

Planning and Heritage Advisory Committee

Monday 24 June 2024



Agenda

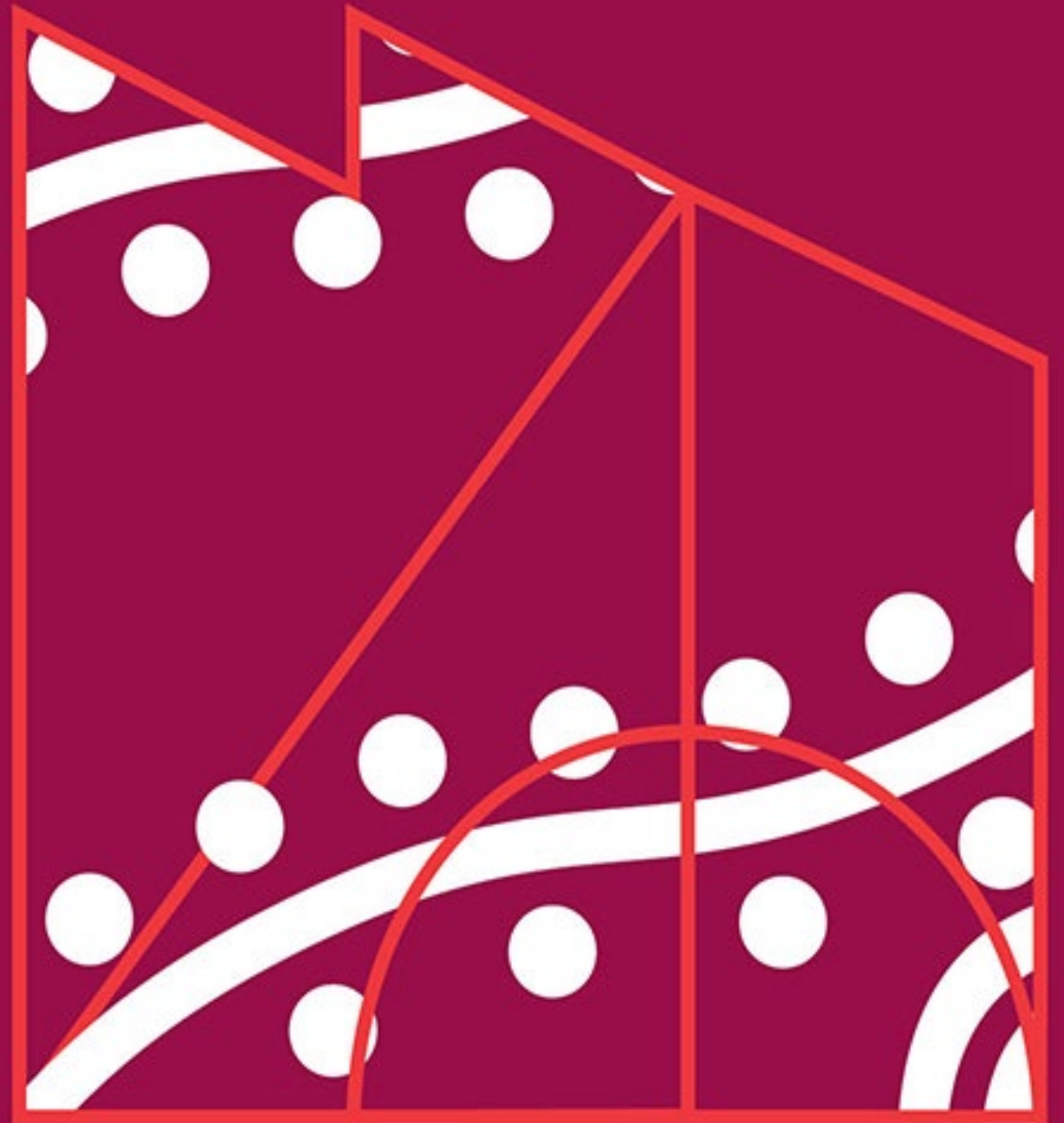
1. Introductions
2. Acknowledgment of Country
3. Apologies, Disclosure of Interests
4. Confirmation of Minutes
5. Main Street Revitalisation Program
6. NSW Housing Reforms and Council's response
7. Strategic Planning Projects update
8. AOB



Acknowledgement of Country

Inner West Council acknowledges the traditional Aboriginal custodians of this land, their living culture and unique role in the life of this region. We pay our respects to Elders past, present and future.

INNER WEST



3. Apologies and Disclosure of Interests



4. Confirmation of Minutes – 22 April 2024



5. Main Street Revitalisation Program

William Truong, Program Manager



24 June 2024

Planning and Heritage Advisory Committee

Main Street Revitalisation Program



INNER WEST

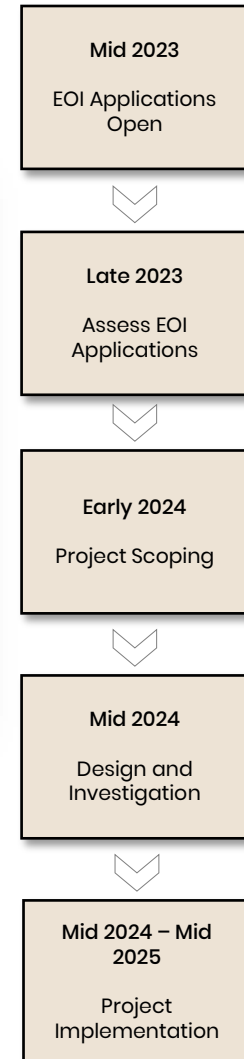
Revitalising our main streets and villages

Vision

- ❑ Innovative ideas that are community lead
- ❑ Uplift the look and feel of the main streets and villages
- ❑ Create a welcoming place for people to come
- ❑ Contribute to the economic growth through improved occupancy rates, activations, events



❑ **73 EOIs from Businesses and Community**



Main Street Revitalisation Program – Project Examples

ALL WEATHER OUTDOOR DINING COVERAGE



AWNING UPGRADES



STREET FURNITURE



Main Street Revitalisation Program – Project Examples

PLAQUES



VERGE GREEN



Lighting Design Strategy – *shining a light on our unique assets*

Vision



- Investigation into lighting improvement to the public domain areas and building on main streets.
- Lighting could be extended to street furniture and floral assets.
- Building on a formalisation of popular *Fairy Light Program*
- Aimed at safer and more attractive places to **increase footfall and night time activity.**

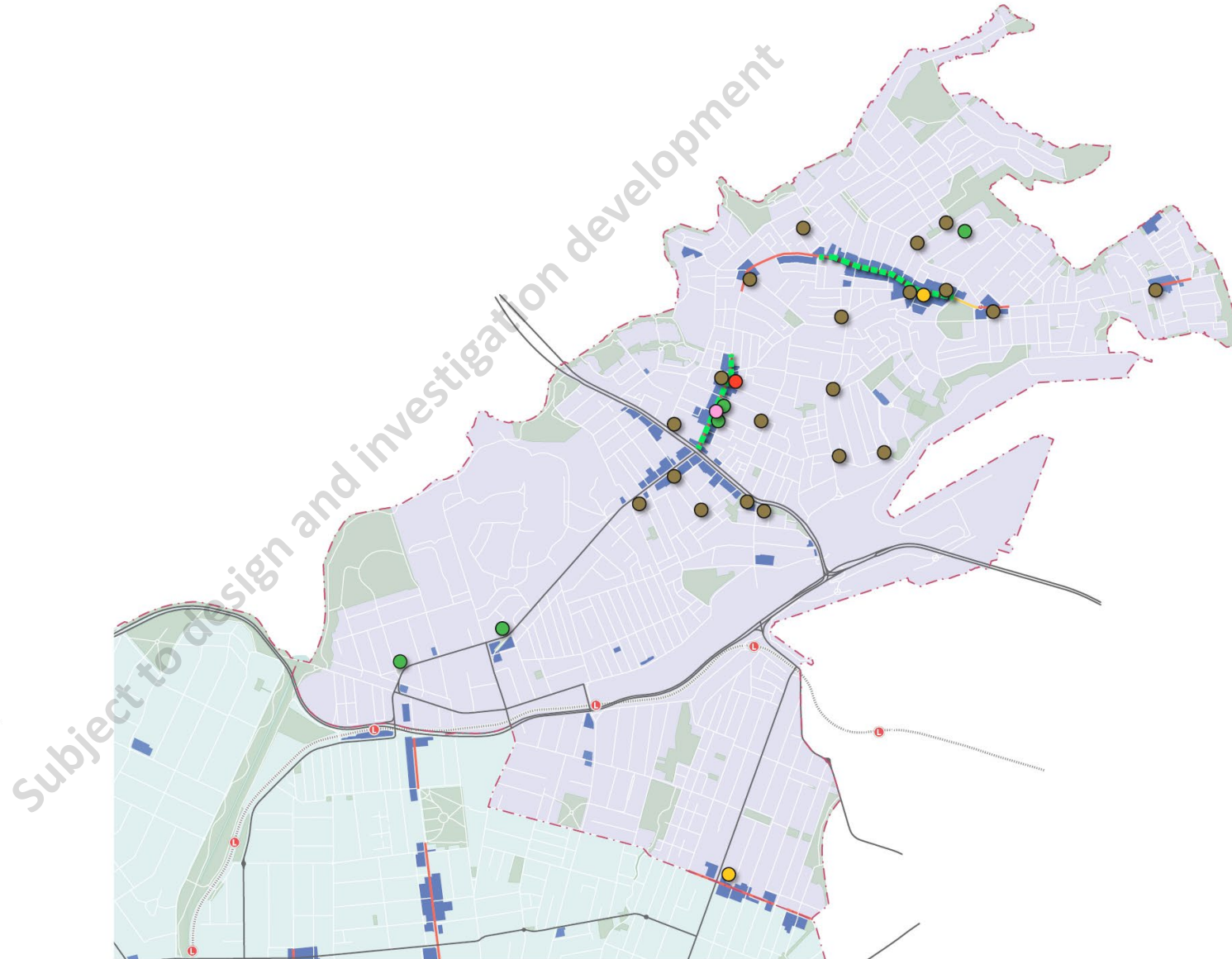


Main Street Revitalisation Program

Balmain - Baludarri (Leather Jacket)

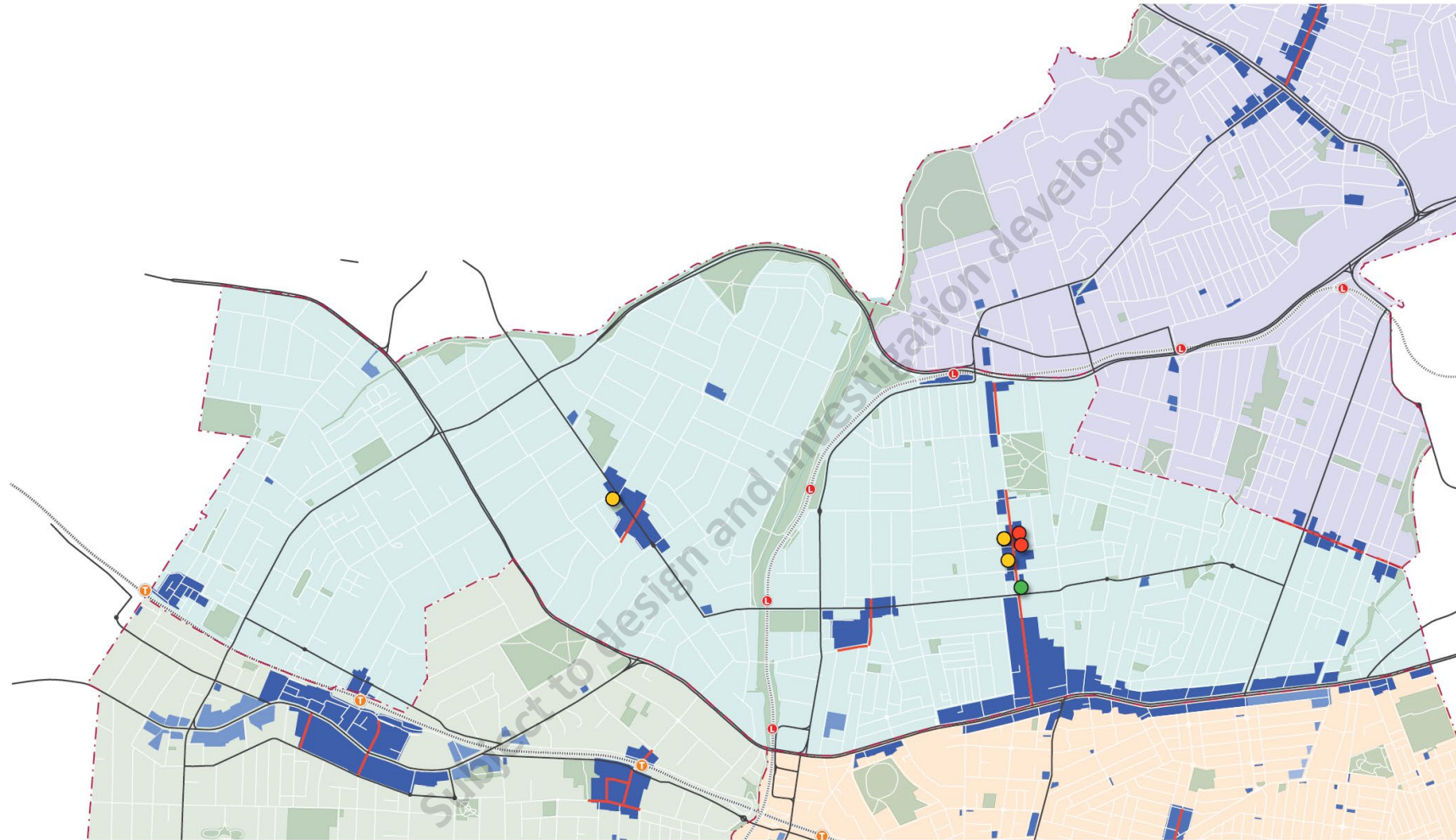
LEGEND

-  All Weather Outdoor Dining Coverage
-  Street Furniture
-  Awning Upgrades
-  Verge Greening
-  Heritage Pub Trail - Balmain/Rozelle
-  Pot Plants along Darling Street



Main Street Revitalisation Program

Leichhardt - Gulgadya (Grass Tree)

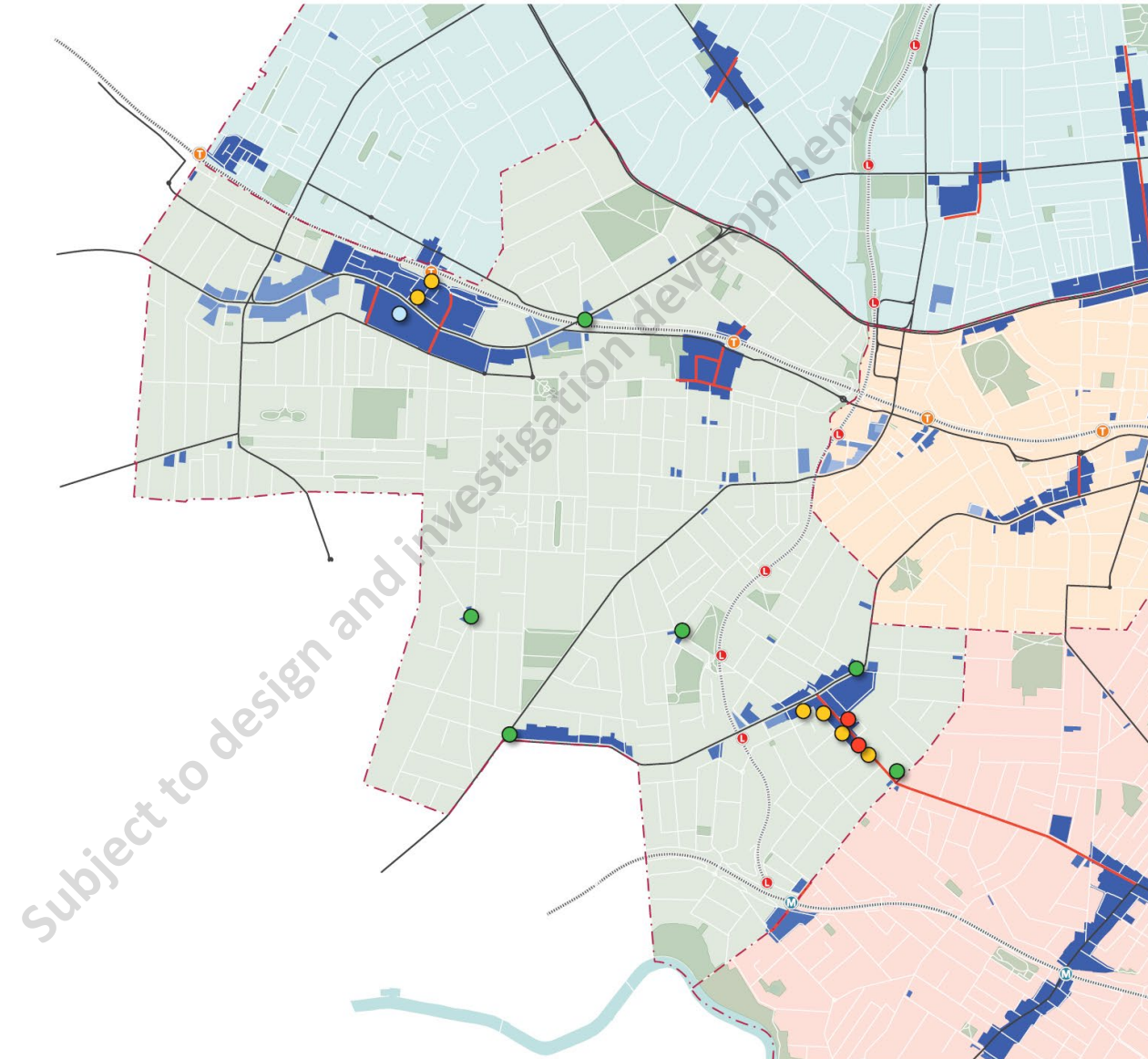


LEGEND

- All Weather Outdoor Dining Coverage
- Street Furniture
- Verge Greening

Main Street Revitalisation Program

Ashfield - Djarrawunang (Magpie)

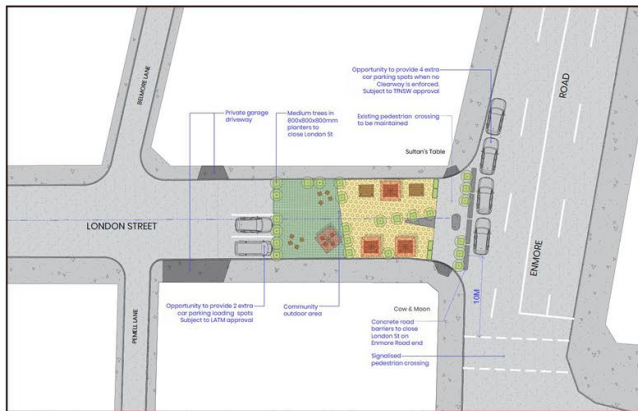


LEGEND

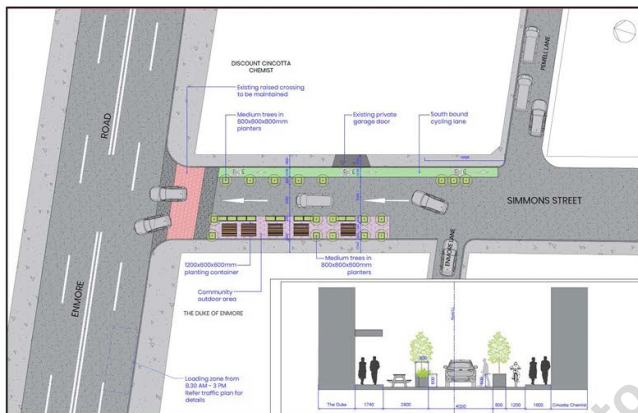
- All Weather Outdoor Dining Coverage
- Main Street
- Street Furniture
- Verge Greening

Main Street Revitalisation Program

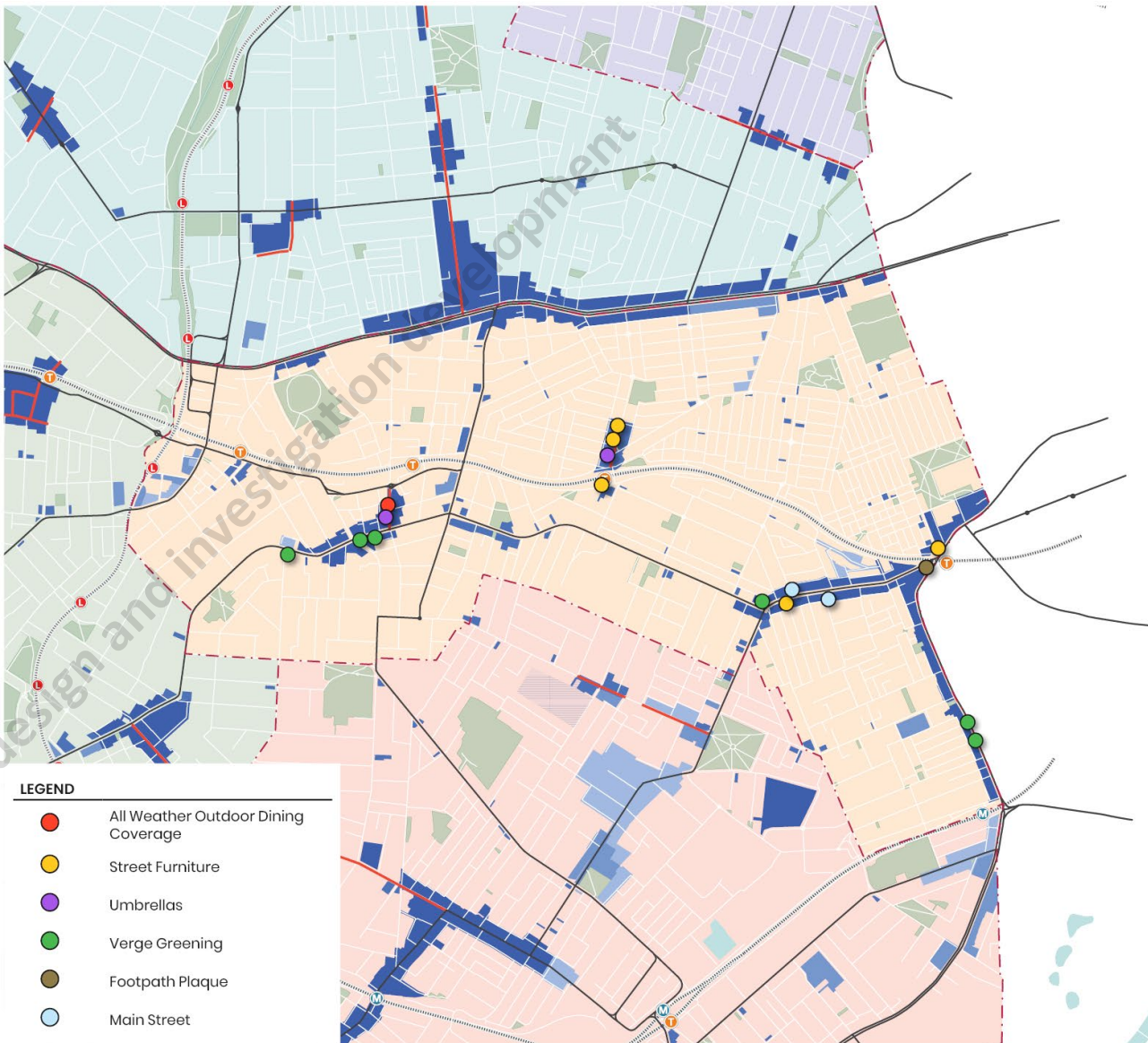
Stanmore - Damun (Port Jackson Fig)



Conceptual proposal - London St.



Conceptual proposal - Simmons St.



LEGEND

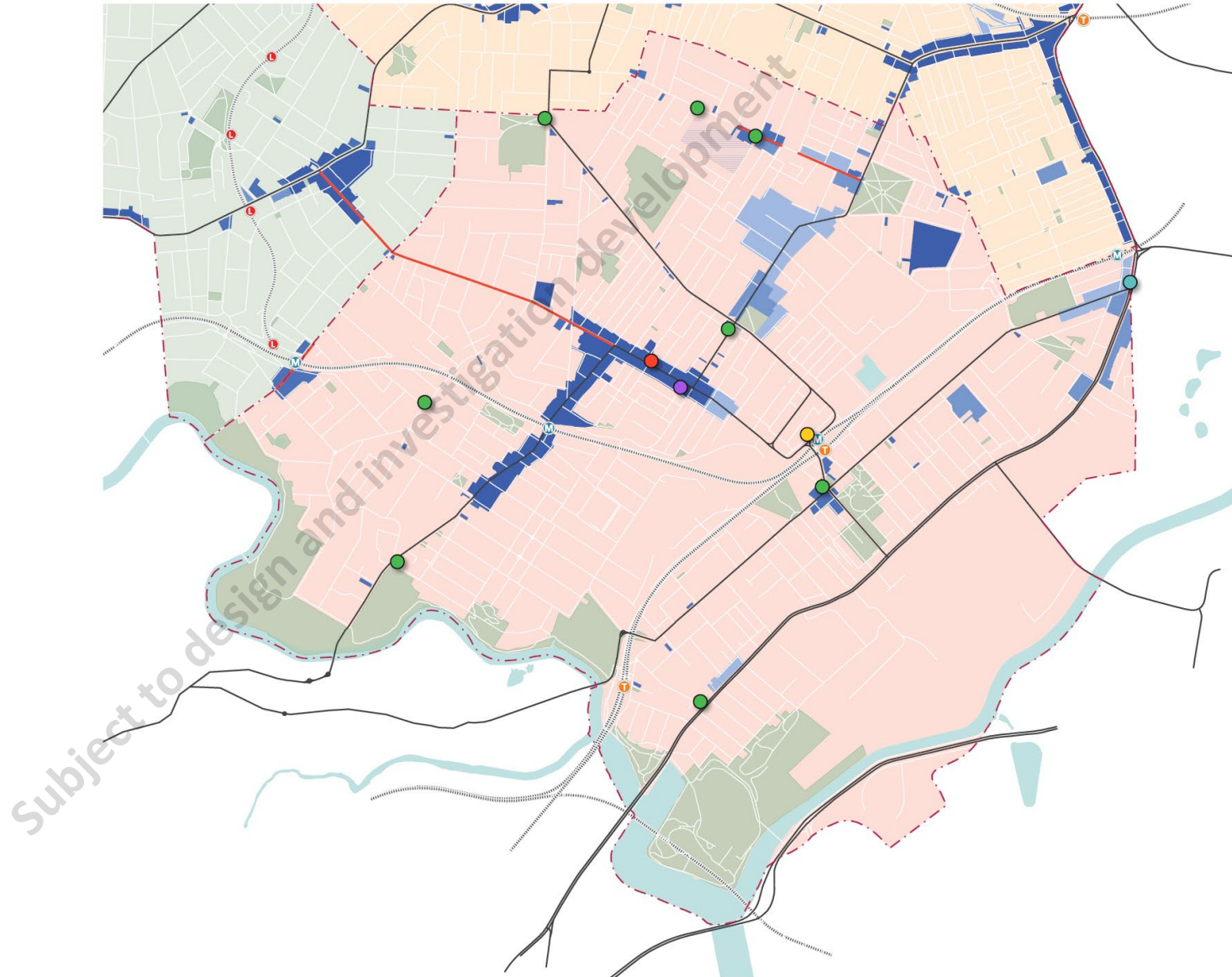
- All Weather Outdoor Dining Coverage
- Street Furniture
- Umbrellas
- Verge Greening
- Footpath Plaque
- Main Street

Main Street Revitalisation Program

Marrickville - Midjuburi (Lillypilly)

LEGEND

- All Weather Outdoor Dining Coverage
- Street Furniture
- Umbrellas
- Verge Greening
- Public Domain



24 June 2024

Planning and Heritage Advisory Committee

Questions / Discussion



INNER WEST

6. NSW Housing Reforms and Council's response

- Background
- NSW Housing Reforms
- Council Resolution (Notice of Motion) – 21 May 2024
- New Housing Target for Inner West
- Early Engagement – Your Say Page
- Next steps



Background

National Housing Accord (October 2022)

- Delivery of:
 - Aspirational target of 1 million new well-located homes over 5 years from 1 July 2024
 - Deliver more affordable homes through immediate and longer-term actions

National Cabinet (August 2023)

- Endorsed national target of **1.2 million new well-located homes** to help align supply with expected demand over next 5 years
- National Planning Reform Blueprint:
 - Updating strategic plans to reflect housing targets
 - Promoting medium and high-density housing close to existing public transport and services
 - Streamlining approvals and social and affordable housing delivery
 - Inclusionary zoning to support permanent affordable, social and specialist housing without adding to construction costs
 - Addressing gaps in design guidance
 - Improving community consultation processes
 - Resourcing this work with professionals in local government



Two housing reforms announced in December 2023

Transport Orientated Development (TOD) Program

- Comprises two Parts:
 - Part 1 – NSW Government-led masterplanning within 1.2km of selected Metro Stations
 - Part 2 – uniform controls to allow 6-storey apartments within 400m of selected train stations
- Inner West TOD precincts:
 - Part 1 – Bays West
 - Part 2 – Ashfield, Croydon, Marrickville and Dulwich Hill
- No community consultation included
- Originally proposed to be implemented by April (Part 2) and Nov 2024 (Part 1)
- In May, NSW Government granted deferral of Inner West's TOD Part 2 precincts, to allow Council to carry out masterplanning. Ashfield, Marrickville and Dulwich Hill must be completed and submitted by **December 2024**, Croydon by **January 2025**

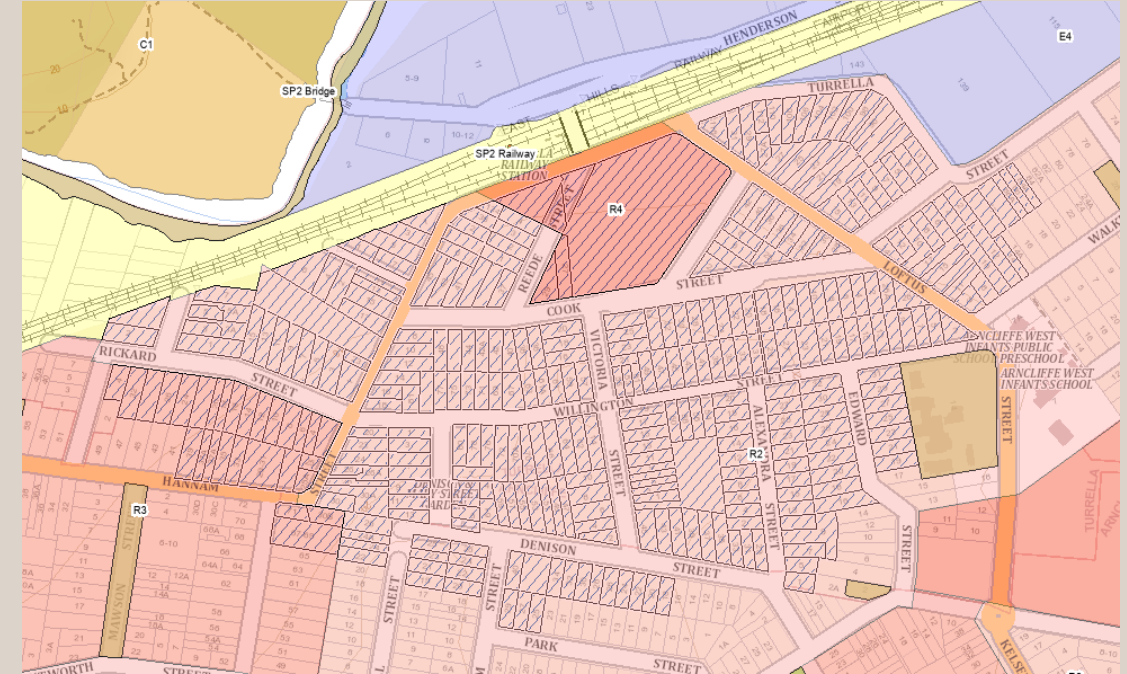


Two housing reforms announced in December 2023

Transport Orientated Development (TOD) Program (continued)

- *State Environmental Planning Policy (Housing) 2021* now includes new TOD Chapter. This applies to a number of precincts already (mapping on NSW Spatial Viewer includes properties generally within a 400m radius)

Control type	Final control (shown in TOD Chapter of Housing SEPP)
Permissibility	Residential Flat Buildings allowed in all Residential Zones Shop Top Housing allowed in E1 and E2 Business Zones
Height of buildings	22m for Residential Flat Buildings 24m for Shop Top Housing
Floor Space Ratio	2.5:1
Minimum lot width	21m
Affordable housing	2% mandatory contribution Delivered onsite and in perpetuity for developments with a minimum GFA of 2,000 sqm Must be managed by registered community housing provider
Car parking	For Affordable Housing dwellings: Per dwelling with 1 bedroom: 0.4 spaces Per dwelling with 2 bedrooms: 0.5 spaces Per dwelling with 3+ bedrooms: 1 space
Apartment Design Guide	Consent authority must consider the ADG No changes to ADG currently proposed
Heritage	TOD chapter applies in Heritage Conservation Areas but not Heritage Items NSW Government TOD website states: "Any new development needs to improve and enhance the heritage values of those locations"



Example of in-force precinct: Turrella

- If Council does not undertake masterplanning, this will apply to Inner West's TOD precincts instead



Two housing reforms announced in December 2023

Diverse and Well-Located Housing (DWLH)

- *Explanation of Intended Effect (EIE): Changes to create low- and mid-rise housing* – published 18 December
- Community consultation ran until 23 February
- Proposals included:
 - In ‘Station and Town Centre Precincts’ (land within 800m of rail-based stations and town centres):
 - Allow Residential Flat Buildings in R3 Medium Density Residential Zone
 - Permit 4-6 storey Flat Buildings on R3-zoned land or wherever already permitted – 6 storeys within 400m and 4 storeys from 400-800m
 - Permit multi-dwelling housing (terraces and townhouses) and manor houses (2-storey flat buildings) in R2 Low Density Residential zones
 - Across entire R2 Zone: permit dual occupancies (2 dwellings on one lot) on 450 sqm lots
- Expected to be implemented in July 2024
- NSW Government consulted further with councils on which ‘Station and Town Centre Precincts’ should apply and what types of controls were appropriate for them
- Council’s response – resolution at 21 May 2024 Council Meeting



Council Resolution (Notice of Motion) – 21 May 2024

1. That Council notes that our decision to engage in negotiations with the NSW Government regarding the housing supply crisis has secured our community the time and opportunity to deliver our own locally based planning through an Inner West Local Environmental Plan.
2. That Council undertake a new Local Environmental Plan to be submitted to the NSW Government by the end of 2024.
3. The proposed principles of the Local Environmental Plan will include:
 - a) delivering place-based planning through local planning controls;
 - b) upzoning of precincts around Ashfield, Croydon, Dulwich Hill, and Marrickville train stations;
 - c) support for increased densities on main streets through shop top housing in order to protect high value heritage conservation areas from upzoning;
 - d) providing density incentives for the amalgamation of lands in areas identified for upzoning;
 - e) increased residential densities around light rail stations;
 - f) the finalisation of the Parramatta Road Corridor Stage 1 program through the rezoning of parts of Leichhardt, Taverners Hill and Kings Bay precincts;
 - g) support for the suburb of Haberfield being listed on the State Heritage register and being excluded from upzoning;
 - h) support for the Master Planning of the Bays Precinct with dwelling targets to be determined on Government owned land prior to consideration of any additional rezoning in adjoining suburbs;
 - i) support for the NSW Government policy of 30% of all new housing on government owned land to be maintained in perpetuity as public housing;
 - j) setting a target of 1,000 or more new public housing dwellings to be delivered on State Government and Council owned land;
 - k) incentives for the conversion of land owned by religious and faith-based organisations for social and affordable housing;
 - l) progression of the new Special Entertainment Precincts which Council is currently undertaking consultation on;
 - m) protecting and expanding existing employment lands to attract increased employment and new industries; and
 - n) incorporating the State Government's Pattern Book for improved design into Council's planning controls.
4. That Council writes to the NSW Minister for Planning notifying him of Council's decision to submit the Local Environmental Plan at the end of 2024 and proposing the deferral of the Low-Mid-rise Housing SEPP to allow Council to complete and submit this LEP.
5. That Council undertake community consultation and engagement on the principles of the Local Environmental Plan.
6. That Council develop an information resource for residents to the community how the proposed planning changes will increase housing supply and meet housing targets for our LGA, including affordable and public housing and write to all residents in the LGA with this information.

New Housing Target for Inner West

Announced by NSW Government on 29 May 2024

Inner West Council's housing target



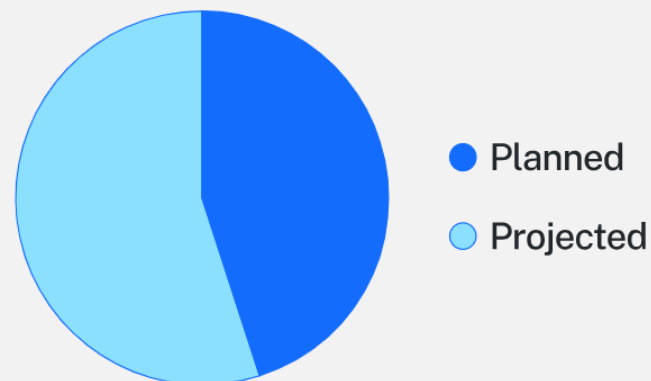
7,800

New completed homes by 2029

How we developed the housing targets

Planned growth: The housing target for each council is based on the number of homes already in the pipeline for delivery which have existing approvals or where rezonings have already occurred.

Projected growth: The targets then factor in the expected delivery of homes which can occur in the next 5 years based on the NSW Government's planning reforms. Existing infrastructure, ongoing investments, and local constraints have all been considered in the development of the targets.



*NSW Department of Planning,
Housing and Infrastructure*

Early Engagement – Your Say Inner West Website

Principles for planning in the Inner West

We are seeking your opinions on a range of proposed principles for planning in the Inner West

Home / Principles for planning in the Inner West

Background

In December 2023, the NSW Government announced two housing reforms that would impact Greater Sydney, the Hunter and Illawarra Regions.

The purpose of the reforms is to deliver new homes in well located areas over the five years from 1 July 2024. This is the NSW State Government contribution to the national housing crisis – being addressed through the National Housing Accord.

In NSW, the two housing reforms are:

+ Transport Orientated Development (TOD)

+ Diverse and Well-Located Housing

Inner West housing targets

On 29 May the NSW State Government released five-year housing targets. For the Inner West the target is 7,800 new homes built by June 2029 and Inner West Council is getting on with a new LEP that can deliver these dwellings.

Importantly, the Council has set a goal of 1,000 new public housing dwellings to be included in the five-year target to ensure more homes for low- and middle-income families are available in the Inner West.

Translations

提供翻譯

الترجمة متاحة

Traduzione disponibile

번역 가능

Tradução disponível

Có sách bản dịch

提供翻譯

Διαθέσιμη μετάφραση

Traducción disponible

ပံ့ကူပေး

Translation available

INNER WEST

Have your say



21 June to 6 August 2024

- Background
- The Inner West Council approach
- Feedback
 - Survey
 - Interactive map
- Timeline
- Supporting Documents

Link –

[Principles for planning in the Inner West | Your Say Inner West](#)

Early Engagement – Your Say Inner West Website

Background

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The purpose of the reforms is to deliver new homes in well located areas over the five years from 1 July 2024. This is the NSW State Government contribution to the national housing crisis – being addressed through the [National Housing Accord](#).

In NSW, the two housing reforms are:

– Transport Orientated Development (TOD)

This reform identified an area of 400m around 31 railway stations that would be subject to automatic rezoning to allow 6-storey apartment buildings. For the Inner West this includes – Croydon, Ashfield, Dulwich Hill and Marrickville.

The council has worked collaboratively with the State Government and in April 2024 we fought for and were granted a deferral from the TOD Housing Reforms until the end of the year.

Council is committed to delivering a Local Environmental Plan in this timeframe that accommodates growth and reflects our local needs and priorities.

Read more about the [Transport Orientated Development Reform](#).

– Diverse and Well-Located Housing

This reform proposes to alter permissibility around all railway, metro and light rail stations and selected town centres. It is proposed this reform will take effect sometime in mid 2024.

Inner West Council continues proactive conversations with the NSW Government on this reform.

Read more about the [Diverse and Well-Located Housing Reform](#)

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On 29 May the NSW State Government released five-year housing targets. For the Inner West the target is 7,800 new homes built by June 2029 and Inner West Council is getting on with a new LEP that can deliver these dwellings.

Importantly, the Council has set a goal of 1,000 new public housing dwellings to be included in the five-year target to ensure more homes for low- and middle-income families are available in the Inner West.

Read more about the [NSW Government Housing Targets](#)

The Inner West Council approach

Inner West Council recognises the urgency of the housing crisis.

The Council has, and will continue to:

- Engage constructively with the NSW Government on the housing reforms.
- Encourage the Federal and State Governments to consider all levers possible to address the situation.
- Advocate for increased delivery of affordable and social (community and public) housing
- Advocate for renters' rights
- Invest in the local infrastructure we need to support growth in our community.

Aligned to the above approach, Inner West Council has made two resolutions regarding the NSW Government Housing Reforms.

- [February 2024 - Housing Reforms Submission Minute and submission](#)
- [May 2024 - Planning Reforms and Inner West Council LEP](#)

We are seeking your input into these principles.

Early Engagement – Your Say Inner West Website

Feedback – Survey and Interactive Map

Survey

- Comprises 23 questions based on principles outlined in Council’s resolution
- Can provide 1 of 6 responses:
 - agree completely
 - very much agree
 - moderately agree
 - slightly agree
 - don’t agree at all
 - don’t know/unsure



Early Engagement – Your Say Inner West Website

For Discussion – Example Survey Questions

Locations for upzoning:

Do you agree with upzoning of precincts around the following train stations – Ashfield, Croydon, Marrickville, Dulwich Hill?

Do you agree with increased residential densities around light rail stations (and did you have any stations in mind where densities should be increased)?

Do you agree that increased densities in town centres and on main streets through shop top housing should be investigated in order to protect high value heritage conservation areas from upzoning (and which centres or street are appropriate)?

Do you agree that high value heritage conservation areas should be protected from upzoning?



Early Engagement – Your Say Inner West Website

For Discussion – Selected Survey Questions

Affordable Housing and Other Topics

Do you agree with Council's support of the NSW Government's Policy to provide 30% of housing on government owned land to be maintained in perpetuity as public housing?

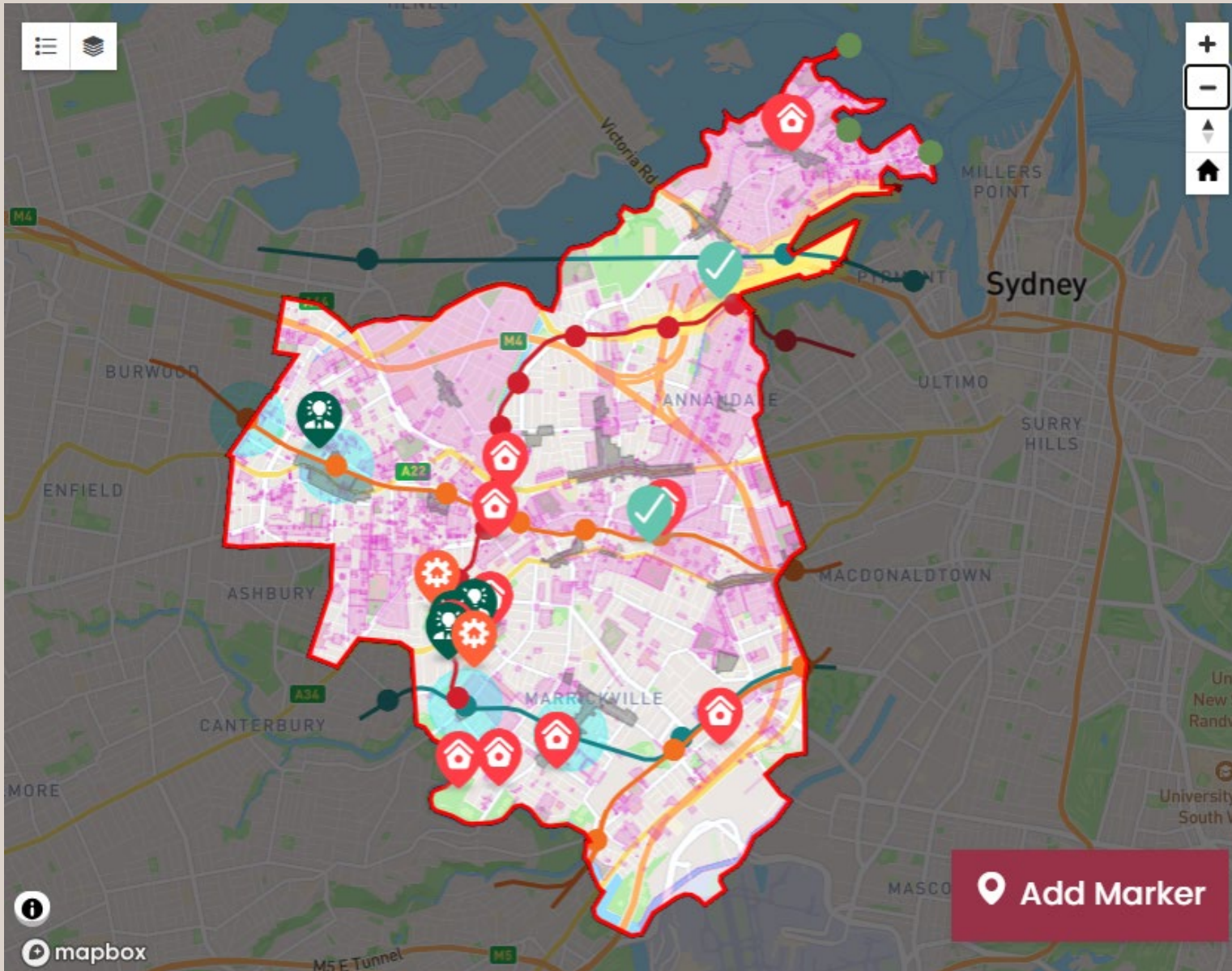
Do you agree with protecting and expanding existing employment lands to attract increased employment and new industries?

Do you agree with incorporating the State Government's Pattern Book for improved design into Council's planning controls?

What additional infrastructure is required in these areas to support the higher population resulting from increased housing supply?



Early Engagement – Your Say Inner West Website







Share your ideas on the interactive map

Link –

[Principles for planning in the Inner West | Your Say Inner West](#)

CATEGORIES ×

	Ideas	<input checked="" type="checkbox"/>
	Housing	<input checked="" type="checkbox"/>
	Improve	<input checked="" type="checkbox"/>
	Research	<input type="checkbox"/>

Next Steps

- Early Engagement will run until 6 August
- Procurement of technical services to prepare evidence base
- Draft Master Plans to be prepared for Council review and decision making before being submitted to NSW Government

Any questions or comments?

INNER WEST

6. Strategic Planning Projects update

Project	Status
Parramatta Road Corridor Planning Proposal	Council resolved on 21 May (Notice of Motion) to: <ul style="list-style-type: none"> - note TfNSW feedback, - seek a response from Planning Minister on request for government to purchase 657-673 Parramatta Rd for public/affordable housing, and - Immediately send the Planning Proposal for finalisation
Camperdown Structure Plan	Early engagement closed in October 2023. Engagement Outcomes Report is available on Council's website Structure Plan work put on hold late last year. Inner West and City of Sydney Councils will resume work shortly to refine vision and principles in response to community feedback
Public Domain Plans – King Street/Enmore, Marrickville Town Centre and Dulwich Hill Village	Community engagements completed. To be considered by Council in late 2024
<u>'Main Streets Program'</u> Pedestrianisations – Hancock Lane, Rozelle; & London/Simmons Streets Enmore Renewals – Peace Reserve, Newtown; Caves Lane, Dulwich Hill; & Ashfield Town Hall Square	Hancock Lane – construction to begin shortly Peace Reserve – construction to begin shortly London/Simmons Streets – awaiting approval of Traffic Management Plan by TfNSW Caves Lane and Ashfield Town Hall Plaza – preparing design plans
InnerWest@40 proposals	Adopted by Council in March. Referred to TfNSW for support and funding assistance
Planning Proposal – Heritage Pubs	Exhibition completed (mostly supportive from community, but concerns from pub owners) Post-exhibition report to be considered by Council Tuesday 25 June
Draft Planning Proposal – Residential Heritage	Still under review post-early engagement
Future Special Entertainment Precincts	Preliminary consultation completed (positive outcomes: >90% support for Dulwich Hill, Marrickville precincts, >80% support for Leichhardt, Rozelle, >65% support for Balmain) Draft Planning Proposal to be considered by Council Tuesday 25 June (one change – to include Warren View Hotel in Enmore Rd precinct)

7. AOB

- Remaining meetings for this term: 5 August (rescheduled from 26 August)
 - Ideas for future discussions?
- Next Meeting – Monday 5 August 2024

Thank you

INNER WEST