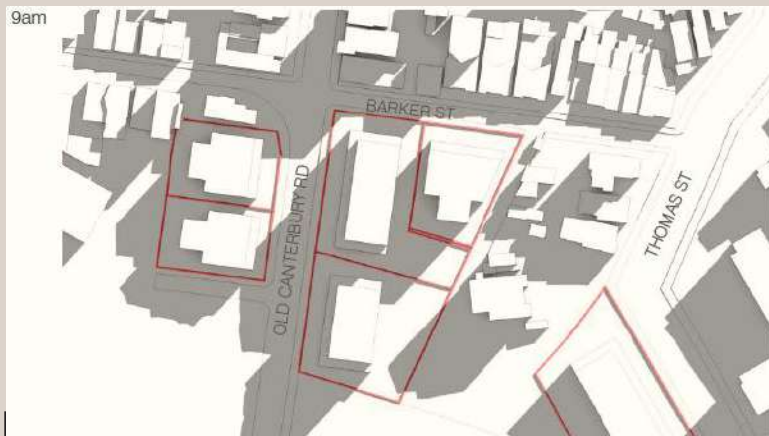
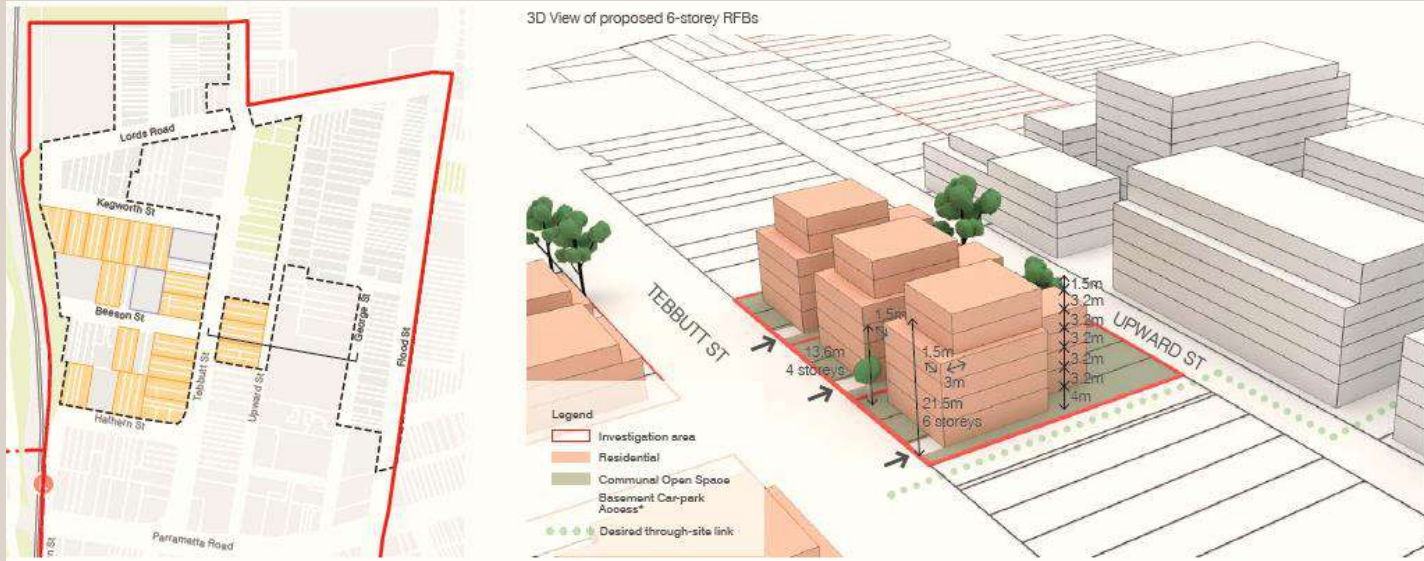
Taverners Hill precinct

key outcomes:

- potential for **393** new dwellings
- strategically located new residential development close to existing public transport
- **building heights**
 - 3 to 4 storeys Beeson Street/ Hathern Street
 - 6 storeys Tebbutt Street
 - 4-5 storeys Old Canterbury Road, Carrington Street
- **FSRs** 1:1 to 1.4:1



built form testing



Proposed LEP maps

Land Use Zoning Map



Floor Space Ratio Incentives Map

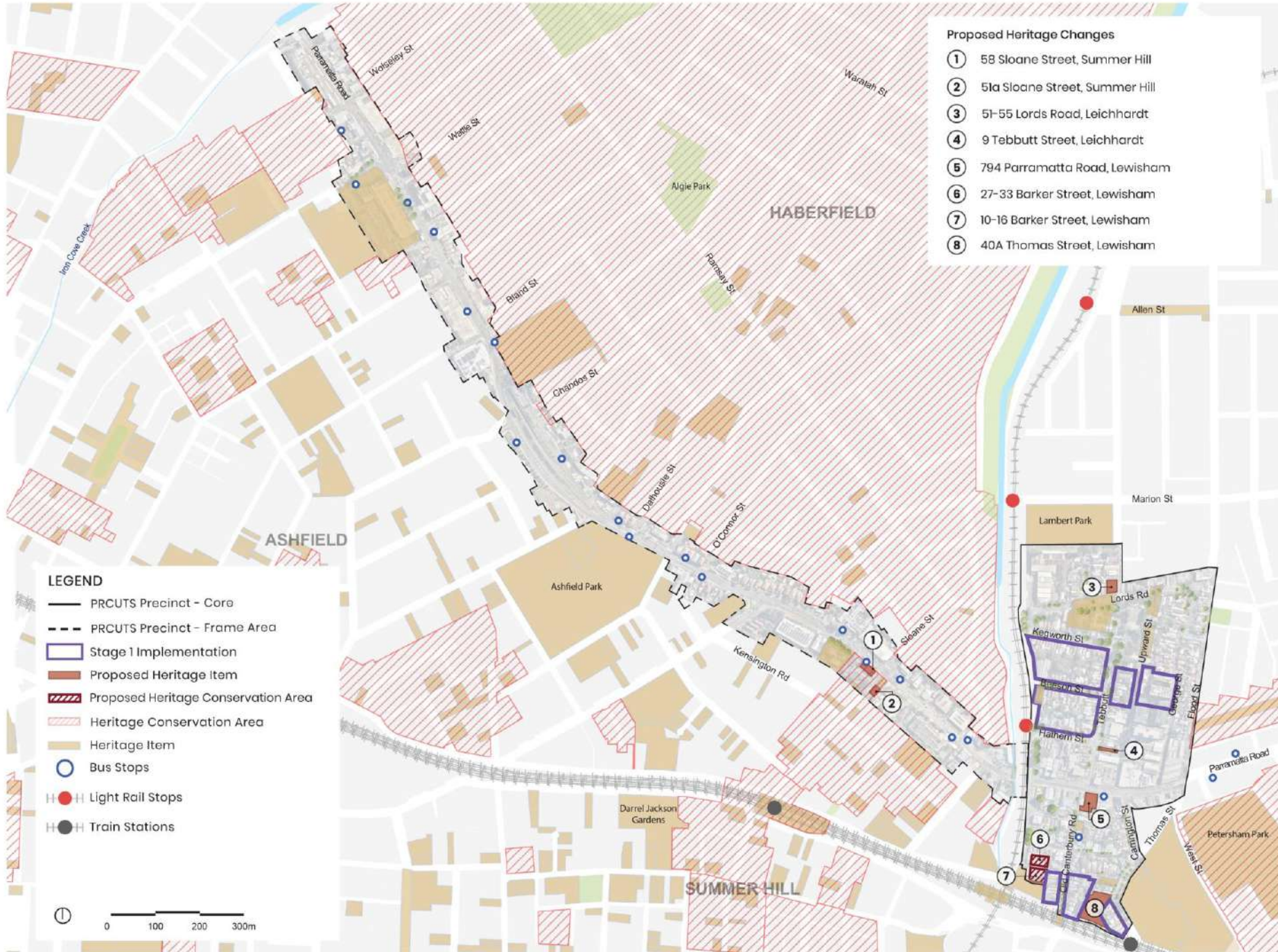


Height of Building Incentives Map



Taverners Hill precinct

Existing and proposed heritage



TAVERNERS HILL PRECINCT - EXISTING & PROPOSED HERITAGE

Taverners Hill precinct

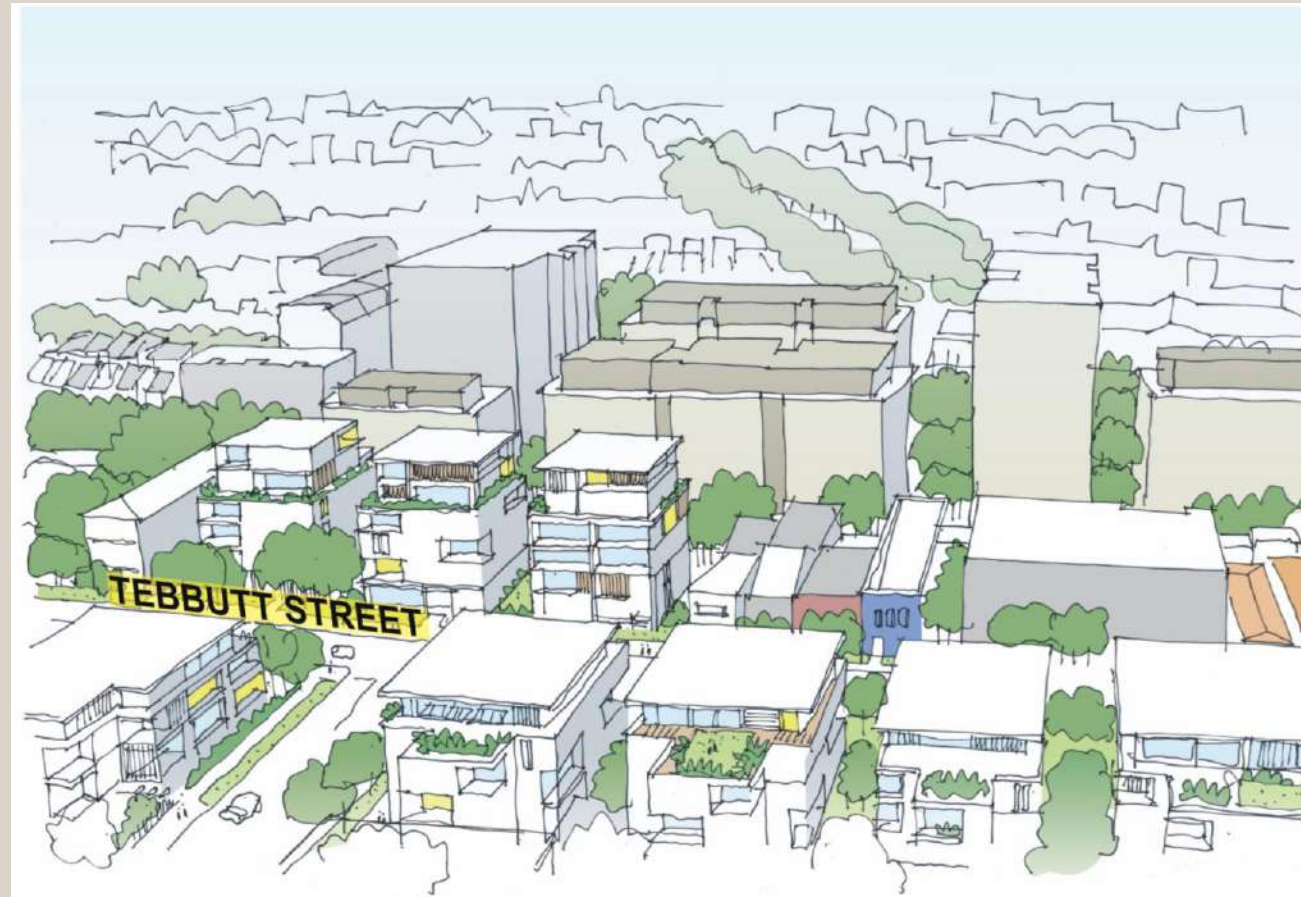
Key community benefits



aerial view of indicative building envelopes- Taverners Hill



indicative illustrations – Taverners Hill

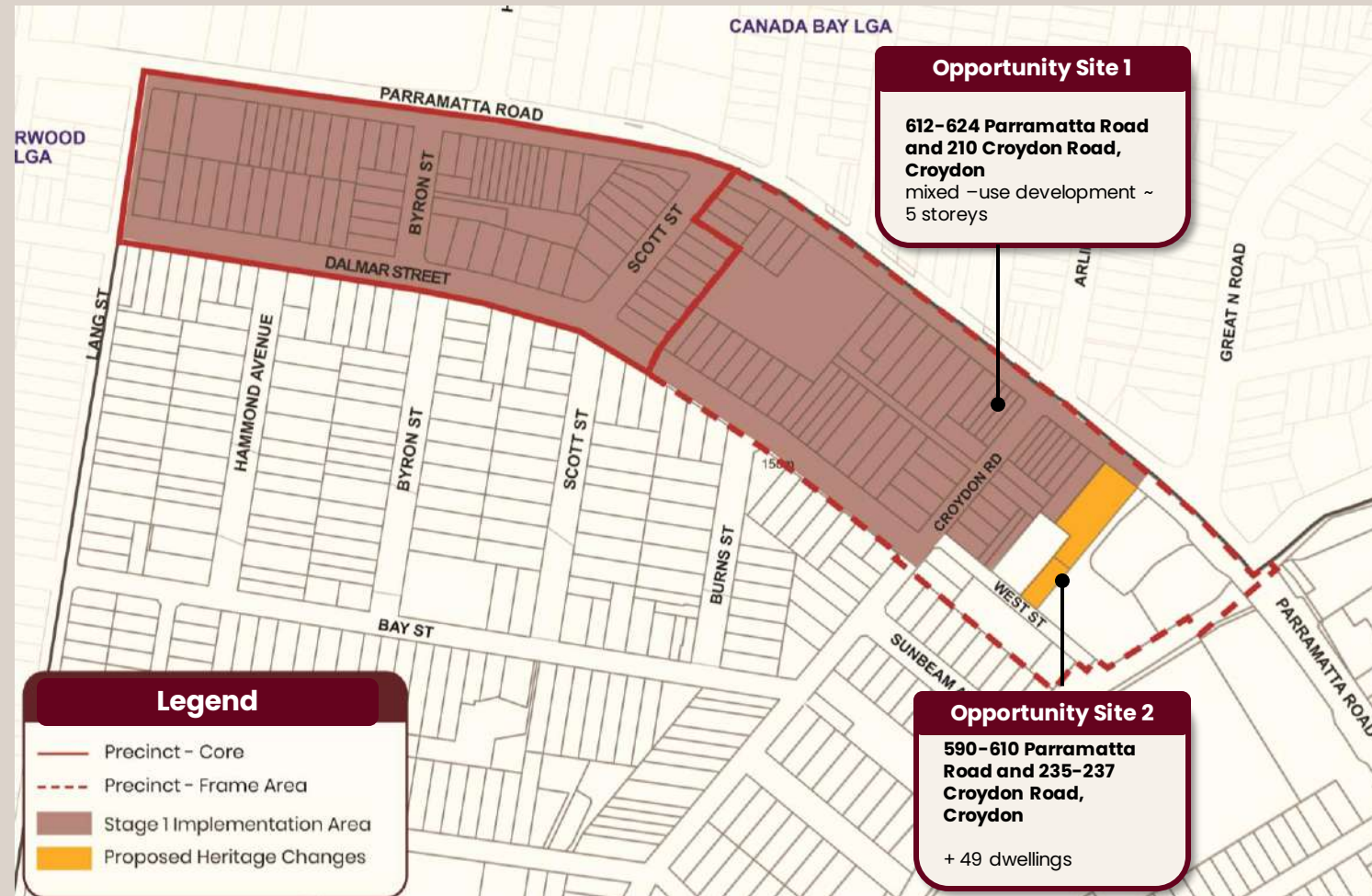


INNER WEST

Kings Bay/ Croydon precinct

key outcomes:

- Potential for **416** new dwellings
- Potential for **566** additional jobs
- **building heights** 3 to 5 storeys
- **FSRs** 1:1 to 2.4:1
- new residential and employment opportunities within 800m of the proposed Five Dock Metro Station



Kings Bay precinct

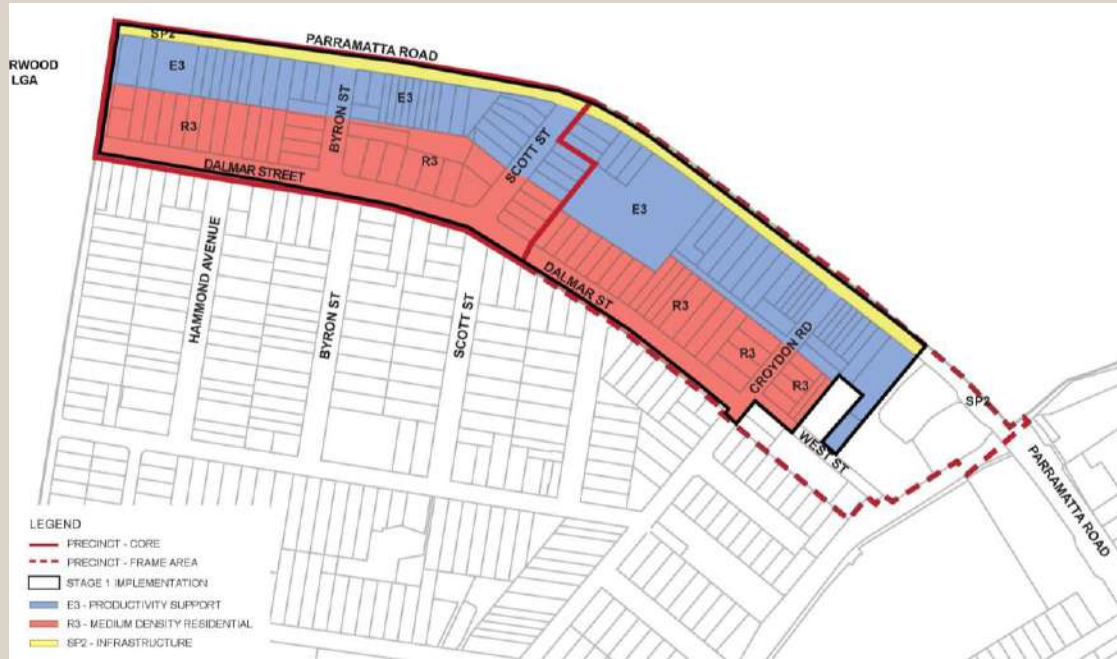
key community benefits:

- prioritised walking links along:
 - Croydon Road between Parramatta Road and Elizabeth Street
 - Lang Street Croydon (eastern side)
 - Parramatta Road incl. Acton St & Alfred St intersection
- enhanced public domain along Parramatta Rd
- through site links connecting Parramatta Road and Dalmar Street

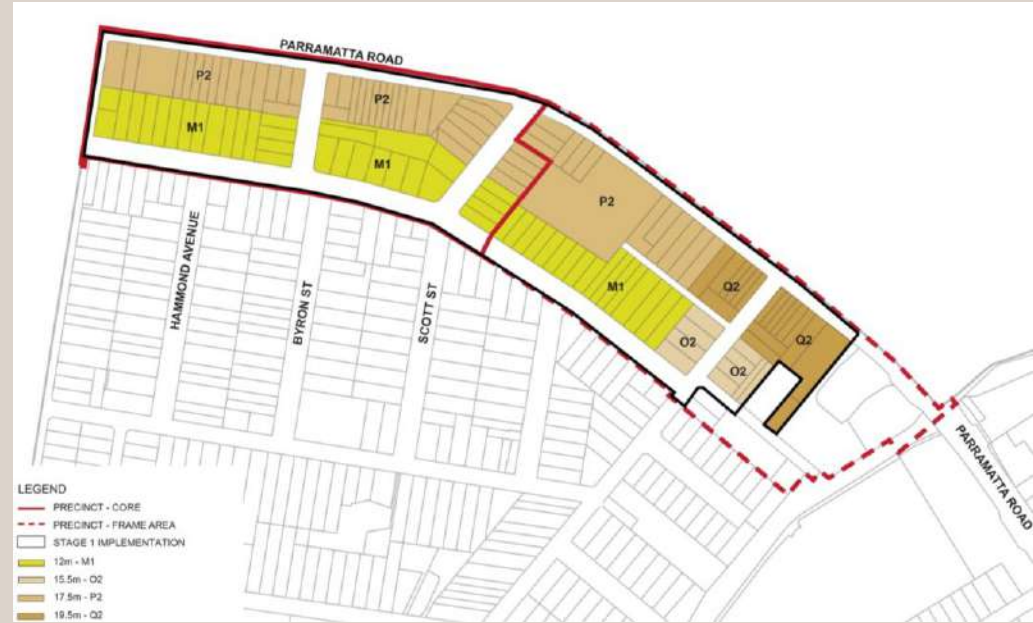


Proposed LEP maps

Land Use Zoning Map



Height of Building Incentives Map



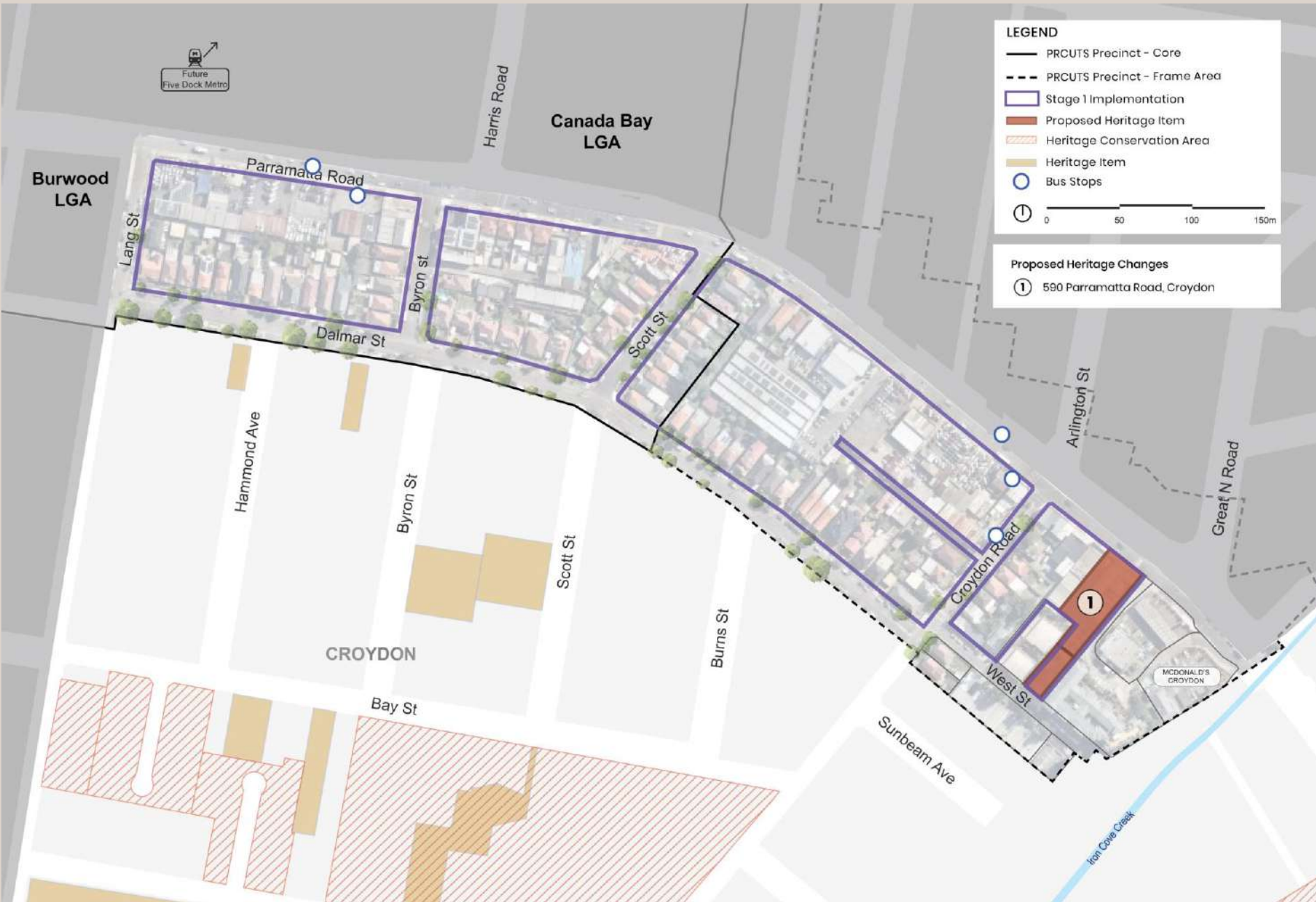
Floor Space Ratio Incentives Map



INNER WEST

Kings Bay/ Croydon precinct

Existing and
proposed heritage



KINGS BAY/CROYDON PRECINCT - EXISTING & PROPOSED HERITAGE



Kings Bay/ Croydon precinct

Key community
benefits

KINGS BAY/CROYDON PRECINCT - COMMUNITY BENEFITS

airial view of indicative building envelopes – Kings Bay/Croydon



indicative illustrations – Kings Bay/Croydon



INNER WEST

supporting draft DCPs

1. Leichhardt Precinct – north of centre line of Parramatta Road – **Leichhardt DCP**
2. Leichhardt Precinct – south of centre line of Parramatta Road – **Marrickville DCP**
3. Taverners Hill Precinct – northern area – **Leichhardt DCP**
4. Taverners Hill Precinct – southern area – **Marrickville DCP**
5. Kings Bay Precinct – Inner West Comprehensive **Ashfield DCP**

Updates existing development control plans

Only includes new controls – if silent existing controls prevail

Only applies if incentive FSR and HOB controls are sought

Includes:

- Precinct wide controls
- Area controls – locations within the Precinct

Blend of fitting into existing DCPs
existing generic controls will continue to apply

eventually move into IW comprehensive DCP



proposed DCP controls framework

precinct-wide matters:

- Precinct – Desired Future Character
- Precinct – Objectives and Controls
- Primarily relating to incentive matters



site-specific matters:

- Application
- Area map
- Area Desired Future Character
- Area Objectives and Controls
- Focuses on relevant built form and anticipated uses



- Precinct connectivity and accessibility
- Streetscape
- Development infrastructure
- Sustainability and resilience
 - Building performance
 - Urban heat mitigation
- Active frontages (where applicable)
- Heritage
- Access and parking (including bike riding)

- Lot amalgamation
- Built form
 - Height in storeys
 - Street walls
 - Setbacks
 - Building design
- Landscaping
- Vehicle and service access
- Additional matters i.e. provision of open space, through-site links



Parramatta Road – Leichhardt precinct heritage DCP controls

- Parramatta Road HCA
- Retain 2 storey street wall to Parramatta Road
 - Setback to 3rd storey of 3m
 - Setback to 6th storey additional 6m
- Retain parapets
- Retain existing floor to floor heights
- Responds to heritage through sympathetic development



What is happening now?

The proposal is on public exhibition from 6 November until 17 December 2023



Provide feedback and find out more on this project

Online at: <https://yoursay.innerwest.nsw.gov.au/parramattardcorridor>

Sending an email to: strategicplanning@innerwest.nsw.gov.au

Sending a letter addressed to :

Inner West Council, PO Box 14, Petersham NSW 2049

Att: Strategic Planning: Parramatta Road Planning Proposal

In-person community meeting and local drop-in session



Addendum

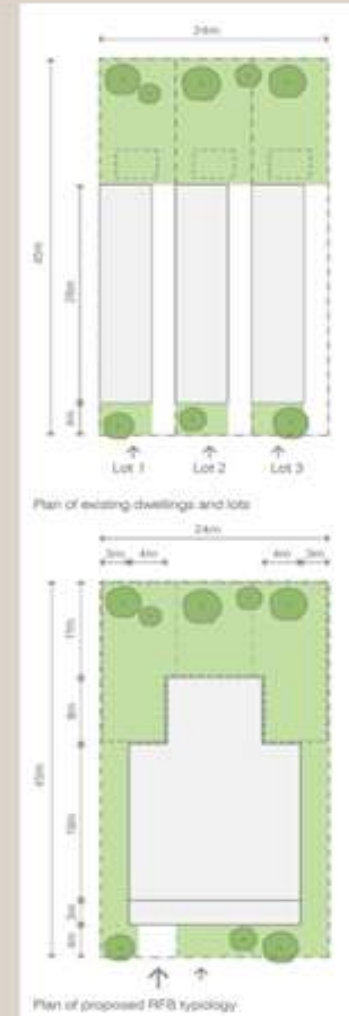
Proposed tree canopy targets

Zone	Site area	Canopy target	Deep soil*
R3 Medium Density	less than 650m ²	15%	-
	650-1500m ²	20%	-
	1500-3000m ²	25%	-
	Greater than 3000m ²	35%	-
E3 Productivity support	All lots	35% (25% for bulky goods)	25%

*New residential development over 3 storeys is required to meet Apartment Design Guidelines deep soil targets under the SEPP Design Quality for Residential Apartment Development.

INNER WEST

INNER WEST



Group Discussion

INNER WEST