

Item No: C0522(1) Item 4
Subject: PARRAMATTA ROAD CORRIDOR STAGE 1 PLANNING PROPOSAL AND SUPPORTING DEVELOPMENT CONTROL PLAN AMENDMENTS (INNER WEST LEP PHASE 2A)
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Authorised By: Simone Plummer - Director Planning

RECOMMENDATION

That:

1. Council supports the Planning Proposal for Parramatta Road Corridor - Stage 1 LEP Phase 2A and the associated draft amendments to Development Control Plans (DCPs) (Leichhardt, Marrickville and Comprehensive Inner West Development Control Plan 2016 (former Ashfield));
2. The Planning Proposal is forwarded to the Minister for Planning for a Gateway Determination in accordance with Section 3.33 and 3.34 of the Environmental Planning & Assessment Act 1979;
3. Council request delegation from Minister for Planning to manage the plan making functions of the Planning Proposal;
4. Should the Planning Proposal receive a favourable Gateway Determination, place the Planning Proposal and draft DCP amendments on public exhibition in accordance with Council's Community Engagement Framework to meet the requirements of the Gateway Determination, Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2021;
5. Council write to the Minister for Planning that commitments be put in place by the NSW Government for provision of on-street rapid transit system along Parramatta Road;
6. Council authorise the General Manager to make any minor/ technical modifications to the Planning Proposal and supporting draft Development Control Plan amendments; and
7. Council receive a post exhibition report for its consideration.

DISCUSSION

Parramatta Road Corridor Urban Transformation Corridor Strategy (PRCUTS) is the NSW Government's endorsed strategy to revitalise the Parramatta Road Corridor which was given legal force through Section 9.1 Ministerial Direction under the Environmental Planning and Assessment (EP&A) Act 1979 in December 2016.

Council has prepared a Planning Proposal to begin the incremental transformation of the Parramatta Road Corridor in certain parts of Leichhardt, Taverners Hill and Kings Bay Precincts through amendments to the Inner West Local Environmental Plan 2022 (IWLEP).

The Planning Proposal (**ATTACHMENT 1**) gives effect to several Council, State Government and Greater Sydney Commission strategic planning policies including the Region and District

Plans, the PRCUTS, the Inner West Council's Local Strategic Planning Statement (LSPS), Local Housing (LHS), Employment and Retail Lands and Integrated Transport (ITS) strategies.

The Planning Proposal is accompanied by supporting amendments to the existing Development Control Plans (DCP) and a new comprehensive draft Development Contributions Plan for the Inner West local government area (LGA). Collectively these documents provide a holistic framework for the implementation of proposed planning controls.

In September 2020, Council resolved to be part of the NSW Public Spaces Legacy Program and is eligible to receive a \$4.75 million grant for delivering high quality public and open spaces. However, Council will only be eligible for funding under the Program if:

- a Planning Proposal is submitted to the Department of Planning and Environment (DPE) for Gateway Determination by 30 June 2022, and
- the LEP amendments facilitate new housing and achieve the future 6-10-year housing targets identified by the DPE for the Inner West LGA.

This Planning Proposal meets the requirements of the Program. Subject to a favourable Gateway Determination by DPE, the Planning Proposal and draft DCP amendments will be exhibited concurrently for community consultation.

1. Planning Proposal Background

Rezoning of land within the PRCUTS area is to be realised through planning proposals, prepared by councils and proponents. Council has prepared a Planning Proposal to support the implementation of PRCUTS in accordance with Section 3.33 of the EP&A Act 1979 and the State Government's Local Environmental Plan Making Guideline 2021.

This Planning Proposal reviews and refines PRCUTS recommendations from 2016 with consideration of the shifting regional and local strategic context of the Parramatta Road Corridor including:

State:

- the release of the Greater Sydney Region Plan and the Eastern City District Plan (2018)
- the release of the Camperdown-Ultimo Collaboration Area Place Strategy (2019)
- NSW Government announcement on the delivery of Sydney Metro West (October 2019) and the proposed Five Dock metro station close to Kings Bay Precinct
- the release of the PRCUTS Implementation Update (2021)
- the adoption of recommendations of the Productivity Commission's Infrastructure Contributions review (2021) by the NSW Government
- the ongoing implementation of Parramatta Road Urban Amenity Improvement Plan.

Local:

- the endorsement of our Inner West Local Strategic Planning Statement (2020)
- the completion of Inner West Council local planning strategies including Local Housing, Employment and Retail Lands and Integrated Transport (2020)
- the completion of a range of technical studies during 2021, including affordable housing, economic feasibility, urban design, heritage etc. which support and refine the PRCUTS recommendations
- the completion of Parramatta Road precinct-wide traffic and transport study (2022) prepared by IWC in conjunction with State Government and a supplementary study for Inner West area of Kings Bay Precinct.

A summary of the Planning Proposal evidence base is illustrated in **Figure 1**.

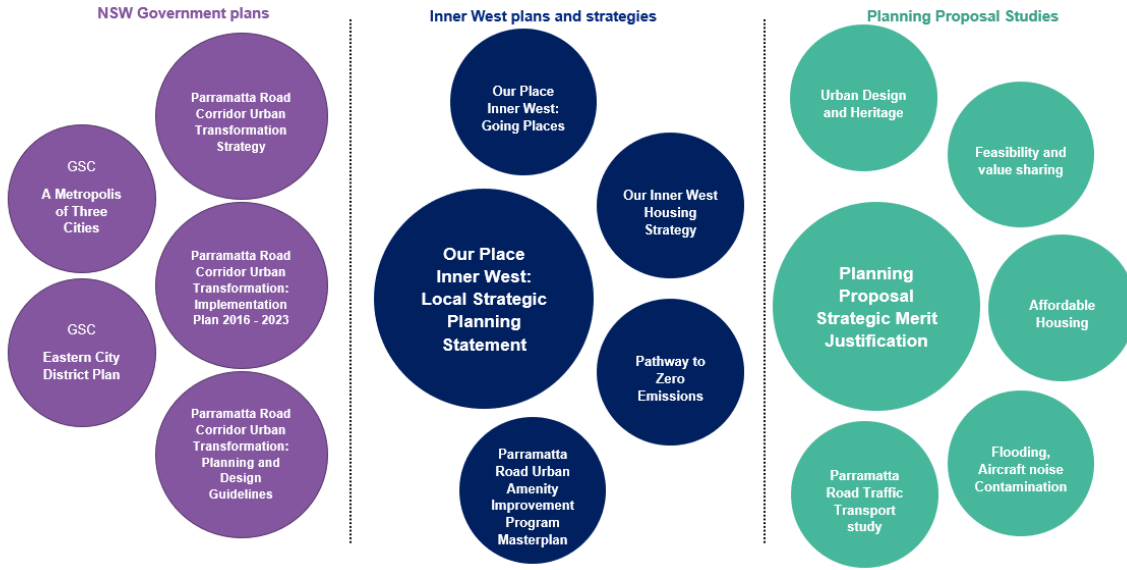


Figure 1 – Planning Proposal Evidence Base

2. Planning Proposal Area

This Planning Proposal deals with certain parts of Leichhardt, Taverners Hill and Kings Bay Precincts in the Parramatta Road Corridor as illustrated in **Figure 2**.

This Stage 1 Planning Proposal implementation area was identified by Council to address the DPE’s requirement to deliver a short to medium term shortfall of up to 1600 dwellings in the Inner West, and to ensure that development occurs in line with the timely delivery of infrastructure.



Figure 2 - Map showing the land within Council’s Stage 1 of PRCUTS Implementation

Part of the Camperdown precinct also falls under the Inner West LGA. However, this Precinct will be dealt separately through future LEP amendment (Inner West LEP Phase 2C). In addition, other areas within the Corridor will deliver residential and job opportunities beyond this Planning Proposal and will be the subject of future LEP amendments.

3. Planning Proposal Provisions

Below is a summary of the proposed amendments to the IWLEP for the Planning Proposal area in the Parramatta Road Corridor:

- Amend land use zones for specific locations in Leichhardt, Taverners Hill and Kings Bay precincts to facilitate new dwellings and jobs.

- Introduce new heritage items and heritage conservation areas.
- Introduce new incentive Floor Space Ratio (FSR) and Height of Building (HOB) development standards.
- Introduce additional local provision that requires developments to satisfy the below criteria to access the incentive FSRs/HOBs:
 - achieve an appropriate development pattern and high-quality built form
 - provide an appropriate heritage response
 - provide active street frontages
 - achieve specific sustainability targets to transition to low carbon precincts
 - incorporate mechanisms to reduce urban heat
 - support sustainable transport modes, minimise traffic congestion and reduce private car dependency
 - provide Affordable housing and Community Infrastructure Contributions (CIC) in Leichhardt precinct
 - make satisfactory Regional Infrastructure Contributions (RICs) to State Government
 - ensure that development is designed to reflect future transport infrastructure
 - prior to any redevelopment taking place there is a commitment from NSW Government to introduce an on-street rapid transit system along Parramatta Road as required under the PRCUTS 2016.

For further details regarding these proposed provisions and strategic merit justification, refer to **ATTACHMENT 1 and 2.**

4. Planning Proposal Process

Council officers have undertaken a thorough and extensive process to prepare this Planning Proposal in accordance with the State Government’s ‘Gateway Process’ as set out under Part 3 of the EP&A Act 1979 and LEP Making Guideline 2021.

The Planning Proposal is currently at the initial stages of formal planning proposal process. Should Council resolve to support the Planning Proposal, it will be submitted to the Minister for Planning for Gateway Determination. DPE will then undertake a review and if it is considered to have strategic merit, will issue a report with conditions to proceed to public exhibition. The steps of the formal process are illustrated in **Figure 3.**

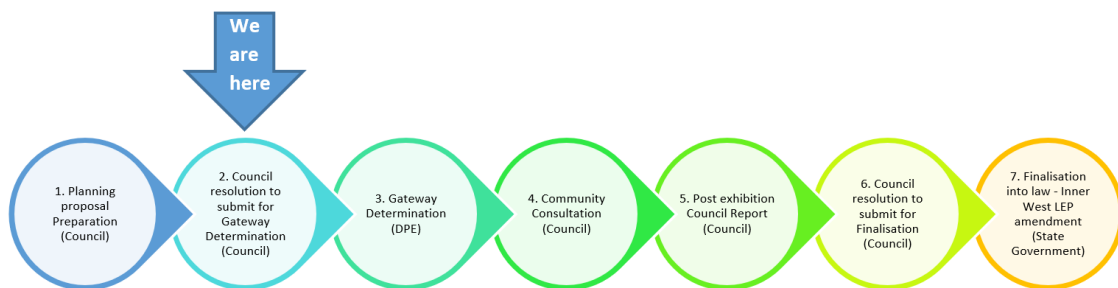


Figure 3 – Planning proposal process

5. Draft Development Control Plan Amendments and Contributions Plan

This Planning Proposal is accompanied with changes to existing Leichhardt, Marrickville and Inner West Comprehensive - Ashfield DCPs (**ATTACHMENT 3**) to deliver more detailed controls with respect to future built form and to support proposed LEP amendments in relation to sustainability, active frontages, heritage, among other matters. These draft DCP amendments have been prepared in accordance with the Division 3.6 of the EP&A Act 1979 and Division 2 of the EP&A Regulation 2021.

The draft DCP amendments include:

- Part G of Leichhardt DCP – a new Section 13 for part of Taverners Hill Precinct (west Leichhardt) and new Section 14 for part of Leichhardt Precinct (north of Parramatta Road).
- Part 9 of Marrickville DCP – a new Section 49 for part of Taverners Hill Precinct (Lewisham) and new Section 50 for part of Leichhardt Precinct (south of Parramatta Road).
- Part D of Inner West Comprehensive (Ashfield) DCP – a new Section 14 for Kings Bay Precinct.

The draft DCP amendments are envisaged to be exhibited at the same time as this Planning Proposal following Council endorsement and Gateway Determination from DPE.

A new comprehensive draft Inner West Development Contributions Plan 2022 is also nearing completion. This Plan has assessed the local infrastructure demands of population and job growth across the local government area to 2036, including the growth anticipated under this Planning Proposal. It is intended that the draft Inner West Development Contributions Plan is in effect prior to finalisation of this Planning Proposal.

6. Inner West Local Planning Panel

In accordance with Division 2.5 (2.19) of the EP&A Act 1979, the Planning Proposal was referred to the Inner West Local Planning Panel (IWLPP) by Council on 29 March 2022. The IWLPP has advised Council that the Planning Proposal has sufficient strategic merit for submission to Minister for Planning. The IWLPP Minutes are in **ATTACHMENT 4**.

7. Inner West Architectural Excellence and Design Review Panel

In accordance with Division 2 (15) of the EP&A Regulation 2021, the draft DCP amendments were referred to the Inner West Architectural Excellence and Design Review Panel (IW AEDRP) for advice on 5 April 2022. The EP&A Regulation 2021 require DCPs that include residential apartment buildings to be referred to the design review panel prior to approval by Council.

Council officers have consulted with the IW AEDRP early in the process to ensure that the draft DCP amendments support the intended outcomes of the Planning Proposal. The IW AEDRP have advised Council that they support the intent of the draft DCP amendments and have provided advice on a range of matters that will be considered by Council officers prior to public exhibition. The IW AEDRP Minutes are in **ATTACHMENT 5**.

8. Parramatta Road Corridor Precinct-wide Traffic and Transport Study

PRCUTS Implementation Plan 2016-2023 requires that 'prior to any rezoning, a traffic and transport study be prepared for the Corridor'. Council in partnership with DPE engaged Cardno Pvt Ltd to prepare a Traffic and Transport Plan for Camperdown, Leichhardt and Taverners Hill Precinct. This study is supplemented by a localised study for the Inner West area of Kings Bay Precinct. The Studies promote a modal hierarchy with a people first approach beginning with:

- a. Active transport: including walking and cycling as well as facilities for people living with a disability and specialist transport services that support vulnerable people such as older people.
- b. Public transport
- c. Deliveries and freight
- d. Private vehicles including motorbikes, taxis and ride share.

The studies identify that revitalisation of the corridor could facilitate road space reallocation that better supports the above modal hierarchy, including provision of 24-hour public transport/mass transit lanes along Parramatta Road. The studies provide future actions and detailed recommendations with regards to Camperdown, Leichhardt, Taverners Hill and Kings Bay precincts. The Studies are in Appendix - 11 of the **ATTACHMENT 2**.

Council's primary responsibilities include the implementation of new car and bicycle parking controls, as well as improvements to:

- local roads;
- local active transport network; and
- areas of public domain.

As the Planning Proposal progresses, engagement with the State Government in relation to re-configuration of Parramatta Road for public transport and active transport improvements, as well as enhancement of the regional and local bicycle network will continue. This Planning Proposal was prepared based on the assumption that with increasing population and jobs, it will be essential to significantly improve public transport in the Corridor, and further, that any measures to increase traffic flow on Parramatta Road should only be introduced if they benefit active and public transport.

Approval is sought from Council to write to the Minister for Planning that commitments be put in place by the NSW Government for provision of on-street rapid transit system along Parramatta Road.

9. Community Consultation and Next Steps

Considerable community consultation has been undertaken in relation to the Parramatta Road Corridor. Preparation of PRCUTS and its suite of products was led by NSW Government and Urban Growth NSW. This included:

- Initial community and stakeholder consultation in late 2013
- Community consultation on preliminary draft strategy in late 2014
- Public exhibition of draft strategy from September 2015 to December 2015
- Consultation Outcomes Report released in May 2016

In addition, PRCUTS and its intended outcomes formed a component of consultation undertaken for the:

- Greater Sydney Region Plan, the Eastern City and Central City District Plans, and was extensively exhibited from 2016 to their adoption in 2018, and
- Inner West Local Strategic Planning Statement, Local Housing Strategy, Employment and Retail Lands Strategy and Integrated Transport Strategy that were exhibited throughout 2018 and 2019.

The community consultation of these foundational strategic planning documents have informed the preparation of this Planning Proposal to be considered by Council.

If supported by Council, the Planning Proposal will be forwarded to the Minister of Planning for Gateway Determination in accordance with Section 3.34 of EP&A Act 1979. If the proposal is considered to have strategic merit by the Minister, formal stakeholder and community consultation, including public agencies, will be undertaken in accordance with:

- the Inner West Community Engagement Framework
- legislative requirements of Environmental Planning and Assessment Act and Regulations
- any additional conditions as imposed by the Gateway Determination by DPE.

Statutory consultation is 28 days, however, Council officers intend to exhibit the Planning Proposal and supporting draft DCP amendments for 6 weeks. Based on the current work program, it is anticipated that public exhibition will occur in late 2022 or early 2023 depending upon Gateway Determination timeframes and conditions.

Following community consultation, a post-exhibition report with community engagement outcomes will be submitted to Council for consideration.

FINANCIAL IMPLICATIONS

Council will be eligible to receive a \$4.75 million grant under the *NSW Public Spaces Legacy Program* for delivering high quality public and open spaces, if this Planning Proposal facilitates new housing to address the 6 to 10-year shortfall and is submitted to DPE for Gateway Determination by 30 June 2022.

LIST OF ATTACHMENTS

Due to their large size, please follow the below link to Council's website to access the attachments listed below:

<https://www.innerwest.nsw.gov.au/develop/plans-policies-and-controls/planning-proposals/planning-proposal-tracker/parramatta-road-corridor-stage-1-implementation-lep-phase-2a/parramatta-road-corridor-stage-1-implementation>

Planning Proposal supporting studies (April 2022)

- Appendix 1 – Proposed LEP maps
- Appendix 2 – Urban Design Studies
 - Appendix 2a- Architectus Leichhardt, Taverners Hill and Kings Bay Urban Design Review (June 2021)
 - Appendix 2b - Inner West Council's Draft Structure Plan (October 2020)
 - Appendix 2c - Leichhardt Council's Parramatta Road Urban Design Study (2016)
- Appendix 3 – Heritage Study and Inventory Sheets
- Appendix 4 – Economic Feasibility Assessment
- Appendix 5 – Flood Studies
- Appendix 6 – Preliminary Site Investigations
- Appendix 7 – Aircraft Noise Assessment
- Appendix 8 – Draft Affordable Housing Contribution Scheme
- Appendix 9 – Land Value Sharing Study
- Appendix 10 – Parramatta Road Corridor High Performance Buildings Background Information
- Appendix 11 – Parramatta Road Corridor Precinct-wide Traffic and Transport Study
- Appendix 12 – Parramatta Road Corridor Stage – 1 LEP Phase 2A Justification Study
- Appendix 13 – Parramatta Road Urban Amenity Improvement Plan (Inner West Council Masterplan)
- Appendix 14 – Parramatta Road Corridor Draft Infrastructure Schedule (Leichhardt Precinct)

ATTACHMENTS

1. [↓](#) Planning Proposal Inner West LEP Parramatta Road Phase 2A (April 2022)
2. [↓](#) Planning Proposal Parramatta Road Corridor Supporting Studies (April 2022)
3. [↓](#) Draft Development Control Plan Amendments (April 2022)
4. [↓](#) Inner West Local Planning Panel - Meeting and Briefing Minutes (29 March 2022)
5. [↓](#) Inner West Architectural Excellence Design Review Panel Minutes (5 April 2022)