



# Planning Proposal

## Parramatta Road Corridor Stage 1 Implementation

FOR EXHIBITION

November 2023

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## 1.0 Executive Summary

*Parramatta Road Corridor Urban Transformation Strategy* (PRCUTS) is the NSW Government's endorsed strategy for revitalisation of the Parramatta Road Corridor. This Planning Proposal seeks to facilitate the vision and strategic objectives of PRCUTS through a range of amendments to the *Inner West Local Environmental Plan 2022* (IWLEP). The PRCUTS precincts of Leichhardt, Taverners Hill and Kings Bay/Croydon affected by this IWLEP amendment are shown in Figure 1 below.

The Planning Proposal area has been identified to address the Department of Planning and Environment's (DPE) requirement that a short to medium term shortfall of up to 1600 dwellings in the Inner West be met. This Planning Proposal brings forward development in only certain parts of the Inner West's PRCUTS precincts to initiate the incremental transformation of the Corridor. There are opportunities for additional growth beyond this Planning Proposal area which will be delivered through future Council-led LEP amendments.

The Planning Proposal gives effect to several planning priorities and actions in Inner West Council's Local Strategic Planning Statement (LSPS). It is also underpinned by a comprehensive evidence-based strategic planning process which has been devised to refine the PRCUTS recommendations and to give effect to the Eastern City District Plan and Council's LSPS, Local Housing, Employment and Retail Lands and Integrated Transport Strategies.

This Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (the Act) and the DPE's *Local Environmental Plan Making Guideline*, dated August 2023 (formerly 'A guide to preparing planning proposals' and 'A guide to preparing local environmental plans' 2016).

This Planning Proposal relates only to proposed amendments to the IWLEP. Supporting amendments to the existing Development Control Plans (DCPs) have been prepared concurrently with this Planning Proposal.

This Planning Proposal received a Gateway Determination from DPE on the 20<sup>th</sup> of October 2022. The conditions included in the Gateway Determination have been actioned, and as a result, changes have been made to this Planning Proposal. Many of these changes have been informed by further technical studies required by the Gateway conditions.

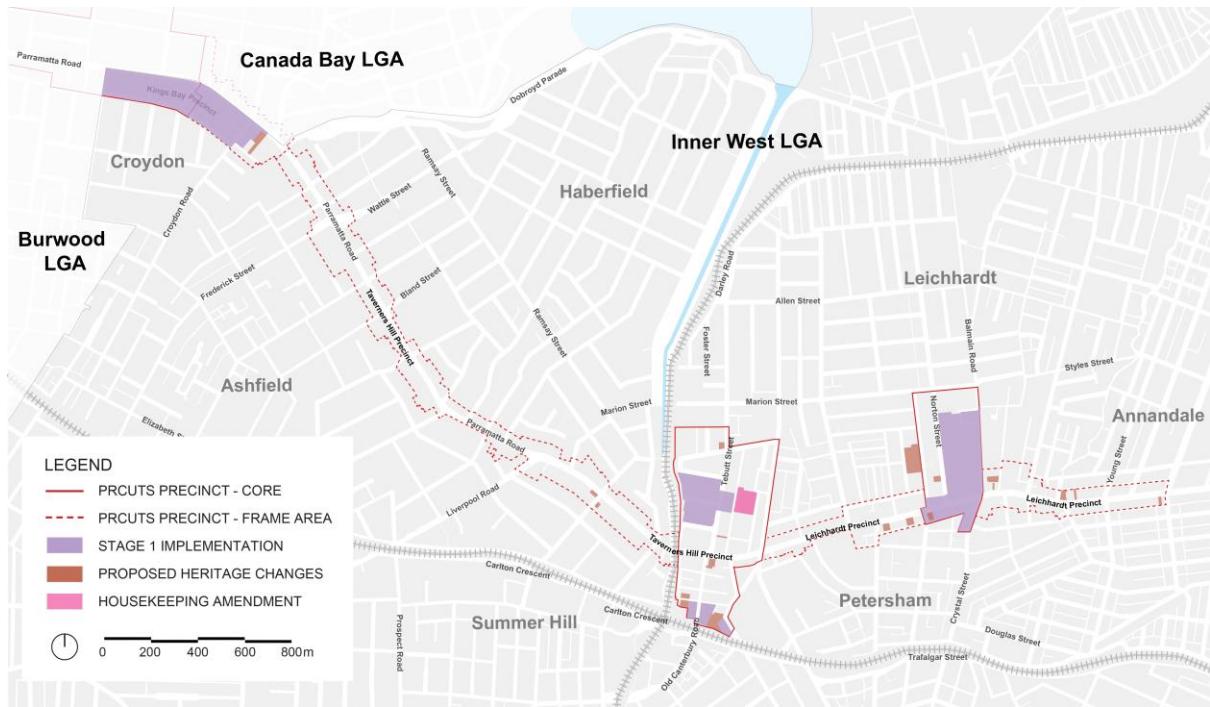


Figure 1 - Map showing the extent of PRCUTS (in red) and the area covered in this Planning Proposal (in purple, orange and pink)

## 2.0 Background

This Planning Proposal seeks to implement parts of the [Parramatta Road Corridor Urban Transformation Strategy](#) (PRCUTS or ‘the Strategy’) for Leichhardt, Taverners Hill and Kings Bay/ Croydon precincts. This is the first step in the staged implementation of PRCUTS which will kickstart the transformation of the Corridor.

PRCUTS is a State Government endorsed strategy for the revitalisation of Parramatta Road Corridor given statutory force via a Section 9.1 Local Planning Direction in December 2016. The Strategy sets out key actions associated with land uses; transport and movement; place-making; and open space, linkages, and connections; and makes zoning, height, and density recommendations. The Strategy is supported by an Implementation Tool Kit including the following documents:

Parramatta Road Corridor Urban Transformation Strategy  
Implementation Tool Kit:

- i. Implementation Plan Update 2021
- ii. Implementation Plan 2016 - 2023
- iii. Planning and Design Guidelines
- iv. Infrastructure Schedule
- v. Urban Amenity Improvement Plan

Reference Reports:

- vi. Sustainability Implementation Plan
- vii. Precinct transport report
- viii. Fine Grain Study

Since the adoption of the Strategy in 2016, Greater Cities Commission (GCC, formerly Greater Sydney Commission), DPE and Council have undertaken holistic strategic planning work including preparation of the Greater Sydney Region Plan 2018 (GSRP), the Eastern City District Plan 2018 (ECDP), Council’s LSPS, Local Housing Strategy (LHS), Employment and Retail Lands Strategy (EaRLS), Integrated Transport Strategy (ITS).

These strategies provide an evidence base for strategic planning of the Parramatta Road Corridor and trigger the need to update and improve the Strategy’s recommendations to remain relevant to the current Inner West planning context. In June 2021, DPE also released the Parramatta Road [Implementation Update 2021](#) which is supplementary to the original PRCUTS Implementation Plan 2016-2023 and has been considered in the preparation of this Planning Proposal.

This Planning Proposal puts forward an innovative set of outcomes which will enable urban renewal of parts of the Corridor. These outcomes broadly align with PRCUTS’ principles, and any variations to PRCUTS are improvements that respond to recent and emerging strategic planning issues to deliver better outcomes.

Council has also undertaken detailed technical studies for the Parramatta Road Corridor dealing with urban design, heritage, transport, feasibility, contamination, flooding, and recreation and community needs that inform this Planning Proposal. These studies and Council’s own strategic plans support this Planning Proposal, which will deliver enhanced outcomes than those envisaged in the Strategy. Figure 2 – Planning Proposal Evidence Base illustrates the supporting evidence base developed for this Planning Proposal.

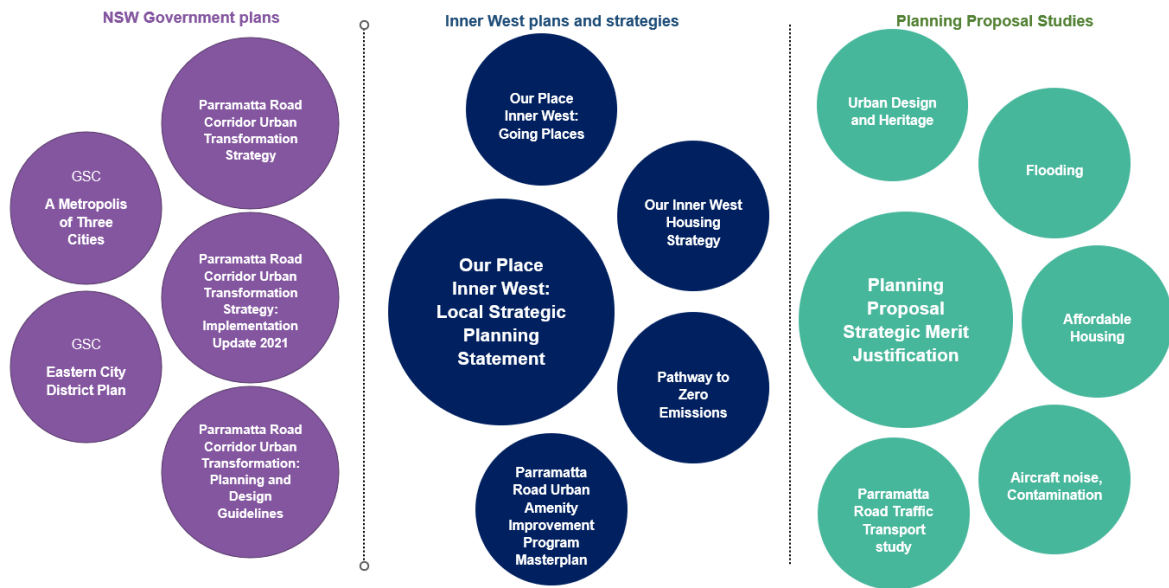


Figure 2 – Planning Proposal Evidence Base

6 key moves which will be actioned through this Planning Proposal:

- **Key Move 1: Ensure a place-based approach – provide residential and employment opportunities (including affordable housing and employment) in new developments which respond to local context**

This will be delivered through new planning controls based on the recommendations of the Parramatta Road Corridor Planning and Design Guidelines and refined to ensure that new developments respond to the existing and desired future character of the local area.

PRCUTS is a broad-brush, high-level strategy covering a corridor of over 20km from Camperdown to Granville. Its land use and built form recommendations require review and refinement to ensure that these relate to the local context.

Parts of the PRCUTS' precincts (including certain individual sites) have been strategically selected and included in this Planning Proposal to achieve this Key Move. The Planning Proposal also includes an Affordable Housing Contribution Scheme for Leichhardt precinct to assist with delivering diverse housing in the Inner West.

- **Key Move 2: Protect, enhance and expand Inner West's heritage.**

The Planning Proposal will achieve this through introduction of new heritage items and addition/extension of heritage conservation areas whilst also protecting the significance of existing and proposed heritage items/areas as new development occurs in each precinct.

- **Key Move 3: Move people more easily by prioritising streets for walking and cycling and expanding Inner West's walking, cycling and open space network.**

This Planning Proposal fully supports and implements PRCUTS vision of a revitalised Parramatta Road Corridor, which is dependent on the provision of improved public transport (on-street rapid transit system) and reduced reliance on private cars. This can be achieved through the Planning Proposal's requirements for reduced car parking

to encourage sustainable transport as well as Council's advocacy to NSW Government to prioritise the delivery of on-street rapid transit system along Parramatta Road. The Planning Proposal also includes provisions for new open spaces and through-site links which would enhance and expand Inner West's walking and cycling network. The supporting DCP amendments include built form provisions which will enhance the public domain through provision of adequate building setbacks to key roads.

- ***Key Move 4: Create a sustainable Inner West by implementing improved energy and water standards for new developments***

This Planning Proposal seeks to implement planning controls for high-performing buildings to achieve higher energy and water targets above the standard NSW mandatory requirements. This key move will be achieved through new planning controls that will allow developments to access additional development capacity if they deliver higher than minimum sustainability outcomes.

The Planning Proposal also includes provisions to address urban heat issues by maximising tree canopy cover and deep soil planting in the private domain. In addition, the supporting draft DCPs include provisions for mitigating urban heat island effect. This includes controls for maximising retention of existing mature trees.

- ***Key Move 5: Stage development across the corridor to ensure that development aligns with infrastructure.***

This Planning Proposal brings forward development in only parts of the PRCUTS precincts to initiate the incremental transformation of the Corridor. This approach will help ensure the timing of new development is aligned with the delivery of necessary infrastructure in accordance with Objective 1.5(c) of Local Planning Direction 1.5 Parramatta Road Urban Transformation Strategy.

This Proposal has prepared in accordance with the phasing proposed in the Parramatta Road Corridor Implementation Plan 2016-2023 and the more recent timing of release as per [Parramatta Road Corridor Implementation Update 2021](#). The Implementation Plan Update 2021 expands the release area boundaries to include whole precincts identified with solid red boundary in PRCUTS. This would mean that the proposed Staging Plan in this Planning Proposal for Leichhardt and Taverners Hill precinct is fully consistent with the Staging Plan in the Implementation Plan Update 2021. For any properties outside these release areas, **Appendix 11** provides detailed justification study regarding demonstrating the delivery of better outcomes.

This updated Staging Plan addresses the DPE's requirement that a short-term shortfall of up to 1600 dwellings in the Inner West be met, whilst aiming to deliver the remaining growth in the Corridor in the medium to long term. This approach of development having to be aligned with infrastructure provision is consistent with the objectives of the ECDP.

The Planning Proposal includes provisions for developments to access additional development capacity by making adequate regional infrastructure contributions.

The timely delivery of infrastructure with growth will also be addressed through collection of local infrastructure contributions via the Inner West Local Infrastructure Contributions Plan 2023.

- **Key Move 6: Monitor outcomes and respond to issues that arise to ensure the Parramatta Road Corridor Urban Transformation Strategy's ongoing success in revitalising the corridor.**

The outcomes of this Planning Proposal such as delivery of number of jobs and dwellings, including affordable dwellings; and delivery of infrastructure will be monitored. Future planning proposals for medium and long-term growth in the Corridor will respond to the outcomes of this Planning Proposal and any other emerging issues to achieve successful transformation of the Corridor.

Elements of Key Moves 3, 5 and 6 go beyond the LEP and therefore cannot be acted upon in entirety through this Planning Proposal. These key moves require coordination and collaboration with the NSW Government. Inner West will continue to proactively discuss the full range of planning requirements, especially relating to transport and infrastructure with the DPE and Transport for New South Wales (TfNSW).

## **2a. Staging Plan**

The Planning Proposal and associated technical studies deal with the following Inner West Council sections of the Parramatta Corridor:

- Leichhardt precinct
- Taverners Hill precinct
- Kings Bay/Croydon precinct

Part of the Camperdown precinct also falls within Inner West Council; however, it will be dealt with separately through a future LEP amendment in collaboration with the Greater Cities Commission to implement the strategic vision for Tech Central (formerly Camperdown-Ultimo Collaboration Area).

In line with Key Move 5, this Planning Proposal only covers those parts of the Leichhardt, Taverners Hill and Kings Bay/ Croydon precincts that are necessary to:

- address DPE's required shortfall of up to 1600 dwellings in the Inner West; and
- ensure that development occurs in line with the timely delivery of infrastructure.

Figure 3, the map below, shows the parts of the PRCUTS precincts which are being brought forward (Council's Stage 1 Implementation area in purple, proposed heritage changes in orange, housekeeping amendments in pink and NSW Government's PRCUTS precinct and frame area boundaries in red).



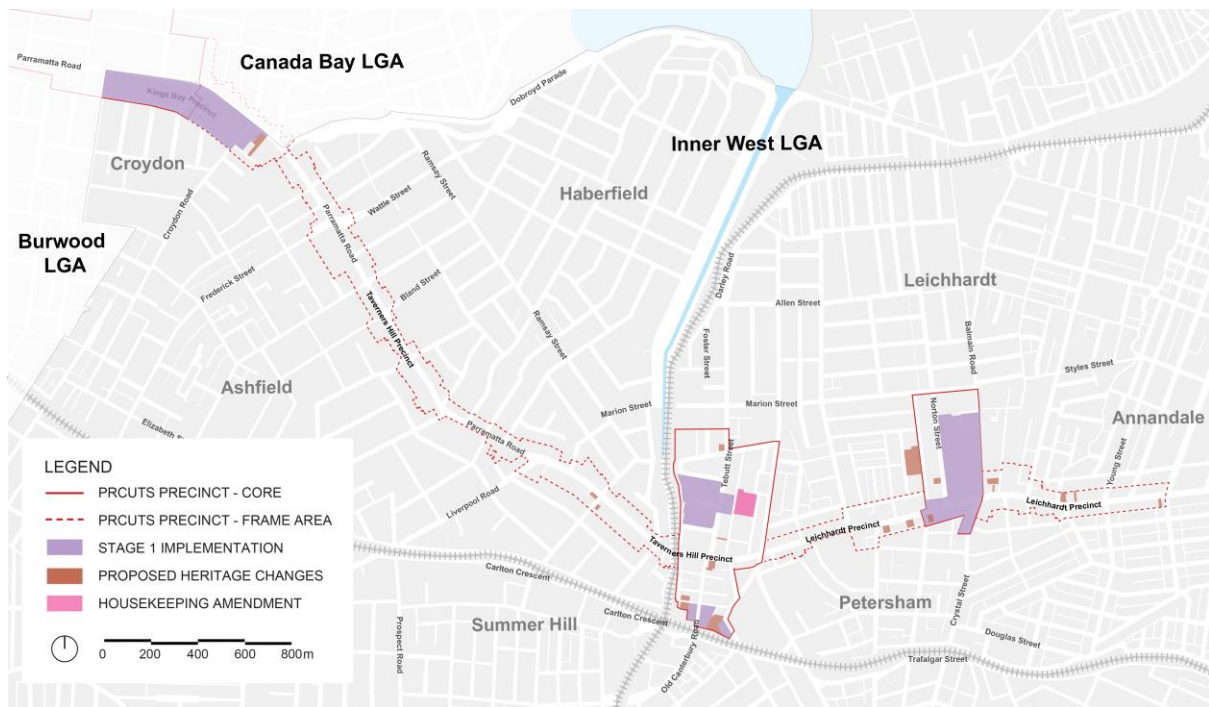


Figure 3 – Map showing the land within Council’s Planning Proposal

The first stage of the Implementation Area has been selected to focus growth adjacent to key local economic centres, such as Norton Street in Leichhardt; and where there is existing transport infrastructure or committed improvements to transport infrastructure, such as Lewisham Railway station, Taverners Hill Light Rail Station and the proposed Five Dock Metro Station. This would enable Key Moves 1, 3, 4 and 5.

The Planning Proposal will support residential, economic and employment growth in these precincts aligned with the PRCUTS and subsequent commitment from NSW Government for Sydney Metro West. There are opportunities for additional growth in the remainder of the Parramatta Road Corridor beyond this Planning Proposal area which will be delivered through future Council-led LEP amendments.

The following sections discuss the individual precincts within the Stage 1 Implementation area.

### 2.11 Leichhardt precinct

The Planning Proposal area has been strategically selected to align with the core precinct boundaries. It targets growth mostly around Parramatta Road/ Norton Street with the intention of revitalising the Norton Street town centre. The existing Hay Street car park owned by TfNSW will become new open space and a major active transport route. The west side of Norton Street has been excluded until further investigation/ studies are undertaken to resolve complex issues such as waste collection, services and parking in the heritage conservation area.

This Planning Proposal has the capacity to deliver 707 new homes with 1343 new residents and 1378 new jobs in the Leichhardt precinct (shown in purple in Figure 4 below).

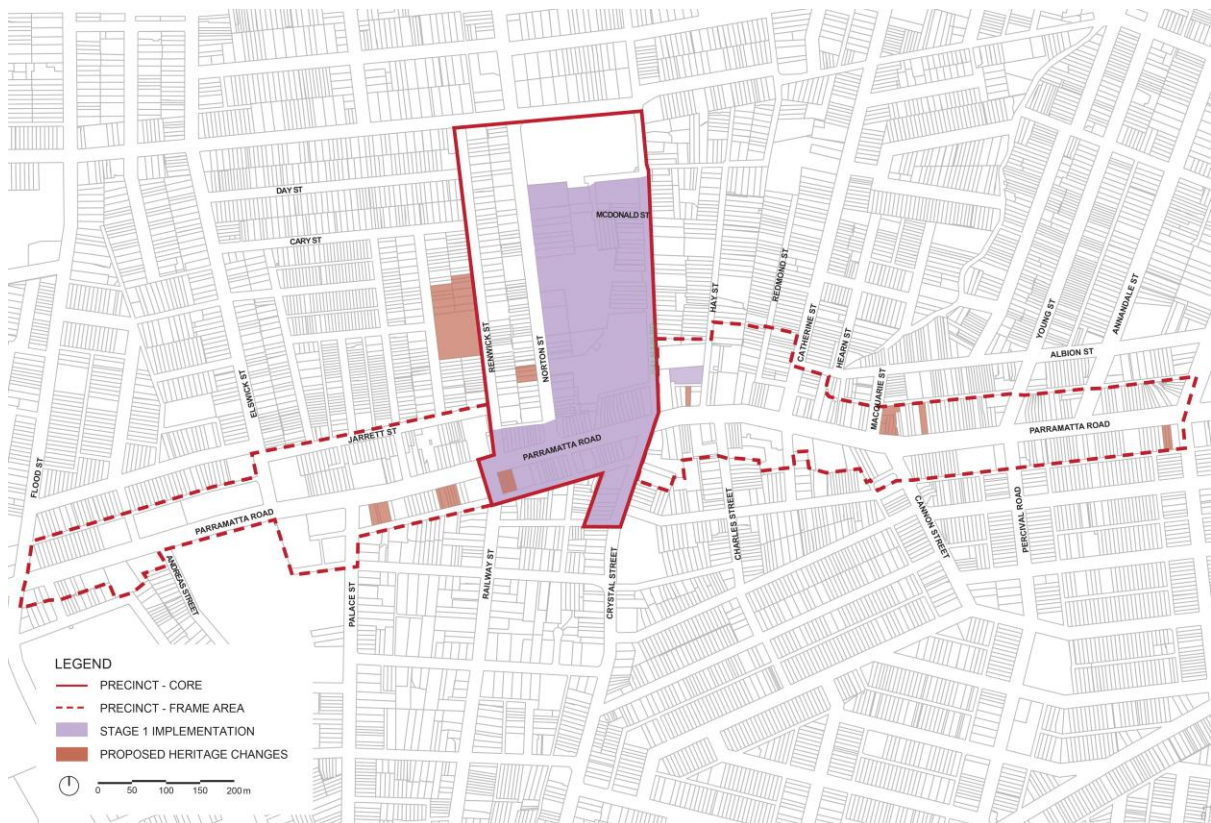


Figure 4 – Map showing PRCUTS Leichhardt precinct (in red), the Stage 1 Implementation area (in purple) and proposed heritage changes (in orange)

**Note: PRCUTS Implementation Plan 2016-2023**

PRCUTS proposes 880 new dwellings and 3250 new jobs in Leichhardt in the short-term 2016 – 2023.

PRCUTS assumed a household size of approximately 1.9 per dwelling which has been used to determine short-term population projections.

**2.12 Taverners Hill precinct**

The Planning Proposal area has been strategically selected to locate new residential developments close to existing public transport infrastructure around Lewisham Railway Station and Taverners Hill Light Rail Station. Employment lands have been excluded from this first stage of implementation as at the time of preparation of this Planning Proposal, DPE was reviewing all Employment Zones. The next stage of implementation will review the remainder of the area.

The large residential developments between George and Upward Streets, known as Kolotex and Labelcraft, have been excluded as these have already implemented the PRCUTS recommendations and contribute to meeting the Strategy’s dwelling and population growth targets. However, a housekeeping amendment is proposed for these sites to reflect its existing use which is detailed further in Section 2.2 of this proposal.

This Planning Proposal has the capacity to deliver 393 new homes with 786 new residents in the Taverners Hill precinct (shown in purple in Figure 5 below).

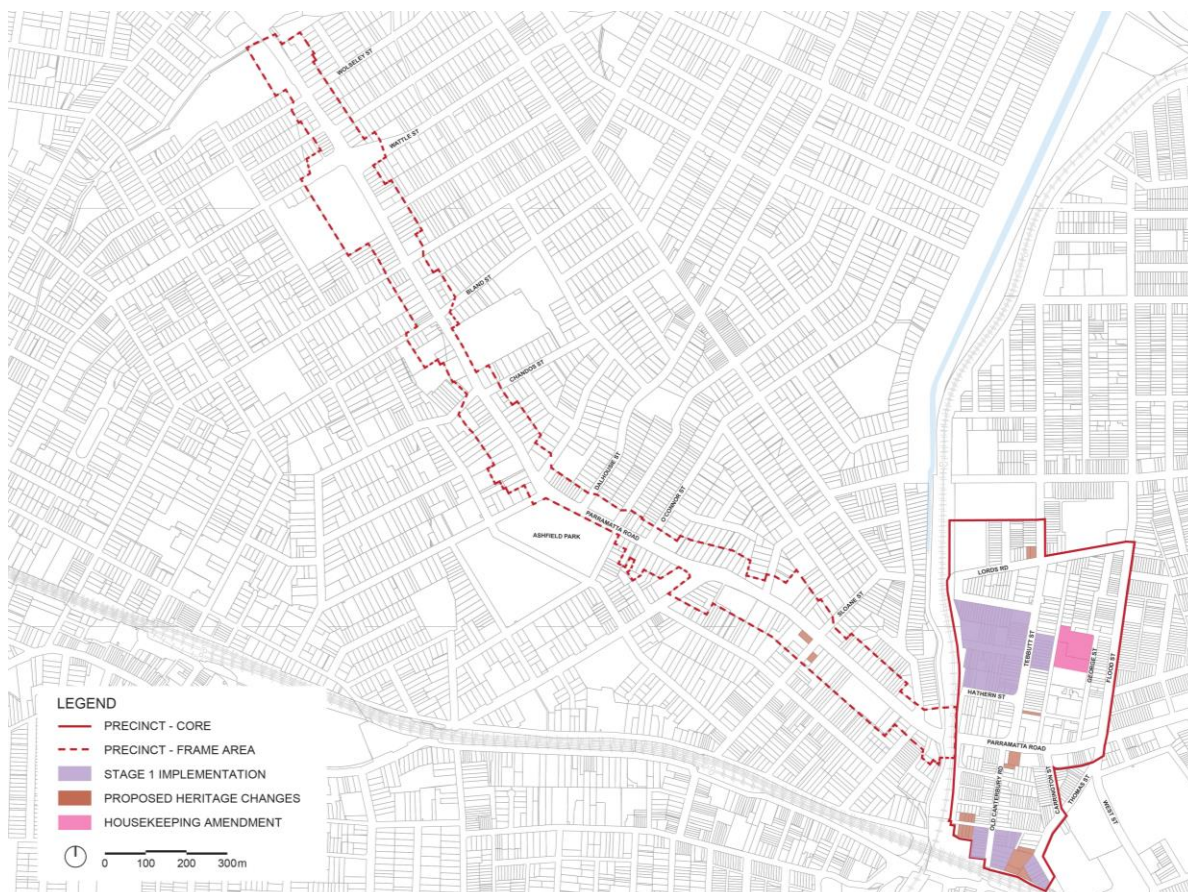


Figure 5 - Map showing PRCUTS Taverners Hill precinct (in red) the Stage 1 Implementation area (in purple), the proposed heritage changes (in orange) and housekeeping amendments (in pink)

**Note: PRCUTS Implementation Plan 2016 - 2023**

PRCUTS proposes 451 new dwellings and 3750 new jobs in Taverners Hill in the short-term 2016 – 2023. Part of this has already been achieved through redevelopment of Kolotex and Labelcraft sites.

PRCUTS assumed a household size of approximately 2 people per dwelling which has been used to determine short-term population projections.

**2.13 Kings Bay/Croydon**

This Planning Proposal includes most of the Inner West Council portion of the Kings Bay/Croydon precinct (including core precinct and frame area). This is to provide new residential and employment opportunities close to the proposed Kings Bay/ Croydon (Five Dock) Metro Station which will be approximately 800m from this part of the precinct.

Specific sites to the east of the precinct were investigated but excluded from this Planning Proposal because they are already built up to their maximum potential. Additionally, existing employment zoned sites along West Street have been excluded.

This Planning Proposal has the capacity to deliver 416 new homes with 790 new residents and 566 new jobs in Kings Bay/ Croydon precinct (shown in purple in Figure 6).



Figure 6 - Map showing PRCUTS Kings Bay/Croydon precinct (in red), the Stage 1 Implementation area (in purple) and proposed heritage changes (in orange)

**Note: PRCUTS Implementation Plan**

PRCUTS does not specifically state Inner West’s anticipated new dwellings and jobs in the Kings Bay/ Croydon precinct as the precinct is split across three Council areas (Inner West, Canada Bay and Burwood). The Plan proposes a total of 1410 new dwellings and 2900 new jobs in Kings Bay/Croydon in the short-term 2016 – 2023 of which around 100 new dwellings and 275 new jobs would be in the Inner West.

PRCUTS assumed a household size of approximately 2 people per dwelling which has been used to determine short-term population projections.

The summary of potential dwellings and jobs which can be delivered through this Planning Proposal in the short-term 2022-2026 is provided below.

Table 1 - Proposed growth projections for this Planning Proposal

Precinct	Additional dwellings	Additional population	Additional jobs
Leichhardt	707	1343	1378
Taverners Hill	393	786	0
Kings Bay/ Croydon	416	790	566
<b>Total</b>	<b>1516</b>	<b>2919</b>	<b>1944</b>

For comparison, below are PRCUTS Implementation Area 2016-2023 projections:

Table 2 – Proposed 2016-2023 growth projections in PRCUTS

<b>Precinct</b>	<b>Additional dwellings</b>	<b>Additional population</b>	<b>Additional jobs</b>
Leichhardt	880	1680	3250
Taverners Hill	451	900	3750
Kings Bay/ Croydon (part of IWC)	100	200	275
<b>Total</b>	<b>1431</b>	<b>2780</b>	<b>7275</b>

Refinements to PRCUTS Staging Plan are essential as its 2016-2023 target is insufficient to meet the DPE’s short to medium shortfall of 1600 dwellings.

This Planning Proposal will create the opportunity for 1516 new dwellings and 1944 new jobs in the selected areas of Leichhardt, Taverners Hill and Kings Bay/ Croydon precincts.

It is also worth noting that analysis undertaken by Council and DPE’s Employment, Population, Land use and Analytics team has confirmed that there are discrepancies in PRCUTS proposed growth projections. PRCUTS has significantly over-estimated the number of jobs and underestimated the number of dwellings in the Inner West area i.e., if Council were to implement PRCUTS’ land use and density recommendations on face value, the resultant number of dwellings would be much higher than those envisaged by PRCUTS, and the resultant number of jobs would be much lower than those envisaged by PRCUTS. This triggers the need for Council to review PRCUTS recommendations to deliver the growth numbers envisaged in the Strategy whilst ensuring place-based outcomes.

For simplification, this Planning Proposal will refer to the area subject of this proposal as Leichhardt, Taverners Hill and Kings Bay/Croydon precincts.

In addition to the above areas, new heritage items and heritage conservation areas (including extension of an existing heritage conservation area) are proposed throughout the Inner West part of the Parramatta Road Corridor plus an additional site at 38-40 Renwick Street, Leichhardt which is outside the PRCUTS Leichhardt precinct, although recommended for heritage listing by PRCUTS.

## **2b. Council’s long-term Implementation Plan**

There are additional residential and employment opportunities in the Corridor beyond Council’s Stage-1 area which will be realised through future LEP amendments. Council will be implementing the PRCUTS in areas which are outside the scope of this Planning Proposal through future Council-led planning proposals or proponent-led proposals from 2026 onwards.

The outcomes of this Planning Proposal, such as delivery of jobs and dwellings, including affordable dwellings, and delivery of infrastructure will be monitored. The future Planning Proposals for medium- and long-term growth in the Corridor will respond to the outcomes of this Planning Proposal and any other emerging issues to achieve successful transformation of the Corridor. The medium- to long-term scenario also relies on adequate availability of infrastructure before any new development takes place. This is consistent with Council’s LHS Implementation Plan and the corresponding approval conditions imposed by DPE.

Council will also continue collaborating with DPE and TfNSW to implement the actions relating to transport and infrastructure which require joint and coordinated efforts from different levels of government and are essential to support revitalisation of this Corridor.

### **3.0 Existing Planning Controls and Character**

The section below summarises the existing controls, character and built form of the specific areas of the three precincts which are subject of this Planning Proposal. Detailed character analysis and planning controls can be found in the Urban Design Study (Appendix 2).

#### **Leichhardt precinct**

The Leichhardt precinct Stage 1 Area ('Leichhardt precinct') is predominantly zoned E1 Local Centre with a maximum Floor Space Ratio (FSR) of up to 1.5:1 in the IWLEP. The area has a fine grain land use pattern, with mixed-uses fronting Parramatta Road and Norton Street. It includes a mix of building typologies and uses including offices and commercial premises, shops, restaurants, Norton Street Plaza and cinema, and is surrounded by low and medium density residential areas. The Norton Street Plaza is the precinct's commercial core and Leichhardt Public School defines the northern boundary of the precinct.

Building heights across the area generally range from 1-3 storeys. The tallest building is the Italian Forum at 7 storeys. The buildings fronting Parramatta Road are largely 2 storey Victorian shop top premises with a consistent medium to fine-grain, zero setbacks and awnings that cover the pavement. An array of building typologies is found throughout the remainder of the area, including warehouses, mid-block commercial buildings and terrace houses.

The local character is a mix of new and old developments, adaptively re-used terraces, highly articulated and detailed heritage buildings and contributory items. Much of the area is within heritage conservation areas, with many buildings contributing positively to the streetscape and heritage.

#### **Taverners Hill precinct**

The Taverners Hill precinct Stage 1 area ('Taverners Hill precinct') includes two distinct residential areas: Taverners Hill South in Lewisham, currently zoned R2 Low Density Residential and R4 High Density Residential; and Taverners Hill North in Leichhardt, currently zoned R1 General Residential.

The Taverners Hill South area predominantly includes single-storey residential Federation style detached and semi-detached dwellings, approximately 5-6m in height. West of Old Canterbury Road and Thomas Street have an FSR of 0.6:1 (up to 1.1:1) and maximum height of 9.5m in the IWLEP. While east of Old Canterbury Road, between Barker Street and the Heavy Rail Line has maximum FSRs of 1:1 and 1.1:1 and a maximum height of 17m. Lewisham Station is within 200-400m walking distance. The surrounding area is served by a range of uses including warehouses, storage facilities, offices and commercial premises, shops, places of worship and a public school.

The Taverners Hill North area includes low-scale semi-detached and detached dwellings, predominantly 1-2 storeys in height. The maximum FSRs range from 0.5:1 – 0.8:1 with no height controls in the IWLEP. Taverners Hill Light Rail Station is in approximately 200-400m walking catchment of the area.

The more recent developments along Upward Street and George Street are the tallest buildings in the area ranging from 4 to 8 storeys. The surrounding area also provides an important cluster of communal facilities including the large Marketplace shopping centre, Kegworth Public School, the Boomalli Aboriginal Artist Co-operative at Flood Street, the Leichhardt Community Church, two family day-care centres and Lambert Park. The Greenway runs along the western boundary of the precinct.

### **Kings Bay/Croydon precinct**

The Kings Bay/ Croydon precinct Stage 1 area ('Kings Bay/Croydon precinct') includes E3 Productivity Support zoned sites fronting Parramatta Road and R2 Low Density Residential area fronting Dalmar Street. The E3 area fronting Parramatta Road includes commercial and bulky goods, supplies and services, car showrooms, vehicle repair, retail, food and drink premises, service station, shop-top housing and some existing dwelling houses. The building typology includes primarily single storey industrial showrooms, workshops and warehouses. Dalmar Street provides a predominantly single-storey streetscape with a mix of Federation, bungalow and modern style housing in dominant brick palette to the street front.

The residential areas of the precinct are subject to an FSR of 0.7:1 and height control of 8.5m, while the business properties have an FSR of 1.5:1 to 2:1 and height control ranging between 10-15m in the IWLEP.



## 4.0 PLANNING PROPOSAL

### Part 1 – Objectives and intended outcomes

The **Objectives** of the Planning Proposal are to:

- 1) Ensure that Inner West is a place that supports a high quality of life; embraces diversity and adapts to the population needs of the future.
- 2) Ensure that Inner West communities are connected to one another through space, social engagement, and transport.
- 3) Protect, enhance and expand Inner West's heritage.
- 4) Ensure that new development in the Inner West is commensurate with the provision of physical, social and community infrastructure.
- 5) Ensure the ongoing provision of dwellings and employment floor space in the Inner West to meet the NSW Government's dwelling and employment targets.
- 6) Increase the provision of affordable housing in the Inner West.
- 7) Ensure that development in the Inner West sets a new benchmark with regards to ecologically sustainable development.
- 8) Reduce energy consumption and greenhouse gas emissions; and improve the resilience of the built environment to the impacts of climate change by creating sustainable, liveable and cool neighbourhoods.

#### Intended Outcomes

This Planning Proposal will:

- 1) Facilitate development within the Parramatta Road Corridor that is either consistent with the Parramatta Road Corridor Urban Transformation Strategy or that achieves better outcomes than those identified in the Strategy, underpinned by Council's evidence-based strategic planning work.
- 2) Provide opportunities for employment and housing growth (including affordable housing) through provision of additional floorspace and building heights, subject to achieving certain criteria which meet the above objectives.
- 3) Deliver a proportion of dwellings that are affordable to very low, low- and moderate-income households.
- 4) Protect and enhance the built and historic heritage of the Parramatta Road Corridor.
- 5) Encourage new development which is appropriate to its size and local context.
- 6) Encourage new development to be ecologically sustainable and reduce greenhouse gas emissions by minimising the consumption of energy and water.
- 7) Protect and enhance the urban tree canopy.
- 8) Create walkable and rideable communities with reduced dependence on cars and increased use of public transport.
- 9) Deliver local, community and state infrastructure commensurate with the planned intensity of development.

These Objectives and Intended Outcomes align with the Key Moves listed in the Introduction section and the broader Priorities/Actions of the PRCUTS, GSRP, ECDP and Council's LSPS. These will ensure that growth in the Inner West is balanced with good amenity and infrastructure outcomes for Inner West's public spaces, open spaces and streets.

## Part 2 – Explanation of provisions

The following amendments to the *Inner West Local Environmental Plan (IWLEP) 2022* are sought to facilitate the Objectives and Intended Outcomes in Part 1 of this Planning Proposal.

### 2.1 Land Use

- i. Amend land use zones for specific locations in Leichhardt, Taverners Hill and Kings Bay/ Croydon precincts as per the proposed Land Use Zoning maps in Appendix 1.
- ii. Rezone 2 Hay Street, Leichhardt to RE1 Public Recreation for new open space.
- iii. Introduce residential flat buildings as an Additional Permitted Use on specific sites (as further outlined below in Section 2.2).

### 2.2 Additional Permitted Uses

- i. Introduce a new local provision to permit residential flat buildings as an Additional Permitted Use (APU) in the below locations:
  - All land proposed to be zoned R3 Medium Density Residential in Leichhardt, Taverners, Hill and Kings Bay/ Croydon precincts.
  - 590-624 Parramatta Road, Croydon, 210 Croydon Road and 235-237 Croydon Road, Croydon (also identified as Opportunity Sites in Section 2.11 under Site-specific provisions).

These sites have also been identified on the APU Map at **Appendix 1**.

Note: For housekeeping purposes, APU Maps include the existing R3 zoned site at 30-40 George Street, Part 24 George Street and Part 45 Upward Street (former Labelcraft site) to permit residential flat buildings to reflect its existing use. These sites were zoned R3 Medium Density Residential under the now repealed Leichhardt Local Environmental Plan 2013 and residential flat buildings were permitted with consent in the zone. This permissibility was inadvertently omitted in the consolidation of the LEPs of the three former LGAs to make to IWLEP 2022.

### 2.3 Heritage

- i. Introduce 24 new Heritage Items and 1 new Archaeological Site.
- ii. Introduce a new Heritage Conservation Area (HCA) along Barker Street, Lewisham.
- iii. Extend the existing Excelsior HCA to include 20-24 Norton Street, Leichhardt.

#### 2.3.1 Heritage Items

24 properties are proposed to be heritage listed including 17 items in Leichhardt, 6 items in Taverners Hill and 1 item in the Kings Bay/Croydon precinct as per Table 3.

Table 3 – List of proposed heritage items

No.	Locality	Item Name	Address	Property Description	Significance
<b>Leichhardt precinct</b>					
1.	Annandale	Former Westgate Post Office – excluding apartment block at rear	225 Parramatta Road	SP 83952	local

No.	Locality	Item Name	Address	Property Description	Significance
2.	Leichhardt	Shop façade – façade above awning only	335 Parramatta Road	Lot 1, DP 205912	local
3.	Leichhardt (Outside PRCUTS precinct boundaries)	Former St Martha's Industrial School for Girls	38-40 Renwick Street	Lot 8 Sec 8 DP 612, Lot 9 Sec 8 DP 612, Lot 10 Sec 8 DP 612, Lot 11 Sec 8 DP 612, Lot 26 Sec 8 DP 612, Lot 28 Sec 8 DP 612, Lot 29 Sec 8 DP 612, Lot 30 Sec 8 DP 612, Lot 121 DP 114338, Lot 122 DP 114338, Lot 123 DP 114338, Lot 124 DP 114338	local
4.	Petersham	Shop and residence	514 Parramatta Road,	Lot 4 DP 572103	local
5.	Petersham	Shop and residence	516 Parramatta Road	Lot 3 DP 572103	local
6.	Petersham	Shop and residence	518 Parramatta Road	Lot 10 DP 1104985	local
7.	Petersham	Shop and residence	520 Parramatta Road	Lot 2 DP 572103	local

No.	Locality	Item Name	Address	Property Description	Significance
8.	Petersham	Shop and residence	522 Parramatta Road	Lot 1 DP 572103	local
9.	Petersham	Former Petersham Arcade	538-542 Parramatta Road	Lot 1 DP 217301, Lot 2 DP 217301, Lot 3 DP 217301	local
10.	Petersham	Former Petersham Arcade	544 Parramatta Road	Lot 4 DP 217301	local
11.	Petersham	Former Petersham Arcade	546-548 Parramatta Road	Lot 1 DP 586519	local
12.	Petersham	Former Petersham Arcade	550 Parramatta Road	Lot 7 DP 217301	local
13.	Petersham	Former Albert (later Brighton) Hall and shops	576 Parramatta Road	Lot 1 DP 115621	local
14.	Petersham	Former Albert (later Brighton) Hall and shops	582-584 Parramatta Road	Lot 1 DP 115620, Lot 1 DP 81775	local
15.	Stanmore	Shop and residence	174 Parramatta Road	Lot 4, DP 443402	local
16.	Stanmore	Shop and residence	176 Parramatta Road	Lot 3, DP 443402	local
17.	Stanmore	Shop and residence	178 Parramatta Road	Lot 1, DP 443196	local
<b>Taverners Hill</b>					
18.	Leichhardt	Baptist Church and Hall	51-55 Lords Road	Lot 11 DP 1135, Lot 12 DP 1135	local
19.	Leichhardt	Electricity Substation No. 1520	9 Tebbutt Street	Lot A DP 310751	local

No.	Locality	Item Name	Address	Property Description	Significance
20.	Lewisham	Convent of the Sisters of Charity	40A Thomas Street	Lot C DP 943062, Lot 1 DP 171989, Lot 1 DP 436187, Lot 2 DP 436187	local
21.	Summer Hill	“Sloane Court” flat building	51a Sloane Street	Lot 2 DP 338439	local
22.	Summer Hill	“Asturia” flat building	58 Sloane Street	SP11853	local
23.	Lewisham	Lewisham Hotel (Previously Wheelwrights Arms Hotel, The Louis Hotel)	794 Parramatta Road	Lot 1 DP 983757, Lot 1 DP 658435	local
<b>Kings Bay/ Croydon</b>					
24.	Croydon	Electric Lighting Sub-Station No. 72	590 Parramatta Road	Lot 1 DP 592800, Lot 2 DP 592800	local

### 2.3.2 Heritage Conservation Areas

3 properties are proposed to be included in the extension of Excelsior Heritage Conservation Area within the Leichhardt precinct. A new Heritage Conservation Area is proposed which will include 8 properties along Barker Street, Lewisham in the Taverners Hill precinct.

Table 4 – Proposed new heritage conservation areas

No.	Locality	Conservation Area	Address	Property Description	Significance
<b>Leichhardt precinct</b>					
1.	Leichhardt	Excelsior Heritage Conservation Area	20-24 Norton Street, Leichhardt	Lot 102 DP 1271330, Lot A DP 437525, Lot 89 DP 455747, Lot 90 DP 455747	local

Taverners Hill					
2.	Lewisham	Barker Street Heritage Conservation Area	10-16 Barker Street, Lewisham	Lot 100 DP 1165292, Lot 1 DP 1001640, Lot 1 DP 865485, Lot 102 DP 812726	local
3.	Lewisham	Barker Street Heritage Conservation Area	27-33 Barker Street, Lewisham	Lot B DP 439965, Lot A DP 439965, Lot 2 DP 222932, Lot 1 DP 222932	local

### 2.3.3 Archaeological Sites

Five properties in the Leichhardt precinct are identified within the Annan Grove Cottage archaeological site as per Table 5.

Table 5 – Proposed new Archaeological Heritage Item

No.	Locality	Item Name	Address	Property Description	Significance
<b>Leichhardt precinct</b>					
1.	Annandale	“Annan Grove” cottage	239-245A Parramatta Road	Lot A DP 440944, Lot 3 DP 108278, Lot 4 DP 108278, Lot 5 DP 108278, Lot 6 DP 108278, Lot 7 DP 108278, Lot 8 DP 108278	local

### 2.4 Built form Controls (FSR and HOB)

- i. Retain existing FSR and HOB controls in the IWLEP 2022 except for 2 Hay Street, Leichhardt where existing FSR control is to be removed as it is proposed RE1 Public Recreation open space.
- ii. Introduce additional HOB and FSR controls where an uplift is proposed. These are to be known as ‘Incentive FSR and Incentive HOB’.
- iii. Introduce a new local provision that requires developments to satisfy certain criteria (see below) in order to use the incentive FSR/HOB controls.

The ‘base’ height is shown on the ‘Height of Buildings Map’, the ‘incentive’ height is shown in the ‘Incentive Height of Buildings Map’, the ‘base’ FSR is shown on the ‘Floor Space Ratio Map’, and the ‘incentive’ Floor Space Ratio is shown on the ‘Incentive Floor Space Ratio Map’.

The proposed built form controls are generally aligned with the recommendations of PRCUTS and have been further tested at a site scale in **Appendix 2**. Any variations to recommended PRCUTS built form controls is to achieve better design outcomes based on urban design testing.

## **2.5 Additional Local Provision to facilitate development within Leichhardt, Taverners Hill and Kings Bay/Croydon Precincts**

- i. Identify the Planning Proposal Areas 1, 2 and 3 in the Key Sites Map
- ii. Introduce a new local provision for Areas 1, 2 and 3 to enable proposed development to access the incentive FSRs and building heights only where criteria below are satisfied:
  - a) achieves an appropriate development pattern and high-quality built form in terms of bulk, massing, height, separation, setbacks, amenity and modulation
  - b) provides an active street frontage as required under Section 2.6.
  - c) achieves higher building performance targets as detailed in Section 2.7.
  - d) incorporates mechanisms to reduce urban heat as detailed in Section 2.8.
  - e) supports sustainable transport modes, minimises traffic congestion and reduces private car dependency as prescribed in Section 2.9.
  - f) If in Key Site 1, makes affordable housing contributions as detailed in Section 2.10.
  - g) makes satisfactory State/ Regional Infrastructure Contributions (RICs) as detailed in Section 2.12.

Under the terms of this clause, development consent must not be granted in relation to a development seeking to access the Incentive FSR and HOB, unless the consent authority is satisfied that the above requirements have been satisfied, where relevant. This incentives-based approach is key to achieving the Objectives and Intended Outcomes of this Planning Proposal and delivering the best urban design, community and infrastructure outcomes.

Summary of proposed FSR and HOB incentives provisions is provided in Section 2.14.

## **2.6 Active street frontages**

- i. Introduce a clause to provide active street frontages to attract pedestrian traffic and provide vibrancy, surveillance and activity in certain areas as per the Active Street Frontages Map in Appendix 1.
- ii. Prohibit residential accommodation and limit parking infrastructure such as driveways, ground level car parks and servicing areas where active street frontages are required.
- iii. Active street frontages will be required for all of the ground floor except for any part of the building which is used for residential entrances and lobbies (as part of mixed-use developments), access for fire services and vehicular access.

These requirements applied as per the Active Street Frontages maps at **Appendix 1** will ensure appropriate retail and commercial activities are provided to activate streets and plazas as well as facilitate vibrancy and passive surveillance.

Associated controls in the DCP will guide the provision of active street frontages.

## **2.7 High Performance Buildings and Improved Environmental Outcomes**

- i. Introduce a clause for developments, including residential accommodation, office, shopping centres, hotels and serviced apartments, that seek an uplift associated with FSR and HOB incentives, to satisfy energy and water minimum performance standards as outlined below in Table 6 and Table 7.

- ii. Introduce new definitions specific to the local provision for gross-lettable area – retail, net lettable area, shopping centre and refurbishment.
- iii. Introduce a clause encouraging on-site workers facilities (such as showers, change rooms, lockers and bicycle storage areas) for employment generating uses to facilitate active transport commuting, healthy workplaces and cater for worker needs.

Table 6 – Development threshold and performance standards for residential development

Development type and threshold	Minimum energy target	Minimum water target
Low rise residential buildings: 2-3 storeys	8-point increase over the Sustainable Buildings SEPP ≈ BASIX Energy 75	BASIX Water 50 (and up to 60 where recycled water is available) for all new dwellings
Mid-rise residential buildings: 4-5 storeys	5-point increase over the Sustainable Buildings SEPP ≈ BASIX Energy 66	
High Rise residential buildings: 6-20 storeys	5-point increase over the Sustainable Buildings SEPP ≈ BASIX Energy 65	
Residential as a component of mixed-use development	As above relevant to the number of storeys	

Note. The Sustainable Building SEPP 2022 came into effect on 1 October 2023. The State Environmental Planning Policy (SEPP) (BASIX) 2004 has now been repealed and integrated into the Sustainable Buildings SEPP.



Table 7 – Development threshold and performance standards for non-residential development

Development type and threshold	Minimum energy target	Minimum water target
<p><b>Office (base building)</b></p> <ul style="list-style-type: none"> <li>• A new office building <math>\geq 1,000\text{m}^2</math> nett lettable area (NLA) or more, or</li> <li>• A refurbishment to an existing office building that contains a NLA or <math>1,000\text{m}^2</math> or more, or</li> <li>• An existing office building of <math>1,000\text{m}^2</math> NLA or more with an addition of <math>500\text{m}^2</math> or more NLA</li> </ul>	<ul style="list-style-type: none"> <li>• Maximum <math>45\text{ kWh/yr/m}^2</math> of gross floor area (GFA) or,</li> <li>• 5.5 star NABERS Energy Commitment Agreement (CA) + 25% or,</li> <li>• Certified Green Star Buildings rating with a “credit achievement” in Credit 22: Energy Use, or</li> <li>• equivalent</li> </ul>	<p>NABERS Water 4 star (5 star where recycled water is available)</p>
<p><b>Shopping centre development (base building)</b></p> <ul style="list-style-type: none"> <li>• A new shopping centre containing a gross lettable area – retail (GLAR) of <math>5,000\text{m}^2</math> or more</li> <li>• An existing shopping centre of <math>5,000\text{m}^2</math> GLAR or more with an addition of <math>2,500\text{m}^2</math> or more GLAR</li> </ul>	<ul style="list-style-type: none"> <li>• Maximum <math>44\text{ kWh/yr/m}^2</math> of GFA or,</li> <li>• 5 star NABERS Energy CA, or Certified Green Star Buildings rating achieving the “minimum expectation” in Credit 22: Energy Use, or</li> <li>• equivalent</li> </ul>	
<p><b>Hotel (whole building)</b></p> <ul style="list-style-type: none"> <li>• A new hotel of 100 rooms or more</li> <li>• A refurbishment to an existing hotel that contains 100 rooms or more</li> </ul>	<ul style="list-style-type: none"> <li>• Maximum <math>199\text{ kWh/yr/m}^2</math> of GFA or,</li> <li>• 4.5 star NABERS Energy CA, or</li> <li>• Certified Green Star Buildings rating achieving the “minimum expectation” in Credit 22: Energy Use, or</li> <li>• equivalent</li> </ul>	
<p>Serviced Apartments (whole building)</p> <ul style="list-style-type: none"> <li>• A new building with 100 serviced apartments or more</li> <li>• A refurbishment to an existing serviced apartment building that contains 100 serviced apartments or more</li> </ul>	<ul style="list-style-type: none"> <li>• Maximum <math>199\text{ kWh/yr/m}^2</math> of GFA or,</li> <li>• 4.5 star NABERS Energy CA, or</li> <li>• Certified Green Star Buildings rating achieving the “minimum expectation” in Credit 22: Energy Use, or</li> <li>• equivalent</li> </ul>	

**Mixed Use**

As above relevant to proposed uses and the Table 6 for residential developments.

These sustainability performance targets (energy and water) will only have to be met if a proposed development relies on FSR and HOB bonus incentives.

These are based on the recommended targets outlined in the PRCUTS Parramatta Road Corridor Sustainability Implementation Plan and Planning and Design Guidelines (2016), the Sustainable Buildings SEPP 2022 and national best practice policies and strategies. Higher sustainability performance targets beyond PRCUTS have been proposed where better outcomes can be demonstrated. Refer to Appendix 9 – Parramatta Road Corridor Stage 1 Sustainability Study for more information.

The intent of the proposed facilities for workers clause is to improve the amenity of the workplace, encourage alternative forms of transport to work and for businesses to attract and retain staff. The supporting draft DCPs include controls that will support the implementation of the performance standards and worker facilities.

The following definitions will be introduced in the LEP for the purposes of this clause:

- **Gross lettable area – retail (GLAR):** means the area of the building as set out in the Property Council of Australia Method of Measurement.
- **Net lettable area (NLA):** means the area of the building as set out in the Property Council of Australia Method of Measurement.
- **Refurbishment:** means carrying out of works to an existing building where the works affect at least half the total volume of the building measured over its external roof and walls and where there is no increase in the gross floor area. In calculating the extent of the building’s volume that is being changed, the proposed works and all other building work completed or authorised within the previous three years is to be included.
- **Shopping centre:** means two or more retail premises within a building that has shared plant and services which are managed by a single person or entity. This does not include specialised retail premises, garden centres, hardware and building supplies, landscaping material supplies, plant nurseries, roadside stalls, rural supplies, timber yards or vehicle sales or hire premises.

## 2.8 Urban Heat Mitigation

- i. Include an objective to mitigate the effects of urban heat island and climate change by expanding tree canopy cover and incorporating measures for cooling the private and public domain.
- ii. Introduce local provision to achieve specific deep soil and tree canopy targets as set out in Table 8 below.
- iii. Where sites are constrained (e.g., existing high-density mixed-use urban sites, existing high streets), consider alternative design solutions for greening.

Table 8 – Tree canopy and deep soil targets based on Zone

Zone	Site area (m <sup>2</sup> )	Canopy target (% of site area)	Deep soil
R3 Medium Density Residential	Less than 650m <sup>2</sup>	15%	-
	650-1500m <sup>2</sup>	20%	
	1500-3000 m <sup>2</sup>	25%	
	Greater than 3000m <sup>2</sup>	35%	
E3 Productivity Support	All lots	35% (25% for bulky goods)	25%

The above provisions are based on the vision of Parramatta Road Corridor Planning and Design Guidelines and Sustainability Implementation Plan which recommends measures to address urban heat island effect. The above tree canopy and deep soil targets are adopted directly from the NSW Government Architect's [Greener Neighbourhoods Guide](#) (Refer to pp. 37-38). In addition, the deep soil and tree canopy requirements as per SEPP Design Quality of Residential Apartment Development – No. 65 (Apartment Design Guide) will continue to apply for residential flat buildings.

## 2.9 Car Parking

- i. Introduce a clause which outlines the objective to minimise the amount of vehicular traffic generated from proposed developments which rely on FSR/HOB incentive provisions.
- ii. Identify the maximum number of car parking spaces that may be provided as set out in Table 9 below.
- iii. Introduce the following objective:
  - Support sustainable transport including active and public transport by minimising private car parking and encouraging the provision of unbundled parking, car share schemes and decoupled parking.
- iv. Include the following definitions:
  - **Unbundled parking** means parking that is separated from the cost or rent of a dwelling, commercial units and building ownership.
  - **Car share scheme** means a scheme in which any car share operator provides vehicles for shared use and hires those vehicles exclusively to members of the scheme for occasional use for short periods of time, on demand and on a pay-as-you go basis.
  - **Decoupled parking** means provision of off-site car parking, usually in the form of consolidated car parking in close proximity to the development to satisfy the parking requirements.

This will be achieved by identifying the applicable area in the Land Use and Transport Integration Maps in Appendix 1.

Table 9 – Maximum car parking rates

Category	Residential (maximum space per dwelling)	Other (maximum space per GFA)
Category A (Leichhardt and Taverners Hill precinct)	<ul style="list-style-type: none"> <li>• Studio – 0</li> <li>• 1 Bed – 0.3</li> <li>• 2 Bed – 0.7</li> <li>• 3 Bed – 1</li> <li>• Visitor – 0</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial: <ul style="list-style-type: none"> <li>○ Commercial and office premises – 1 space per 150sqm</li> <li>○ Restaurants- 1 per 50 sqm</li> <li>○ Retail – 1 space per 100 sqm</li> <li>○ Bulky goods – 1 per 50 sqm</li> </ul> </li> <li>• Industrial – 1 space per 150sqm</li> </ul>
Category B (Kings Bay/ Croydon precinct)	<ul style="list-style-type: none"> <li>• Studio – 0.3</li> <li>• 1 Bed – 0.5</li> <li>• 2 Bed – 0.9</li> <li>• 3 Bed – 1.2</li> <li>• Visitor – 0.1</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial – <ul style="list-style-type: none"> <li>○ Commercial and office premises: 1 space per 100sqm</li> <li>○ Restaurants- 1 per 50 sqm</li> <li>○ Retail – 1 space per 70 sqm</li> <li>○ Bulky goods – 1 per 50 sqm</li> </ul> </li> <li>• Industrial – 1 space per 120sqm</li> </ul>

This Planning Proposal sets maximum car parking rates based on Parramatta Road Corridor Planning and Design Guidelines maximum car parking rates for majority of land uses except restaurants and bulky goods. These are based on alternate rates proposed in the Parramatta Road precinct-wide Traffic and Transport Studies (Appendix 10) by Cardno which are slightly higher than PRCUTS maximum rates – this approach is necessary to address the specific needs of these specialist land uses.

To achieve PRCUTS vision, the proposal encourages people to reduce car use and dependence and lessen the impact on local roads. Resident parking permits will not be issued to occupants of these new developments. Note: this will not impact existing entitlements for these permits. Purchasers of new residential apartments in this Planning Proposal area will not be eligible for Council’s Resident Parking Scheme. Further discussion included in Part 3 of this Planning Proposal.

The approach of encouraging unbundled parking, car share schemes and decoupled parking is also consistent with PRCUTS. Unbundled parking has synergies with the removal of minimum parking requirements and allows for parking to be separately sold from the development of dwellings or commercial units, which in turn allows the market to allocate that parking to those with a need for parking and have a willingness to pay – this is a key move to improve housing affordability in the Inner West. PRCUTS notes that *‘this is not only more equitable but can also reduce the total amount of parking required for a building’*.

Supporting draft DCP amendments will also include minimum rates for bicycle parking, provision of worker facilities and electric vehicle charging infrastructure.

## **2.10 Affordable Housing**

- i. Introduce a provision to require contributions for affordable housing to be made in accordance with an Affordable Housing Contributions Scheme (AHCS) for new developments in Key Site Area 1 (Leichhardt precinct).

This provision is to be read in conjunction with Council's Draft Affordable Housing Contribution Scheme (Appendix 8).

The intent of this provision is that development for residential purposes identified within urban renewal areas in the Inner West Council LGA must contribute towards affordable housing, specifically for Leichhardt precinct – 2% of the Residential Strata Area, defined as the sum of areas attributed to lots under a plan of subdivision for the development that are to be used for residential purposes including related parking and storage areas.

DPE's viability tool indicates that an AHCS would not be viable for Taverners Hill and Kings Bay/ Croydon precincts. As such, the AHCS is only proposed to apply in the Leichhardt precinct.

## **2.11 Site-Specific Provisions**

Introduce new site-specific provisions for certain sites:

### *(i) Land at 612-624 Parramatta Road, Croydon and 210 Croydon Road, Croydon* **(Opportunity Site 1)**

- permit redevelopment of the above land as an amalgamated site to allow access to FSR and HOB incentives.
- permit residential flat buildings as an additional permitted use, but only if the proposed development provides commercial/ business uses on the entirety of the ground floor that are compatible with residential uses above.
- manage urban hazards of environmental impacts including air quality and noise.
- provide a minimum of 1.5m setback to Parramatta Road, 3m to Croydon Road and associated public domain improvements.

### *(ii) Land at 590-610 Parramatta Road, Croydon and 235-237 Croydon Road, Croydon* **(Opportunity Site 2)**

- permit redevelopment of the above land as an amalgamated site to allow access to FSR and HOB incentives.
- permit residential flat buildings as an additional permitted use, but only if the proposed development provides commercial/ business uses on the entirety of the ground floor that are compatible with residential uses above.
- manage urban hazards of environmental impacts including air quality and noise.
- provide a minimum of 1.5m setback to Parramatta Road, 3m to Croydon Road and associated public domain improvements.

### *(iii) Land at 29-67 Norton Street, Leichhardt and 40-50 Balmain Road, Leichhardt* **(Opportunity Site 3)**

- permit redevelopment of the above land as an amalgamated site to allow access to FSR and HOB incentives.
- provide a minimum of 18m wide landscaped through-site link for active transport connections and public domain improvements between Norton Street and Balmain Road.

- provide a minimum of 25m wide public open space/ plaza with appropriate landscaping fronting Norton Street
- provide active street frontage along the proposed through-site link between Norton Street and Balmain Road.

The purpose of these site-specific provisions is to ensure suitable redevelopment and amalgamation of lots, to achieve built form outcomes which are proportional to the site's area and consistent with the objectives. These sites provide unique opportunities for new housing in key locations of Leichhardt and Kings Bay/Croydon precincts; and the opportunity to contribute towards on-site public domain improvements which will enhance the precincts' connectivity and accessibility. These sites are also unique opportunities in the context of PRCUTS as the urban design study (Appendix 2) has recommended potential for intensified uses, density or height beyond what is envisaged in PRCUTS.

These site-specific provisions will be supported by accompanying DCP provisions which further outline built form and design requirements.

## **2.12 Arrangements for contributions to designated State Public Infrastructure**

- Include a new clause which requires satisfactory arrangements to be made for the provision of 'designated State public infrastructure' before the development of land for residential or commercial purposes in Key Sites Area 1, 2, 3.

Under the terms of this clause, development consent must not be granted unless the Secretary of DPE has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to that development. This is in accordance with the actions in the Parramatta Road Corridor Urban Transformation Strategy Implementation Update 2021, as also required by Gateway Condition 1(a). The clause will not apply if a development does not result in an increase in residential or commercial floor space. In the proposed clause, 'designated State public infrastructure' includes:

- State and regional roads,
- bus interchanges and bus lanes,
- land required for regional open space,
- social infrastructure and facilities (such as schools, hospitals, emergency services and justice purposes),
- light rail infrastructure.

## **2.13 Maps**

This planning proposal seeks to amend the following IWLEP maps. The proposed LEP maps are provided at **Appendix 1**. The following broadly summarises the key changes and additions for the applicable area.

- Amend the existing Land Zoning Maps as outlined in Section 2.1.
- Create Additional Permitted Uses maps as outlined in Section 2.2
- Amend the existing Heritage Maps as outlined in Section 2.3.
- Amend the existing FSR map to remove the FSR control for 2 Hay Street, Leichhardt.
- Create Incentive Height of Buildings Maps.
- Create Incentive Floor Space Ratio Maps.
- Create Key Sites Maps to identify the affected area relating to the proposed Additional Local Provisions as outlined in Section 2.5.
- Create Active Street Frontages Maps relating to the proposed active street frontage provisions as outlined in Section 2.6.

- ix. Create Land Use and Transport Integration Maps relating to the proposed Car Parking provisions as outlined in Section 2.9.
- x. Create Opportunity Sites Maps relating to the proposed Site-specific Local provisions as outlined in Section 2.11.

## 2.14 Tables of changes to existing planning controls

Summary of existing and proposed controls is provided in the below tables:

Table 10 – Leichhardt precinct – Stage 1 – Existing and proposed planning controls

Area	Current zone	Proposed zone	Current FSR (n:1)	Proposed incentive FSR (n:1)	Current HOB	Proposed incentive HOB
North of Parramatta Road	E1	E1	1.0 + 0.5 bonus for active street frontages	1.9, 2.7, 3.0	Not defined	20.5m, 23.5m, 27m, 32m
	R1	R3 (+ RFB as APU)	0.5 – 0.8 as per site area	1.4, 1.5, 1.9, 2.1, 2.3	Not defined	15.5m, 21.5m, 25m
2 Hay St, Leichhardt	E1	RE1	1.0 + 0.5 bonus for active street frontages	N/A	Not defined	N/A
South of Parramatta Road	E1	E1	1.5	3.0	14m	23.5m
	E1	R3 (+ RFB as APU)	1.5	2.2	14m	18.5m

Table 11 – Taverners Hill precinct – Stage 1 – Existing and proposed planning controls

Area	Current zone	Proposed zone	Current FSR (n:1)	Proposed incentive FSR (n:1)	Current HOB	Proposed incentive HOB
Lewisham South (South of Parramatta Road)	R2	R3 (+ RFB as APU)	0.6 – 1.0 as per site area	1.0	9.5m	12m, 15.5m
	R4	R3 (+ RFB as APU)	1.0, 1.1	1, 1.2	17m	18.5m
West Leichhardt (North of Parramatta Road)	R1	R3 (+ RFB as APU)	0.5 – 0.8 as per site area	0.9, 1.2, 1.4	Not defined	12m, 15.5m, 21.5m

Table 12 - Kings Bay/ Croydon precinct – Existing and proposed planning controls

Area	Current zone	Proposed zone	Current FSR (n:1)	Proposed incentive FSR (n:1)	Current HOB	Proposed incentive HOB
Kings Bay/ Croydon	E3	E3	1.5, 2.0	2.4	10m, 15m	17.5m
	R2	E3	0.7	2.4	8.5m	17.5m
	R2	R3 (+ RFB as APU)	0.7	1.0, 1.3	8.5m	12m, 15.5m,
Opportunity Sites 1 and 2	R2, R3 and E3	E3 + RFB	0.7, 1.5, 2.0	2.4 (Site 1) 2.1 (Site 2)	8.5m, 10m, 12.5m 15m	19.5m

## 2.15 Other Relevant Matters

- **Amendments to the draft Leichhardt, Marrickville and Ashfield DCPs**

Amendments to the three former Council's DCPs have been prepared to provide more detailed controls with respect to future built form and support the changes being made under this Planning Proposal. These are being exhibited for community feedback at the same time as this Planning Proposal.

- **Inner West Local Infrastructure Contributions Plan – Section 7.11 and Section 7.12**

The Inner West Local Infrastructure Contributions Plan commenced on 20 February 2023. The Contributions Plan guides infrastructure investment to ensure that the level of growth anticipated under this Planning Proposal and any future proposals across the Inner West is supported. It contains approximately \$597million of local infrastructure to be delivered between 2022 and 2036.

The Contributions Plan was informed by a suite of supporting studies:

- i. Inner West Community Assets Needs Study (2021)
- ii. Inner West Recreational Needs Study (2021)
- iii. Inner West Traffic and Transport Needs Study (2021) and
- iv. the Parramatta Road Corridor precinct-wide Traffic and Transport Study (Cardno, DPE).

- **Draft Affordable Housing Contributions Scheme**

A draft Affordable Housing Contributions Scheme (AHCS) under *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) has been prepared to support the new clause and is included as Appendix 8. The draft AHCS sets out how, where, and at what rate development contributions will be collected by Council for affordable housing. It includes the evidence base supporting the need for affordable housing and provides operational details including how to calculate contributions and in what form contributions are to be made.



## Part 3 – Justification of strategic and site-specific merit

This section of the Planning Proposal provides the rationale for the amendment to the IWLEP 2022 and responds to questions set out in the DPE's *Local Environmental Plan Making Guideline* August 2023 (former 'A guide to preparing planning proposals' 2016).

### Section A – Need for the planning proposal

#### Q1. Is the planning proposal a result of an endorsed local strategic planning statement (LSPS), strategic study or report?

Yes. The Planning Proposal is consequential to the NSW Government's Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) which was adopted in November 2016.

In addition to responding to NSW State government strategic plans, this Planning Proposal is based on Inner West Council's [Local Strategic Planning Statement](#) which was endorsed on 31 March 2020 and is also supported by the Greater Cities Commission. The Proposal is also complemented by Council's [Local Housing Strategy](#) (LHS), [Employment and Retail Land Strategy](#) (EaRLS) and [Integrated Transport Strategy](#) (ITS).

The Planning Proposal is informed by technical studies, which support and refine the implementation of PRCUTS recommendations. They also provide evidence-based justification where variations to these recommendations are proposed. These include:

#### Appendix 2 – Urban Design Studies

These studies for the Leichhardt, Taverners Hill and Kings Bay/Croydon precincts justify the height and floorspace incentives sought in this Planning Proposal. The set of studies reviewed the recommendations of the Parramatta Road Corridor Planning and Design Guidelines (PRC P&DG) to establish what measures will deliver the best urban design and community outcomes.

The built form testing undertaken as part of the urban design studies demonstrated that the Planning Proposal should seek variations to some PRCUTS land use zoning, FSR and height recommendations to achieve better outcomes than those anticipated by the original Strategy. The proposed new built form controls have taken desired future and existing character, heritage and any recent development in the area into consideration.

These studies also include detailed urban design controls for built form elements such as building setbacks, street wall heights and frontages which have informed Council's supporting DCP amendments. This study has been revised in 2023 to address Gateway Determination conditions 1(c) (i) – (iii) and recent policy changes such as with the National Construction Code.

Two additional studies are also included in this Appendix, being the Inner West Council's Draft Structure Plan October 2020 and Leichhardt Council's Parramatta Road Urban Design Study 2016. Both documents also informed the Urban Design Study 2023.

#### Appendix 3 – Heritage Study

This study supports the proposed new heritage items and heritage conservation areas included in this Planning Proposal. The study investigated the potential heritage significance of the sites recommended in the PRCUTS P&DG and former Leichhardt Council's 2016 Parramatta Road and Norton Street Corridor Heritage Study.

Heritage Inventory Sheets for the proposed Heritage Items and Heritage Conservation areas are included in this study.

#### **Appendix 4 – Economic Assessment**

This study investigated EaRLS' recommendations to improve the economic and productivity outcomes of PRCUTS of the Leichhardt and Kings Bay/Croydon precincts as follows:

- i. Feasibility tipping point analysis to determine minimum non-residential FSR controls for Norton Street Leichhardt to secure commercial floor space on ground floors and podium levels.
- ii. Feasibility analysis for E3 employment zoned lands in Kings Bay/ Croydon precinct.
- iii. Feasibility tipping point analysis to determine minimum non-residential FSR controls for Opportunity Sites in the Kings Bay/ Croydon precinct.
- iv. Design recommendations to ensure flexible use of employment floorspace and improve economic productivity outcomes.

This study informs the economic aspects of this Planning Proposal including built form considerations relating to high floor-to-floor heights for flexible use of employment floorplates in Leichhardt and Kings Bay/ Croydon precincts. The urban design study took the findings of the feasibility assessment into account in recommending proposed land uses, FSRs and HOBs.

Economic assessment was not required for Taverners Hill as this Planning Proposal only deals with residential zoned land in Taverners Hill precinct.

#### **Appendix 5 – Flood Impact Risk Assessment**

Flood Impact Risk Assessment study for Kings Bay/ Croydon, Taverners Hill, and Leichhardt precincts are provided in **Appendix 5**. This study demonstrates that the Planning Proposal is consistent with the requirements of section 9.1 Local Planning Direction 4.1 Flooding and relevant recommendations of the NSW Government's 2022 Flood Inquiry Report. This study was prepared to address DPE's Gateway Determination Condition 1(d) (i)-(iii).

#### **Appendix 6 – Contamination Assessment (Preliminary Investigations) Study**

This study investigated the implications of introducing sensitive uses or rezoning sites to permit sensitive uses on the following sites which may be potentially contaminated:

- i. 590, 596-598, 600-610 and 612-624 Parramatta Road, Croydon and 210 Croydon Road, Croydon
- ii. 2-18 Crystal Street, Petersham

The desktop analysis undertaken as part of this study concludes that these sites can be made suitable for the proposed uses subject to appropriate site-by-site contamination management and/or remediation at the development application stage.

#### **Appendix 7 – Aircraft Noise Assessment**

This study investigated the implications of introducing additional residential capacity in the Leichhardt precinct which is affected by the ANEF 25-30 contour. The recommended mitigation measures in relation to internal noise levels in new dwellings have informed this Planning Proposal. Council's supporting draft DCPs include provisions to mitigate road noise and aircraft noise impacts.

## **Appendix 8 – Draft Affordable Housing Contributions Scheme**

A draft Affordable Housing Contribution Scheme (AHCS) has been prepared in accordance with the DPE *“guideline for developing an affordable housing contributions scheme”*.

The draft AHCS sets out how, where, and at what rate development contributions will be collected by Council for affordable housing. It includes the evidence base supporting the need for affordable housing and provides operational details including how to calculate contributions and in what form contributions are to be made.

## **Appendix 9 – Parramatta Road Corridor Stage 1 Sustainability Study (WSP, August 2023)**

This study informs the proposed sustainability provisions and addresses the Gateway Determination conditions 1 (h), (i) and 3 (d). This study includes a review of the PRCUTS sustainability performance targets against current minimum compliance (BASIX SEPP 2004 and Sustainable Building SEPP 2022) and national best planning policy practice. It also considers the implications of the proposed FSR and HOB incentives mechanism to ensure that the proposed planning controls are appropriate to incentivise the uplift bonus. The Study further demonstrates that the proposed sustainability provisions in this Planning Proposal can achieve better outcomes than those recommended in PRCUTS.

## **Appendix 10 – Parramatta Road Corridor precinct-wide Traffic and Transport Study**

This jointly funded DPE and Inner West Council study (the Transport Study) is required by PRCUTS to assess the traffic impacts from the proposed levels of development in the Corridor. The Transport Study comprises the Transport Plan and several supporting technical reports, including the Context Report, Future Modelling Report and Parking Policy and Rate Review Report.

The key recommendations of this Transport Study have informed the transport and parking provisions of this Planning Proposal. The Transport Study was commissioned to Cardno in 2018 and completed in March 2022 through a series of iterations. The Transport Study covers Camperdown, Leichhardt and Taverners Hill precincts of Parramatta Road Corridor in the IWC area and includes the following sub-reports: Context Report, Future Modelling Report, Parking Paper and Transport Plan. The study is discussed in further detail under Section B of this Planning Proposal.

Canada Bay Council Traffic and Transport Study for the Kings Bay/ Croydon precinct was completed in February 2022 and provides detailed traffic analysis and recommendations taking a precinct- wide approach for Kings Bay/ Croydon. Additionally, further discussion of traffic considerations that apply to the Inner West component of the Kings Bay/ Croydon precinct are outlined in the IWC Kings Bay precinct Traffic Impact report, finalised in April 2022; also included in Appendix 10.

Further, Council has progressed work on the implementation of this study and prepared a response to address the actions outlined in the Transport Plan and Kings Bay/ Croydon Transport Assessment which are enclosed within this appendix. This has been completed to address the Gateway Determination condition 3(1)(ii). Responsible authorities against each action have been identified, noting many actions are beyond Council’s remit requiring NSW Government support. Further details can be seen in Table 1 of **Appendix 10**.

## **Appendix 11– Parramatta Road Corridor Stage 1 Implementation Justification Study**

This study addresses the Section 9.1 Local Planning Direction 1.5 Consistency Clause (b) which requires that the Planning Proposal demonstrate better outcomes than those envisaged in the PRCUTS November 2016, Parramatta Road Corridor Implementation Plan 2016-2023 and Parramatta Road Corridor Implementation Plan Update 2021 having regard to the vision and objectives of these documents.

The study synthesises findings of the relevant technical studies and the core elements of GCC, State and Council policies to demonstrate that this Planning Proposal will deliver better outcomes than those in the original PRCUTS.

## **Appendix 12 – Parramatta Road Urban Amenity Improvement Plan, Inner West Council Masterplan**

This study provides detail on projects identified through the Parramatta Road Urban Amenity Improvement Plan for Leichhardt precinct including:

1. Public domain improvement to key north-south streets perpendicular to Parramatta Road: Rofe Street, Renwick Street, Norton Street, Balmain Road, Catherine Street and Crystal Street
2. New cycle connection along Dot Lane
3. Conversion of Petersham Street to a pocket park

### **Additional justification of proposed amendments:**

- **Proposed R3 Medium Density Residential + RFBs**

Condition 1(e) of the Gateway determination requires consideration of the suitability of using the R1 General Residential and/or R4 High Density Residential zones, rather than the R3 Medium Density Residential zone, to remove the need to rely upon 'residential flat buildings' as an additional permitted use.

Council's position is to be consistent with PRCUTS which recommends the use of the R3 Medium Density Residential zoning for land within in the Planning Proposal area. The R3 zoning will allow for the delivery of a diversity of housing types consistent with the objectives of the zone in the IWLEP which are:

- i. To provide housing needs of the community within a medium density residential environment.
- ii. To provide a variety of housing types within a medium density residential environment.
- iii. To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- iv. To provide housing that is compatible with the desired future character of the locality.
- v. To ensure that lots are of adequate size and shape to facilitate the appropriate balance between built form and high-quality landscape outcomes.
- vi. To protect and enhance the amenity of existing and future residents and the neighbourhood.

This position is also consistent with Council's Local Housing Strategy (LHS) which suggested implementation of the PRCUTS recommendations, subject to the outcomes of place-based studies. The LHS recommends 'medium rise' residential building typologies in PRCUTS precincts. Council's urban design studies also support the use of the R3 zone with residential flat buildings as an additional permitted use. Consideration was given to

zoning these lands R1 General Residential or R4 High Density Residential, but this approach is not consistent with the PRCUTS, nor appropriate in the context.

The current zoning framework under the IWLEP 2022 is the result of the consolidation of three LEPs into one, while retaining all land use zones and the permissibility of land uses under the former instruments. The R4 High Density Residential zone is currently only used in the former Marrickville LGA and has been applied to both older walk-up flats and recent residential flat building developments with a wide range of FSRs and heights. Height controls for R4 sites vary from 14m up to 40m. To use the R4 zone, with the objective of providing housing within a 'high density residential environment', would be inconsistent with the desired future character and the scale of development to be facilitated under the proposed controls. Proposed heights for the subject land range from 12m to 21m (3 to 6 storeys).

While the R1 General Residential zone has been used in the former Leichhardt and Marrickville LGAs to facilitate medium density development in the form of residential flat buildings, it is applied to all residential land in the former Leichhardt LGA (with the exception of part of the former Labelcraft/Kolotex site in Leichhardt which is zoned R3 and has been redeveloped with residential flat buildings). Consequently, the zone includes residential development of various scales. To continue this approach would be a missed opportunity to structure zones and objectives to reflect the desired future character. The current LEP Practice Note on zones confirms that the intent of the R1 zone is to provide for a variety of residential densities and housing types. It notes that if a particular type and consistent density of residential development is desired, a more tailored residential zone such as R2, R3 or R4 should be used.

Rather than use an inappropriate zone to achieve the desired outcome of permitting residential flat buildings, the R3 zone will be used, with residential flat buildings as an additional permitted use. It is envisaged that future reviews of the zoning framework under IWLEP 2022 will establish a more consistent approach where the permitted uses and scale of development more closely aligns with the chosen zone, objectives and the desired future character.

Note: The Planning Proposal's intention is to allow residential flat buildings as an APU for specific sites in the Planning Proposal area only. This does not affect existing R3 zoned sites outside the Planning Proposal area.

- **Kings Bay/ Croydon Opportunity Sites: Proposed RFBs as APUs on E3 Zoned Land**

Analysis was undertaken by Architectus (**Appendix 2**) to consider residential uses on certain existing E3 sites in the Kings Bay/ Croydon precinct on Parramatta Road near Croydon Road, which are 800m away from the proposed Five Dock Metro Station. These are identified as 'opportunity sites' which would enable high-quality residential development in vicinity of the committed public transport infrastructure – this is consistent with PRCUTS vision and largely in response to the proposed transport and infrastructure changes by the NSW Government for Sydney Metro West.

PRCUTS was adopted in 2016 and is outdated. It has not been actively reviewed in response to these infrastructure changes. Through the place-based urban design work, this Planning Proposal intends to catalyse on the opportunity to provide more residential development close to public transport infrastructure to create more liveable, sustainable and walkable neighbourhoods.

Additionally, Council has undertaken economic impact assessment and feasibility testing (Appendix 4) to analyse the impacts of allowing residential uses on these key opportunity sites. The Economic assessment provides recommendations regarding ensuring that the ground floor of these sites continue to provide employment uses and that land use conflict plus urban hazards are appropriately managed. These recommendations have informed Council’s draft LEP and DCP provisions.

**Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

Yes. The wide range of NSW State Government and Council strategies and the Planning Proposal’s supporting technical studies outlined above demonstrate how the PRCUTS recommendations can be implemented to achieve better outcomes. This Planning Proposal is the best means of achieving the objectives and Intended Outcomes set out in Part 1 of the Planning Proposal.

**Section B – Relationship to the strategic planning framework**

**Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?**

The Planning Proposal gives effect to the NSW Government’s Greater Sydney Region Plan 2018, Eastern City District Plan 2018 and Parramatta Road Corridor Urban Transformation Strategy 2016.

**1. Greater Sydney Region Plan 2018**

The Greater Sydney Region Plan (GSRP) is the Greater Cities Commission’s (GCC) (formerly Greater Sydney Commission) vision for a Greater Sydney of three cities, where most residents live within 30 minutes of their jobs and services. It sets a 40-year vision and establishes a 20-year plan to manage growth and change for a Greater Sydney, informing district and local plans and the assessment of planning proposals.

The GSRP contains 10 directions and 40 objectives to guide future growth, covering infrastructure, housing, economic development, and sustainability.

Table 13 – Council’s consideration of Greater Sydney Region Plan (GSRP) Objectives

Objectives	Consideration
<b>Direction 1: A city supported by infrastructure</b>	
Objective 1: Infrastructure supports the three cities	<p><b><i>“Planning decisions need to support new infrastructure in each city – including cultural, education, health, community and water infrastructure – to fairly balance population growth with infrastructure investment. Decisions are required to equitably enhance local opportunities, inclusion and connection to services.” (GSRP p35)</i></b></p> <p>The GSRP recommended “Potential indicator” for achieving this objective for each of the three cities is <b><i>“Increased 30-minute access to a metropolitan centre/cluster.”</i></b> (GSRP p22)</p>

Objectives	Consideration
	<p>This 30-minute city access principle has informed this Planning Proposal as the affected area covers significant parts of the Parramatta Road Corridor in the Eastern Harbour City.</p> <p>30-minute access requires suitable public transport infrastructure to ensure that new development has desired levels of accessibility. This indicator is explained further as <b>“Providing adequate infrastructure to support population growth is essential to creating strong communities.” (GSRP p32)</b></p> <p>The residential and employment population growth which can be facilitated by this Planning Proposal must accordingly be supported by adequate infrastructure, especially public transport infrastructure given the travel time nature of this Objective’s indicator. Parramatta Road is a heavily congested corridor which requires substantial improvements including mass transit and traffic calming prior to the Corridor being burdened by additional growth.</p> <p>This cannot be achieved by the Planning Proposal alone and, therefore, support is sought from the NSW State Government to provide the necessary transport infrastructure to support growth in this corridor.</p> <p>In the interim, the Planning Proposal includes provisions relating to consideration of future transport infrastructure when designing new development and outcomes of a precinct-wide traffic and transport study.</p>
<p>Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact</p>	<p>The GSRP points out that areas forecast to experience significant residential and employment growth will require new and/or enhanced local and regional infrastructure to support growth (GSRP p36).</p> <p>This Planning Proposal supports this principle and is based on the following GSRP concept: <b>“Effectively aligning infrastructure with growth requires a methodical and sequenced approach to development.</b> This requires a whole-of-government approach and a place-based understanding of sequencing of infrastructure delivery. This enables planning to support infrastructure alignment with areas of growth and transformation before additional areas are rezoned and ready for development. This new approach supports the appropriate growth and infrastructure being provided at the right time” (GSRP p39).</p>

Objectives	Consideration
	<p>PRCUTS identifies substantial development growth opportunities that can only be realised if they are aligned with substantial public transport infrastructure improvements. To achieve this “<b>methodical and sequenced approach</b>”, Council’s Planning Proposal can potentially deliver 1516 new dwellings as outlined previously in Section 2a Staging Plan.</p> <p>The proposed phasing of growth would ensure that growth in the corridor is commensurate with the provision of local and State infrastructure.</p> <p>Council’s Local Infrastructure Contributions Plan 2023 provides a framework for collecting local contributions to support population growth in the Inner West. The growth anticipated by this Planning Proposal is encapsulated by the works schedule contained in the Contributions Plan.</p> <p>The Planning Proposal also includes a provision to ensure development contributes to State/ Regional public infrastructure.</p>
Objective 3: Infrastructure adapts to meet future needs	<p>The Planning Proposal has been prepared within the context of what an LEP and its associated DCP can achieve in respect of this objective. This is particularly the case in terms of the following GSRP elaboration of what the Objective intends to achieve – <i>“Flexible designs and agreements for shared use provide new opportunities for social infrastructure including sportsgrounds, performing arts centres and gallery spaces, meeting rooms, schools and community facilities as well as car sharing and carpooling initiatives that can be adapted for use by a cross-section of the community. As technologies evolve, a precinct-based approach to community and public infrastructure, including car parking, needs to be taken to maximise adaptability, access and utilisation.”</i> (GSRP p40).</p> <p>The Proposal locates new development close to these types of facilities. Implementation of this Objective will, however, be dependent on collaboration with major stakeholders such as the NSW Department of Education, Catholic Education and private schools. Gateway Determination condition (2) requires consultation with public authorities including Department of Education.</p>
Objective 4: Infrastructure use is optimised	The Planning Proposal reflects this Objective and in particular how <i>“This can be achieved by exploring opportunities to:</i>



Objectives	Consideration
	<ul style="list-style-type: none"> <li>i. <i>adopt new technologies such as smart traffic management systems and real-time energy and water metering systems</i></li> <li>ii. <i>use land more efficiently by co-locating services, or by allocating road space to support increased mass transit services</i></li> <li>iii. <i>change user behaviours by flexible pricing and other policies</i></li> <li>iv. <i>develop and implement travel plans to encourage the use of sustainable transport choices.”</i></li> </ul> <p>The Planning Proposal includes maximum car parking rates and end of trip facilities requirements which would encourage use of sustainable transport modes.</p> <p>This first stage of Implementation of PRCUTS is focused around existing public transport infrastructure, such as Lewisham light rail station, Taverners Hill light rail station, bus network along Norton Street and future Metro station in Five Dock near Croydon so that the future developments can optimise on these public transport stops.</p>

**Direction 2: A collaborative city**

<p>Objective 5: Benefits of growth realised by collaboration of governments, community and business</p>	<p>This objective is primarily concerned with designated Collaboration Areas. The only such area in the Inner West part of the PRCUTS is Camperdown Ultimo, which is not covered by this Planning Proposal. The GSRP recommended “Potential indicator” for this objective is <i>“Increased use of public resources such as open space and community facilities”</i>.</p> <p>This is not directly related to the Planning Proposal and cannot be achieved through the LEP. It requires collaboration with State Government and Department of Education to expand the use of its existing open spaces to the community. The schools in proximity to the Planning Proposal area include Leichhardt Public School, Taverners Hill Infants School, Kegworth Public School and Fort Street High School. It is Council’s intention to work with the State Government to increase the use of existing public resources.</p> <p>Council’s Planning Proposal includes rezoning of the existing car park on 2 Hay Street, Leichhardt to new RE1 Public Recreation space. This site is</p>
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Objectives	Consideration
	<p>currently owned by TfNSW. This rezoning is consistent with PRCUTS vision and is considered a better use of land which would benefit the surrounding community.</p> <p>Further, the Gateway Determination condition (2) requires consultation with numerous public authorities during consultation including Department of Education, Transport for NSW etc.</p>

**Direction 3: A city for people**

<p>Objective 6: Services and infrastructure meet communities' changing needs</p>	<p>The Planning Proposal and its associated urban design study support the following Objective 6 tenets <i>“Improved health, public transport and accessibility outcomes can be achieved through the provision of schools, recreation, transport, arts and cultural, community and health facilities in walkable, mixed-use places co-located with social infrastructure and local services.”</i></p> <p>It very much reflects the 30-minute city concept and endeavours to help the area evolve towards a 15-minute city.</p> <p>In this context, the Proposal seeks to locate new residential development close to existing and proposed transport, schools, recreational, arts and cultural, community.</p> <p>It does rely on public transport to be enhanced significantly on Parramatta Road to ensure that new residents can access facilities/ jobs that cannot be walked to in 30 minutes.</p> <p>A good mass transit service on Parramatta Road is necessary to meet Objective 6 to ensure <i>“Good accessibility to local services for young people, older people and culturally and linguistically diverse communities”</i>. The GSRP stresses that this <i>“is an important way of enabling people to age within their community. This contributes to improved mental and physical health and wellbeing outcomes.”</i></p> <p>Council looks forward to working with the State Government on achieving this Objective within the context defined as <i>“Delivery of the necessary facilities and services to meet people’s changing needs requires integrated planning and collaboration amongst a broad range of stakeholders. This includes considering the provision of services for both existing and</i></p>
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Objectives	Consideration
	<p><i>planned new communities as well as the principles of intergenerational equity.”</i></p> <p>This co-operation should follow the GSRP principle <i>“Joint and shared use of facilities is encouraged to make school assets available to the community outside school hours and to give schools access to community facilities.”</i></p> <p>In addition, the GSRP chapter on Objective 6 points out that <i>“The needs of children and young people go beyond education facilities. With families increasingly living in higher density areas, there needs to be greater importance placed on how open spaces, cultural facilities and the public realm are planned, designed and managed to include children and young people”</i>. Some of these needs will only be able to be met if Parramatta Road has a high-quality mass transit system.</p>
<p>Objective 7: Communities are healthy, resilient and socially connected</p>	<p>Similar to Objective 6, the Planning Proposal aims to implement Objective 7 in partnership with State Government. This is particularly relevant to PRCUTS’ vision of transformation and revitalisation of Parramatta Road which is dependent on the provision of improved public transport.</p> <p>Efforts are also required from State Government to reduce traffic congestion on Parramatta Road, in particular east of the Hawthorne Canal, so that it can transform into a vibrant street that people can walk alongside comfortably. This is also required by PRCUTS.</p> <p>These public transport and traffic measures are necessary to accommodate the GSRP aim: <i>“Mixed-use neighbourhoods close to centres and public transport improve the opportunity for people to walk and cycle to schools, local shops and services. Enhancing the safety, convenience and accessibility of walking and cycling trips has many benefits including healthier people, more successful businesses and centres and reduced traffic congestion.</i></p> <p><i>Strategy 7.1</i></p> <p><i>Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by:</i></p> <ul style="list-style-type: none"> <li><i>i. providing walkable places at a human scale with active street life</i></li> </ul>

Objectives	Consideration
	<ul style="list-style-type: none"> <li>ii. <i>prioritising opportunities for people to walk, cycle and use public transport</i></li> <li>iii. <i>co-locating schools, health, aged care, sporting and cultural facilities</i></li> <li>iv. <i>promoting local access to healthy fresh food and supporting local fresh food production.</i></li> </ul> <p>To enable a healthy, resilient and socially connected built environment, this Planning Proposal includes provisions for new through-site links, improved public domain for walking and cycling, active streets and buildings that minimise energy and water consumption. In addition, it has refined PRCUTS design recommendations to provide walkable places at human scale in cognition of the local area.</p>
<p>Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods</p>	<p>Inner West Council has a rich cultural and linguistic diversity, which is reflected in a strong programme of services, policies, festivals, projects and engagement with all of its communities. This approach was followed in the community engagement process undertaken during the preparation of the Council's LSPS, Local Housing Strategy, Integrated Transport Strategy and Employment and Retail Lands Strategy. This Planning Proposal is based on these strategies and will be subject to further community engagement of this nature when it is exhibited.</p>
<p>Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation</p>	<p>Strategy 9.1 expands this Objective in several ways, but in particular sets the following target: <i>“Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden, including:</i></p> <ul style="list-style-type: none"> <li>i. <i>arts enterprises and facilities and creative industries</i></li> <li>ii. <i>interim and temporary uses</i></li> <li>iii. <i>appropriate development of the night-time economy.</i>”</li> </ul> <p>Inner West Council is renowned for the support it provides to its creative and artistic community. This philosophy embraces an approach to urban planning that works to protect affordable employment floorspace which this community needs and proactive policies that take up the GSRP Strategy 9.1 opportunities outlined above. The “Open and Creative Inner West” Planning Proposal is a prime example.</p>

Objectives	Consideration
	<p>It proposes new complying development provisions to simplify approval processes for small-scale cultural uses. The Proposal aims to simplify the regulatory regime in the Inner West to encourage a diverse vibrant and safe night-time economy while striking a balance that will protect residential amenity.</p> <p>This Planning Proposal includes provisions to provide active street frontages along key streets. In conjunction with Council's Open and Creative Inner West, the Planning Proposal will help achieve this Objective.</p> <p>Plans are also underway to consult with the community in Leichhardt to designate Leichhardt as a Special Entertainment precinct. This would mean that a plan is in place to manage entertainment sound. This will require new buildings to be designed to be soundproof from existing and future entertainment sound in the area.</p> <p>In addition, Council's LSPS and EaRLS have numerous policies designed to support the area's creative community and businesses.</p>

**Direction 4: Housing the city**

<p>Objective 10: Greater housing supply</p>	<p>This Planning Proposal is based on Council's and GCC endorsed LHS and an in-depth investigation of opportunities for new residential development identified in PRCUTS.</p> <p>In response to Action 4 of this Objective, this Planning Proposal seeks to address DPE's 6-10-year shortfall of up to 1600 dwellings in the Inner West.</p> <p>The Planning Proposal also re-distributes where and how much new development will be in these three precincts in the first stage of PRCUTS implementation in response to detailed urban design studies and current policy context. Below is a breakdown of proposed dwelling growth in individual precincts in this Planning Proposal:</p> <ul style="list-style-type: none"> <li>i. Leichhardt – 707 new dwellings</li> <li>ii. Taverners Hill – 393 new dwellings</li> <li>iii. Kings Bay/ Croydon – 416 new dwellings</li> <li>iv. Total – 1516 new dwellings</li> </ul> <p>The proposed phasing is based on levels of existing/proposed transport infrastructure in response to GSRP Objectives 1-4 as discussed previously.</p>
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Objectives	Consideration
	<p>The supporting studies with this Planning Proposal and PRCUTS have identified opportunities for additional growth beyond this Planning Proposal area which will be delivered through future LEP amendments.</p>
<p>Objective 11: Housing is more diverse and affordable</p>	<p>The supporting urban design study recommends a range of building typologies which will encourage diversity in dwelling types.</p> <p>This Planning Proposal includes provisions to implement the Affordable Housing Contribution Scheme (AHCS) in the Leichhardt precinct under <i>State Environmental Planning Policy (Housing) 2021</i> (Housing SEPP).</p> <p>The Scheme recommends 2% of Residential Strata in Leichhardt precinct be provided as Affordable Housing Contributions. GSRP p. 70 notes that it is viable for new developments to provide 5-10% of new residential floorspace as affordable rental housing.</p> <p>DPE’s viability tool indicates that an AHCS would not be viable for Taverners Hill and Kings Bay/ Croydon precincts. As such, the AHCS is only proposed to apply in the Leichhardt precinct.</p>
<p><b>Direction 5: A city of great places</b></p>	
<p>Objective 12: Great places that bring people together</p>	<p>The essence of this objective is set out in its Strategy 12.1 <i>“Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by:</i></p> <ul style="list-style-type: none"> <li data-bbox="783 1352 1394 1458"><i>i. prioritising a people-friendly public realm and open spaces as a central organising design principle</i></li> <li data-bbox="783 1462 1394 1568"><i>ii. recognising and balancing the dual function of streets as places for people and movement</i></li> <li data-bbox="783 1572 1394 1711"><i>iii. providing fine grain urban form, diverse land use mix, high amenity and walkability in and within a 10-minute walk of centres</i></li> <li data-bbox="783 1715 1394 1821"><i>iv. integrating social infrastructure to support social connections and provide a community hub</i></li> <li data-bbox="783 1825 1394 1895"><i>v. recognising and celebrating the character of a place and its people.”</i></li> </ul> <p>These principles underpin this Planning Proposal and have also led to refinement of PRCUTS recommendations to achieve local place-based outcomes.</p>

Objectives	Consideration
	<p>Delivering Parramatta Road as a great place requires a whole-of-government approach which prioritises people friendly public-realm and recognises the importance of this road as a street for people. Substantial improvements would be required to relieve traffic congestion and provide mass-transit public transport. Council looks forward to working with the NSW Government to achieve this vision.</p>
<p>Objective 13: Environmental heritage is identified, conserved and enhanced</p>	<p>The Planning Proposal has been informed by a detailed heritage study by Hector Abrahams (<b>Appendix 3</b>). The brief for the study included all properties identified in the PRCUTS Fine Grain Study to be assessed for heritage significance, as well as the Parramatta Road/Norton Street Heritage Study completed by NBRS Architecture for Leichhardt Council in 2016.</p> <p>The Abrahams study recommends 24 new Heritage Items and 1 new Archaeological Site, as well as an extension of the Excelsior Subdivision Heritage Conservation Area (HCA) to include three additional properties, and a small new HCA along Barker Street, Lewisham in the Taverners Hill precinct. Heritage inventory sheets have been prepared for the properties and conservation areas recommended for listing.</p> <p>While not recommended for heritage listing by the Hector Abrahams Study, a review of Lewisham Hotel was prepared by GML Heritage Pty Ltd. The review seeks to list Lewisham Hotel as a local item, noting historical, aesthetic and social significance. Refer to <b>Appendix 3</b>.</p> <p>The urban design study took the findings of the heritage study and the existing environmental heritage into account in its analysis of the area and subsequent recommendations. This approach reflects the importance of integrating new development with the heritage of the area to create “distinctive local places” while managing the cumulative impact of new development on heritage and character.</p>
<p><b>Direction 6: A well-connected city</b></p>	
<p>Objective 14: <i>A Metropolis of Three Cities</i> – integrated land use and transport creates walkable and 30-minute cities</p>	<p>This GSRP Objective has three core elements:</p> <p><i>“Strategy 14.1</i>  <i>Integrate land use and transport plans to deliver the 30-minute city.</i></p> <p><i>Strategy 14.2</i></p>

Objectives	Consideration
	<p><i>Investigate, plan and protect future transport and infrastructure corridors.</i></p> <p><i>Strategy 14.3</i></p> <p><i>Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network.”</i></p> <p>Overall, this objective explicitly helps implement the State Government’s Greater Sydney Future Transport Strategy 2056 city-shaping network vision.</p> <p>“City-shaping corridors” are one of the major policy planks in this vision. These are major trunk corridors with services and infrastructure, such as mass transit, express public transport services and the strategic road network, that will provide turn up-and-go access across the metropolitan region and to each of the three cities.</p> <p>The Planning Proposal area is part of the most important “city-shaping corridor” in the metropolitan area. It includes Parramatta Road itself with the Inner West railway line to the south, proposed Metro West to the north and the light rail line to the west of Taverners Hill precinct.</p> <p>This context, Objective 14 of the GSRP and the 30-minute city access principle underpin the Objectives of this Planning Proposal.</p> <p>The GSRP reinforces how crucial it is that Planning Proposals which would facilitate increased population in the areas they cover must have the right infrastructure in place first. <i>“Providing adequate infrastructure to support population growth is essential to creating strong communities.”</i> (GSRP p32)</p> <p>Consequently the 30-minute access benchmark requires suitable public transport infrastructure to ensure that new development will have that level of accessibility.</p> <p>The residential and employment population growth that can be facilitated by this Planning Proposal must accordingly be supported by adequate infrastructure especially public transport infrastructure.</p> <p>The implementation of PRCUTS requires State Government investment for enhanced public transport along Parramatta Road in advance of any substantial new development over and</p>



Objectives	Consideration
	above that can already be provided under existing LEP controls.
Objective 15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive	N/A
Objective 16: Freight and logistics network is competitive and efficient	Parramatta Road Corridor is an important freight and movement corridor. Council's supporting DCP includes controls to facilitate free movement of freight (including any loading docks and servicing) by encouraging access to employment uses on Parramatta Road from the rear.
Objective 17: Regional connectivity is enhanced	N/A
<b>Direction 7: Jobs and skills for the city</b>	
Objective 18: Harbour CBD is stronger and more competitive	<p>The Planning Proposal deals with an important section of the "city-shaping corridor" that provides critical connections to the Harbour CBD and in particular to the Tech Central precinct (previously Camperdown Ultimo Collaboration Area) with its concentration of health and educational institutions.</p> <p>Strategy 18.1 requires "prioritising of public transport projects to Harbour CBD to improve business-to-business connections and support the 30-minute City". Parramatta Road public transport solution will significantly increase and improve accessibility to and from the Harbour CBD and thus contribute to delivering Strategy 18.1.</p> <p>Strategy 18.2 requires "Infrastructure investments, particularly those focused on the access to the transport network, which enhance cycling connectivity within 5 kilometres of strategic centres or 10 kilometres of the Harbour CBD". Most of the Planning Proposal area except for Kings Bay/ Croydon is within 10km of Harbour CBD and therefore, requires significant infrastructure investment to strengthen the connections with the Harbour CBD.</p>
Objective 19: Greater Parramatta is stronger and better connected	N/A
Objective 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	N/A

Objectives	Consideration
<p>Objective 21: Internationally competitive health, education, research and innovation precincts</p>	<p>Strategy 21.1 <i>“Develop and implement land use and infrastructure plans for health and education precincts that:</i></p> <ul style="list-style-type: none"> <li>• <i>create the conditions for the continued co-location of health and education facilities, and services to support the precinct and growth of the precincts have high levels of accessibility</i></li> <li>• <i>attract associated businesses, industries and commercialisation of research</i></li> <li>• <i>facilitate housing opportunities for students and workers within 30 minutes of the precinct.</i></li> </ul> <p>The Planning Proposal covers an area adjacent to the Camperdown health and education precinct Collaboration Area (now called Tech Central). Efforts are required to enhance accessibility to the Camperdown precinct by providing Parramatta Road public transport improvements plus enhancing the cycling connectivity.</p> <p>The Planning Proposal also includes provisions for affordable housing in Leichhardt which is within 30 minutes of the Camperdown health and education precinct Collaboration Area.</p>
<p>Objective 22: Investment and business activity in centres</p>	<p>This Planning Proposal will encourage new residential and business developments which will in turn strengthen the local centres in the area.</p>
<p>Objective 23: Industrial and urban services land is planned, retained and managed</p>	<p>This Planning Proposal area does not include any industrial lands and therefore, the ethos of Objective 23 is complemented.</p> <p>Two E3 zoned sites have been investigated for residential uses in the Kings Bay/Croydon precinct. Appropriate provisions have been incorporated in this Planning Proposal and supporting DCP amendments to ensure that the site continues to provide employment uses on ground floor and does to result in adverse impacts on the ongoing employment role of the precinct.</p>
<p>Objective 24: Economic sectors are targeted for success</p>	<p>The Planning Proposal seeks to facilitate urban support services in Kings Bay/ Croydon precinct. Council’s supporting DCP includes provisions to ensure ground floor non-residential floorspace is flexible and provides for the likely spatial and functional requirements of urban support services.</p>

Objectives	Consideration
<b>Direction 8: A city in its landscape</b>	
Objective 25: The coast and waterways are protected and healthier	<p>Council is committed to protecting and making its coastline and waterways healthier.</p> <p>This is reflected in its LSPS Planning Priority 4: <i>Inner West is a water sensitive city with clean waterways</i></p> <p><i>Objectives:</i></p> <ul style="list-style-type: none"> <li><i>i. Development on all private and public land incorporates best practice Water Sensitive Urban Design (WSUD)</i></li> <li><i>ii. Reduced reliance on Sydney's drinking water supply</i></li> <li><i>iii. Water quality is enhanced, and natural waterways are clean and healthy</i></li> </ul> <p>Council's draft DCP amendments have incorporated requirements regarding stormwater management measures including provision of water sensitive urban design.</p>
Objective 26: A cool and green parkland city in the South Creek corridor	N/A
Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced	Council's LSPS Planning Priority 3 " <i>A diverse and increasing urban forest that connects habitats of flora and fauna</i> " aligns with this objective and has informed this Planning Proposal.
Objective 28: Scenic and cultural landscapes are protected	N/A
Objective 29: Environmental, social and economic values in rural areas are protected and enhanced	N/A
Objective 30: Urban tree canopy cover is increased	The Planning Proposal includes site-specific tree canopy and deep soil targets for certain zones. These targets have been adopted directly from the NSW Government Architect's Greener Neighbourhoods Guide which represents best practice targets for urban greening. The proposed LEP amendments would help meet the objectives of Strategy 30.1 by mandating increased tree canopy cover in the private domain. The DCP includes broader landscaping objectives and controls applicable to the public and private domain to support this outcome.
Objective 31: Public open space is accessible, protected and enhanced	Planning Proposal includes provisions to create new through-site links which would enhance access to public spaces. The Planning Proposal

Objectives	Consideration
	<p>also seeks to create new public open spaces in the Leichhardt precinct:</p> <ul style="list-style-type: none"> <li>• 2 Hay Street Leichhardt – existing car park which is recommended to be rezoned to RE1 Recreational Open Space.</li> <li>• Norton Plaza – new civic open space/plaza fronting Norton Street is proposed as part of redevelopment of the opportunity site.</li> </ul> <p>These measures would contribute towards achieving Strategy 31.1 which seeks to maximise the use of existing open space and protect, enhance and expand public open space. These are also consistent with PRCUTS.</p> <p>In addition, Council’s Recreation Needs Study has identified gaps in the existing open space and recreational infrastructure and any opportunities for improvements. This study informed the development of Council’s Local Infrastructure Contributions Plan that came into effect on 20 February 2023.</p>
<p>Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths</p>	<p>Strategy 32.1 “<i>Progressively refine the detailed design and delivery of:</i></p> <ol style="list-style-type: none"> <li><i>i. Greater Sydney Green Grid priority corridors</i></li> <li><i>ii. opportunities for connections that form the long-term vision of the network</i></li> <li><i>iii. walking and cycling links for transport as well as leisure and recreational trips”.</i></li> </ol> <p>As above Objective indicates, the Planning Proposal and supporting DCPs include provisions for new open space, new through-site links and setbacks from key roads to provide walking and cycling infrastructure. These would connect the network of existing and proposed open spaces, footpaths and cycleways. Council’s draft Blue and Green Strategy expands further on these walking and cycling links.</p>
<p><b>Direction 9: An efficient city</b></p>	
<p>Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change</p>	<p>This Objective suggests that areas undergoing transformative change can pursue comprehensive approaches to delivering greater reductions in greenhouse gas emissions than those possible elsewhere. It lists examples of greater use of public transport, lower parking rates and improvements to building efficiency as examples of such approaches.</p>

Objectives	Consideration
	<p>This Planning Proposal is informed by Inner West LSPS Planning Priority 1 “<i>Adapt to climate change</i>”, and Planning Priority 2 “<i>Inner West is a zero emissions community</i>” demonstrating alignment with this Direction and PRCUTS’ aspirations. It includes provisions for new developments relying on bonus incentives to provide:</p> <ul style="list-style-type: none"> <li>i. high performing buildings with increased water and energy performance targets</li> <li>ii. car parking rates</li> <li>iii. worker facilities/ end of trip facilities</li> <li>iv. urban heat mitigation requirements including minimum targets for deep soil planting and tree canopy cover.</li> </ul>
<p>Objective 34: Energy and water flows are captured, used and re-used</p>	<p>Although this Planning Proposal area does not fall within this Objective’s particular spatial focus of designated Planned Precincts, Growth Area, Collaboration Areas and State Significant Precincts, the Planning Proposal is informed by Inner West LSPS Planning Priority 2 “<i>Inner West is a zero emissions community</i>” and Planning Priority 4 “<i>Inner West is a water sensitive city with clean waterways</i>”.</p> <p>The Planning Proposed includes enhanced requirements to facilitate the delivery of high-performance buildings for new developments relying on FSR and HOB incentives. The performance targets will encourage new developments to integrate solar PV and recycled water systems into building design so that energy and water flows are captured, used and reused.</p> <p>The proposed energy and water targets are generally based on PRCUTS. However, PRCUTS targets are outdated given these were released in 2016 and latest policy work done by DPE on the Sustainable Buildings SEPP.</p> <p>Consequently, this proposal includes slightly advanced performance targets as relevant in the context of state policy updates and where it can be demonstrated that better outcomes would be achieved beyond PRCUTS. Further justification is provided at <b>Appendix 9</b>.</p>
<p>Objective 35: More waste is re-used and recycled to support the development of a circular economy</p>	<p>Council’s LSPS Planning Priority 5 is that “<i>Inner West becomes a zero-waste community</i>”.</p>

Objectives	Consideration
	<p>This Priority runs in tandem with Council’s Zero Waste Strategy with targets such as “Reduce waste landfilled per capita by 50% by 2036.”</p> <p>Council’s future consolidated Inner West DCP will include measures to ensure new developments accommodate reuse, waste and recycling on site unless a long-term enforceable alternative can be demonstrated. New developments will also be required to provide shared spaces for temporary storage and sharing for large bulky items and space for communal gardens which include potential sites for compost bins and/or worm farms.</p>
<b>Direction 10: A resilient city</b>	
<p>Objective 36: People and places adapt to climate change and future shocks and stresses</p>	<p>The Planning Proposal is based on the LSPS’s Planning Priority 1 “Adapt to climate change” with its objective of making the “Inner West resilient to the impacts of climate change, urban and natural Hazards”.</p> <p>The Planning Proposal and supporting DCPs will achieve this Objective through provisions to mitigate the effects of climate change and urban heat island by:</p> <ul style="list-style-type: none"> <li>• introducing energy and water performance targets that exceed minimum compliance standards for residential accommodation, office, shopping centres, hotels, serviced apartment developments that seek to utilise the FSR and HOB incentives</li> <li>• incorporating green infrastructure and features in private developments (green roofs and walls, deep soil gardens and landscaping)</li> <li>• requiring developments to meet specific tree canopy and deep soil targets in certain land use zones.</li> </ul>
<p>Objective 37: Exposure to natural and urban hazards is reduced</p>	<p>The Planning Proposal is informed by several studies including flooding, contamination and aircraft noise. These studies underpin how potential intensification of development in the Planning Proposal areas which are vulnerable to hazards such as flooding, noise and pollution will be limited and managed.</p>
<p>Objective 38: Heatwaves and extreme heat are managed</p>	<p>The Planning Proposal is based on the LSPS action to “Mitigate the impacts of Urban Heat</p>

Objectives	Consideration
	<p><i>Island Effect in both the private and public domain</i>". It includes measures such as incorporation of green infrastructure and proposed site-specific tree canopy cover targets which will help improve liveability by cooling the city and protecting people and communities from heat stress.</p>
<b>Direction 11: Implementation</b>	
<p>Objective 39: A collaborative approach to city planning</p>	<p>This Planning Proposal aims to promote orderly development that aligns with the objectives of Local, District and Regional planning frameworks.</p> <p>The Planning Proposal is based on Council's LSPS which was subject of extensive and in-depth community and stakeholder engagement.</p> <p>The Proposal itself has been prepared in close collaboration with DPE and a wide range of Council stakeholders.</p> <p>Preliminary engagement has taken place with:</p> <ul style="list-style-type: none"> <li>• Department of Planning and Environment</li> <li>• Sydney Airport and Commonwealth Department of Infrastructure (see further discussion under Local Planning Direction 5.3 – Development Near Regulated Airports and Defence Airfields for further details).</li> </ul> <p>Jemena regarding the gas pipeline in vicinity of Taverners Hill precinct (see the below section under Q11).</p> <p>The Planning Proposal will be subject to further extensive collaboration and engagement with the community and stakeholders during its public exhibition.</p>
<p>Objective 40: Plans refined by monitoring and reporting</p>	<p>This cannot be achieved by the Planning Proposal alone and requires collaboration with all levels government to ensure that the objectives are being met.</p> <p>This is particularly relevant in the case of this Planning Proposal which is prepared by Council to facilitate implementation of the State-Government prepared and endorsed PRCUTS.</p> <p>Council looks forward to working with the NSW Government to ensure that PRCUTS' vision and objectives can be realised. Outcomes of this Planning Proposal will be reviewed and monitored to inform Council's medium to long term Implementation Plan and future planning proposals for the Corridor.</p>

## 2. Eastern City District Plan 2018

The Eastern City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters along the way to achieve the 40-year vision for Greater Sydney. The District Plan has 22 planning priorities which planning authorities must give effect to in strategic planning and preparing planning proposals.

Table 14 – Council’s consideration of Eastern City District Plan Objectives

Planning Priorities	Consideration
<b>Direction 1: A city supported by infrastructure</b>	
Planning Priority E1: Planning for a city supported by infrastructure	See responses to GSRP Objectives 1 – 4 above.
<b>Direction 2: A collaborative city</b>	
Planning Priority E2: Working through collaboration	See response to GSRP Objectives 5 and 39 above.
<b>Direction 3: A city for people</b>	
Planning Priority E3: Providing services and social infrastructure to meet people’s changing needs	See response to GSRP Objective 6 above.
Planning Priority E4: Fostering healthy, creative, culturally rich and socially connected communities	See response to GSRP Objectives 7 – 9 above.
<b>Direction 4: Housing the city</b>	
Planning Priority E5: Providing housing supply, choice and affordability with access to jobs, services and public transport	See response to GSRP Objectives 10 -11 above.
<b>Direction 5: A city of great places</b>	
Planning Priority E6: Creating and renewing great places and local centres, and respecting the district’s heritage	See response to GSRP Objective 12 – 13 above.
<b>Direction 6: A well-connected city</b>	
Planning Priority E10: Delivering integrated land use and transport planning and a 30-minute city	See response to GSRP Objective 14 above.
<b>Direction 7: Jobs and skills for the city</b>	
Planning Priority E7: Growing a stronger and more competitive Harbour CBD	See response to GSRP Objective 18 above.
Planning Priority E8: Growing and investing in health and education precincts and the Innovation Corridor	See response to GSRP Objective 21 above.
Planning Priority E9: Growing international trade gateways	N/A



<b>Planning Priorities</b>	<b>Consideration</b>
Planning Priority E11: Growing investment, business opportunities and jobs in strategic centres	See response to GSRP Objective 22 above.
Planning Priority E12: Retaining and managing industrial and urban services land	See response to GSRP Objective 23 above.
Planning Priority E13: Supporting growth of targeted industry sectors	See response to GSRP Objective 24 above.
<b>Direction 8: A city in its landscape</b>	
Planning Priority E14: Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways	See response to GSRP Objective 25 above.
Planning Priority E15: Protecting and enhancing bushland and biodiversity	See response to GSRP Objective 27 above.
Planning Priority E16: Protecting and enhancing scenic and cultural landscapes	N/A
Planning Priority E17: Increasing urban tree canopy cover and delivering Green Grid connections	See response to GSRP Objectives 30 and 32 above.
Planning Priority E18: Delivering high quality open space	See response to GSRP Objective 31 above.
<b>Direction 9: An efficient city</b>	
Planning Priority E19: Reducing carbon emissions and managing energy, water and waste efficiently	See response to GSRP Objective 33 -35 above.
<b>Direction 10: A resilient city</b>	
Planning Priority E20: Adapting to the impacts of urban and natural hazards and climate change	See response to GSRP Objective 36 -38 above.
<b>Direction 11: Implementation</b>	
Planning Priority E21: Preparing LSPSs informed by local strategic planning	Inner West LSPS adopted by Council and approved by GSC in March 2020.
Planning Priority E21: Monitoring and reporting on the delivery of the Plan	See response to GSRP Objective 40 above.

### 3. NSW Housing Strategy 2021-2022 Action Plan

The NSW Housing Strategy is a 20-year plan to manage and support the delivery of housing in NSW. *Housing 2041* sets long-term vision and objectives, addressing housing solutions holistically. It looks at population patterns, economic and environmental effects and social trends. The foundations for a longer-term vision include: supply, diversity, affordability and

resilience. The 2021-22 Action Plan has set five priorities to address the vision which planning authorities must give effect to in the strategic planning framework and when preparing planning proposals.

Table 15 - Council's consideration of NSW Housing Strategy 2021-2022 Action Plan

Priority Area	Consistency
<p><b>Priority Area 1</b> – Enabling access to and promoting the use of data and evidence-based decision-making</p>	<p>The Planning Proposal outcomes in relation to delivery of dwellings will be monitored by Council.</p>
<p><b>Priority Area 2</b> – Providing planning, regulation and guidelines to support the NWS Government housing objectives</p> <p><i>2.2.2 Deliver the Council Accelerated Assessment Program along with the Public Spaces Legacy Program, for councils to accelerate planning assessments to help stimulate local and regional economic activity. Participating councils who are able to commit to assessment timeframe improvements will also have access to funding for public and open space</i></p>	<p>The Planning Proposal has been prepared to address Council's submission on the Public Spaces Legacy Program.</p>
<p><b>Priority Area 3</b> – Maximising the impact of NSW Government-owned land, investment or assets and government-led development projects or funding to achieve the housing vision</p>	<p>N/A</p>
<p><b>Priority Area 4</b> – Establishing a research agenda that invests in best practice and new ways of building and living</p>	<p>This Planning Proposal is invested in best practice and delivering new ways of building and living.</p>
<p><b>Priority Area 5</b> – Working with local governments and communities to achieve the NSW Government housing objectives</p>	<p>This Planning Proposal puts forward rezonings that will facilitate 1516 new dwellings. This will make a substantial contribution towards DPE's identified short to medium term (2022 – 2026) shortfall of up to 1600 dwellings in the Inner West.</p>

#### 4. Parramatta Road Corridor Urban Transformation Strategy

The PRCUTS was released in 2016 by UrbanGrowth NSW with a vision, land use and transport principles to accommodate 27,000 new homes and 50,000 new jobs in a range of industries along the Corridor over the next 30 years. The Strategy is given statutory force by way of a Local Planning Direction under Section 9.1 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979). Consistency of this Planning Proposal against the PRCUTS Policy Framework is discussed in Table 16 below. A further detailed consistency assessment in respect of the PRCUTS Implementation Toolkit including Planning and Design Guidelines is provided in Appendix .

PRCUTS is supported by an implementation toolkit to assist councils and other stakeholders by guiding where and when rezoning should occur, and what infrastructure is required to support land use changes. The relevant aspects of the implementation toolkit are discussed below.

#### Consistency with the PRCUTS Policy Framework (Strategy Report 2016)

The Planning Proposal is consistent with the Strategy’s Principles and Strategic Actions in the following way:

Table 16 – Consistency with the PRCUTS Principles and Strategic Actions

Strategic Action	Consideration
<b>Principle 1: Housing choice and affordability</b>	
<p>Review, update or prepare a new Local Housing Strategy that implements the PRCUTS’s Principles and Strategic Actions, taking into account changed economic and demographic characteristics, new transport opportunities and population projections.</p>	<p>Council’s LHS, which reviews and implements PRCUTS’ Principles and Strategic Actions, was adopted by Council on 31 March 2020.</p> <p>It recommends that PRCUTS be refined to align with changed economic and demographic projections. It also identifies flaws in the proposed PRCUTS dwellings and employment yield for Leichhardt and Taverners Hill Precincts.</p> <p>DPE has approved the LHS subject to a range of conditions including submitting this Planning Proposal for a Gateway determination and the preparation of an Affordable Housing Contributions Scheme (AHCS). Council has completed a draft AHCS, and this is incorporated in the Planning Proposal in Section 4 Part 2.10.</p>
<p>Provide ‘diverse housing’ for both purchase and rental markets that satisfies the objectives and Design Criteria of the Apartment Design Guide, that may include:</p> <ul style="list-style-type: none"> <li>• lower cost market housing for rent or purchase, including new generation boarding houses with</li> </ul>	<p>The Planning Proposal includes provisions to provide ‘diverse housing’ opportunities including affordable housing for low and very low-income households under the Housing SEPP. This would apply to Leichhardt precinct only as the DPE viability tool indicated that affordable housing contributions are not viable in Taverners Hill and Kings Bay/Croydon Precincts.</p> <p>In addition, the supporting urban design studies recommend a range of building typologies which will encourage a diversity in dwelling types. This will also be achieved through the existing and future DCPs.</p>

Strategic Action	Consideration
<p>high quality shared spaces</p> <ul style="list-style-type: none"> <li>• moderately priced housing that is affordable to purchase for households earning up to \$150,000 or 80-190% of the median income</li> <li>• rental properties with long-term tenures and optional extensions in place – housing that uses design innovations, resulting in new products such as decoupled/optional car parking, which are suited to essential service workers, young ‘city makers’ early in their careers looking for ‘starter homes’, families with children, and downsizers/seniors</li> <li>• student accommodation</li> <li>• aged-care housing</li> <li>• housing that promotes innovation in other ways across type, tenure, construction</li> <li>• methodology or other mechanisms to make such housing more attainable to diversity of income groups.</li> </ul>	
<p>Establish a mix of dwelling sizes, including studios, one bedroom and three-bedroom dwellings to be delivered in residential, mixed use and shop-top developments that cater to the future population profile of the Precincts and Frame Areas, having regard to any recommendations of the Local Housing Strategy, the requirements of State Environmental Planning Policy No 65 – Design Quality of Residential Apartment</p>	<p>This will be achieved through the existing and future DCPs.</p>

Strategic Action	Consideration
Development, and the Apartment Design Guide.	
Explore incentives such as value sharing where rezoning is necessary to achieve renewal of private sites to capture a proportion of the increased land value to fund affordable, diverse and social housing projects.	The Planning Proposal includes provisions for value sharing through affordable housing contributions in the Leichhardt precinct. This is outlined in Section 4 Part 2.10.
<b>Principle 2: Affordable Housing</b>	
Provide a minimum of 5% of new housing as Affordable Housing, or in-line with Government policy of the day.	A rate of 2% of residential strata development is proposed in the draft Affordable Housing Contributions Scheme (see Appendix 8) for the Leichhardt precinct. This is in line with testing undertaken using DPE's Viability Assessment tool.
Amend the underlying Local Environmental Plan(s) to insert Affordable Housing principles.	Affordable Housing principles are already an aim of the Inner West LEP 2022.
Amend State Environmental Planning Policy No 70 – Affordable Housing (Revised Scheme) to identify that there is a need for affordable housing in all local government areas (LGAs) in the Corridor.	SEPP 70 was amended by DPE to introduce AHCS provisions in the Inner West area. It has since been superseded by the Housing SEPP.
Prepare model 'development consent' conditions for inclusion into future planning proposals/rezonings to enable the levying of monetary contributions that can be used to fund Affordable Housing.	A model 'development consent' condition has been prepared and is provided at Appendix 8. This condition will be used in conjunction with a Standard LEP clause to enable the levying of affordable housing contributions in accordance with an Affordable Housing Contributions Scheme for development in the Leichhardt precinct.  As discussed previously, DPE's viability tool indicates that affordable housing contributions are only viable for Leichhardt precinct in this Planning Proposal.
Investigate planning provisions and mechanisms to deliver more Affordable Housing within the Precincts. These could include density bonuses or offsets, decoupled parking, relaxation of development contributions, and mechanisms to streamline and expedite assessment and approvals processes for Affordable Housing projects.	The Planning Proposal includes provisions for value sharing through affordable housing contributions in the Leichhardt precinct and state infrastructure contributions in all precincts.

Strategic Action	Consideration
<b>Principle 2: Diverse and resilient economy</b>	
<p>Update Local Environmental Plan(s) to permit a wider range of employment uses, consistent with the recommended land uses, heights and densities identified in the Parramatta Road Corridor Planning and Design Guidelines. This includes:</p> <ul style="list-style-type: none"> <li>tailoring commercial and business zones to provide greater flexibility and opportunity for the establishment of new business models particularly for small to medium business enterprises</li> <li>facilitating increased densities to encourage the co-location of multiple uses in one building, including industrial functions, where appropriate.</li> </ul>	<p>The Planning Proposal will provide more jobs and business opportunities as it seeks to increase employment floorspace in the Leichhardt and Kings Bay/Croydon precincts.</p> <p>This Planning Proposal would deliver up to 1944 new jobs, mainly in Leichhardt and Kings Bay/Croydon Precincts. The Planning Proposal identifies two opportunity sites in Kings Bay/Croydon precinct for new residential uses with employment uses (E3 Productivity Support) on the ground floor which will facilitate co-location of multiple uses.</p> <p>This Planning Proposal excludes all previously zoned industrial (IN2) lands. At the time of preparation of this proposal, DPE was reviewing all employment zones which have now come into effect (April 2023). Future planning proposals in the PRCUTS area will review these lands to address this principle.</p>
<p>Implement the built form controls identified in the Parramatta Road Corridor Planning and Design Guidelines to encourage new typologies that overcome these challenges and facilitate evolving and innovative employment uses.</p>	<p>Council has considered the built form controls from the PRCUTS Planning and Design Guidelines in the supporting DCPs to facilitate evolving and innovative employment uses.</p> <p>Council's urban design study has proposed high floor to floor heights for employment uses to support this objective for E1 zoned lands in Leichhardt. This approach has resulted in refinements to PRCUTS height, FSR and setback recommendations.</p>
<p>Actively explore and promote the use of the adaptable building design to enable a range of uses over time, and likely transitions in consumer preferences, transport options and travel patterns.</p>	<p>Council's urban design study has considered the provision of large, flexible floorplates and increased floor to ceiling heights as a key aspect of adaptable building design.</p>
<p>Develop planning controls that accommodate new models of large retail stores, in developments with multiple uses, in suitable parts of the</p>	<p>There are no large retail stores in the Planning Proposal area except at Norton Plaza which has been explored as an Opportunity Site.</p> <p>In the Taverners Hill precinct, the Planning Proposal only pursues change in residential areas and therefore this action is not relevant.</p>

Strategic Action	Consideration
Corridor, such as Auburn, Ashfield and Taverners Hill.	
Investigate the possible elevation of employment clusters or hubs in the Corridor to be recognised as Specialised Centres in A Plan for Growing Sydney and District Plans. Possible centres for consideration include Auburn as an employment hub and Camperdown as a new strategic centre.	N/A
Promote contemporary models of retail infill development, including multi-storey supermarkets and car showrooms that can offer more appropriate development outcomes within an established urban environment.	The proposed built form of employment zoned land in Kings Bay/Croydon will encourage contemporary models of retail infill.
<b>Principle 3: Accessible and Connected</b>	
Implement the Sydney CBD to Parramatta Strategic Transport Plan.	This is with TfNSW for implementation.
Amend the State Environmental Planning Policy (Infrastructure) 2007 to identify Parramatta Road between Burwood and the Sydney CBD as a strategic corridor, inserting provisions that require planning proposals and development applications along the Corridor to be referred to TfNSW for comment, particularly at and around future superstop locations.	As above.
Apply the road planning framework to guide the planning, development, management and operation of the Parramatta Road Corridor road network according to 'movement-place' principles.	PRCUTS 'movement-place' framework has been considered in developing this proposal. The Planning Proposal anticipates that TfNSW, DPE and Council will work together to make Parramatta Road a 'vibrant street' east of Hawthorne Canal as envisaged in PRCUTS.
<b>Principle 4: Vibrant communities and places</b>	
Deliver each precinct along the Corridor as a '15-minute neighbourhood' through land	These principles are embedded in the Planning Proposal and its associated urban design study.

Strategic Action	Consideration
<p>use changes that implement the following principles:</p> <ul style="list-style-type: none"> <li>• improved walkability, cycling and safety to support healthier communities</li> <li>• improved housing choice and diversity – increased usability of, and access to, safe open spaces</li> <li>• improved local economic opportunities – adequate local services and infrastructure</li> <li>• access to public transport.</li> </ul>	
<p>Implement planning provisions to deliver active frontages in and around appropriate locations as illustrated on the precinct Plans within the Parramatta Road Corridor Planning and Design Guidelines.</p>	<p>The Planning Proposal and supporting DCPs include active frontage provisions to implement this principle.</p>
<p>Strategically rezone parts of the Corridor (or where appropriate land outside the Corridor) for social infrastructure purposes in line with the precinct Plans within the Parramatta Road Corridor Planning and Design Guidelines, Implementation Plan 2016-2023 and Infrastructure Schedule.</p>	<p>The areas and rezonings dealt with in the Planning Proposal have been carefully selected on the basis of a range of State government and Council policies and strategic studies to align with the precinct Plans in the Parramatta Road Corridor Planning and Design Guidelines, Implementation Plan 2016-2023 and 2021 Update, and Infrastructure Schedule.</p> <p>The PRCUTS Infrastructure Schedule identifies a range of infrastructure and indicative timeframes for each precinct. This Schedule, together with Council's own needs studies (community assets, recreational and traffic and transport), informed the Inner West Local Infrastructure Contributions Plan 2023.</p>
<p>Implement development controls that incentivise the delivery of social infrastructure, such as floor space bonuses, and discounting or excluding floor space provided as social infrastructure.</p>	<p>The Planning Proposal includes provisions for the delivery of affordable housing through State Environmental Planning Policy (Housing) 2021.</p> <p>Council's urban design study establishes maximum FSRs which can be supported based on urban design and built form testing. These are put forward in the Planning Proposal as floor space incentives.</p>
<p>Explore new models to design, finance and deliver education and health community assets in</p>	<p>While the delivery of education and health facilities are the responsibility of the State government, Council will work collaboratively where opportunities present.</p>

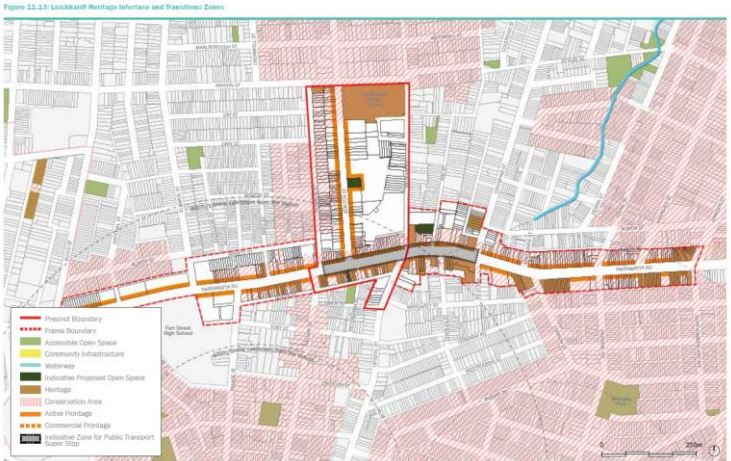


Strategic Action	Consideration
<p>partnership with local councils, government agencies and the private sector.</p>	
<p>As a first preference and where appropriate, optimise or embellish existing assets through solutions such as:</p> <ul style="list-style-type: none"> <li>• increasing the size, amenity and functionality of existing facilities to expand existing capacity</li> <li>• renewing existing assets to provide contemporary spaces or installing additional features so facilities can become multi-purpose and cater to different groups</li> <li>• upgrading features within existing facilities so they can accommodate a greater capacity</li> <li>• developing partnerships with other community infrastructure providers, including private or other government agencies, such as the Department of Education, or Local Health Districts, to enable the shared use of facilities</li> <li>• incentivising the private sector to deliver community infrastructure.</li> </ul>	<p>In developing the Works Schedule for the Inner West Local Contributions Plan 2023, the optimisation and embellishment of existing assets was considered as the first preference, where appropriate.</p>
<p>Implement development controls that encourage the adaptive reuse of heritage items in the Corridor such as additional permitted uses, heritage incentive schemes, Section 94 exemptions, and accelerated or prioritised planning processes for development that appropriately preserves, maintains and</p>	<p>Within the Planning Proposal area, there are existing and proposed heritage items and heritage conservation areas (HCAs) that will be eligible to access FSR and height incentives, thus facilitating adaptive reuse. Notwithstanding, development will need to demonstrate an appropriate heritage response that satisfies the heritage conservation objectives of the LEP.</p>

Strategic Action	Consideration
utilises these community assets.	
Implement transferable development rights for significant heritage conservation and development projects, where appropriate.	The Planning Proposal does not seek to implement a transferrable development rights scheme. As noted above, heritage items and properties within HCAs will be eligible to access FSR and height incentives, however development will need to demonstrate an appropriate heritage response that satisfies the heritage conservation objectives of the LEP.
Review and modernise the heritage listings concurrently with rezoning proposals, with a stronger focus on proactive heritage identification and preservation.	<p>This Planning Proposal, informed by the heritage study undertaken by Hector Abraham Architects, seeks to list 24 new heritage items, one new Archaeological heritage item, create a new heritage conservation area in Lewisham and extend the existing Excelsior Heritage Conservation Area in Leichhardt.</p> <p>The Planning Proposal includes a site which is outside the PRCUTS Leichhardt precinct boundary i.e., 38-40 Renwick Street, Leichhardt. This was identified as an item for investigation in PRCUTS Fine Grain Study. Council's Heritage Study has confirmed that the site has merit to be heritage-listed and therefore it forms part of this Planning Proposal.</p>
Drawing on the Parramatta Road Corridor Planning and Design Guidelines, identify neighbourhoods and streetscapes through future rezoning processes, where existing character and amenity should be retained and should not be subject to renewal.	The supporting urban design study identifies parts of neighbourhoods in Taverners Hill precinct (suburbs of Leichhardt and Lewisham) where the existing built forms should be retained because of the contributions they make to the character, amenity, and streetscapes.
Prepare and implement a design excellence strategy.	<p>The Planning Proposal uses the incentives mechanism outlined in Section 4 Part 2.5 as a proactive means of achieving design excellence instead of a design excellence strategy.</p> <p>This mechanism will ensure that additional uplift, using bonus FSR and height incentives, is only granted when a high-quality built form design (in terms of massing, scale, modulation and materials) is demonstrated. Furthermore, the IWLEP 2022 design excellence clause (which applies to buildings of 14m or more) will continue to apply to the relevant sites at the development application stage.</p>
Incorporate the range of design approaches and measures identified in the Parramatta Road Corridor Design Guidelines to attenuate the	Council's supporting DCPs include built form design measures to mitigate road noise and air quality impacts. These include measures identified in the Parramatta Road Corridor Design Guidelines.

Strategic Action	Consideration
effects of noise and air pollution.	
Use the development typology examples in the Parramatta Road Corridor Planning and Design Guidelines to inform future development controls.	PRCUTS building typologies were considered in Council's urban design study.

**Principle 5: Green spaces and links**

<p>Strategically rezone parts of the Corridor for open space purposes, with a view to allocating land to create a high-quality interconnected network of publicly accessible open space throughout the Corridor.</p>	<p>The Planning Proposal includes rezoning of 2 Hay Street, Leichhardt to RE1 Public Recreation in line with PRCUTS Planning &amp; Design Guidelines Leichhardt Structure Plan (Figure 11.9 p.231).</p> <p>There are inconsistencies within PRCUTS regarding the rezoning approach for this site. Notwithstanding, the vision for the site as new open space is clearly outlined in PRCUTS Planning &amp; Design Guidelines Figure 11.13 shown below.</p>  <p>Figure 7 – PRCUTS Planning &amp; Design Guidelines Leichhardt Interface map</p> <p>This Planning Proposal through rezoning of 2 Hay Street, Leichhardt to RE1 Public Recreation will significantly contribute towards the east-west strategic link via Dot Lane between Hay Street and Norton Street.</p> <p>The Planning Proposal also includes provisions for new through-site link/ public open space as part of the redevelopment of Norton Street opportunity site to improve accessibility and permeability. These have also been identified in the supporting DCP.</p>
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Provide a diverse range of connected high quality open space and public domain area to each precinct in accordance with the precinct Plans that ensures:	<p>As outlined above, new open spaces and through-site links have been identified to help achieve this Principle.</p> <p>Projects completed under the PRCUTS UAIP have enhanced the public domain of north-south oriented streets that are perpendicular to Parramatta Road,</p>
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Strategic Action	Consideration
<ul style="list-style-type: none"> <li>• local parks within 400m safe walking distance of at least 95% of all dwellings</li> <li>• additional small local parks or urban spaces within 200m of activity centres and higher density residential areas</li> <li>• active open space within 1km of 95% of all dwellings</li> <li>• linear parks and trails linked to waterways, vegetation corridors and road reserves within 1 km of 95% of all dwellings.</li> </ul>	<p>including the creation of a pocket park at Petersham Street.</p> <p>See the Consistency with the Parramatta Road Corridor UAIP sub-section of the PRCUTS Implementation Tool Kit section below for additional details.</p> <p>The site-specific provision for Norton Street Opportunity Site (see Section 4 Part 2.11) also requires the provision of a substantial public domain area as part of future redevelopment of this site. This would involve a 25m wide plaza opening on to Norton Street, leading to an 18m wide landscaped through-site link from Norton Street to Balmain Road.</p>
<p>Implement building setbacks as identified on the precinct Plans within the Parramatta Road Corridor Planning and Design Guidelines.</p>	<p>The PRC P&amp;DG setbacks have been refined through built form testing in Council’s urban design study and will be implemented through the supporting draft DCPs.</p>
<p><b>Principle 6: Sustainability and resilience</b></p>	
<p>Commence the amendment of State Environmental Planning Policy (Sustainability Building Index: BASIX) 2004 to increase the water and energy targets as identified within the Parramatta Road Corridor Planning and Design Guidelines.</p>	<p>Sustainable Buildings SEPP 2022 commenced on 1 October 2023. This repealed the BASIX SEPP and includes a suite of changes to increase sustainability performance standards for residential and non-residential developments. Notwithstanding, these increased standards do not exactly align with the performance standards required by PRC P&amp;DG.</p> <p>Further, the Sustainable Buildings SEPP 2022 does not include updates to energy performance standards for residential developments under 6 storeys, water performance standards or specific targets for non-residential development types and thresholds as described in PRC P&amp;DG (such as office, shopping centres, hotels).</p> <p>Both BASIX SEPP 2004 and Sustainable Buildings SEPP 2022 allow for increased sustainability requirements through an incentives FSR/HOB mechanism.</p> <p>This Planning Proposal provides FSR and height incentives to encourage new developments to meet, or where relevant, exceed the PRCUTS Sustainability and Resilience Requirements. Refer to Appendix 9 for further justification.</p>
<p>Implement comprehensive built form strategies for building</p>	<p>The Planning Proposal intends to achieve the PRCUTS Sustainability and Resilience Principle through key</p>

Strategic Action	Consideration
<p>efficiency, renewable energy, strategic parking, public domain, and sustainable infrastructure to target the long-term achievement of:</p> <ul style="list-style-type: none"> <li>• 20% reduction in greenhouse gas emissions</li> <li>• renewable energy installation</li> <li>• 30% reduction in peak electricity demand</li> <li>• 30% reduction in water consumption</li> <li>• &gt;15% of water delivered by non-potable sources, including rainwater</li> <li>• or recycled water</li> <li>• 30% reduction in car use – 10-15% car share take-up rate.</li> </ul>	<p>interventions for developments utilising the FSR and HOB incentives:</p> <ul style="list-style-type: none"> <li>• High performing buildings requirements</li> <li>• Car parking rates (incl. introducing maximum parking rates and encouraging unbundled car parking and carshare schemes)</li> </ul> <p>Refer to the proposed provisions outlined in Section 2.7 and 2.9.</p> <p>The draft DCPs include supporting controls which will contribute towards achieving the PRCUTS targets outlined in this Strategic Action.</p> <p>The Sustainability Study and precinct-wide Traffic and Transport Study at Appendix and <b>Appendix 10</b> respectively provide the justification for the proposed sustainability and sustainable transport controls.</p>
<b>Principle 7: Delivery</b>	
<p>Implement the Implementation Plan 2016 – 2023.</p>	<p>This Planning Proposal commences the execution of PRCUTS Implementation Plan 2016 – 2023. The Stage 1 Planning Proposal area is different to the Implementation Plan's 2016-2023 Area. This is justified as demonstrated in the Better Outcomes Study in <b>Appendix 11</b>.</p>
<p>Establish a robust funding mechanism to apply to new rezoning/development proposals that will fund the local and regional infrastructure demands required to service the future population growth in the renewed Corridor.</p>	<p>The Planning Proposal includes provisions to make adequate contributions towards State infrastructure to align with the additional growth capacity it proposes.</p> <p>The Inner West Local Infrastructure Contributions Plan 2023 provides a robust funding mechanism to deliver local infrastructure. The Plan was informed by a suite of needs studies, including:</p> <ul style="list-style-type: none"> <li>• Inner West Recreation Needs Study Update 2021</li> <li>• Inner West Community Asset Needs Study 2021</li> <li>• Inner West Traffic and Transport Needs Study 2021</li> <li>• Cardno's precinct-wide Traffic and Transport Study 2022</li> </ul>
<p>Advise and assist councils in the revision of local contributions plans to address funding of local infrastructure and services in the Corridor.</p>	<p>Council looks forward to working with the State Government to address funding requirements for local infrastructure and services in the Corridor. Especially, the commitment that any Housing &amp; Productivity funds collected from this Planning Proposal area will be reinvested in this area to address funding gap of local and state infrastructure and services.</p>

## Consistency with precinct Key Actions

Table 17 - Consistency with the precinct Key Actions

<b>Leichhardt precinct</b>	
<b>Key Action</b>	<b>Consideration</b>
<b>Land uses</b>	
Create a truly mixed-use precinct focused around Norton Street	The proposed employment and residential population growth in Leichhardt will contribute towards achieving this vision.
Encourage appropriately scaled residential development to attract and retain people in the core of the precinct	The urban design study has reviewed the PRCUTS design recommendations with respect to this principle. Consequently, variations are sought to the PRCUTS recommendations to ensure that the precinct provides appropriately scaled development for optimal urban design outcomes.
<b>Transport and movement</b>	
Capitalise on the improved, high-capacity public transport connections along Parramatta Road to the Sydney CBD	<p>These improvements have not taken place yet.</p> <p>PRCUTS stresses the importance of implementing substantial improvements to public transport infrastructure to accommodate the population and employment growth it recommends.</p> <p>The Planning Proposal is crafted to deliver that growth. It can only do so if these improvements are delivered so that there is higher-capacity public transport in place along Parramatta Road to accommodate a substantial proportion of the trips generated by the growth in the Inner West part of the Corridor and in other areas of the Corridor to the west, beyond the Inner West LGA.</p> <p>Gateway determination condition 1(q) required the Planning Proposal to delete the two proposed transport infrastructure provisions in relation to NSW Government commitment to introduce an on-street rapid system and future transport infrastructure. Whilst these provisions have been deleted from the proposal, Council will continue to advocate NSW Government to provide improved, high-capacity public transport connections along Parramatta Road to Sydney CBD as per this Strategic Action.</p>
Formalise Parramatta Road as a Vibrant Street and Norton Street as a Place for People	The NSW Government will need to deliver this PRCUTS vision for Parramatta Road east of the Hawthorne Canal. This will go hand in hand with the public transport

	improvements along Parramatta Road required by PRCUTS.
<b>Place-making</b>	
Capitalise on new transport connections to rebadge and create a new Norton Street identity	<p>This will be subject to the NSW Government's delivery of a high-capacity public transport service along Parramatta Road.</p> <p>The Planning Proposal proposes additional development capacity on the east side of Norton Street. This, in conjunction with the improved public transport and public domain improvements, will help create a reinvigorated identity for Norton Street.</p>
Provide a 'Gateway' to Norton Street at Parramatta Road that is mirrored at Marion Street	<p>This will be implemented through Council's Public Domain Strategy.</p> <p>The Parramatta Road Urban Amenity Improvement Program (PRUAIP) initiated this work with Chiaroscuro, a new gateway light work commissioned for Norton Street.</p>
Identify short to medium-term opportunities for new public domain and spaces	Council is on track to deliver the Parramatta Road Urban Amenity Improvement Plan (UAIP) ( <b>Appendix 12</b> ) which identifies short to medium term opportunities for new public domain and spaces in Leichhardt precinct.
Enhance side streets, including Thornley Street, Hay Street, Charles Street and Railway Street, as public spaces	As above.
Improve pedestrian conditions along Parramatta Road through traffic light phasing, reduced speed limits, increased crossing points, enhanced footpath design, and tree planting in side streets as well as along Parramatta Road	These are dependent on the implementation of the recommendations in DPE/Council's precinct-wide Transport Study and will be delivered through a combination of State and Local Infrastructure Contributions funded projects. Council's implementation plan for the precinct-wide Transport Study recommendations is included in <b>Appendix 10</b> , Table 1.
<b>Open space, linkages, and connections</b>	
Leverage new development to provide new open space and high quality and active public domains	Provision of new plaza/open space and through-site link has been included in the Planning Proposal for the redevelopment of Norton Plaza Opportunity Site.
Improve north-south movements, especially along Norton Street/Crystal Street, including a major crossing of Parramatta Road	These are State-Classified Roads and improvement works are to be delivered through a combination of State and Local Infrastructure Contributions funded projects.
Provide new links and a network of pedestrian and cycling connections to	This is being implemented through the Parramatta Road Urban Amenity Improvement Plan (UAIP).

increase circulation and permeability in the precinct	The Planning Proposal and associated draft DCPs identify new links and a network of active transport connections.
Create the Dot Lane cycle link and a new cycle link from Tebbutt Street to the GreenWay along Kegworth Street	<p>The Dot Lane Cycle link will be created through the Parramatta Road UAIP and future redevelopment of sites along this link in Stage 1 Leichhardt area. This is included in the supporting draft DCP.</p> <p>Kegworth Street is not suitable for the provision of a cycle link. There is already a cycle link between Flood Street and the light rail underpass to the Greenway.</p>

### **Taverners Hill precinct**

#### **Land uses**

Maintain an employment focus on both sides of Parramatta Road, Tebbutt Street, Upward Street and George Street	Employment lands are not in the scope of this Planning Proposal as discussed previously.
Retain the existing low-density character across the remainder of the precinct	The urban design study has reviewed the PRCUTS design recommendations in respect of this principle. The study recommends that parts of the precinct should retain the existing low-density and fine grain character.
Encourage appropriately scaled residential development in select locations to attract and retain people in the core of the precinct	<p>The Planning Proposal strategically targets specific blocks in Taverners Hill to encourage appropriately scaled development in selected locations. These include:</p> <ol style="list-style-type: none"> <li>i. the southern part of Lewisham close to the railway station</li> <li>ii. the south-western corner of Leichhardt close to Taverners Hill Light Rail Station, around Kegworth, Hathern, Beeson and Tebbutt Streets.</li> </ol>

#### **Transport and movement**

Capitalise on the improved, high-capacity public transport connections along Parramatta Road to the Sydney CBD	Subject to the NSW Government's commitment to deliver a high-capacity public transport connection along Parramatta Road as discussed previously.
Capitalise on the good access to three major transport modes: light rail, heavy rail, and frequent buses along Parramatta Road	As above, existing and future public transport accessibility have been informed Council's staged implementation of PRCUTS.
Formalise Parramatta Road east of Hawthorne Canal as a vibrant Street	Efforts are required from NSW Government to deliver this in conjunction with the



	proposed public transport improvements along Parramatta Road.
<b>Place-making</b>	
Establish a new high-amenity neighbourhood hub along Tebbutt Street/Upward Street that benefits from the Kolotex/Labelcraft site redevelopment	This area is outside the scope of the current Planning Proposal.
Create an activity node around the Taverners Hill Light Rail stop	As above
Create a new link between Upward Street and George Street	This has already been delivered through the Kolotex and Labelcraft redevelopment.
<b>Open space, linkages, and connections</b>	
Leverage new development to provide new open space and high-quality and active public domains	The Planning Proposal and associated urban design study identify design recommendations to provide a high quality, active public domain.
Complete missing links along the GreenWay, including under Parramatta Road and Longport Street	These works are being undertaken as part of Council's Greenway Masterplan. Longport Street is outside the Taverners Hill precinct boundary.
Capitalise on the proximity to light rail by providing increased connectivity for pedestrians and cyclists where possible	Subject to the NSW Government's commitment to deliver a high-capacity public transport connection.  This Planning Proposal strategically targets sites which are close to the existing light rail and heavy rail stations to capitalise on existing public transport accessibility.
Provide a new east-west link along Nestor Lane to connect Carrington Street, Old Canterbury Road and Brown Street to improve access to the Greenway.	This would be impractical as the western end of such a link would encounter a steep embankment at Brown Street and access to the Greenway on the west side of Brown Street is blocked by the Light Rail line, its western embankment and the Hawthorne Canal. Consequently, this PRCUTS proposal will not be pursued by Council.
Create a new east-west cycle link along the extended Nestor Lane	Same as above
Connect Upward Street, George Street and Flood Street as a new pedestrian and cycle link	Proposed links between Tebbutt Street and Upward Street; and George Street and Flood Street have been investigated as part of the urban design study.  The study recommends that the proposed connection between Tebbutt Street and Upward Street could be relocated to a more southerly alignment which can also accommodate an overland flowpath with a new stormwater connection/culvert underground to enhance flood management.

	Appropriate mechanism to implement this requires further investigation and will be dealt with as part of a future Planning Proposal in Taverners Hill precinct.
Prioritise Tebbutt Street and Flood Street as key pedestrian routes	This requires footpath enhancement along Tebbutt and Flood Streets which will be funded through Council's Local Infrastructure Contributions Plan.
<b>Kings Bay/Croydon precinct</b>	
<b>Land uses</b>	
Facilitate the mixed uses of land on both sides of Parramatta Road between Regatta Road and Scott Street	N/A – in Canada Bay LGA
Develop a new local village around Spencer Street	N/A
Encourage medium and high-density residential development north of Parramatta Road, with limited, appropriately scaled residential development south of Parramatta Road	<p>The urban design study prepared in support of the Planning Proposal has reviewed the PRCUTS design recommendations with respect to this principle.</p> <p>New opportunities for medium and high-density residential development along Croydon Road and Parramatta Road have been investigated to take into account the proximity of the future Five Dock Sydney Metro West station. This Metro had not been proposed when PRCUTS was adopted.</p> <p>Medium density residential development is also encouraged in the residential area to the south of Parramatta Road along Dalmar Street.</p>
<b>Transport and movement</b>	
Capitalise on reliable, frequent rapid transit to service the new population	<p>Subject to the NSW Government's commitment to deliver a high-capacity public transport connection along Parramatta Road.</p> <p>The Planning Proposal and associated urban design study have considered opportunities for increased densities to capitalise on the future improvements to public transport along Parramatta Road and Sydney Metro West.</p> <p>The Five Dock Sydney Metro West station will be approximately 800m – 1km from the proposed opportunity sites along Croydon Road and Parramatta Road. PRCUTS recommendations for Kings Bay/ Croydon have been refined to capitalise on the</p>

	development opportunities that will arise from this future Metro Station.
Reinforce active transport links to Croydon Station	Active transport links to Croydon Station and the Sydney Metro West station at Five Dock will be delivered via State and Local Infrastructure Contributions funded projects
Benefit from the potential decrease in traffic volumes on Queens Road because of WestConnex	N/A
Recognise Parramatta Road will continue to have a movement function	This has been reinforced through the retention of business uses along Parramatta Road which will continue to be serviced via Parramatta Road and rear laneways, where possible.
Formalise Spencer Street as a Place for People	N/A
Formalise Parramatta Road west of Walker Street and east of Short Street as a Vibrant Street	N/A
Reduce residential car parking rates to decrease car dependency, increase use of public transport and improve traffic conditions	The Planning Proposal includes provisions to decrease car dependency in line with PRCUTS recommendations.
<b>Place-making</b>	
Create a new fine-grain road network and a mixture of uses and activities anchored on the Queens Road, Spencer Street and William Street intersections	N/A
Establish a new, high-amenity neighbourhood hub, focussed around Spencer Street, with low traffic	N/A
Retain and build on existing lifestyle/recreation businesses in and around the precinct	N/A
Facilitate site amalgamation in appropriate locations to provide opportunities for redevelopment	<p>Site amalgamation provisions have been included in the Planning Proposal to provide opportunities for redevelopment and preclude site-isolation.</p> <p>Site amalgamation guidelines have also been included in the draft DCPs. These are based on the outcomes of urban design and built form testing.</p>
<b>Open space, linkages, and connections</b>	
Leverage development to provide new open space, a north-south plaza between Spencer Street and Queens Road, and green	N/A

corridors between Parramatta Road and the foreshore	
Create mid-block, through-site links and prioritised pedestrian connections	Desired through-site links have been identified in the draft DCPs to link into Canada Bay Council's active transport network.
Deliver new cycle links along Short Street, Grogan Street, Acton Street, William Street and through Barnwell Park Golf Course and Walker Street	N/A
Construct the new, separated, regional cycle path along Queens Road, connecting Concord in the west to Iron Cove in the east	N/A

### **PRCUTS Implementation Tool Kit**

PRCUTS Implementation Toolkit has been given statutory force through the associated s9.1 Local Planning Direction and must be considered by Councils and stakeholders when making land use decisions. The toolkit includes:

1. Planning and Design Guidelines
2. Implementation Plan 2016-2023
3. Implementation Plan 2021
4. Urban Amenity Improvement Plan
5. Infrastructure Schedule

### **Consistency with Parramatta Road Corridor Planning and Design Guidelines (PRC P&DG)**

The Planning and Design Guidelines have been developed to inform future controls in local environment plans and development control plans and should be considered when the Strategy is being implemented through rezoning proposals.

The Planning Proposal is generally in line with the vision and objectives of PRC P&DG. Some of the requirements in the P&DG relating to character and built form principles, when tested at local scale, have resulted in refinement of its land-use, building height and density recommendations. This is justified through detailed site-scale testing undertaken as part of the Urban Design Study at Appendix 2.

Some refinements are also required to fix numerous discrepancies in the PRC P&DG relating to mismatch of height and density recommendations, and mismatch of maps/diagrams with the corresponding text. There are also flaws in its proposed growth projections which have been confirmed and agreed with DPE as part of the work undertaken by Council for the Parramatta Road Corridor precinct-wide Traffic and Transport Study.

**Appendix 11** provides a detailed consideration of this Planning Proposal against the Planning and Design Guidelines. Any inconsistencies are justified in **Appendix 11** and the supporting Urban Design Study at **Appendix 2**.

### **Consistency with Parramatta Road Corridor Implementation Plan 2016 – 2023**

This Implementation Plan establishes a sequencing strategy identifying areas of the Parramatta Road corridor to be redeveloped prior to or after 2023. Part of the Planning Proposal area in Taverners Hill and Kings Bay/ Croydon precincts are outside the 2016-2023

Implementation area. This Planning Proposal is inconsistent with this Implementation Plan 2016-2023.

Notwithstanding the Implementation Plan 2016-2023 has been superseded by DPE's more recent Implementation Plan Update 2021 which is discussed in the below section.

Under s9.1 Local Planning Direction 1.5 for implementation of PRCUTS, planning proposals in the Corridor can be supported if:

- i. The proposal is consistent with the Implementation Plan 2016 – 2023 (November 2016) and the Parramatta Road Corridor Urban Transformation Implementation Update 2021, as applicable; or
- ii. The proposal is consistent with the 'Out of Sequence Checklist' in the Implementation Plan 2016 – 2023; or
- iii. The proposal can demonstrate through a justification study that it will deliver better outcomes than those identified in the Parramatta Road Corridor Urban Transformation Strategy 2016 and the Parramatta Road Corridor Implementation Plan 2016-2023.

This proposal relies on (iii) above to demonstrate its strategic merit. Appendix 11 – *Parramatta Road Corridor Stage 1 - Justification Study* provides a detailed consideration of applicable Regional, State and Council policies and brings together the suite of technical studies which have been prepared to inform this Planning Proposal.

This study demonstrates that ongoing GCC, State Government and Council policy development for the Parramatta Road Corridor Precincts have reflected and improved on the original PRCUTS vision and objectives to deliver better outcomes. The Planning Proposal demonstrates that this arc of policy development is embodied in the proposition it puts forward. Consequently, the consistency test (b) under Local Planning Direction 1.5 is fully satisfied.

This in turn means that the Proposal can be inconsistent with the Implementation Plan and does not need to meet the Out of Sequence test, but still be consistent with the applicable Local Planning Direction.

### **Consistency with Parramatta Road Corridor Implementation Plan Update 2021**

This document was released in June 2021 and provides updated implementation actions to suit the contemporary planning and policy context, supplementing the Implementation Plan 2016-2023.

The Planning Proposal is consistent with the PRCUTS Implementation Update 2021, which outlines 6 new and amended implementation actions for consideration:

Table 18 - Consistency with Implementation Plan Update 2021

New and amended implementation actions	Consistency
<p><b>Timing of release</b></p> <p>The timing of release considerations is replaced with:</p> <ol style="list-style-type: none"> <li>1. From the date of the Implementation Update, the progression of planning proposals in the 2016-2023 Release Area, or planning proposals for whole precincts can progress to a Gateway</li> </ol>	<p>Land in the Leichhardt precinct that is affected by this Planning Proposal is primarily within the 2016-2023 Release Area, with the exception of the Hay Street carpark site and items proposed for heritage listing.</p> <p>Land in the Taverners Hill precinct is both within the 2016-2023 Release Area (Tebbutt Street properties) and within the 2021</p>

<p>determination notwithstanding the status of any precinct wide traffic study. Planning proposals on individual sites and in Frame Areas can still be considered for progression using part 5(a) or 5(b) of the Direction (now referred to as (a) and (b) under 'Consistency')</p>	<p>Release area of whole precinct (solid red boundary).</p> <p>In the Kings Bay/Croydon precinct, the affected land is outside the 2016-2023 Release Area, both within the precinct boundary (entirety of precinct that is located in the Inner West LGA) and the Frame Area.</p> <p>In addition, proposed heritage items and heritage conservation areas are both within the Release Areas and outside of the precincts.</p> <p>As outlined in this action, the Local Planning Direction allows proposals that are inconsistent with the timing of release consideration to progress where they have been justified by a study demonstrating the delivery of better outcomes than PRCUTS. This is provided as <b>Appendix 11</b>.</p>
<p><b>Public transport</b></p> <p>The following considerations are added:</p> <ol style="list-style-type: none"> <li>1. Planning proposals must have regard to any relevant published plans by Transport for NSW for improved public transport in the corridor. DPE may require a planning proposal be amended to align with a plan published by Transport for NSW.</li> <li>2. DPE may also require a planning proposal to be amended to align with a future planning, transport or infrastructure plan developed by councils and NSW Government in response to Sydney Metro West.</li> </ol>	<p>Transport for NSW's Future Transport Strategy 2056 provides strategic directions for future planning, investment, delivery and operations.</p> <p>This Planning Proposal complements the strategic directions relating to improved connectivity, accessibility, reduced environmental impact and supporting growth through smarter planning. Specific priorities of the Strategic Direction <i>P1 Supporting growth through smarter planning</i> will be implemented through this Planning Proposal:</p> <ul style="list-style-type: none"> <li>• Support growth around public transport</li> <li>• Ensure public transport is available on day one</li> <li>• Improve parking provision and management</li> </ul> <p>There are no specific actions in the Future Transport Strategy 2056 relating to Parramatta Road. There is reference to rapid bus network as non-operational infrastructure and services including committed, funded and visionary projects.</p> <p>This Planning Proposal fully supports and implements PRCUTS vision of a revitalised Parramatta Road Corridor, which is dependent on the provision of improved public transport (on-street rapid transit</p>

	<p>system) and reduced reliance on private cars.</p> <p>The Planning Proposal also responds to the NSW Government's investment in Sydney Metro West by strategically selecting opportunity sites in Kings Bay/Croydon precinct for residential uses to capitalise on the proximity to the future Five Dock) Metro Station to create more liveable, sustainable, and walkable neighbourhoods.</p>
<p><b>Active transport</b></p> <p>The following considerations are added:</p> <ol style="list-style-type: none"> <li>1. Planning proposals must have regard to any relevant published plans by Transport for NSW or Council endorsed local plans for active transport. DPE may require a proposal to be amended to align with these plans.</li> <li>2. DPE may also require a planning proposal to be supported by additional or alternative active transport solutions if the proposed rezoning is inconsistent with the PRCUTS Planning and Design Guideline.</li> </ol>	<p>Improving active transport infrastructure and use is a priority of the Planning Proposal. This is supported by the NSW Government's Future Transport Strategy, Council's Integrated Transport Strategy and the findings of the precinct-wide traffic and transport studies. Council's response to the Transport Study's active transport actions is provided at Table 1, <b>Appendix 10</b>.</p>
<p><b>Open Space</b></p> <p>The following considerations are added:</p> <ol style="list-style-type: none"> <li>1. Planning proposals must have regard to any relevant open space plans published by NSW Government or endorsed by council. DPE may require a planning proposal to be amended to align with these plans.</li> </ol>	<p>NSW Government's Public Open Space Strategy 2022 provides a framework for implementing policies across Government and contribute to a coordinated approach to public open space planning and delivery.</p> <p>The Planning Proposal seeks to create new public open spaces in the Leichhardt precinct:</p> <ul style="list-style-type: none"> <li>• 2 Hay Street Leichhardt – existing car park which is recommended to be rezoned to RE1 Recreational Open Space.</li> <li>• Norton Plaza – new civic open space/ plaza fronting Norton Street proposed as part of redevelopment of the opportunity site.</li> </ul> <p>The Planning Proposal also includes provisions to create new through-site links which will enhance access to public spaces. These measures would contribute towards achieving the objectives in the NSW Government's Public Open Space Strategy.</p>

	<p>Further, Council’s Recreation Needs Study has identified gaps in the existing open space and recreational infrastructure and any opportunities for improvements. This study informed the development of Council’s Local Infrastructure Contributions Plan that came into effect on 20 February 2023 and will fund the recreational infrastructure in the area.</p>
<p><b>Road improvements and upgrades</b></p> <p>The road improvements and upgrades considerations are replaced with:</p> <ol style="list-style-type: none"> <li>1. Planning proposals must have regard to the necessary road improvements and upgrades identified in completed precinct-wide traffic studies. DPE may require a planning proposal to be amended to address recommendations of completed traffic studies, including but not limited to setbacks to support active, public or private transport improvements, or controls to manage traffic and parking impacts.</li> <li>2. If Gateway is granted prior to the completion of a precinct-wide traffic study, DPE may impose a condition requiring the planning proposal to be updated prior to finalisation to address the recommendations of the completed traffic study.</li> <li>3. No planning proposal is to be finalised until the relevant precinct-wide traffic study is complete or alternate traffic study approved by the Minister for Planning and Public Spaces or his delegate.</li> </ol>	<p>Council and DPE jointly commissioned a precinct-wide Traffic and Transport Study which was undertaken between 2018 and 2022. It focussed primarily on the IWC Precincts of Camperdown, Leichhardt and Taverners Hill.</p> <p>Furthermore, IWC and DPE commissioned localised traffic analysis for the Inner West section of Kings Bay/ Croydon precinct. This report finalised in April 2022. This was in addition to the precinct-wide traffic study for the Kings Bay/Croydon precinct prepared for Canada Bay Council.</p> <p>This Planning Proposal is informed by the recommendations in the precinct-wide traffic study particularly as relevant to:</p> <ul style="list-style-type: none"> <li>• increasing mode share to sustainable transport</li> <li>• reducing private car dependency</li> <li>• optimising existing transport infrastructure.</li> </ul> <p>The above, alongside Council’s work on the implementation of this traffic study is discussed in <b>Appendix 10</b>.</p>
<p><b>Funding framework or satisfactory arrangements</b></p> <p>The funding framework or satisfactory arrangements considerations are replaced with:</p> <ol style="list-style-type: none"> <li>1. DPE may impose a Gateway condition or otherwise amend a planning proposal to address State infrastructure requirements.</li> </ol>	<p>The Planning Proposal seeks to introduce a clause requiring satisfactory arrangements to be made for the provision of State public infrastructure prior to the granting of consent for development in the three Precincts.</p>

**Consistency with Parramatta Road Corridor Urban Amenity Improvement Plan**

The Parramatta Road Urban Amenity Improvement Program (UAIP) projects are self-contained and deliverable in the short-term and will provide a better, more liveable



environment while building momentum for more ambitious changes and projects involving the transformation of Parramatta Road itself as well as public spaces adjacent to it.

The proposed improvements include three categories of projects:

- i. Streetscape upgrades including tree planting, multi-purpose lighting, new pavements and north-south pedestrian and cycle crossings.
- ii. Creation of new or improved open spaces, urban plazas and town squares
- iii. New walking and cycling links to key transport nodes and open spaces which connect to strategic regional and local networks.

The projects and descriptions were developed by Urban Growth NSW through an iterative process with councils along the corridor. The projects aim to build on the existing strengths of the neighbourhoods and reflect their sense of place and character.

**Appendix 12** details projects identified through the UAIP for Leichhardt and Camperdown Precincts. The relevant projects for Leichhardt precinct, which have largely been completed, include:

- Public domain improvement to key north-south streets perpendicular to Parramatta Road: Rofe Street, Renwick Street, Norton Street, Balmain Road, Catherine Street and Crystal Street
- New cycle connection along Dot Lane
- Conversion of Petersham Street to a pocket park

See Figure 8 below which identifies the location of abovementioned projects.



Figure 8 – Location of Leichhardt precinct UAIP works

## **Consistency with Parramatta Road Corridor Infrastructure Schedule**

A prioritised and costed list of future infrastructure including open space, transport, traffic community, health and education facilities is required to support the long-term growth in the Corridor. Parramatta Road Corridor Infrastructure Schedule provides a preliminary list of works and associated costing which need to be undertaken by State and local Government to support the growth in this Corridor.

This Infrastructure Schedule was prepared in 2016 and is out of date with respect to its proposed costs. It also has some gaps with respect to the list of infrastructure it identifies. The Infrastructure Schedule was reviewed in the preparation of the Inner West Local Contributions Plan 2023, which came into effect on 20 February 2023. This included incorporating items identified in the PRCUTS into the works schedule of Council's Contributions Plan, together with updated costings.

The Parramatta Road Corridor Infrastructure Schedule also relies on state/ regional infrastructure contributions being made by new development within the Corridor. The Planning Proposal includes provisions to require satisfactory regional infrastructure contributions prior to any consent being granted.

## **Consistency with Parramatta Road Corridor precinct-wide Traffic and Transport Study (IWC/DPE)**

IWC and DPE jointly commissioned Cardno consultants to prepare a transport study analysing the transport network implications of proposals contained in the Parramatta Road Corridor, in combination with the numerous adjacent infrastructure projects, including WestConnex and Sydney Metro West.

This Transport study was commenced in 2018 and finalised in March 2022 through a series of iterations over the four years. This study focused primarily on the IWC precincts of Camperdown, Leichhardt and Taverners Hill. The report includes four sub-reports:

- i. *Context Report* which provides a comprehensive background analysis of the land use and transport in the area to inform future recommendations.
- ii. *Future Modelling Report* which investigates the traffic network along the Parramatta Road Corridor including an AIMSUM hybrid traffic simulation model.
- iii. *Parking Policy and Rate Review* which provides car parking recommendations in the key precincts to achieve sustainable mode share.
- iv. *Transport Plan* which sets the vision for Parramatta Road Corridor and provides set of recommendations including the Implementation Plan.

In addition, Cardno (now Stantec) was commissioned by IWC and DPE to undertake further localised traffic analysis for Inner West section of Kings Bay/Croydon precinct. This report, finalised in April 2022, concurs with the utilisation of proposed maximum PRCUTS car parking rates for uplift in the IWC component of the Kings Bay/ Croydon precinct. Note: Canada Bay Council have also prepared a precinct-wide traffic study for the Kings Bay/Croydon precinct which provides the contextual overview of the wider precinct.

Cardno generally used the PRCUTS' principles and its assumptions to set the framework for the Transport Plan's recommendations. The Transport Plan in its final set of recommendations adopts many aspects of the PRCUTS, including its vision:

*"Incremental renewal of the Corridor will occur over the long term to deliver a high quality, multi-use Corridor with improved transport choices, better amenity, and balanced growth of housing and jobs."*

In order to achieve this vision, it will be essential to implement a comprehensive, integrated approach to transport, public domain, land use and urban design. An important first step in this process is the establishment of measures which will encourage a mode shift away from private car use and so creating a more “liveable” environment in the Corridor.

The modelling in this report tests a scenario to achieve a minimum mode shift in private car use, from 79% in 2019 to 71% in 2036 (a 10% reduction of existing car use). Noting that this mode shift is required purely to achieve acceptable movement along the corridor, to achieve the desired level of liveability.

PRCUTS proposes a 30% mode shift away from private car use, as an average improvement across the three Inner West Precincts. Consequently, this Planning Proposal’s key mode shift target is to reduce private car use by a minimum of 10%, and up to 30% between 2019 and 2036.

Based on experience in Australia and around the world, it is considered that sustainably based Corridor activation leads to more liveable environments in inner city areas. This requires inclusion of significantly enhanced public transport.

This traffic report also identifies numerous road network capacity increases / road widenings as part of the modelling scenarios. These road widenings are not supported by Council officers if related to increasing road capacity to accommodate additional car movements, as it directly conflicts with Council’s numerous objectives relating to increasing liveability and sustainability.

Notwithstanding, there are other strategies and actions recommended in the Transport Plan which are strongly supported by Council, including, but not limited to, proposals such as:

- i. Implement an enhanced public transport solution in the corridor which achieves the following outcomes:
  - Safety;
  - Place-making benefits;
  - High capacity;
  - High frequency;
  - Reliability;
  - Travel time efficiency; and
  - Streetscape improvements.
- ii. Develop a travel behavioural change plan.
- iii. Initiate public domain improvements along Parramatta Road and on adjacent side streets.
- iv. Provide gateway treatments at key intersections.
- v. Construct missing links in the walking and cycling network, including completing a cycle route immediately to the north of, and parallel to, Parramatta Road.
- vi. Install continuous footpath treatments across the mouth of numerous streets in the Corridor.
- vii. Work with the State Government to provide an enhanced local bus network and increased frequency of services along Parramatta Road.**
- viii. Examine reasons for crash clusters at specific intersections.
- ix. Rationalise parking controls, both kerbside and on-street, including the introduction of a maximum rate for on-site provision and the use of unbundled parking where practical.
- x. Develop controls to better accommodate the needs of freight and servicing within the Corridor.

Further details of Council's implementation of the Transport Study's recommended actions are included in **Appendix 10**, Table 1.

This Planning Proposal has used many of the Transport Plan's strategies and actions to cater for increased population and residents, while enabling the creation of a more liveable environment. **Intrinsically this means that private car dependence must be reduced in relation to both local journeys and travel along the Corridor, to and from points beyond the Inner West LGA.**

The Kings Bay/Croydon Traffic report reaffirms the need to introduce a mass transit service on Parramatta Road, utilising dedicated right-of-way lanes and establishing a superstop in the Kings Bay/Croydon precinct. Furthermore, it recommends investigation of a new turn-up-and-go bus route between the future Five Dock Metro station and Croydon station to provide an adequate connection between two key public transport nodes.

#### Car parking rates justification

To achieve the PRCUTS vision, the proposal encourages people to **reduce car use and dependence and lessen the impact on local roads**. The transport study includes detailed analysis in relation to proposed car parking rates as included in Part C *Parking Policy and Rate Review* of the **Appendix 10**.

This Planning Proposal proposes lower maximum car parking rates specified in PRCUTS over the slightly higher alternate rates specified by Cardno. This is because the PRCUTS rates are based on a vision of high-quality public transport along the corridor, consistent with Council's objectives of this Planning Proposal. The Cardno rates are slightly higher as they assume no substantial change to the quality of public transport in the foreseeable future. As this Planning Proposal is focused around existing public transport catchments which are generally well-serviced, it is recommended that the lower PRCUTS parking rates be pursued to achieve the level of mode share required in this Corridor.

Maximum rates, rather than fixed or minimum rates, are recommended in both Cardno's report and PRCUTS and are being pursued through this Planning Proposal. This allows for flexibility, where developers can provide an appropriate level of parking where there is demand but are not required to provide more parking than is needed. Overprovision of parking can have significant negative impacts on design outcomes and the affordability of housing and workplaces.

Note: Resident parking permits will not be issued to occupants of these new developments. This will not impact existing entitlements for these permits.

This Planning Proposal sets maximum car parking rates based on PRCUTS maximum rates for the majority of land uses except restaurants and bulky goods. For these uses, parking rates slightly higher than PRCUTS are recommended, based on Cardno's alternate rates. This approach is necessary to address the specific needs of these specialist uses.

Use of maximum parking rates is also supported by the NSW Government's *Future Transport Strategy 2056* Action to '*Reduce recommended parking rates, improve guidance, and amend regulations to accelerate the uptake of car sharing and e-bikes*'. Maximum rates are increasingly being used in cities around the world and are now used in major Sydney growth areas within North Sydney, Parramatta and the City of Sydney.

The Planning Proposal proposes to encourage unbundled, decoupled and shared car parking arrangements to improve the degree to which available parking space meets demand. Management regimes such as pricing and resident parking schemes can optimise

turnover in centres and protect existing residents from increased parking demand on streets created by new development.

These car parking provisions aimed at minimising private car dependency are key to creating sustainable, liveable and affordable neighbourhoods in the Inner West.

### Implementation Plan

The Transport Plan prepared by Cardno includes an Implementation Plan which provides a framework to inform implementation of key actions proposed in the Plan. This framework has eight broad categories, identifies the lead agency responsible for implementing the actions and provides an indicative timeframe for implementation. See below:

Item	Description	Action	Lead	Timeframe
1	Parking controls	Council to refine and implement parking recommendations through its Development Control Plan aligned with planning proposal to implement PRCUTS	Council and DPIE	Short term
2	Local road improvements *	Council to refine recommended local road improvements through local infrastructure planning and detailed design	Council and DPIE	Short to medium term
3	State road improvements *	TfNSW to refine recommended state road works through TfNSW's road network planning and detailed design	TfNSW	Short to medium term
4	Public Transport improvements	TfNSW implement enhanced public transport solutions through service planning and project business Cases	TfNSW	Short to medium term
5	Local bicycle network and public domain improvements	Council to refine and implement cycle path recommendations through its capital works and local contributions plans. Opportunities exist for other funding mechanisms.	Council and DPIE	Short to medium term
6	Bicycle network improvements on state roads	TfNSW to implement bicycle network improvements on state roads through infrastructure planning and detailed design and subject to comprehensive Council and community consultation.	TfNSW	Short to medium term
7	Footpath improvements on local roads	Council to refine and implement pedestrian improvements to local roads as part of its capital works and local contributions plans	Council and DPIE	Short to medium term
8	Footpath improvements on state roads	TfNSW to implement place based recommendation for state roads as part of project business cases	TfNSW	Short to medium term

Figure 9 – Implementation Plan

In summary, Council's primary responsibilities include the implementation of new parking controls, as well as improvements to:

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

Council will also continue discussions with the State Government in relation to public road re-configuration and public transport improvements, as well as enhancement of the regional bicycle network.

While the Future Modelling Report included a series of site-specific measures to increase road capacity on Parramatta Road, the Transport Plan does not commit to these measures, stating that:

*'... the interventions tested are predominantly based on a traffic operation improvement perspective and may not reflect the shared nature of the different urban environments.'*

*Changes to intersections need to be considered not just in terms of the vehicle movements but also active transport, public transport and place outcomes. The funding mechanisms for road upgrades / infrastructure contributions will need to be agreed by Council and DPE.'*

This Planning Proposal has been prepared based on the assumption that with increasing population and employment, 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.

This position is also reflected in the actions recommended in the Transport Plan and the Kings Bay/Croydon Transport Assessment, particularly noting the absence of recommendations for traffic capacity increases. Council's response against each action is included in Table 1 of **Appendix 10**.

In moving forward, it will be essential for Council, DPE and TfNSW to work together to:

- i. Prioritise the actions recommended in the Transport Plan;
- ii. Examine funding sources for the actions;
- iii. Create a formal agreement on processes to implement the Plan's actions;
- iv. Establish and agreed set of criteria linking population and employment growth with public transport improvements.

Council looks forward to continue working with the NSW Government to introduce both local and regional measures to facilitate the realisation of PRCUTS vision of a healthier, more sustainable and more liveable Corridor.

#### **Consistency with PRCUTS Reference Reports**

- i. **Fine Grain Study** - The relevant principles have been discussed in the Planning and Design Guidelines section above.
- ii. **Social Infrastructure Analysis Report** - Social Infrastructure impacts have been considered when drafting the provisions of the Planning Proposal. Refer to Q9 under the Strategic Merit Assessment Test in the Planning Proposal.
- iii. **Sustainability Implementation Plan** - The Planning Proposal is consistent with the objectives of this Plan and intends to deliver better outcomes than those envisaged in this Plan.

Council commissioned a Sustainability Study as required by the Gateway determination conditions 1 (h), (i) and 3 (d). This included a comprehensive review of the PRCUTS performance targets against the current minimum compliance standards (Sustainable Buildings SEPP 2022) and current best planning policy practice. The proposed performance targets are provided in Part 4 Section 2.7 of the Planning Proposal. Refer to the Sustainability Study provided at Appendix for supporting information justifying the proposed building performance standards.

- iv. **Economic Analysis Report** - The Planning Proposal is underpinned by Council's detailed economic analysis including Employment and Retail Lands Strategy and Feasibility Study. Overall, this Planning Proposal will have positive economic outcomes as it has the potential to generate 1944 new jobs.

**Q4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?**

The Planning Proposal represents a logical progression in implementing Council's LSPS and several other Council strategies. An overview of these strategies, and how the Planning Proposal responds is outlined below. These Strategies can be found [here](#).

## **5. Our Inner West 2036 - Council's Community Strategic Plan**

The *Inner West 2036 Community Strategic Plan* (CSP) was adopted in June 2022. The Plan seeks to create a sustainable, progressive, networked, vibrant and creative future for the Inner West LGA. The plan reflects the values of the Inner West community and is the foundation of all decision-making, actions taken and management of resources.

The CSP identifies five strategic directions to guide planning in the Inner West:

1. An ecologically sustainable Inner West
2. Liveable, connected neighbourhoods and transport
3. Creative communities and a strong economy
4. Healthy, resilient and caring communities
5. Progressive, responsive and effective civic leadership

This Planning Proposal will assist in achieving these strategic directions by:

- Providing a clear and consistent planning framework, and process, that respects the distinct character of the Inner West.
- Maintaining existing mechanisms to support the preservation of new and existing heritage items, as well as maintaining the character of heritage conservation areas.
- Managing the intensification of residential and commercial uses through design guidelines and controls that ensure new development provides an appropriate response to the existing environment.
- Retaining employment and industrial lands as recommended in Council's *Employment and Retail Lands Strategy*.
- Revitalising areas of Norton Street, Tebbutt Street and Parramatta Road through appropriate intensification of residential and commercial uses, active transport links and the delivery of public places and open space.
- Balancing growth and development in the Inner West with adequate provision of infrastructure.

## **6. Inner West Local Strategic Planning Statement – Our Place Inner West**

The Inner West LSPS came into effect on 31 March 2020. The LSPS outlines a long-term strategic vision to guide land use planning, housing and infrastructure delivery in the Inner West until 2036. The 20-year vision reflects the values of the Inner West community.

LSPS's Vision:

*The Inner West is a place that supports a high quality of life; embraces diversity and adapts to the population needs of the future; and our neighbourhoods are ecologically sustainable, economically productive and our communities are connected to one another through space, social engagement, and transport.*

The LSPS is structured around the same five CSP strategic directions with the addition of sustainable transport. To achieve the vision and these six strategic directions, the LSPS contains 14 priorities.

The most relevant LSPS priorities relating to this Planning Proposal are outlined below:

- i. *Planning Priority 2.3:* Update planning controls to improve the overall environmental performance of new buildings and precincts. This includes Parramatta Road Corridor.
- ii. *Planning Priority 13.6:* Implement the finalised housing, employment and transport strategies, and the Parramatta Road Corridor Transport Study, and prepare urban design / place based/open space studies to inform planning proposals to implement the Parramatta Road Corridor Urban Transformation Strategy: Implementation Plan 2016-2023 and Urban Amenity Improvement Plan, subject to the provision of public mass transit being provided on dedicated lanes on Parramatta Road.
- iii. *Planning Priority 13.7:* Collaborate with Parramatta Road Corridor councils to ensure planning for Parramatta Road is integrated across LGA boundaries.
- iv. *Planning Priority 13.7:* Prepare Parramatta Road Corridor local contributions plan to address funding of local infrastructure and services in the Corridor.
- v. *Planning Priority 13.9:* Seek a variation under the Section 9.1 Direction for the *Parramatta Road Corridor Urban Transformation Strategy* to retain the existing industrial land within the corridor and undertake further investigations to identify any additional variations required for the existing employment lands within the corridor.

As detailed previously, this Planning Proposal’s provisions are underpinned by the above-mentioned LSPS Planning Priorities alongside its generic priorities.

The LSPS also identifies inconsistencies in the PRCUTS projected dwelling and job numbers. In response, the Council and DPE re-analysed growth projections and further investigations were undertaken during preparation of the *Inner West LHS and Parramatta Road Corridor precinct-wide Traffic and Transport Study*.

This Planning Proposal represents a place-based approach through urban design analysis to identify locations for new residential and employment opportunities while delivering best practice urban design and infrastructure outcomes. Subject to the provision of mass-transit along Parramatta Road, the Planning Proposal will increase residential and commercial floor space aligned to the LSPS and DPEs targets across the Inner West in the short to medium term.

## 7. Inner West Local Housing Strategy

The LHS was adopted by Council in March 2020. It was endorsed by DPE on 8 July 2021, subject to a number of conditions as discussed below.

The LHS anticipates a total of 2,204 dwellings across the Leichhardt, Taverners Hill and Kings Bay/ Croydon precincts. This Planning Proposal anticipates 1516 dwellings in this first stage of implementation, within parts of the precincts. Stage 2 will provide for additional dwellings to meet or exceed the LHS projections.

Table 19 Consistency with relevant LHS principles

LHS Principle	Consideration
1. Ensure the cultural significance of landscapes, sites, waterways, customs and traditions that Aboriginal communities wish to conserve are protected and maintained in housing development.	Protection of riparian areas, new links to waterways, and tree canopy targets inform the supporting draft DCPs.



LHS Principle	Consideration
2. Accommodate housing growth through a range of sensitive infill compatible with heritage values and local character – enabling areas to evolve with respect over time.	The urban design study takes into account the heritage values and local character of the areas. The supporting draft DCP amendments outline the desired future character for these areas.
3. Provide for a diverse mix of housing typologies, sizes and tenures that cater to the needs of people at all stages of their lives.	The urban design study recommends a range of building typologies which will encourage diversity in dwelling types.
4. Start to close the gap between housing need and provision for very low, low and moderate income households.	The Planning Proposal includes provisions to implement an Affordable Housing Contributions Scheme under the Housing SEPP.
5. Locate the majority of new housing opportunities in areas that are within a 10-minute walk of centres, transport and services, supporting their vibrancy and aligning with infrastructure provision and growth.	The proposed new housing is within a 10-minute walk of (current or future) rail or light rail stations or a centre well serviced by transport services.
6. Design quality housing to maximise amenity, safety and security for residents and provide a positive contribution to its neighbourhood.	Amenity and character were thoroughly considered as part of the Urban Design Study. Consequently, changes have been recommended through this Planning Proposal to PRCUTS recommendations for density, building height, setbacks and built form. Whilst this Planning Proposal is inconsistent with PRCUTS in places, it evidently brings forward better design recommendations which will provide positive contributions to neighbourhoods in recognition of this LHS principle.
7. Homes are designed to be environmentally sustainable, supporting Council’s aim of zero net carbon emissions by 2050, water sensitivity, increasing biodiversity and zero waste.	The Planning Proposal intends to achieve improved sustainability outcomes through high performance buildings, reduced car parking and green infrastructure provision.  Council's proposed DCP amendments include provisions to improve water management, increase biodiversity and work towards zero waste in the Inner West.

The LHS’s precinct by precinct findings for Parramatta Road Corridor are provided as follows:

- **Leichhardt precinct:**

LHS Strategy identifies the potential for an additional 1,629 dwellings in the Leichhardt precinct, being the core and frame areas under PRCUTS. Dwelling types are anticipated as shop-top housing or residential flat buildings. Through place-based investigation, this Planning Proposal has identified sites that can intensify residential development by approximately 707 new dwellings in this first stage of the implementation of PRCUTS.

In addition, the Leichhardt precinct provides opportunity for the delivery of affordable housing through the Housing SEPP as detailed in the draft Inner West Affordable Housing Contributions Scheme (Appendix 8).

Consideration of specific LHS actions relating to Leichhardt precinct is discussed in the following table.

Table 20 Consistency with relevant LHS Leichhardt Actions

Key LHS action	Consideration
Prepare a place-based study to test and confirm potential additional yield analysis.	Completed. Refer to <b>Appendix 2</b> .
Continue to prepare the relevant studies to support a Planning Proposal for the locality including traffic and transport modelling and a social infrastructure assessment.	Completed. Refer to Appendix 10. In addition, Council has recently completed its social infrastructure review for the whole of the local government area which has been used to inform the Inner West Local Infrastructure Contributions Plan 2023.
Include the key dependency of improved mass transit on Parramatta Road (committed under Future Transport 2056 in the 0–10-year timeframe).	This formed part of Council’s original proposal which was submitted to DPE for Gateway Determination. However, Gateway determination condition 1(q) required the Planning Proposal to delete the two proposed transport infrastructure provisions in relation to NSW Government commitment to introduce an on-street rapid system and future transport infrastructure. Whilst these provisions have been deleted from the proposal, Council will continue to advocate NSW Government to provide improved mass transit along Parramatta Road as per this Action.
Develop a local contributions plan and incorporate the precinct in an Affordable Housing Target Scheme as required by SEPP 70 (now Housing SEPP).	Completed. Refer to Appendix 8.
Assess any Council-owned land that may be suitable affordable housing donor locations to potentially increase the contribution versus dwelling yield outcome in the Affordable Housing Target Scheme.	This Planning Proposal does not include any Council owned sites which have the potential to contribute towards additional affordable housing. Council owed sites will be investigated in Stage 2 of PRCUTS implementation.
Assess areas or sites that require heritage protection whilst allowing growth to occur.	Completed. Refer to <b>Appendix 3</b> .

Key LHS action	Consideration
Assess the impact of noise attenuation requirements in ANEF 20 to 25 affected land in relation to internal amenity, environmental performance of buildings and architectural outcome to determine whether residential intensification in this location is acceptable.	Completed. Refer to <b>Appendix 7</b> .

- **Taverners Hill precinct:**

The LHS reinforces Council's aim to protect employment land in the Taverners Hill precinct. This Planning Proposal excludes industrial and employment lands as discussed previously. It is focused around specific residential areas of the precinct and provides opportunities for an additional 393 dwellings of the 456 identified in the Local Housing Strategy. The predominant building typology proposed is low to medium-rise residential flat buildings.

Consideration of specific LHS actions relating to Taverners Hill precinct is discussed in the below table.

Table 21 Consistency with relevant LHS Taverners Hill Actions

Key LHS action	Consideration
Prepare a place-based study to test and confirm potential additional yield analysis.	Completed. Refer to <b>Appendix 2</b> .
Continue to prepare the relevant studies to support a Planning Proposal for the locality including traffic and transport modelling and a social infrastructure assessment.	Completed. Refer to <b>Appendix 10</b> . In addition, Council has recently completed its social infrastructure review for the whole of the local government area which has been used to inform the Inner West Local Infrastructure Contributions Plan 2023.
Include the key dependency of improved mass transit on Parramatta Road (committed under Future Transport 2056 in the 0–10-year timeframe).	This formed part of Council's original proposal which was submitted to DPE for Gateway determination. However, Gateway determination condition 1(q) required the Planning Proposal to delete the two proposed transport infrastructure provisions in relation to NSW Government commitment to introduce an on-street rapid system and future transport infrastructure.  Whilst these provisions have been deleted from the proposal, Council will continue to advocate NSW Government

Key LHS action	Consideration
	to provide improved mass transit along Parramatta Road as per this Action.
Develop a local contributions plan and incorporate the precinct in an Affordable Housing Target Scheme as required by SEPP 70).	Completed. Refer to Appendix 8. DPE's viability tool indicates that AHCS will not be feasible for the proposed uplift in Taverners Hill precinct. Substantially higher FSRs and building heights are required to facilitate affordable housing in this area. This is primarily due to land values in the area and costs of potential amalgamations.
Assess areas or sites that require heritage protection whilst allowing growth to occur.	Completed. Refer to Appendix 3.

- **Kings Bay/ Croydon/ Croydon precinct:**

The LHS proposes that the low-density residential area along Dalmar Street be rezoned to R3 Medium Density Residential. This Planning Proposal supports this outcome.

Urban design testing also recommends this approach to provide an appropriate transition to the proposed built form on the E3 Productivity Support land to the north, fronting Parramatta Road. This change, along with the addition of shop top housing on two Opportunity Sites, in response to the proposed Sydney Metro West station in Five Dock, will provide approximately 416 new dwellings in the Inner West part of Kings Bay/ Croydon. LHS had envisaged a lower yield at about 56 dwellings.

Council's Urban Design Study demonstrates that Kings Bay/ Croydon has potential to accommodate more growth in the existing residential area alongside the proposed Opportunity Sites. This is generally considered to be a good outcome as it is aligned with committed public transport infrastructure, with Five Dock Metro Station to be within an 800m walking catchment of this precinct.

Consideration of specific LHS actions relating to Kings Bay/ Croydon/ Croydon precinct is discussed in the below table.

Table 22 Consistency with relevant LHS Kings Bay/ Croydon/ Croydon Actions

Key LHS action	Consideration
Prepare a place-based study to test and confirm potential additional yield analysis.	Completed. Refer to <b>Appendix 2</b> .
Work with Canada Bay Council to prepare the relevant studies to support a Planning Proposal for the locality including traffic and transport modelling and a social infrastructure assessment.	Both Canada Bay Council Traffic and Transport Study for Kings Bay precinct 2022 and Kings Bay precinct Inner West Council Traffic Impact Assessment 2022 ( <b>Appendix 10</b> ) and associated

Key LHS action	Consideration
	<p>outcomes have informed this Planning Proposal.</p> <p>In addition, Council has recently completed its social infrastructure review for the whole of the local government area which has been used to inform the Inner West Local Infrastructure Contributions Plan 2023.</p>
<p>Include the key dependency of improved mass transit on Parramatta Road (committed under Future Transport 2056 in the 0–10-year timeframe).</p>	<p>This formed part of Council’s original proposal which was submitted to DPE for Gateway determination. However, Gateway determination condition 1(q) required the Planning Proposal to delete the two proposed transport infrastructure provisions in relation to NSW Government commitment to introduce an on-street rapid system and future transport infrastructure.</p> <p>Whilst these provisions have been deleted from the proposal, Council will continue to advocate NSW Government to provide improved mass transit along Parramatta Road as per this Action.</p>

In addition to the matters addressed in the LHS, DPE’s letter of endorsement included the following conditions that are relevant to this Planning Proposal:

1. **Condition 1:** Within four (4) months of Council being notified of the LHS approval, Council is to prepare an updated and prioritised Implementation and Delivery Plan that clearly articulates the actions, roles and responsibilities, sequencing and timing to facilitate housing supply, diversity and affordability between 2022 and 2026 and beyond. The Plan should be prepared in consultation with DPIE, TfNSW and Infrastructure NSW, to ensure any critical interdependencies are satisfactorily resolved.

**Council's consideration:** Council submitted its LHS Implementation Plan to DPE in December 2021 which addresses the above condition. This action has now been completed and requires Council to progress this Planning Proposal to address short to medium term projected housing shortfall in the Inner West.

2. **Condition 2:** Council is to submit to DPIE for Gateway determination its planning proposal for the areas of the PRCUTS (Leichhardt, Taverners Hill, and Part of Kings Bay/ Croydon) 3 months (excluding the Christmas and New Year period) from the time when there is finalisation and provision of the results of the Department’s associated transport modelling to Council. This planning proposal is to be submitted to the Department for finalisation 6 months after Gateway Determination is issued. This approach is necessary for council to achieve its 6–10-year housing targets.

**Council's consideration:** Council is committed to pursuing this Planning Proposal for areas of the PRCUTS (Leichhardt, Taverners Hill, and Part of Kings Bay/ Croydon) to address the 6–10-year dwelling shortfall identified by DPE. Due to circumstances beyond

Council's control and delays associated with the completion of supporting technical studies to address the Gateway conditions, the Planning Proposal has been delayed to be publicly exhibited for community feedback. A new timeline to proceed with this Planning Proposal is outlined in Part 6 below.

3. **Condition 7:** Council is to prepare an Affordable Housing Contributions Scheme that commits Council to examining the feasibility of levying affordable housing contributions for any new planning proposals that would result in development uplift or an increase in land value. This will ensure that planning proposals give effect to the District Plan, Action 17 to prepare an Affordable Housing Contributions Scheme.

**Council's consideration:** This Planning Proposal includes provisions to implement the draft AHCS in the Leichhardt precinct under the Housing SEPP. Site-specific testing of Kings Bay/ Croydon and Taverners Hill precincts using DPE's Affordable Housing Viability Tool indicates that AHCS would not be financially viable for these precincts.

4. **Condition 8:** Council's LHS is identified as being inconsistent with PRCUTS as it proposes an alternative approach to industrial land identified for land use change. To support a strategic led approach under the Eastern City District Plan and the PRCUTS, land use change for industrial land identified in the PRCUTS is to be implemented and is to prevail to the extent of any inconsistency with the approach to industrial land identified in Council's Local Housing Strategy.

**Council's consideration:** This Planning Proposal seeks staged implementation of the PRCUTS. Stage 1 Implementation Area as detailed in this Planning Proposal does not include industrial zoned land. This will be dealt through future planning proposal in these precincts.

5. **Condition 9:** The Section 9.1 Local Planning Direction – 1.5 Parramatta Road Corridor Urban Transformation Strategy (as amended and current) is to prevail to the extent of any inconsistency with the approach identified in relation to PRCUTS within Council's Local Housing Strategy.

**Council's consideration:** This Planning Proposal is fully consistent with the Section 9.1 Local Planning Direction – 1.5 Parramatta Road Corridor Urban Transformation Strategy as also discussed in the following section.

## 8. Employment and Retail Lands Strategy

The Inner West *Employment and Retail Lands Strategy* (EaRLS), came into effect in September 2020. It aims to facilitate the management of Inner West employment lands and commercial centres, prioritising actions for productive commercial and industrial land uses to facilitate job growth and thriving economy. The EaRLS is yet to be adopted by DPE.

EaRLS sets four principles to guide planning for the future of the Inner West employment and retail lands.

- i. *Principle 1:* Centres are distinctive and productive: Development in centres will prioritise employment and will be complemented by quality public space.
- ii. *Principle 2:* Industrial and urban services lands are protected and managed: Employment lands will be retained and managed so that industries have confidence to locate and expand.

- iii. *Principle 3:* Spaces for business are suitable and viable: A pipeline of new, well-located suitable employment floor space will be delivered in employment corridors and key precincts.
- iv. *Principle 4:* The planning framework is clear: The planning framework supports local business and minimises land use conflict.

The Planning Proposal is consistent with these principles, specifically in Leichhardt local centre and along areas of Parramatta Road included in this Planning Proposal.

EaRLS recommends several specific actions relevant to the PRCUTS area as part of this Planning Proposal. The following table demonstrates how the Planning Proposal is consistent with these actions.

Table 23 Consistency with relevant EaRLS Actions

EaRLS Action	EaRLS Recommendations	Study Response
<b>Leichhardt precinct</b>		
<b>Action 1.2.2:</b> Protect and increase non-residential floor space in centres by implementing minimum non-residential FSR provisions and initiating planning responses prescribed in Table 5.	Establish a minimum FSR control for non-residential uses, to require ground floor retail and first floor business and office space in Norton Street. The former Leichhardt Council urban design and heritage studies provide a starting point for developing LEP and DCP controls.	Establishment of minimum non-residential FSRs were investigated as part of the Economic Assessment (Appendix 4) undertaken by SGS. This study recommends not to proceed with minimum non-residential FSRs for the Leichhardt precinct as there appears to be limited market demand for large first floor commercial spaces.
<b>Action 3.1.5:</b> Explore options with TfNSW to improve pedestrian and business amenity along Parramatta Road east of Taverners Hill Light Rail stop, including reducing the speed limit and traffic calming.	Council should explore options with TfNSW to increase pedestrian and business amenity along the corridor. This may include reducing the speed limit on Parramatta Road and introduce calming measures to improve amenity and vehicular access to businesses along Norton Street and Parramatta Road.	This will be pursued through the Implementation Plan set out in the <b>Appendix 10</b> – Parramatta Road Corridor Precinct-wide Traffic and Transport Study and its Implementation (Camperdown, Leichhardt, Taverners Hill and Kings Bay/Croydon precincts)
<b>Strategy 1.7: Establish a targeted planning response to support employment growth in key centres</b> <b>Action 1.7.3:</b> Prepare a place-based study to review	Review planning controls for the overall Leichhardt precinct in the context of studies undertaken (PRCUTS and Former Leichhardt Urban Design and Heritage studies, 2016) with the aim of delivering	The place-based Urban Design Studies ( <b>Appendix 2</b> ) undertaken by Architectus were used to inform the proposed planning controls for Leichhardt precinct.

EaRLS Action	EaRLS Study Recommendations	Response
<p>planning controls for the overall Leichhardt precinct in the context of studies undertaken for PRCUTS, with the aim of delivering positive urban design outcomes for the centre. Undertake a feasibility study that determines the tipping point that makes a mixed-use development viable.</p> <p><b>Action 1.7.6:</b> Review planning controls, including zoning along Norton Street north of Allen Street to enable evolution of the area into an office/professional service, mixed use precinct with improved development and urban design outcomes.</p>	<p>positive urban design outcomes for the centre.</p> <p>Undertake a feasibility study that determines the tipping point that makes a mixed-use development viable.</p> <p>Review built form outcomes resulting from development approvals along Norton Street and Parramatta Road to understand issues that need to be overcome when developing new LEP and DCP provisions for the Leichhardt precinct.</p> <p>Review the Leichhardt DCP precinct Parking Strategy in relation to Norton Street Core to identify options for reducing or eliminating off-street parking requirements and delivery arrangements for properties without secondary vehicular access.</p>	<p>As discussed above, non-residential requirements were investigated as part of the Economic Assessment (Appendix 4).</p> <p>Recent development approvals along Norton Street and Parramatta Road were reviewed as part of the SGS's Study.</p> <p>The Planning Proposal and supporting draft DCPs include provisions to reduce parking and minimise traffic generation and vehicular crossovers on Parramatta Road and Norton Street.</p> <p>This Planning Proposal seeks to implement the findings of these studies, satisfying the requirement of this action and demonstrating consistency with EaRLS. This follow-on work associated with urban design and feasibility testing has resulted in refinements of PRCUTS recommendations to deliver better outcomes through this Planning Proposal.</p>
<p><b>Action 2.21:</b> In the context of the capacity assessment identified in the Employment and Retail Lands supporting study, adopt the policy position to – use the outcomes of EaRLS to demonstrate that retention of industrial land within the Parramatta Road Corridor will deliver better outcomes than those recommended in the PRCUTS and PRCUTS Implementation Strategy (2016).</p>	<p>PRCUTS recommended planning controls which would result in loss of flexible and affordable employment floorspace are not supported. Consider adoption of the above alternate scenario with the goal of retaining industrial and high order business zones to encourage employment, lower-value retail and urban services over higher-value centre uses.</p>	<p>This Planning Proposal excludes existing industrial/employment lands in the Parramatta Road Corridor.</p> <p>At the time of preparation of this proposal, DPE was reviewing all employment zones which have now come into effect since April 2023. Future planning proposals in PRCUTS area will review these lands to address this principle.</p>



EaRLS Action	EaRLS Study Recommendations	Response
<p><b>Strategy 1.8:</b> Support a vibrant night-time economy.</p>	<p>Support the growth of the night-time economy of Norton Street by:</p> <ul style="list-style-type: none"> <li>- Reviewing planning controls to enable late night trading and encouraging the establishment of small bars, restaurants, and entertainment uses.</li> <li>- Encourage the growth of markets and street festivals that bring people into the area.</li> <li>- Actively marketing and promoting the centre as places to establish businesses.</li> </ul>	<p>Council is pursuing this through a separate planning proposal for 'Open and Creative Inner West'.</p>
<p><b>Action 3.1.7:</b> Develop an innovative, planning response for the Leichhardt and Camperdown Frame areas to support renewal of employment floor space and achieve positive urban design outcomes. Refer to Section 9.3.3.3 and 9.3.4.3 of the Study for detail. Carefully consider the impact of redevelopment on floor space affordability for businesses, especially in the creative and wedding services sectors.</p>	<p>Revisions to controls along the Leichhardt Frame Area precinct should carefully consider:</p> <ul style="list-style-type: none"> <li>- Built form requirements such as doorway widths, loading, parking and minimum floor to ceiling heights for ground floor tenancies following consultation with industry</li> <li>- The impact of redevelopment on rental affordability for business</li> <li>- The quantity and usability of the employment floorspace likely to result from future redevelopment.</li> </ul>	<p>Most of the Leichhardt Frame Area is excluded from this Planning Proposal and will become part of a future LEP amendment.</p>
<p><b>Taverners Hill precinct</b></p>		
<p>N/A</p>	<p>N/A</p>	<p>N/A - This Planning Proposal excludes the employment areas in Taverners Hill and only deals with Residential zones.</p>
<p><b>Kings Bay/ Croydon</b></p>		

EaRLS Action	EaRLS Study Recommendations	Response
<p><b>Action 3.1.6:</b> Undertake detailed precinct planning for Kings Bay/ Croydon and Taverners Hill to improve urban design outcomes and resolve site-specific/feasibility constraints to support redevelopment for employment uses.</p>	<p>Prior to any changes to planning controls, undertake coordinated and detailed precinct planning for Kings Bay/ Croydon to resolve site specific constraints which may limit uptake of higher floorspace controls.</p> <p>This may include:</p> <ul style="list-style-type: none"> <li>- Reviewing height and FSR controls, green edge setbacks and lot consolidation required for redevelopment</li> <li>- Engaging with landowners, Burwood Council and State agencies to arrange for side and rear access to reduce vehicle crossovers on Parramatta Road</li> <li>- Considering expansion of the E3 Productivity Support zone in consultation with affected landowners</li> <li>- Undertaking feasibility testing, to determine the viability of redevelopment for employment uses.</li> </ul>	<p>Coordinated and detailed precinct planning for Kings Bay/ Croydon was undertaken as part of the urban design studies in <b>Appendix 2</b>.</p> <p>Two opportunity sites to the east of the Kings Bay/ Croydon frame area that are suitable to provide residential uses due to their strategic location in proximity to the future Five Dock Metro station which is within 800m walking catchment.</p> <p>The Planning Proposal subsequently includes provisions to retain the E3 zone and provide ground floor uses on these two sites, with residential flat buildings as an additional permitted use on the upper levels.</p> <p>Specific recommendations for the E3 Productivity Support lands were also investigated as part of the Economic Assessment (Appendix 4) undertaken by SGS Economics and Planning.</p> <p>EaRLS Study recommendations regarding engagement with adjacent councils and landowners will be undertaken as part of the statutory LEP consultation process.</p>

Furthermore, Council commissioned an economic feasibility study. Key actions resulting from the study are discussed below.

### **Parramatta Road/ Norton Street Economic Testing**

SGS Economics and Planning and Savills were appointed by Inner West Council to analyse the financial feasibility of development along Parramatta Road/ Norton Street in Leichhardt

precinct and provide recommendations to incorporate minimum non-residential uses in future developments. The scope of this project included:

- i. An explanation of the existing market profile, supply and demand for land uses in the Leichhardt precinct and along Parramatta Road
- ii. Determining project internal rate of return (IRR) with base planning controls that currently apply as well as proposed planning controls
- iii. Determine whether increasing the FSR control along Parramatta Road can deliver a feasible IRR, and if so, what is the FSR tipping point to enable this
- iv. Determine the tipping point for financial feasibility in Leichhardt as the mix between residential and non-residential floorspace is changed
- v. Consider varying assumptions to the feasibility modelling such as parking, access, costs, sustainability requirements and the need to amalgamate sites
- vi. Provide best practice examples of planning mechanisms to encourage site amalgamation as part of mixed-use development, and recommend planning controls to encourage site amalgamation
- vii. Make recommendations on the design of mixed-use development and stratum titling to ensure floor space is suitable to accommodate non-residential uses that are in highest demand in Leichhardt

Savills undertook feasibility modelling with Estate Master using high level assumptions with the aim of informing strategic planning for Parramatta Road. SGS/Savills market analysis and feasibility methodology is detailed in the Appendix 4.

Table 24 – Key recommendations from the Parramatta Road/ Norton Street economic assessment study

Study recommendation	Study rationale	Planning consideration	Proposal
Active uses on the ground floor be required along the length of Norton Street.	<p>Non-residential FSRs between 0.6:1 and 0.7:1 are generally feasible in the Leichhardt precinct where total FSRs are proposed at 1.9:1 and 3:1, respectively.</p> <p>This was confirmed through modelling 'tipping point' analyses to determine development feasibility for a number of test sites throughout the Leichhardt precinct.</p> <p>Depending on the site size, a non-residential FSR range between 0.3:1 and 0.5:1 can be secured on the ground floor.</p>	Active street frontages are required as per the active frontages map at Appendix 1. These provisions are supported by proposed controls in the draft DCPs.	
Stratum subdivision to separate ground non-residential floor space from residential floor space.	Commercial tenants and owners do not want heavy involvement in strata committees, and disputes can arise from commercial	Supporting draft DCP provisions require stratum subdivision to separate ground non-residential floor	

Study recommendation	Study rationale	Planning Proposal consideration
	<p>and residential owners due to the variety of possible land uses. This can restrict the range of possible uses.</p> <p>Stratum subdivision can limit potential for disagreements. Separate strata committees are established for residential and non-residential portions of a building. Stratum subdivision is likely to be most appropriate where there are multiple employment generating premises within the same complex.</p>	<p>space from residential floor space.</p>
<p>Specific design controls limiting poor design outcomes on narrow and small sites.</p>	<p>Identify poor design outcomes on narrow or small sites and create design controls in the DCP to prevent these outcomes.</p> <p>These controls could be outcome based e.g., basement entrances should not dominate the street-front. Or specify quantified standards e.g., a maximum proportion of the street frontage can be occupied by a basement entrance.</p>	<p>These have been included in the accompanying draft DCP amendments.</p> <p>Additional local provisions are also proposed to ensure developments relying on incentives achieve an appropriate development pattern and high-quality built form in terms of bulk, massing, height, separation, setbacks, amenity and modulation.</p>
<p>Implement a sliding scale FSR to encourage site amalgamation.</p>	<p>For multi-storey apartment development, larger sites are more likely to result in better urban design outcomes. As it allows greater design flexibility and facilitates basement entrances that do not overwhelm a frontage.</p> <p>Implementing a sliding scale FSR that would allow larger FSRs on larger sites will incentivise site amalgamation, possibly</p>	<p>Site amalgamation is required by the Planning Proposal provisions and supporting draft DCP amendments.</p> <p>A sliding scale FSR was not selected as height and FSR incentives have been utilised to achieve several other positive design outcomes. Conflating these with a sliding scale provision tied to site width or size would be overly complicated.</p>

Study recommendation	Study rationale	Planning consideration	Proposal
	<p>leading to better design outcomes (especially if minimum onsite car parking is pursued for narrow sites).</p>		
<p>Service the Leichhardt precinct with mass transit.</p>	<p>Ashfield, Burwood and Strathfield are the larger Inner West office/commercial locations. They have a greater concentration of retail and services than Leichhardt and so remain more competitive as a business location.</p> <p>With mass transit Leichhardt would have a clear advantage as a location for population serving businesses over other nearby areas.</p> <p>Transit would need to be significant enough to enough to increase competitiveness against other nearby centres with heavy rail.</p>	<p>Gateway determination condition 1(q) required the Planning Proposal to delete the two proposed transport infrastructure provisions in relation to NSW Government commitment to introduce an on-street rapid system and future transport infrastructure.</p>	
<p>Lower car parking requirements and encourage decoupled car parking.</p>	<p>Leichhardt DCP 2013 currently requires one space per one bedroom unit, two per two and above bedroom units.</p> <p>Narrow sites make basement car parks difficult. Facilitating development without basement car parking is critical for multi-storey residential apartment development to occur on Norton Street and Parramatta Road.</p> <p>Lowering the DCP requirements for narrow sites and providing long term</p>	<p>Car parking requirements are proposed at a maximum rate and below the current minimum rate required under the Leichhardt DCP 2013.</p> <p>This will permit narrow and smaller sites where basement parking is not feasible to not provide car parking.</p> <p>Further details are provided under the car parking provisions above in section 2.9.</p>	

Study recommendation	Study rationale	Planning consideration
	car parking in nearby facilities will address this.	
<p>Facilitate through site links by:</p> <ul style="list-style-type: none"> <li>• Allowing additional height and floor space when TSLs are provided on site</li> <li>• Design controls in the DCP</li> </ul>	<p>Providing an open to the sky through site link across private land heavily impacts on the feasibility of development.</p> <p>To maintain feasibility and incentivise through site links where desired, additional HOB and FSR allowances should be allocated to sites through an additional local provision in the LEP when through site links are provided.</p> <p>Design controls should also be contained within the DCP to ensure the links are designed in a manner that is satisfactory to Council and provides a high-quality urban design outcome.</p>	<p>The Planning Proposal requires a through-site link between Balmain Road and Norton Street through the Norton Plaza Opportunity site. Supporting draft DCP also requires the below desired through-site links:</p> <ul style="list-style-type: none"> <li>- East-West link along Dot Lane and its extension from Balmain Road to Norton Street (to the south of Italian forum)</li> <li>- East-West link as extension of McDonald Street between Balmain Road and Norton Street (to the south of Leichhardt Public School)</li> </ul> <p>FSR and HOB incentives are proposed to facilitate this link in line with the urban design study recommendations.</p> <p>Further details are provided under Opportunity sites in section 2.11 of this Planning Proposal.</p> <p>Design controls for the proposed through-site link are provided in the supporting DCP.</p>

Economic assessment was not required for Taverners Hill as this Planning Proposal only deals with residential zoned land in Taverners Hill precinct.

Council also got expert economic advice from SGS (Appendix 4) for the two Opportunity sites in Kings Bay/ Croydon/ Croydon precinct where residential uses are being introduced to the existing E3 Productivity Support zoned sites. This report considered the impacts of adding residential uses on these sites and provided design guidance to manage urban hazards. These recommendations are discussed in the below table.

Table 25 – Key recommendations from Kings Bay/ Croydon/ Croydon Opportunity Sites report

Study recommendation	Study rationale	Council response
<b><i>Kings Bay/ Croydon/ Croydon Opportunity Sites</i></b>		
<p>Non-residential FSR of 1:1 be required for opportunity sites, with the remaining 1.4:1 FSR being residential.</p>	<p>Requiring 1:1 of the FSR be for non-residential uses is generally considered to be feasible. This would deliver a notable increase in the employment capacity of the sites.</p> <p>Currently there is excess capacity across business and enterprise sites, however it remains largely unfeasible for redevelopment to generate additional employment floorspace.</p> <p>The inclusion of mixed-use zoning with residential above will trigger redevelopment, leading to an increase in employment floorspace.</p>	<p>Retaining employment floorspace on the ground floor is included in this Planning Proposal. This is in response to SGS's advice that there is excess capacity across business and enterprise sites. Retaining employment opportunities on the whole of the ground floor would ensure sufficient employment capacity into the future.</p> <p>Setting a FSR minimum for non-residential floorspace is not proposed.</p>
<p>Urban hazards from Parramatta Road on residential development are minimised.</p>	<p>Parramatta Road has low amenity for residential apartments due to high levels of noise and pollution.</p> <p>It's recommended that separation from Parramatta Road is the most appropriate way to mitigate this problem.</p> <p>This could either be achieved through horizontal separation (setting back) of residential floorspace or vertical separation. Double height ground floor spaces could achieve this.</p>	<p>Urban hazards including noise and pollution will be dealt through the proposed controls in this Planning Proposal and supporting DCP, as well as the requirements under the SEPP (Transport and Infrastructure) 2021.</p>
<p>Ensure ground floor employment space are flexible, have double height ceilings, are suitable for a range of uses, have large</p>	<p>Such provisions are required to facilitate showroom or light urban services uses. Small loading docks would likely be required, with</p>	<p>Supporting draft DCP controls are proposed to ensure that this recommendation is achieved.</p>

floorplates and adequate vehicle access.	vehicle access provided from a lane or side street off Parramatta Road.	
Design requirements for through-site links.	<p>Public benefits should be secured to make surrounding public domain compatible with the scale of development.</p> <p>Provision of through site links are generally considered to be feasible.</p>	<p>Requirements for desired through-site links are proposed in the draft DCP controls such as:</p> <ul style="list-style-type: none"> <li>- North-South link between Parramatta Road and Dalmar Street as an extension of Hammond Avenue</li> <li>- North – South link between Parramatta Road and Dalmar Street as extension of Burn Street.</li> </ul> <p>These links are required to increase permeability of the precinct and break down large blocks which currently have no mid-block crossings.</p>

## 9. Going Places: Integrated Transport Strategy

Inner West Council's Integrated Transport Strategy (ITS), *Our Place Inner West Going Places*, was adopted in March 2020. It builds on the plans, studies and projects of the three former Councils (Leichhardt, Ashfield and Marrickville), NSW Government land use plans and transport strategies and Council's CSP to identify transport needs, opportunities and projects for the future.

ITS outlines seven principles which aim to address the transport challenges facing the Inner West as it moves towards a transport future focussed on active and sustainable modes of transport.

- *Principle 1:* Plan land use to support active and sustainable transport for reduced travel times and distances.
- *Principle 2:* Improve safety, personal security, and provide equitable access for full community participation.
- *Principle 3:* Prioritise people in centres and main streets and revitalise key roads.
- *Principle 4:* Commit to active transport infrastructure, services and programs.
- *Principle 5:* Encourage shift to public transport and shared transport from private vehicles by providing attractive alternatives and reduce the impact of congestion and parking.
- *Principle 6:* Manage a freight and goods delivery network to enhance efficiency and Inner West liveability.
- *Principle 7:* Harness technology to improve information, safety, travel choices and environmental outcomes.

This Planning Proposal responds to the ITS and seeks to implement a number of key actions including:



- Revise the planning instruments to require major new developments to provide through-site links for public access on foot and bicycle.
- Review parking requirements in areas within close proximity to high frequency public transport.
- Develop a Section 7.11/7.12 Development Contributions Plan to support more active transport links.
- Ensure minimum bicycle parking requirements are contained within the consolidated DCP for residential and employment uses.
- Inclusion of controls to require 'end of trip' facilities in commercial and industrial developments of a certain size in the supporting DCP.
- Investigate opportunities to encourage and provide de-coupled parking to support new developments.
- Require major new developments to include electric vehicle charging facilities.

## 10. Council's Affordable Housing Policy

A revised Affordable Housing Policy was adopted by Council on 10 May 2022. This policy sets out requirements for Affordable housing in the Inner West. It outlines that *'planning proposals and development applications that fall within precincts identified by an AHCS must deliver affordable housing in accordance with the affordable housing contribution rate prescribed by that AHCS / Inner West Local Environmental Plan.'*

*The feasibility of imposing affordable housing contributions must be investigated in all planning proposals and rezoning requests that are located in areas not covered by an existing AHCS. Where feasibility can be demonstrated, an AHCS must form part of any planning proposal submission. The scheme must be prepared in accordance with the NSW Government's Guideline for Developing an Affordable Housing Contribution Scheme.'*

This Planning Proposal seeks to introduce an AHCS in the Leichhardt precinct and is supported by feasibility analysis using DPE's viability tool (Refer to **Appendix 8**). This tool demonstrates that a contribution of 2.2% is viable for affordable housing contributions in Leichhardt precinct and can be provided as per below:

- on-site: 2% of the residential strata area of the development must be provided as an affordable housing contribution
- monetary: 2% of the residential strata area of the development must be provided as an affordable housing contribution
- combined: 2% of the residential strata area of the development must be provided as an affordable housing contribution.

A development may provide affordable housing on-site, in another location within the Inner West Council LGA, or pay an equivalent monetary contribution to allow housing units to be built or purchased elsewhere in the Inner West LGA. Council prefers that contributions are provided in the form of dwellings within the development to which the contribution applies.

This tool when tested for sites in Taverners Hill and Kings Bay/ Croydon precinct indicated that it would not be financially viable to impose affordable housing contributions in these Precincts.

**Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?**

### Future Transport Strategy 2056

Transport for NSW's Future Transport Strategy 2056 provides strategic directions for future planning, investment, delivery and operations.

This Planning Proposal complements the strategic directions relating to improved connectivity, accessibility, reduced environmental impact and supporting growth through smarter planning. Below specific priorities of the Strategic Direction *P1 Supporting growth through smarter planning* will be implemented through this Planning Proposal:

- Support growth around public transport
- Ensure public transport is available on day one
- Improve parking provision and management

There are no specific actions in the Future Transport Strategy 2056 relating to Parramatta Road. There is some reference of rapid bus network as Non-operational infrastructure and services including committed, funded and visionary projects.

This Planning Proposal fully supports and implements PRCUTS vision of a revitalised Parramatta Road Corridor, which is dependent on the provision of improved public transport (on-street rapid transit system) and reduced reliance on private cars.

### **Public Open Space Strategy for NSW**

NSW Government's Public Open Space Strategy 2022 provides a framework for implementing policies across Government and contribute to a more joined-up approach to public open space planning and delivery.

The Planning Proposal seeks to create new public open spaces in the Leichhardt precinct:

- 2 Hay Street Leichhardt – existing car park which is recommended to be rezoned to RE1 Recreational Open Space.
- Norton Plaza – new civic open space/ plaza fronting Norton Street proposed as part of redevelopment of the opportunity site.

The Planning Proposal also includes provisions to create new through-site links which will enhance access to public spaces. These measures would contribute towards achieving the objectives in the NSW Government's Public Open Space Strategy.

Further, Council's Recreation Needs Study has identified gaps in the existing open space and recreational infrastructure and any opportunities for improvements. This study informed the development of Council's Local Infrastructure Contributions Plan that came into effect on 20 February 2023 and will fund the recreational infrastructure in the area.

### **Net Zero Plan**

NSW Government's Net Zero Plan Stage 1: 2020-2030 is the foundation for NSW's action on climate change and goal to reach net zero emissions by 2050. It outlines the NSW Government's approach to protect our future by growing the economy, creating jobs and reducing emissions over the next decade. The plan aims to strengthen the prosperity and quality of life of the people of NSW, while helping to achieve the State's objective to deliver a 70% cut in emissions by 2035 compared to 2005 levels.

The plan supports a range of initiatives targeting energy, electric vehicles, hydrogen, primary industries, technology, built environment, carbon financing and organic waste.

Council is committed to becoming an ecologically sustainable Inner West. Council's Community Strategic Plan 2022 includes a strategic direction that commits to becoming zero emissions, climate adapted and resilient Inner West by 2036. This aspiration aligns with the priorities of the NSW Government's Net Zero Plan Stage 1: 2020-2030.

This Planning Proposal seeks to support net zero targets by setting increased energy and water performance targets for developments that seek to utilise the FSR and HOB incentives. The increased energy and water performance standards will contribute towards emission reduction of new and refurbished buildings in the Parramatta Road Corridor, as a pathway to net zero.

These provisions have been informed by the Sustainability Study provided at **Appendix 9** which included a comprehensive review of sustainability provisions recommended in best practice planning policies, demonstrating consistency with the Net Zero Plan.

Council is also investigating options to incorporate the requirement for new developments to commit to the procurement of renewable energy over the duration of the building's lifespan to ensure buildings continue to reduce their energy consumption and achieve net zero energy use. Further Council's draft DCP includes supporting controls to achieve these increased targets and also sets requirements for electric charging infrastructure.

### State Environmental Planning Policies

#### Q6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The consolidated SEPPs, which combine the former SEPPs into 11 SEPPs, commenced on 1 March 2022.

Consistency with the applicable SEPPs is discussed in the table below.

Table 26 – Consistency with applicable SEPPs

SEPP	Comment
Housing	<p><b>Former SEPP (Affordable Rental Housing) 2009, SEPP (Housing for Seniors and People with a Disability) 2004 SEPP Affordable Housing (Revised Schemes) - No 70.</b></p> <p>Consistent.</p> <p>This Planning Proposal does not contain provisions that contradict or hinder the application of this SEPP.</p> <p>A draft Affordable Housing Contributions Scheme (Appendix 8) is proposed for Leichhardt precinct as included in this Planning Proposal.</p>
Transport Infrastructure and	<p><b>Former SEPP (Infrastructure) 2007 and SEPP (Educational Establishments and Childcare Facilities) 2017</b></p> <p>Consistent</p> <p>This Planning Proposal does not contain provisions that contradict or hinder the application of this SEPP.</p>
Primary Production	N/A

SEPP	Comment
Biodiversity Conservation and	<p><b>Former SEPP Bushland in Urban Areas - No. 19</b></p> <p>Consistent.</p> <p>This Planning Proposal does not contain provisions that contradict or hinder the application of this SEPP.</p> <p><b>Former Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</b></p> <p>Consistent.</p> <p>The area is within the Sydney Harbour Catchment. This planning proposal does not contain provisions that contradict the requirements of this SEPP. Should the proposed IWLEP amendment proceed, future development must continue to comply with the requirements of this SEPP.</p> <p><b>Former SEPP (Vegetation in Non-Rural Areas) 2017</b></p> <p>Consistent.</p> <p>This Planning Proposal does not contain provisions that contradict or hinder the application of this SEPP</p>
Resilience and Hazards	<p><b>Former SEPP (Coastal Management) 2018</b></p> <p>Consistent</p> <p>This Planning Proposal does not contain provisions that contradict or hinder the application of this SEPP.</p> <p><b>Former SEPP Remediation of Land – No. 55</b></p> <p>Consistent.</p> <p>This Planning Proposal does not contain provisions that contradict or hinder the application of this SEPP.</p> <p>The Planning Proposal seeks to introduce new uses to a few sites which have some level of contamination. To address this, Council commissioned Preliminary Site Investigations (<b>Appendix 6</b>) which conclude that these sites can be made suitable for the proposed uses subject to appropriate site-by-site contamination management and/or remediation at the development application stage.</p> <p>The application of SEPP 55 at the DA stage will ensure that the sites are remediated before the land is used for the proposed purposes.</p> <p><b>Former SEPP Hazardous and Offensive Development – No. 33</b></p> <p>Consistent</p> <p>This Planning Proposal does not contain provisions that contradict or hinder the application of this SEPP.</p>

SEPP	Comment
<p>Building Sustainability Index: BASIX 2004 – No. 64/ Sustainable Buildings SEPP 2022</p>	<p>Consistent.</p> <p>DPE have introduced the Sustainable Buildings SEPP 2022 which commenced on 1 October 2023 and repealed the Building Sustainability Index: BASIX SEPP 2004.</p> <p>Both BASIX SEPP 2004 and Sustainable Buildings SEPP 2022 allow for increased sustainability targets beyond the standard SEPP requirements through an incentives FSR/HOB mechanism.</p> <p>This Planning Proposal provides FSR and height incentives to encourage new developments to meet, or where relevant, exceed the PRCUTS Sustainability and Resilience Requirements. Refer to <b>Appendix 9</b> for further justification.</p> <p>Compliance with the Sustainable Buildings SEPP 2022 is to be demonstrated at the development application stage.</p>
<p>Design Quality of Residential Apartment Development – No. 65</p>	<p>Consistent.</p> <p>This Planning Proposal does not contain provisions that contradict or hinder the application of this SEPP. Compliance with the SEPP 65 is to be demonstrated at the development application stage.</p> <p>Design quality principles of SEPP 65 and the supplementary Apartment Design Guidelines (ADG) were considered as part of PRCUTS and supporting documents, <i>Planning and Design Guidelines</i> and <i>Fine Grain Study</i>.</p> <p>The proposed height and FSR controls and additional local provisions have been informed by these documents, and the <b>Appendix 2 - Urban Design Studies</b>, commissioned by Council which tested the PRCUTS recommendations for areas within the Leichhardt, Taverners Hill and Kings Bay/ Croydon precincts.</p> <p>The proposed height and FSR controls and additional local provisions have been informed by these documents, and the <b>Appendix 2 - Urban Design Studies</b>, commissioned by Council which tested the PRCUTS recommendations for areas within the Leichhardt, Taverners Hill and Kings Bay/ Croydon precincts.</p> <p>The testing included consideration of ADG requirements and SEPP 65 principles. This included overshadowing testing that demonstrated adequate solar access is achievable for future public/ private domain and public open spaces with respect to the anticipated built form.</p> <p>The supporting DCP provisions will also guide new development by implementing associated design controls which will ensure that desired urban design and community outcomes are realised in the Corridor.</p> <p>Further, this Planning Proposal and draft DCPs were referred to Council's Architectural Excellence and Design Review Panel (AEDRP) on 5 April 2022 in accordance with the requirements of Clause 15(1)(a) of the Environmental Planning and Assessment Regulation, 2021 (EPA Regulations). AEDRP are required to</p>

SEPP	Comment
	<p>consider the draft DCPs with respect to the matters specified in Parts 1 and 2 of the Apartment Design Guide.</p> <p>AEDRP's initial feedback has led to refinements of the draft DCPs. The revised draft DCPs will be exhibited with the Planning Proposal for community feedback.</p>
Industry and Employment	<p><b>Former SEPP Advertising and Signage – No. 64</b></p> <p>Consistent</p> <p>This Planning Proposal does not contain provisions that contradict or hinder the application of this SEPP.</p>
Resources and Energy	N/A
Planning Systems	<p><b>Former SEPP (Concurrences and Consents) 2018 and SEPP (State and Regional Development) 2011</b></p> <p>Consistent.</p> <p>This Planning Proposal does not contain provisions that contradict or hinder the application of this SEPP.</p>
Exempt and Complying Development Codes	<p>Consistent.</p> <p>This Planning Proposal does not contain provisions that contradict or hinder the application of this SEPP.</p>
Precincts - Eastern Harbour City	N/A

## 11. Local Planning Directions

### Q7. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions) or key government priority?

The Planning Proposal seeks to deliver on the key government priority relating to boosting housing supply and providing affordable housing in NSW. It will assist government in unlocking housing supply to meet the housing shortfall in short to medium term.

The Planning Proposal area has been identified to address the Department of Planning and Environment's (DPE) requirement that a short to medium term shortfall of up to 1600 dwellings in the Inner West be met. Further, Council has received a letter from DPE to urgently progress their work towards finalising the Parramatta Road Planning Proposal by the end of March 2024 to help unlock much needed housing opportunities as soon as possible.

The letter states that: *'This is the Inner West Council's only substantive planning proposal that unlocks significant housing supply. This is important given Council is not projected to 'meet its housing target of 5,000 dwellings between 2021 and 2026.*

*Governments at all levels have a shared responsibility to address the housing crisis and meet the goals of the National Housing Accord. That shared responsibility also requires a strong*

*sense of urgency. This proposal offers the opportunity to deliver up to 1,700 dwellings and is an important first step for Council to unlock more housing supply.'*

Consistency with the applicable Local Planning Directions is discussed in the table below:

Table 27 – Consistency with applicable Local Planning Directions

Direction	Consistency/Comment
<b>Focus Area 1: Planning Systems</b>	
1.1 Implementation of Regional Plans	<p>Consistent</p> <p>As detailed previously, this Planning Proposal is consistent with the vision, land use strategy, goals, directions and actions of Greater Sydney Region Plan – A Metropolis of Three Cities and the Eastern City District Plan.</p> <p>The Planning Proposal is to facilitate the implementation of the PRCUTS, which is approved by the Secretary of the DPE.</p>
1.3 Approval and Referral Requirements	<p>Consistent</p> <p>This Direction requires planning proposals to ensure LEP provisions encourage efficient and appropriate assessment of development.</p> <p>This Planning Proposal is consistent with this Direction. It does not seek to change existing requirements for concurrence, consultation or referral provisions and does not identify any developments as designated development.</p> <p>Standard consultation with public authorities such as DPE, TfNSW, NSW Health, Sydney Water, Sydney Airport etc. is required as part of the Gateway process. Any provisions for future concurrence or consultation with public authorities regarding the State infrastructure needs will be agreed with the appropriate Minister or public authority prior to undertaking community consultation in satisfaction of Schedule 1 of the EP&amp;A Act as required by 1(b) of the Direction.</p> <p>The Planning Proposal will require approval from DPE prior to any development consent being granted as it includes provisions to enter into satisfactory agreement with DPE with respect to regional infrastructure contributions. This is consistent with the Local Planning Direction 1.5 regarding implementation of the PRCUTS as discussed below.</p>
1.4 Site Specific Provisions	<p>Consistent</p> <p>The Planning Proposal does not seek to apply unnecessarily restrictive site-specific planning controls.</p> <p>The Planning Proposal provides optional FSR and HOB incentives above the existing LEP controls to encourage additional development through site-specific provisions which require addressing planning issues associated with the proposed amendments. This approach is necessary to ensure that development in the corridor occurs in line with the vision of PRCUTS.</p>

Direction	Consistency/Comment
	<p>Any design outcomes included in the Planning Proposal or associated draft DCP amendments are to give effect to the PRCUTS planning and design guidelines or in certain instances, deliver even better outcomes, where supported by detailed site-testing. These requirements are not enforceable unless the development seeks to achieve additional uplift through the incentives mechanism, above the LEP base standards, in which case it should demonstrate at the DA stage that it has sufficient site-specific merit prior to any development consent being granted.</p> <p>The Planning Proposal is to facilitate the implementation of the PRCUTS, which is approved by the Secretary of the DPE.</p>
<b>Focus Area 1: Planning Systems – Place-based</b>	
1.5 Parramatta Road Corridor Urban Transformation Strategy	This is the most relevant Local Planning Direction as the Planning Proposal has been prepared to implement this Direction. Consistency with each objective is discussed in detail below.
<i>The objectives of this Direction are to:</i>	
<p>(a) <i>facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta Road Corridor Urban Transformation Strategy (November 2016) and the Parramatta Road Corridor Implementation ToolKit</i></p>	<p>The Planning Proposal will facilitate development which is largely consistent with the vision of Parramatta Road Corridor Urban Transformation Strategy (November 2016). This Planning Proposal and its <b>Appendix 11</b> provide a detailed consistency check against the Strategy and supporting Implementation Toolkit documents including Planning and Design Guidelines and Implementation Plan 2016-2023 and Implementation Plan 2021.</p> <p>Variations are sought to the Strategy including its land-use, density and height recommendations in response to more recent Government policy and Council's recent evidence-based work to deliver precinct-wide urban design outcomes and community benefits.</p> <p>PRCUTS Stage 1 release areas have been investigated and refined to support the principle of land use and transport integration which is at the heart of this Strategy's vision and objectives.</p>
<p>(b) <i>provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community, and</i></p>	<p>The Planning Proposal would provide 1516 new dwellings and 1944 new jobs. It also seeks to mandate the provision of affordable housing in Leichhardt precinct.</p>
<p>(c) <i>guide the incremental transformation of the Parramatta Road Corridor in line with the delivery of necessary infrastructure.</i></p>	<p>The Strategy is underpinned by the objectives of aligning growth with the delivery of infrastructure. The Planning Proposal area is strategically selected as it is in close proximity of existing public transport stops which are well-served.</p> <p>The Planning Proposal includes provisions for developments to access additional development capacity by making adequate State/ Regional infrastructure contributions.</p>



	<p>The timely delivery of infrastructure with growth will also be addressed through collection of local infrastructure contributions via the Inner West Local Infrastructure Contributions Plan 2023. This Plan was adopted by Council February 2023 and has considered the level of local infrastructure required to support growth in Parramatta Road Corridor.</p> <p>The supporting precinct-wide traffic and transport study puts a strong case forward regarding provision of on-street rapid transit along Parramatta Road to service the future growth. Council will continue to advocate for NSW Government to provide adequate state infrastructure through collection of Housing and Productivity contributions. Given the level of infrastructure funding gap in this corridor, Council will continue to advocate that any Housing and Productivity contributions collected from this area be also reinvested into the area for provision of state infrastructure including:</p> <ul style="list-style-type: none"> <li>a) State and regional roads,</li> <li>b) bus interchanges and bus lanes,</li> <li>c) land required for regional open space,</li> <li>d) social infrastructure and facilities (such as schools, hospitals, emergency services and justice purposes),</li> <li>e) light rail infrastructure.</li> </ul>
<p><i>(1) A planning proposal that applies to land within the Parramatta Road Corridor must:</i></p>	
<p><i>(a) give effect to the objectives of this Direction</i></p>	<p>As above.</p>
<p><i>(b) be consistent with the Strategic Actions within the Parramatta Road Corridor Urban Transformation Strategy (November 2016),</i></p>	<p>The Planning Proposal is fully consistent with the PRCUTS Strategic Actions as discussed in this Planning Proposal and its <b>Appendix 11</b>.</p>
<p><i>(c) be consistent with the Parramatta Road Corridor Planning and Design Guidelines (November, 2016) and particularly the requirements set out in Section 3 Corridor-wide Guidelines and the relevant precinct Guidelines,</i></p>	<p>The Planning Proposal is largely consistent with the Parramatta Road Corridor Planning and Design Guidelines as detailed in <b>Appendix 11</b>. Any variations sought to PRCUTS design recommendations are to deliver better urban design and place-based outcomes, aligned with the above Strategic Actions.</p>
<p><i>(d) be consistent with the staging and other identified thresholds for land use change identified in the Parramatta Road</i></p>	<p>The Planning Proposal is inconsistent with the staging identified in the Parramatta Road Corridor Implementation Plan 2016-2023. This is primarily to align growth with the delivery of infrastructure. This is justified by the study at <b>Appendix 11</b>.</p>

<p><i>Corridor Implementation Plan 2016 – 2023 (November 2016), and the Parramatta Road Corridor Urban Transformation Implementation Update 2021, as applicable</i></p>	<p>Notwithstanding, the Planning Proposal is consistent with the PRCUTS Implementation Update 2021, which outlines 6 new and amended implementation actions for consideration.</p> <ol style="list-style-type: none"> <li>1. Timing of release</li> <li>2. Public Transport</li> <li>3. Active Transport</li> <li>4. Road Improvements and upgrades</li> <li>5. Funding Framework or satisfactory arrangements</li> <li>6. Open Space</li> </ol> <p>The discussion within the Planning Proposal outlines consistency with the new and amended implementation actions.</p> <p>The Parramatta Road Corridor Implementation Update 2021 is a new addition to the PRCUTS suite, outlining updated implementation actions to suit the contemporary planning and policy context. Rather than updating the Implementation Plan 2016-2023, this document supplements it with additional actions. If there is conflict between the Implementation Plan 2016-2023 and the Implementation Update 2021, the latter applies.</p> <p>As stated above, the variation sought to the Implementation Plan regarding staging of release areas is to align with the provision of infrastructure and ensure the delivery of sound and measured outcomes.</p>
<p><i>(e) contain a requirement that development is not permitted until land is adequately serviced (or arrangements satisfactory to the relevant planning authority, or other appropriate authority, have been made to service it) consistent with the Parramatta Road Corridor Implementation Plan 2016 – 2023 (November, 2016),</i></p>	<p>The Planning Proposal requires that satisfactory arrangements be made for the provision of State public infrastructure before a consent is granted for development in these precincts.</p>
<p><i>(f) be consistent with the relevant District Plan.</i></p>	<p>The Planning Proposal is fully consistent with the Eastern City District Plan as discussed under Section B.</p>
<p><i>A planning proposal may be inconsistent with the terms of this Direction only if the relevant planning authority can satisfy the Secretary of the DPE (or an officer of the Department nominated by the Secretary) that the planning proposal is:</i></p>	
<p><i>(a) consistent with the Out of Sequence Checklist in the Parramatta Road</i></p>	<p>N/A - The Proposal does not rely on the Out of Sequence Checklist for its justification.</p>

Corridor  
Implementation Plan  
2016 – 2023  
(November 2016), or

(b) justified by a study (prepared in support of the planning proposal) that clearly demonstrates better outcomes are delivered than identified in the Parramatta Road Corridor Urban Transformation Strategy (November, 2016) and Parramatta Road Corridor Implementation Plan 2016-2023 (November, 2016) having regard to the vision and objectives, or

The Planning Proposal is justified by the Justification Study at **Appendix 11** which brings together relevant Government policies and supporting technical documents to demonstrate that better outcomes will be delivered than those identified in the Strategy and its Implementation Plan having regard to the vision and objectives.

The variations to PRCUTS are necessary as the Strategy:

- is out-of-date having been adopted in 2016 and any associated background studies to inform its preparation been completed between 2014-2016.
- is high-level considering it spans 20km from Camperdown to Granville and lacks local place-based assessment.
- has numerous discrepancies including significant underestimation of proposed number of dwellings and over-estimation of the number of jobs – this has been confirmed through the work completed by DPE and Council for Parramatta Road Corridor precinct-wide Traffic and Transport Study.

Thus, refinements are necessary to achieve PRCUTS’ original vision and objectives. **Appendix 11** provides detailed justification to fully satisfy the requirement of this Direction.

(c) of minor significance.

It is noted that the Planning Proposal’s inconsistency is not of minor insignificance and is therefore aimed to satisfy (b) above.

**Focus Area 2: Design and Place – Not in effect.**

**Focus Area 3: Biodiversity and Conservation**

3.1 Conservation Zones

Consistent

This Direction requires that the environmental protection standards applying to the land not be reduced.

Land on the southern side of Parramatta Road from Hawthorne Canal to Palace Street is identified as “Biodiversity” on the IWLEP 2022 Natural Resource - Biodiversity Map. The Planning Proposal provisions do not change the protection for this area. It also does not alter the requirements to be considered in the assessment of a development application on land identified on the Biodiversity Map.

3.2 Heritage Conservation

Consistent

The Planning Proposal has been informed by the following studies prepared by heritage experts in accordance with the NSW Heritage Office Guidelines:

- a) Heritage Assessment Study including Heritage Inventory Sheets prepared by Hector Abraham Architects for Inner

	<p>West Council in 2021 and supplementary report by GML Heritage (Appendix 3).</p> <p>b) Parramatta Road Corridor Urban Transformation Corridor Strategy Fine Grain Study and its identification of potential heritage items.</p> <p>c) Parramatta Road/Norton Street Heritage Study completed by NBRS Architecture for Leichhardt Council in 2016.</p> <p>Amendments relating to heritage include listing 24 additional properties of heritage significance and 1 Archaeological Site, extending the Excelsior HCA to include 20-24 Norton Street, Leichhardt and creating a new HCA consisting of 9 properties for a set of workers cottages on Barker Street, Lewisham.</p>
<p>3.7 Public Bushland</p>	<p>Consistent</p> <p>Land to the south of Parramatta Road, between the Hawthorne Canal and Palace St, is identified as “Biodiversity” in the IWLEP 2022. The changes proposed by the Planning Proposal are unlikely to result in adverse effects on critical habitat for threatened species and ecological communities.</p> <p>The Planning proposal is therefore consistent with the objectives of this direction as it will not alter the extent of the biodiversity mapping.</p>
<p>3.10 Water Catchment Protection Area</p>	<p>Consistent.</p> <p>The Planning Proposal area is located within the Sydney Harbour Catchment area pursuant to the Biodiversity and Conservation SEPP 2021.</p> <p>However, the implementation area is not directly within or adjacent to the regulated catchment natural water body. Further, the implementation area is not in an identified wetland protection area or foreshore and waterway area.</p> <p>A Flood Impact Risk Assessment provided at <b>Appendix 5</b> was undertaken to ensure that the proposed planning controls do not adversely impact the flood behaviour within the implementation area and the relevant catchment area. This outcome is consistent with the objectives of this direction.</p> <p>The proposed controls are therefore unlikely to have an adverse direct, indirect, or cumulative impact on water quality and flows of natural water bodies and the environment more generally.</p> <p>Site-specific development impacts will be assessed in accordance with the Biodiversity and Conservation SEPP 2021 at the development application stage.</p>

## Focus Area 4: Resilience and Hazards

### 4.1 Flooding

The planning proposal incorporates provisions that align with the mentioned requirements, including the:

- NSW Flood Prone Land Policy;
- Floodplain Development Manual 2005 and 2023;
- Considering flooding in land use planning guideline 2021; and
- any adopted flood study and/or floodplain risk management plan approved by the relevant council.

The Planning Proposal proposes to rezone land located within the flood planning area that has already been developed, however, modelling has been undertaken to ensure that the change in development will not have significant flood impacts to other properties or result in an increased hazard to the existing and proposed developments. As such, the planning proposal does not include provisions that allows for an increase in development in floodway areas, development causing significant flood impacts to other properties, residential accommodation in high hazard areas, significant increase in development or dwelling density, development in areas where effective evacuation is not possible, development without consent (excluding exempt development or agriculture), provisions leading to a significantly increased requirement for government spending on emergency management services and flood mitigation, or hazardous industries or storage establishments that cannot effectively contain hazardous materials during a flood event.

As such, the Planning Proposal does not include provisions that allows for an increase in development in floodway areas, development causing significant flood impacts to other properties, development where effective evacuation is not possible, or result in a significantly increased requirement for government spending on emergency management services and flood mitigation.

Council's existing DCP flood controls, which will continue to apply for this Planning Proposal area, require vulnerable developments like childcare, boarding houses, group homes, care facilities and seniors housing to account for the Probable Maximum Flood (PMF) event when determining appropriate flood levels and evacuation routes.

This Planning Proposal is inconsistent with the direction but meets the requirements of consistency clause (c) because whilst there is minor afflux occurring within road reserves due to the Planning Proposal, it is supported by a flood impact risk assessment (FIRA) (**Appendix 5**) accepted by the relevant planning authority. This FIRA is prepared in accordance with the principles of both the Floodplain Development Manual 2005 and 2023 and satisfies the requirements set by the relevant planning authority. Refer to **Appendix 5** for detailed information.

### 4.4 Remediation of Contaminated Land

Consistent

The Planning Proposal seeks to introduce new uses to the below few sites which have been identified to have some level of contamination. To address this, Council commissioned Preliminary Site Investigations (**Appendix 6**) which conclude that these sites can be made suitable for the proposed uses subject to appropriate site-by-site contamination management and/or remediation at the development application stage.

The application of SEPP Resilience and Hazards 2021 (formerly SEPP 55) at the DA stage will ensure that the sites are remediated before the land is used for the proposed purposes.

The following sites which are likely to have some level of contamination:

**Leichhardt precinct:**

- 2-18 Crystal Street, Petersham

This site is currently zoned E1 Local Centre and occupied by a service station, vehicle sales or hire premises and vehicle repair workshops. The site is proposed to be rezoned to R3 Medium Density Residential with residential flat building as an additional permitted use. No other new sensitive uses are being introduced as a result of the proposed rezoning of this site from E1 Local Centre to R3 Residential Zoning. A number of sensitive uses such as centre-based childcare facilities, community facilities and education facilities are already permitted under the current E1 Local Centre Zoning.

**Kings Bay/ Croydon precinct:**

- 590 Parramatta Road, Croydon
- 596-598 Parramatta Road, Croydon
- 600 Parramatta Road, Croydon
- 604-610 Parramatta Road, Croydon
- 612-614 Parramatta Road, Croydon
- 616-618 Parramatta Road, Croydon
- 620-624 Parramatta Road, Croydon
- 210 Croydon Road, Croydon

These sites are currently zoned E3 Productivity Support and occupied by industrial/commercial uses, service stations, vehicle sales or hire premises, vehicle repair workshops, fast food outlets, among other uses. These properties are identified as Opportunity Sites in the Planning Proposal and residential flat buildings will be permissible as an APU above ground floor commercial uses. No other new sensitive uses are being introduced other than what are already permitted under the current zoning E3 Productivity Support.

In accordance with the Local Planning Directions 4.4 (2), Council has undertaken Preliminary Site Investigations (**Appendix 6**) including desktop analysis of all the above-mentioned properties where sensitive or potentially sensitive uses may occur. These investigations conclude that the sites can be made suitable for the proposed uses subject to appropriate site-by-site contamination management and/or remediation at the development application stage.

This approach is warranted by the existing SEPP framework for Stage 2 Detailed Site Investigations and Remediation Action Plans at the Development Application Stage.

#### **4.5 Acid Sulfate Soils**

Inconsistent - but satisfies Consistency test Direction 4.5 Clause (b): minor significance.

North of Parramatta Road in Taverners Hill and Leichhardt precinct are subject to Class 5 Acid Sulfate Soils. Kings Bay/ Croydon precinct is also subject to Class 5 Acid Sulfate Soils.

While the provisions in this Planning Proposal may result in some intensification of land uses, this intensification is in part in response to the PRCUTS which is approved by the Secretary of DPE.

Given the Acid Sulfate Soils provisions in the IWLEP2022, specific responses to acid sulfate soils can be addressed site by site through the development application process.

## Focus Area 5: Transport and Infrastructure

### 5.1 Integrating Land Use and Transport

Consistent

The Planning Proposal meets all the objectives of this Direction.

The Planning Proposal seeks to implement PRCUTS, which is an integrated land use planning and transport policy framework for the Parramatta Road Corridor, approved by the Secretary of DPE.

The recommendations of IWC/DPE Parramatta Road Corridor precinct-wide Traffic and Transport Study (**Appendix 10**) including supporting modelling have also been considered in drafting this Planning Proposal's provisions as discussed in the previous sections.

Preliminary consultation with TfNSW has been undertaken during the preparation of the precinct-wide traffic study and Council's LHS Implementation Plan. Further consultation with TfNSW and Sydney Metro will be undertaken post-Gateway through the public consultation process.

### 5.2 Reserving Land for Public Purposes

Consistent

This Planning Proposal does not seek to create, alter or reduce reservations of land for public purposes.

It does propose to rezone the existing TfNSW owned car park 2 Hay Street, Leichhardt (Lot A DP 348040) from E1 – Local Centre to RE1 – Public Recreation.

This rezoning is required to deliver the PRCUTS Planning and Design Guideline's Open Space Requirement *"Provide a new public open space area in the eastern Frame Area that connects Hay Street, Dot Lane, and Balmain Road by repurposing existing at grade car parks."*

This land is not required to be reserved for public purposes as it is already in NSW Government's possession. This could be transferred or leased to Council for the use of open space.

### 5.3 Development Near Regulated Airports and Defence Airfields

Consistent

Kings Bay/ Croydon and Taverners Hill Precincts are within Aircraft Noise Exposure Forecast (ANEF) 15-20 range; Leichhardt is affected by ANEF 15-20 (small portion), ANEF 20-25 and ANEF 25-30.

Under this Direction, planning proposals that rezone land for residential purposes or increase residential densities where the ANEF is between 20 and 25 must include a provision that interior noise levels will meet the Australian standard for aircraft noise intrusion (AS 2021).

The Direction is silent on rezoning or increased densities in the ANEF 25-30, but logically the requirements that apply for areas in the ANEF 20 –25 also apply to those in the ANEF 25 – 30.

Leichhardt precinct is proposed to accommodate additional residential growth in the ANEF 25-30 contour. This proposal is informed by:

- An Aircraft Noise Impact Assessment (see **Appendix 7** and discussion below),
- The National Airports Safeguarding Framework (Guideline A) (November 2016) that details two scenarios for considering rezoning land for noise sensitive uses – see discussion below, and
- Consultation with Sydney Airport Corporation and Commonwealth Department of Infrastructure - see summary of comments and discussion below.

#### Aircraft Noise Impact Assessment

Council has undertaken Aircraft Noise Impact Assessment (Appendix 7) which intends to address this intensification in the context summarised below:

- The precinct is exposed to noise levels of between 74dB and 88dB from aircraft departures and 66-87dB from arrivals.
- Sydney Airport Masterplan 2039 identifies a projected reduction of aircraft noise levels through decommissioning old aircraft and a new generation of quieter aircraft.
- The typical noise level difference between ANEF 20-25 and ANEF 25-30 is only 2dB.
- This difference in noise level would not materially alter the building materials required to achieve compliance with internal design levels of AS 2021.
- Construction and design options are available that will allow development in the ANEF 25-30 areas to meet the internal noise level requirements of AS 2021.

The assessment concludes that land within the ANEF 25-30 contour is acceptable for increased residential densities and that any future residential development should be designed and constructed to comply with internal design levels of AS 2021.

#### National Airports Safeguarding Framework (Guideline A) (NASF Guideline)

The purpose of this guideline is to provide guidance to Commonwealth, State, Territory and Local Government decision makers to manage the impacts of noise around airports including assessing the suitability of development.

The NASF Guideline takes into consideration the ANEF contours, being the subject of the Local Planning Directions, and enhances guidance based on the N70 charts that aim to identify not only the noise level but the number of occurrences an area may exceed a specified level and then provides advice based on two rezoning scenarios:



1. Rezoning greenfield land – advises avoiding noise sensitive uses within the 20ANEF contour and where the N70 charts show the number of daily events exceed specified levels i.e. 20 or more daily events greater than 70dB(A).
2. Rezoning brownfield or existing urban land for noise sensitive use. In this scenario it advises, *“there is a need to balance the need to provide housing, economic growth and strategic planning outcomes against the operational needs of the airports. This approach may identify some adversely impacted parties and it can also identify where benefits outweigh the overall disadvantages”*.

Where the strategic merit of a proposal includes noise sensitive uses such as new housing in the Leichhardt precinct, the NASF Guideline emphasises the need to incorporate measures to manage the implications and physically reduces noise impacts, such as those detailed above in the Impact Assessment Study. In some instances, potential redevelopment in the Leichhardt precinct will result in areas already exposed to aircraft noise achieving a more desirable outcome through better design and construction responses; this is advocated as a positive outcome by the NASF Guideline. The Guideline also encourage disclosure and Council is considering expanding S10.7(5) details to ensure that future residents are made aware of these impact prior to purchase.

The Guideline clearly identifies it is not appropriate to allow development that would impact on operational safety of an airport.

The Planning Proposal area for Leichhardt precinct is within the 80m to 100m Sydney Airport OLS and has a ground level of 28m to 36m. The maximum building height in parts of this area are proposed to be 30.5m. This will result in a maximum building height above ground level of approximately 60m to 64m, being well below the OSL in this location, and thereby, will not impact on the operational safety of Sydney Airport.

Consultation with Sydney Airport Corporation and Commonwealth Department of Infrastructure, Regional Infrastructure and Communications

Council has consulted with key stakeholders seeking preliminary comments on the Planning Proposal. A summary of their feedback includes:

The Commonwealth Government has advised:

*“As required by the National Safeguarding Framework Guideline A: Measures for Managing Impacts of Aircraft Noise Inner West Council should ensure any development is undertaken in a manner that physically reduces noise impacts (e.g. through appropriate construction techniques and adherence to Australian Standard AS2021) but also through a disclosure process that ensures future residents are aware of these impacts prior to purchase.”*

As detailed above, the Planning Proposal includes measures to reduce impacts and is giving consideration to disclosure mechanisms.

Sydney Airports Corporation has advised:

They provided initial comments during preparation of the Parramatta Road Corridor Urban Transformation Strategy and reiterate *‘aircraft noise would be a specific issue in the Leichhardt precinct and that the precinct core area remain beneath one of Sydney Airport’s busiest flight paths’*. In addition, they state:

- *“The proposed locations of the residential dwellings located in the area within the 25-30 ANEF zone are said to be "unacceptable" under the relevant Australian Standard, AS2021:2015. Such dwellings could only become "acceptable" if noise control features were incorporated in each of the residential dwellings”, and*
- *Zoning for noise-sensitive development [should] be avoided where ultimate capacity for long range noise modelling [N70 charts] for the airport indicates 20 or more daily events great then 70dB(A).*

Council recognises the Leichhardt precinct identified within the Planning Proposal as well as the broader, predominantly residential, suburb is affected by aircraft noise and under anticipated aircraft activity will continue to be affected. However, it is also of the view that the benefits arising from redevelopment of sites to include residential uses will:

- assist in catering for a growing population, within the heart of Leichhardt, and where everyday services, facilities and transport are readily available.
- provide an opportunity to ensure redevelopment is designed and constructed to reduce those impacts.

In addition, clauses within the current local planning instrument encourage residential uses within certain local centres, including Leichhardt. This Planning Proposal reinforces existing objectives and aims to incentivise redevelopment. In turn, these opportunities can play a role in facilitating enhanced liveability through appropriate measures to reduce impacts.

### Focus Area 6: Housing

#### 6.1 Residential Zones

Consistent

The Planning Proposal encourages housing choice through the proposed uplift and resulting increased housing supply. It will broaden the location of housing available for sale and rent (including affordable housing), make more efficient use of existing infrastructure and services, and facilitate new housing that is of good design.

It includes provisions to ensure that prior to any development occurring under the incentive controls, the proposed development seeking additional capacity over existing LEP controls makes appropriate state/ regional infrastructure contributions.

The Planning Proposal also seeks to implement PRCUTS, which is approved by - the Secretary of DPE.

### Focus Area 7: Industry and Employment

Consistent

The Planning Proposal:

- is consistent with all three objectives of this direction
- retains the areas and locations of existing business zones
- increases the total potential floor space area for employment uses and related public services in the business zones
- does not reduce potential industrial floorspace
- is in accordance with PRCUTS approved by the Secretary of DPE.

The Planning Proposal aims to deliver the following non-residential floorspace in the Stage-1 Planning Proposal area of Leichhardt and Kings Bay/ Croydon Precincts:

Leichhardt:

- Current – 12,324m<sup>2</sup>
- Proposed – 42,628m<sup>2</sup>

- Uplift of – 30,304m<sup>2</sup>

Kings Bay/ Croydon:

- Current – 63,375m<sup>2</sup>
- Proposed – 77,872m<sup>2</sup>
- Uplift –14,497m<sup>2</sup>

There are no changes proposed to industrial or business zones in the Taverners Hill precinct. Overall, the Planning Proposal has the capacity to create 1944 new jobs in the Planning Proposal area.

There are two E3 Productivity Support Opportunity Sites in Kings Bay/ Croydon where residential flat buildings are being introduced as an additional permissible use. The sites will continue to provide employment uses on the ground floor. These sites have been strategically selected to provide residential uses to capitalise on the proximity to proposed Five Dock Metro Station to create more liveable, sustainable, and walkable neighbourhoods.

This may reduce the theoretical employment floorspace capacity on these two sites, but overall, there would be a significant increase of potential employment floorspace and job numbers in Kings Bay/ Croydon precinct. Consequently, this is considered to be a minor inconsistency.

This is also justified by the attached Economic Assessment (**Appendix 4**) which demonstrates that permitting residential uses on these sites will not negatively impact the economic productivity outcomes of the precinct and in turn deliver positive outcomes through the generation of new type of jobs and employment floorspace.

Potential land use conflicts arising from the Kings Bay/ Croydon Opportunity Sites will be managed through the proposed site-specific LEP provision which allows residential flat buildings but only if the proposed development provides commercial/ business uses on the entirety of the ground floor that are compatible with residential uses above. Further the supporting draft DCP amendments include provisions to manage environmental impacts including noise, odour, and air pollution to further minimise any potential land use conflicts.

**Focus Area 8: Resources and Energy – N/A**

**Focus Area 9: Primary Production – N/A**

## Section C – Environmental, social and economic impact

**Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

The proposed changes are unlikely to result in any adverse effects on critical habitat for threatened species and ecological communities.

Land to the south of Parramatta Road between the Hawthorne Canal and Palace St, Petersham is identified as “Biodiversity” on the Natural Resource—Biodiversity Map under IWLEP 2022 (see Figure 10 below). Clause 6.4 Terrestrial biodiversity of the IWLEP 2022 requires the consent authority to consider the potential impacts to fauna and flora, and their habitats, in the assessment of a development application.

The Planning Proposal will not alter the extent of the biodiversity mapping, nor the requirements to be considered in the assessment of a development application on land identified as Biodiversity. Therefore, the Planning Proposal will not adversely impact threatened species, populations or ecological communities, or their habitats.

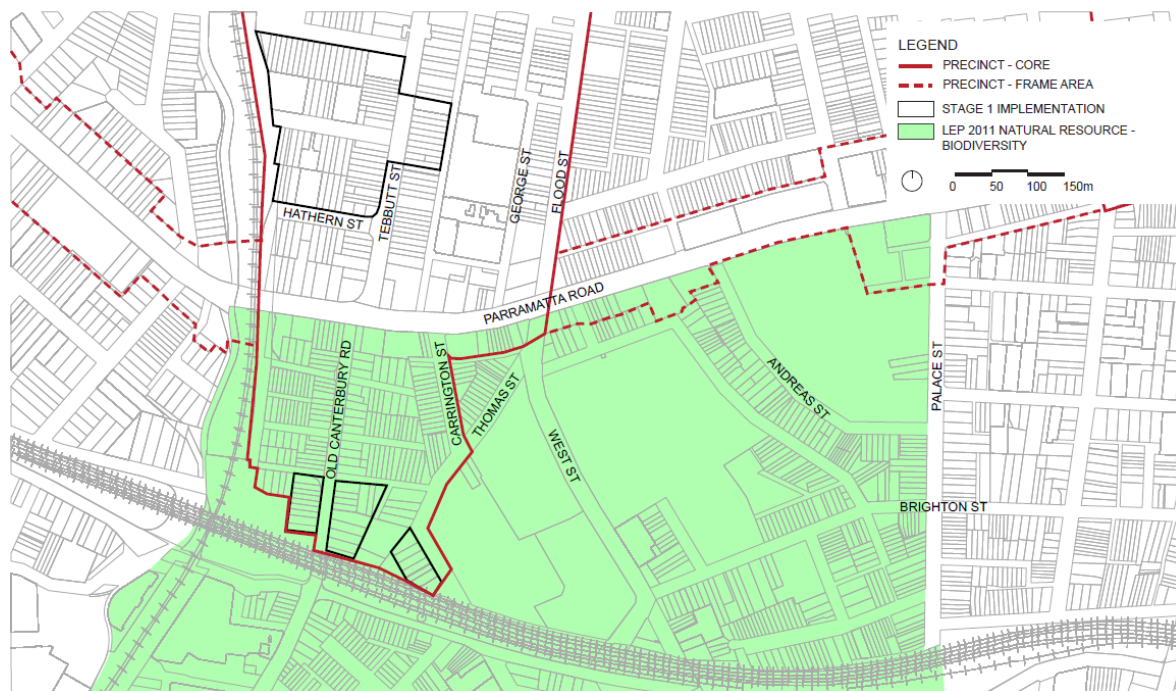


Figure 10 – Extract from IWLEP 2022 indicating the extent of Terrestrial Biodiversity (in green) in the Planning Proposal area (in black boundary).

**Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

It is unlikely that the proposal will result in any environmental effects that cannot be managed through the proposed LEP provisions in conjunction with the existing LEP provisions.

The Planning Proposal in fact includes provisions which will positively contribute to the environmental considerations in the Parramatta Road Corridor. In particular, the proposed amendments through FSR and HOB incentives mechanism will ensure that urban design, built form, amenity, stormwater management and environmental sustainability are given through

consideration prior to granting consent to any additional development capacity above the existing LEP controls.

The Planning Proposal will result in beneficial environmental effects as it seeks to implement improved sustainability measures in relation to high performing buildings. It also seeks to include provisions for tree canopy cover, green infrastructure, reduced car parking and end-of-trip facilities – all of which will result in positive environmental effects.

Overall, the proposed regime of FSR and bonus incentives, as well as the general provisions of the assessment process, will ensure that any environmental effects are appropriately managed and mitigated.

#### **Q9. Has the planning proposal adequately addressed any social and economic effects?**

The Planning Proposal will result in net positive social and economic effects as it seeks to facilitate 1516 new dwellings (including affordable housing) and 1944 new jobs. Notwithstanding these new residents, workers and visitors will generate demand for schools and tertiary education facilities as well as increased usage of sporting and recreation facilities and community infrastructure.

Council is committed to delivering coordinated land-use development and infrastructure outcomes in the LGA. To inform the development of the Inner West Local Infrastructure Contributions Plan 2023, Council undertook a number of studies to ascertain the current and projected needs of the community with regard to recreation, community assets and traffic and transport.

In relation to State infrastructure, the Planning Proposal includes provisions which require that new development makes satisfactory State/ Regional Infrastructure Contributions.

These measures will ensure that any potential social and economic effects of this Planning Proposal from the proposed levels of growth are adequately managed.

### **Section D – State and Commonwealth interests**

#### **Q10. Is there adequate public infrastructure for the planning proposal?**

There is currently insufficient public infrastructure to support the proposed levels of growth. There are specific concerns regarding traffic congestion and amenity along Parramatta Road.

Accordingly, the Planning Proposal includes provisions to support new development (above the existing LEP controls) subject to provision of State Infrastructure Contributions for:

- i. State and regional roads
- ii. bus interchanges and bus lanes
- iii. land required for regional open space
- iv. social infrastructure and facilities (such as schools, hospitals, emergency services and justice purposes)
- v. light rail infrastructure.

Council will also engage with relevant State agencies as required by the Gateway Determination regarding the provision of public infrastructure in this Corridor.

The full range of utility services including electricity, telecommunications, water and sewer are all currently available across Inner West. It is expected that these services will be upgraded where required as individual development occurs.

From 1 October 2023, Housing and Productivity Contributions will be phased in for Greater Sydney and other high growth areas of NSW. These will be payable for all development types that increase dwelling numbers or provide additional commercial, retail or industrial floorspace, with the exception of public housing, seniors housing affordable housing and secondary dwellings. Contribution rates in Greater Sydney will be \$10,000/dwelling for residential units, \$15/sqm of new industrial floorspace and \$30/sqm of new commercial or retail floorspace.

Contributions to the Housing and Productivity Fund will support delivery of State and regional infrastructure such as schools, hospitals, regional open space and transport. Funds will be spent in line with an Infrastructure Opportunities Plan which will set out 0–20-year growth expectations and infrastructure opportunities. Housing and Productivity Contributions will be paid in addition to local infrastructure contributions.

The abovementioned measures alongside Council's local infrastructure provisions will ensure that adequate public infrastructure is available to support the proposed levels of growth.

**Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?**

Council received Gateway Determination on 20<sup>th</sup> October 2022, which advised a list of public authorities that are to be consulted with as part of the Planning Proposal process. Public authority consultation will be undertaken concurrently with community consultation.

- Ausgrid;
- Adjoining Councils;
- Greater Cities Commission;
- Commonwealth Department of Infrastructure, Transport, Regional Development and Communications;
- Department of Education;
- Environment and Heritage Group of the Department of Planning and Environment;
- Environment Protection Agency;
- Heritage NSW;
- Jemena;
- NSW Health;
- State Emergency Service;
- Sydney Airport Corporation;
- Sydney Metro;
- Sydney Trains;
- Sydney Water Corporation; and
- Transport for NSW.

## **Part 4 – Mapping**

The Planning Proposal seeks to make the following amendments to IWLEP2022 maps:

- Amend existing Land Use Zoning Maps
- Amend existing Heritage Maps
- Amend existing FSR map for 2 Hay Street, Leichhardt
- Create new Floor Space Ratio Incentives Maps
- Create new Height of Buildings Incentives Maps
- Create new Key Sites Maps
- Create new Active Frontages Maps

- Create new Land Use and Transport Integration Maps
- Create new Additional Permitted Uses Maps
- Create new Opportunity Sites Maps

Appendix 1 provides the existing and proposed IWLEP 2022 maps.

## Part 5 – Community Consultation

Extensive consultation was undertaken with the DPE prior to Gateway which informed the amendments sought in the Planning Proposal.

Preliminary engagement was also undertaken with Sydney Airport Corporation Limited and Commonwealth Department of Infrastructure, Regional Infrastructure and Communications. Comments from these agencies is provided in Q11 and under MD5.3.

While the Gateway determination requires that the Planning Proposal be publicly exhibited for a minimum of 28 days, Council has decided to make it available for 42 days.

Consultation will include:

- Inner West Council's Yoursay website
- Letters to owners and occupiers of affected properties and in the surrounding area
- Notification to public authorities
- Social Media and other channels
- precinct-specific community meetings
- In-person, precinct-specific, drop-in sessions
- Exhibition material available in Council Service Centres and libraries
- NSW Government Planning Portal

## Part 6 – Project timeline

In accordance with the requirements set out in *Local Environmental Plan Making Guideline 2021* (former 'A guide to preparing planning proposals' 2016) the table below outlines the anticipated project timeline of the planning proposal progress through the LEP plan making process.

Table 28 - Anticipated timeline for this Planning Proposal

Anticipated timeframe for planning proposal		
Action	Period	Date
Submit Planning Proposal to DPE for Gateway consideration	30 June 2022	30 June 2022
Anticipated Gateway Determination	July – August 2022	20 October 2022
Complete any changes required by Gateway Determination	October 2022 – September 2023	20 September 2023
Public exhibition & government agency consultation	November 2023 - December (6 weeks)	20 December 2023

Consideration of submissions	December 2023 – February 2024	28 February 2024
Council meeting to consider outcomes of exhibition (Date to be confirmed)	March 2024	12 March 2024
Update LEP in line with Council resolution	March 2024	29 March 2024
Submission of Planning Proposal to the Secretary of DPE to arrange for the drafting of the updated LEP	March 2024	29 March 2024



## **5.0 List of Appendices**

**Appendix 1** – Proposed LEP Maps

**Appendix 2** – Urban Design Studies

Appendix 2a: Leichhardt, Taverners Hill and Kings Bay/ Croydon Urban Design Review (Architectus, 2023)

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 (Hector Abraham Architects and GML Heritage Pty Ltd, March 2022)

**Appendix 4** – Economic Assessment (SGS Economics and Planning, June 2021)

**Appendix 5** – Flood Impact Risk Assessment (WMS, September 2023)

**Appendix 6** – Preliminary Site Investigations (Douglas Partners, July 2021)

**Appendix 7** – Aircraft Noise Assessment (EMM Consulting, April 2021)

**Appendix 8** – Draft Affordable Housing Contribution Scheme (Judith Stubbs and Associates, June 2021)

**Appendix 9** – Parramatta Road Corridor Stage 1 Sustainability Study (WSP, August 2023)

**Appendix 10** – Parramatta Road Corridor Precinct-wide Traffic and Transport Study and its Implementation (Camperdown, Leichhardt, Taverners Hill and Kings Bay/Croydon precincts) (Cardno, March 2022)

**Appendix 11** – Parramatta Road Corridor Stage 1 - Justification Study (Inner West Council, November 2023)

**Appendix 12** – Parramatta Road Urban Amenity Improvement Plan, Inner West Council Masterplan (Inner West Council, September 2019)