

Planning and Heritage Advisory Committee

Monday 5 August 2025



Agenda

1. Acknowledgment of Country
2. Introductions, Apologies and Preamble
3. Disclosure of Interests
4. Confirmation of minutes and previous actions
5. Update on NSW Government Housing Reforms
6. Inner West Housing Investigation Areas and *Principles for Planning in the Inner West* Early Engagement
7. A look back over the Planning and Heritage Advisory Committee term
8. Next steps with LDGs
9. AOB



1. 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



2. Introductions, Apologies and Preamble

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3. Disclosure of Interests



4. Confirmation of Minutes – 24 June 2024



5. Update on NSW Housing Reforms

Accelerated Precincts (Part 1 of Transport Oriented Development Program):

- 7 of 8 TOD Accelerated Precincts are on exhibition
- Exhibitions close early to mid-August
- We are reviewing the material that supports these exhibitions – will guide our work for December
- Bays West remains outstanding – it is proposed to be exhibited in mid-2025

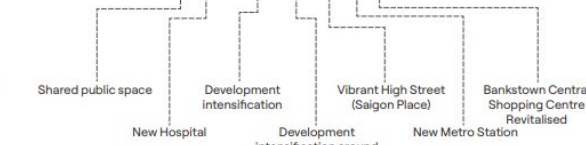


Bankstown Today



(refer to built form testing chapter)

Bankstown Tomorrow 2036



(approximate figures only - refer to reference scheme chapter)

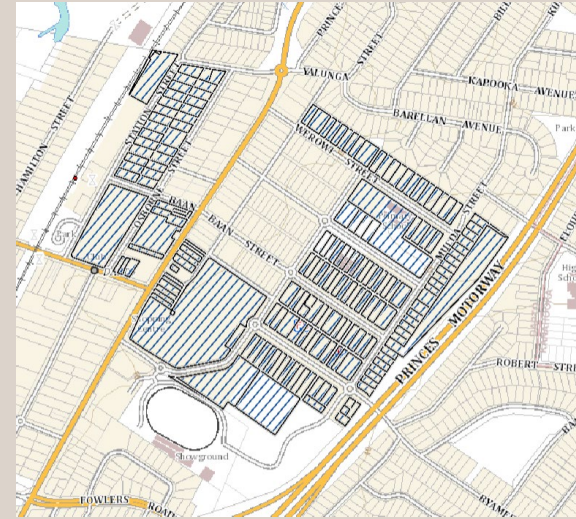
Above: Anticipate outcomes of the Bankstown TOD
Below: Homebush TOD



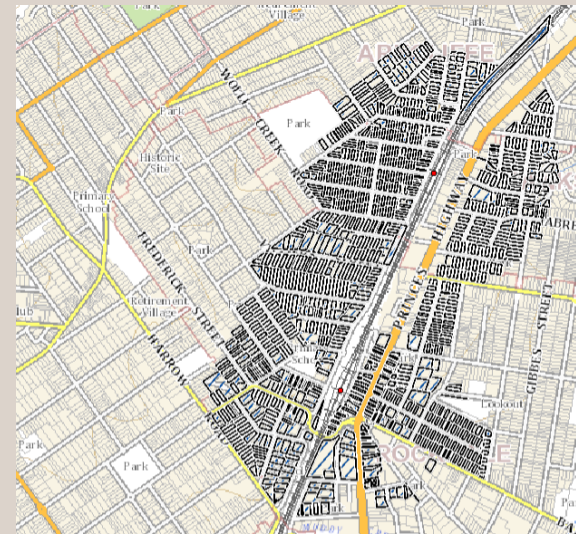
5. Update on NSW Housing Reforms

Part 2 of Transport Orientated Development program:

- May 2024 – 19 of 37 TODs commenced
- 2 August – a further 5 TODs in the Illawarra, Central Coast and Bayside LGA came into effect
- Next round in October – North Strathfield, Berala and Canterbury
- Inner West roll-out remains December for Ashfield, Dulwich Hill and Marrickville and January for Croydon
- More on this in our update on the Inner West Housing Investigation Areas



Dapto TOD



*Bayside TODs
(Banksia & Rockdale)*



5. Update on NSW Housing Reforms

Low and mid-rise housing reform:

Stage 1 -

- 1 July – Housing SEPP amended to permit Dual Occupancy (2 dwellings on one lot) in all R2 Low Density zoned land in NSW
- some exclusions will limit application in the Inner West
 - land affected by aircraft noise contours *ANEF 20* or higher
 - within 200m of high-pressure gas & fuel pipelines (we have two in the Inner West)

Stage 2 -

- 'mid-rise' housing around *station and town centre precincts*
- not expected to be made public until later in 2024
- anticipated this will allow Council to respond to the reforms rather than them being applied by the State Government



6. A look back over the Planning & Heritage Advisory Committee term

- Let's take a look back at the Committee's activities across this term (October 2022–August 2024)
- Revisit the Policy Challenge and the different exercises we undertook
- Break down the challenge into individual topics of planning
- Which topics have we covered well, and which could we discuss more?

First Meeting

- ❖ 31 October 2022
- ❖ 28 November 2022
- ❖ 27 February 2023
- ❖ 1 May 2023
- ❖ 26 June 2023
- ❖ 28 August 2023
- ❖ 23 October 2023
- ❖ 27 November 2023
- ❖ 26 February 2024
- ❖ 22 April 2024
- ❖ 24 June 2024

Final Meeting

- ❖ 5 August 2024



6. A look back over the Planning & Heritage Advisory Committee term

Staff Presentations:

- Heritage Program – Pubs and Residential
- Enmore Road Special Entertainment Precinct
- Inner West Local Infrastructure Contributions Plan
- Case Study – Nightingale and Fresh Hope development at Illawarra Rd Marrickville
- Main Street Revitalisation Program

Group Discussions / Workshops:

- Rozelle Town Centre Masterplan
- Blue Green Grid Strategy and urban tree canopy actions
- Parramatta Road Corridor Planning Proposal
- Inner West Development Control Plan
- NSW Government Housing Reforms and Council's response



6. A look back over the P&HAC term

Policy Challenge Question:

How do we provide for more housing and jobs that are supported by appropriate infrastructure in a way that achieves environmental outcomes and design excellence while protecting our heritage and employment lands?

The Committee considered:

- a variety of maps and resources to identify possible areas for housing and jobs
- possible methods for determining where new housing should go while achieving sustainable outcomes
- how land use planning could better encourage sustainable transport habits
- existing neighbourhood patterns and how can we encourage appropriate new housing (what scale / typology)
- housing needs of residents and how local planning framework could better address these



6. A look back over the P&HAC term

Council Strategic Planning Projects in the context of the Policy Challenge Question

How do we provide for more housing and jobs that are supported by appropriate infrastructure in a way that achieves environmental outcomes and design excellence while protecting our heritage and employment lands?

Topic	Projects / Items discussed with Committee
Providing Housing	Inner West Housing Investigations, Parramatta Road Corridor Planning Proposal, Tech Central/Camperdown Structure Plan
Providing / Protecting Jobs and Employment Lands	Special Entertainment Precincts, Tech Central/Camperdown Structure Plan
Supported by Infrastructure	Local Infrastructure Contributions Plan, Inner West@40, Iron Cove Creek Masterplan
Achieving Environmental Outcomes	Blue Green Grid Strategy and Implementation Plan, Iron Cove Creek Masterplan
Achieving Design Excellence	Main Streets Program/Public Domain Plans, Main Street Revitalisation,
Protecting Heritage	Heritage Program (Residential and Pubs), Macarthur Parade Planning Proposal
All of the above	Inner West Development Control Plan, Policy Challenge Question exercises

Which topics were covered well, and which could we discuss further?



7. Next steps with Local Democracy Groups

- Local Government elections on 15 September
- New Council will receive a report in October and adopt their structure for LDGs
- Following this decision a four-week recruitment process will be undertaken
- Current members can apply – will be via Your Say Inner West
- At May Council Meeting updated Terms of Reference were adopted.
- These will come into effect in the next term:
 - All groups are now called 'Local Democracy Groups' – there are no more advisory committees or working groups
 - Maximum 10 members
 - Aim to achieve broadly representative membership including a minimum one person per ward where possible
 - Should applications exceed places, an eligibility list will be established so casual vacancies can be filled
 - An annual recruitment process will be undertaken for all LDGs who require new members concurrently



8. AOB

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Thank you

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