

FACT SHEET

Draft Inner West LEP 2020 Ashfield Town Centre Rezoning

What is changing?

It is proposed to rezone the central portion of Ashfield Town Centre **from B4 – Mixed Use to B2 – Local Centre** as recommended by the draft *Employment and Retail Lands Study*. **Figure 1** provides a map identifying land proposed to be rezoned.

A summary of the key considerations and rationale for this rezoning is provided below:

- Under the Ashfield LEP 2013, the Ashfield Town Centre is zoned B4 - Mixed Use. This approach was not adopted by Leichhardt or Marrickville who consistently zoned their town centres B2 - Local Centre
- The draft *Employment and Retail Lands Study* recommends that the B2 – Local Centre zone be used to ‘provide a collection of shops and health, civic and commercial services’ while the B4 – Mixed Use zone be used to ‘accommodate a mix of out of centre commercial uses and residential accommodation’
- Rezoning the central portion of Ashfield Town Centre from B4 – Mixed Use to B2 – Local centre will align Ashfield with similar centres such as Leichhardt, Marrickville and Balmain harmonising Council’s approach to the zoning of centres. In addition, the B2 – Local Centre zoning better aligns with the existing and desired role and function of Ashfield Town Centre
- While there are minor changes to the range of permitted uses in the B2 – Local Centre zone, the current permissible uses including business, office and retail uses will effectively remain the same
- No changes are proposed to the Floor Space Ratio or height controls

The proposed rezoning is discussed in further detail on **page 29** of the Planning Proposal.

Can my business continue to operate?

Yes, the zoning alignment is a legislative process that will generally not impact on the operation of your business. Change of uses to business, commercial and office uses will also generally continue to be permissible in Ashfield Town Centre.

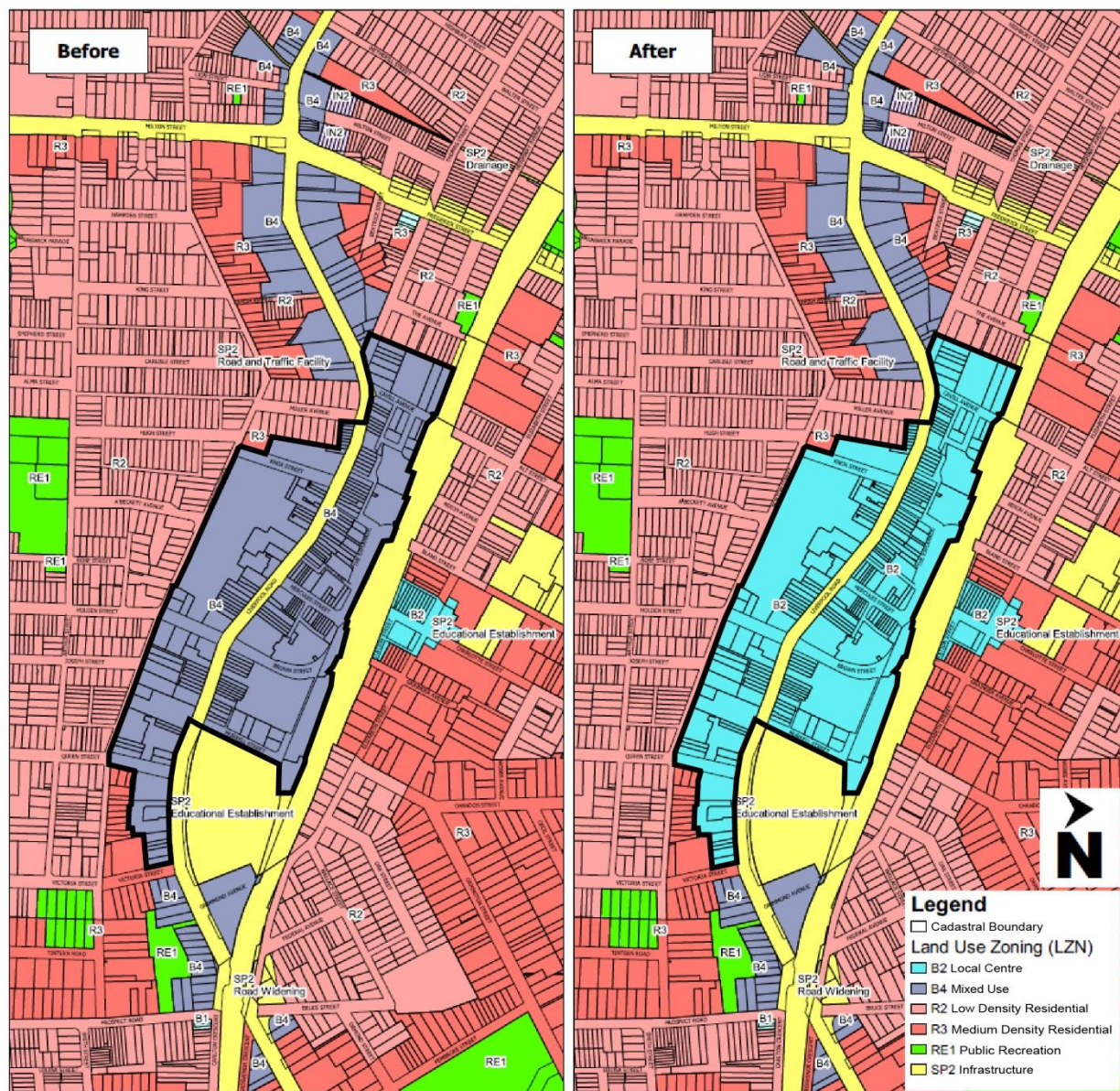


Figure 1: Map identifying land within the Ashfield Town Centre proposed to be rezoned from B4 - Mixed Use to B2 - Local Centre
(No changes proposed to floor space ratio or building height controls)