

# INNER WEST

## Engagement Outcomes Report

### Draft Inner West LEP 2020 and associated amendments to the current DCPs



# Summary

The draft Inner West Local Environmental Plan 2020 (draft Inner West LEP 2020) consolidates the current LEPs which apply to the former Ashfield, Marrickville and Leichhardt Council areas into one plan. The new LEP sets out the rules for land use and development across the Inner West. The existing Development Control Plans (DCPs) have been updated as part of this project to be consistent with the draft Inner West LEP 2020.

The draft Inner West LEP 2020 and associated DCP amendments were exhibited from 16 March to 24 April 2020. A total of 179 submissions were received from individuals, organisations and government agencies. The Your Say project page received 1,960 visits throughout the exhibition period.

Key matters raised in submissions include concerns with rezoning the Moore Street Industrial Precinct in Leichhardt to a general industrial zone and a range of heritage matters. Other matters raised include concerns with rezoning the Ashfield Town Centre to a local centre zone (B2 zone) and the implications of prohibiting ground floor residential uses in addition to the requirement for active (commercial) uses at street level.

Approximately 25 submissions also made comments on the amended DCPs, however many of the matters raised were substantially unrelated to the changes made as part of this project.

## Background

Council is developing a new land use planning framework for the Inner West, known as 'Our Place Inner West'. The new framework includes the Local Strategic Planning Statement and will also involve a new Local Environmental Plan (LEP) and Development Control Plan (DCP), supported by a consolidated Development Contributions Plan for the Inner West.

The draft Inner West LEP 2020 will consolidate the three principal LEPs that currently apply to development within the area into one (1) plan. This will simplify the planning process and provide a consistent approach to land use planning across the LGA.

This first LEP will provide a solid framework for Council to do subsequent amendments that include recommendations from the evidence-based studies including the Local Housing Strategy, Integrated Transport Strategy as well as the Employment and Retail Lands Strategy.

The existing Ashfield, Leichhardt and Marrickville DCPs were also updated as part of this project to be consistent with the draft Inner West LEP 2020. Notification requirements have been removed from each DCP as these are replaced by Council's new Community Engagement Framework. It has also been proposed that control C25(c) of the Leichhardt DCP 2013 relating to car share provision be deleted.

Community and stakeholder engagement are important for each step in the development of Our Place Inner West. Note that the exhibition period of the draft Inner West LEP 2020 and updates to DCPs, coincided with the Coronavirus pandemic. However, the community were able to discuss the plans with staff via phone and email throughout the exhibition period.

# Engagement Methods

- The primary method of engagement was online via <https://yoursay.innerwest.nsw.gov.au/harmonising-planning-across-the-inner-west>
- The Your Say page was open from 16 March to 24 April 2020 (total duration of 5 weeks and 4 days). This included an extension of over a week, in response to the public interest in the project.
- Hard copies of exhibition material were made available at all service centres and the Marrickville and Balmain libraries. However, Council libraries and service centres started to be closed down and/or had restricted access from late March due to the impacts of Coronavirus (COVID-19).
- Residents were able to phone or write to Council via the dedicated 'Our Place' email and phone line. Approximately 75 calls and emails were received and responded to by the project team.

Face to face drop-in sessions were planned for this exhibition period. In response to COVID-19, for the health and safety of our community and Council staff, these sessions were cancelled.

## Promotion

- Newspaper advertisement (Inner West Courier), published on 18 March 2020
- A mail out was sent to owners and occupiers of properties impacted by the following components of the draft Inner West LEP 2020, advising them of the exhibition:
  - Moore Street Industrial Precinct rezoning
  - Ashfield Town Centre rezoning
  - Schedule 1 – Additional Permitted Uses updates
  - Schedule 5 – Environmental Heritage updates
- Facebook posts on the Inner West Council page were posted on 5 April and 20 April 2020
- Direct emails were sent to government agencies as specified in the Gateway Determination from the Department of Planning Industry and Environment (DPIE)
- A range of community groups and stakeholder organisations known to Council were notified about the project exhibition via email
- Council Column on 31 March and 7 April 2020
- YSIW monthly e-news, March 2020 issue
- An announcement about the extension of the exhibition period was published on Council's announcements page on 20 April 2020

# Engagement outcomes

A total of **179** submissions were received throughout the exhibition period. The breakdown of the submissions is as follows:

- 174 from individuals and organisations. 88 of these were received through the Your Say platform and 86 were received via email
- Five (5) submissions were received from government agencies. These were received from the Environment, Energy and Science Group, NSW Heritage, Civil Aviation Safety Authority (CASA), Sydney Airport and Transport for NSW (TfNSW)
- Comments were also received from Council's Resource Recovery Planning Manager.

The Your Say project page received 1,960 visits throughout the exhibition period. Key document downloads numbers are as follows:

Document	Downloads/ views
The Draft Inner West LEP 2020	404
Schedule 5 – Environmental Heritage	157
Fact Sheet – Moore Street Industrial Precinct	361
Fact Sheet – Ashfield Town Centre	89
Inner West Council LEP Planning Proposal	83
Frequently Asked Questions	139

## Who did we hear from?

**Figure 1** below shows the number of submissions received sorted by suburb.

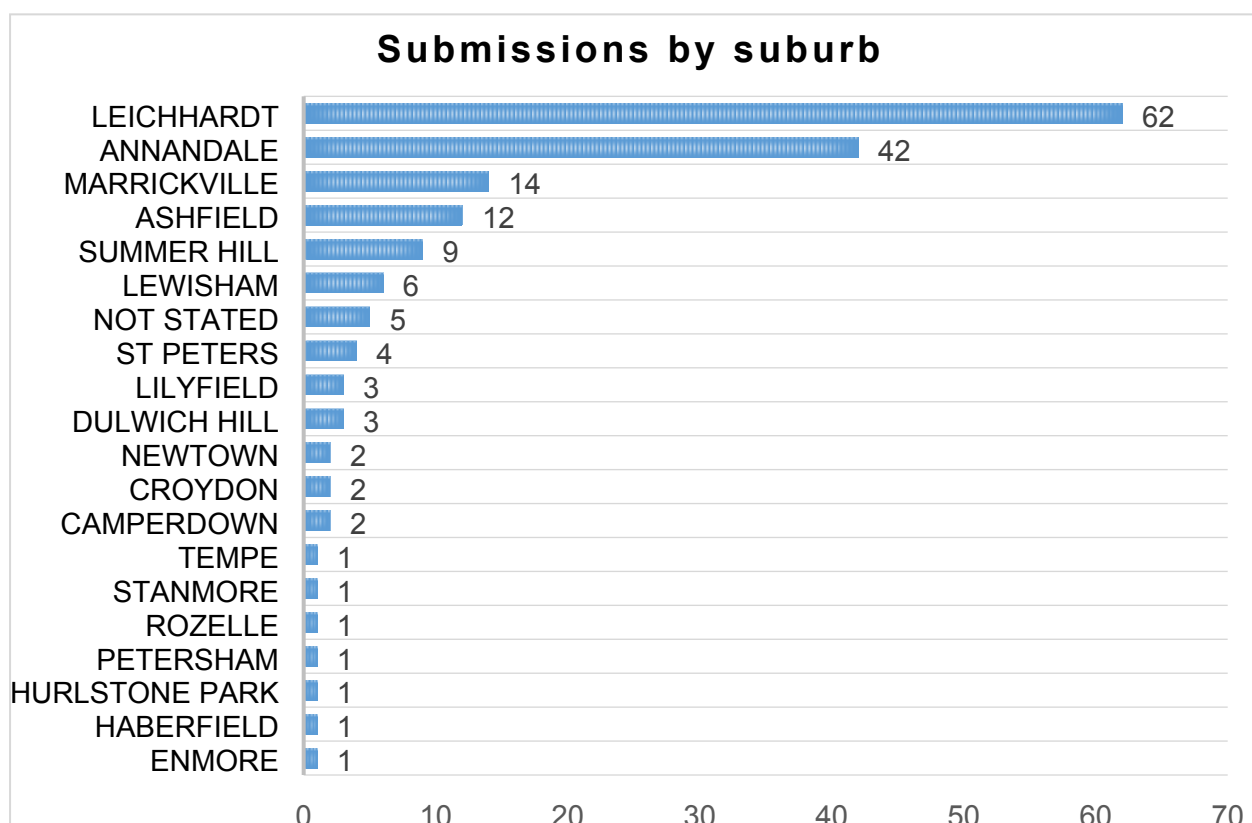


Figure 1 Submissions by suburb

## Submissions summary

The following questions were asked during the engagement:

1. Do you support the draft Inner West Local Environmental Plan 2020?
2. Do you support the updated Development Control Plans?

**Figures 2 and 3** below show how each question was responded to (individual and organisational responses have been combined).

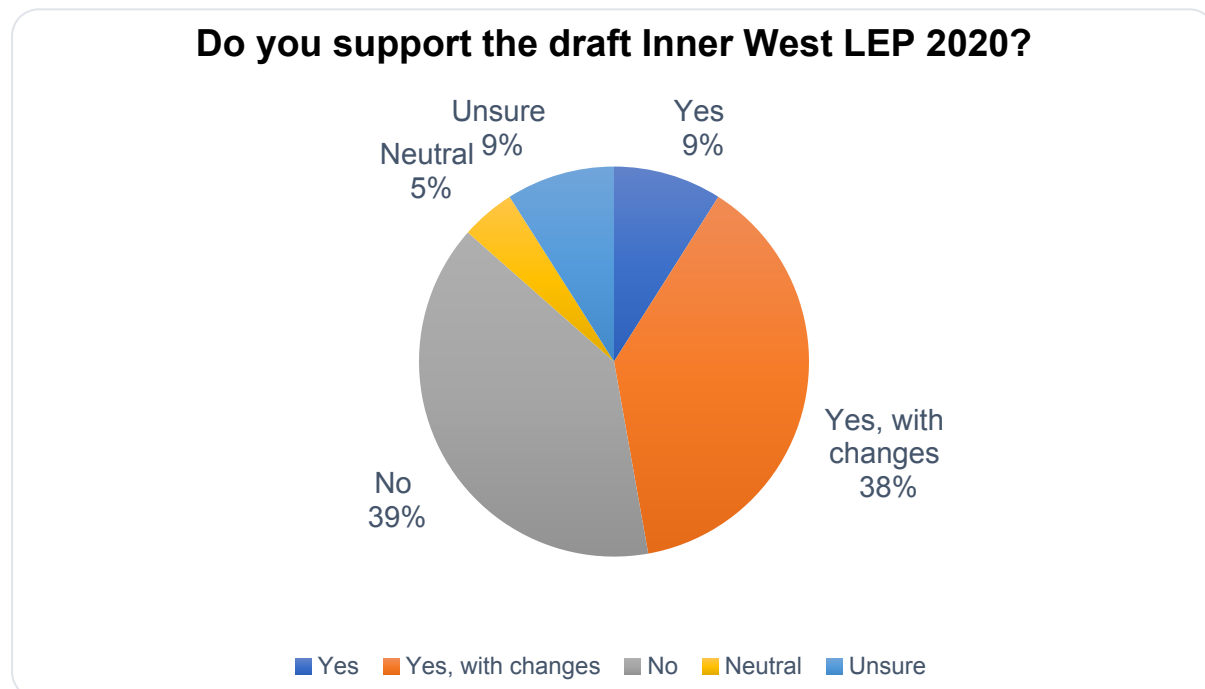


Figure 2 Question 1 - Do you support the draft Inner West LEP 2020?

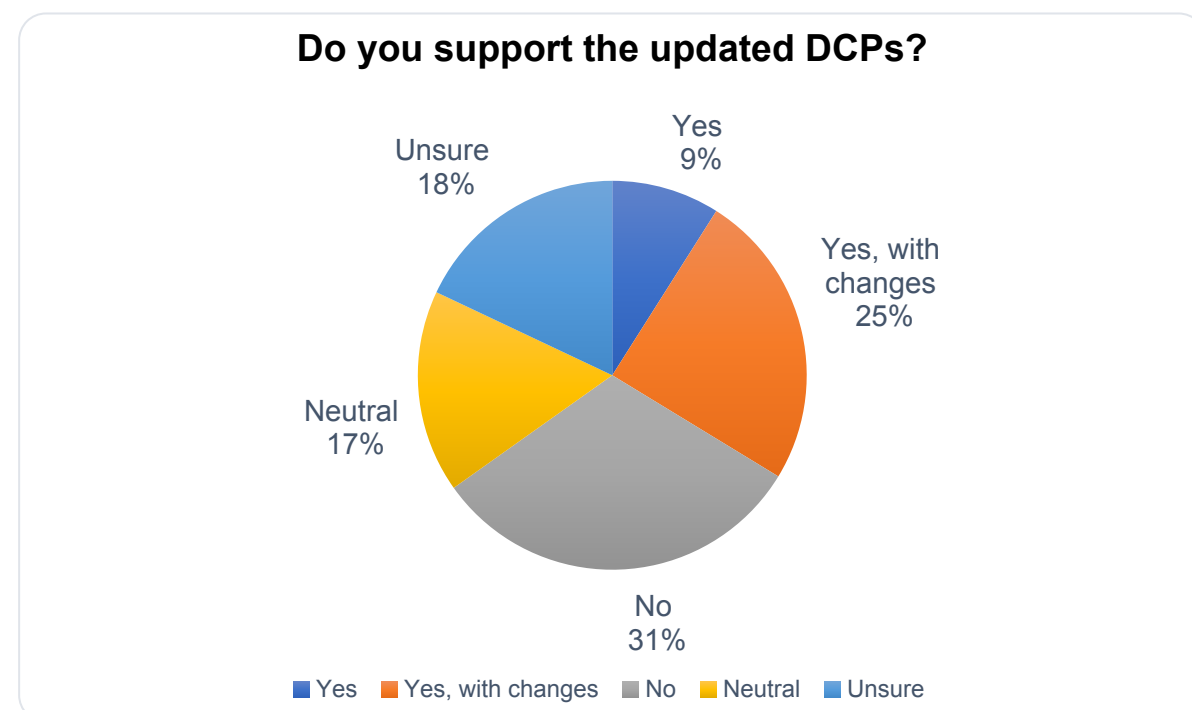


Figure 3 Question 2 - Do you support the updated Development Control Plans?

## Key themes and issues raised

Written submissions were grouped into themes to enable analysis of key issues. See **Figure 4** below for a summary of top responses:

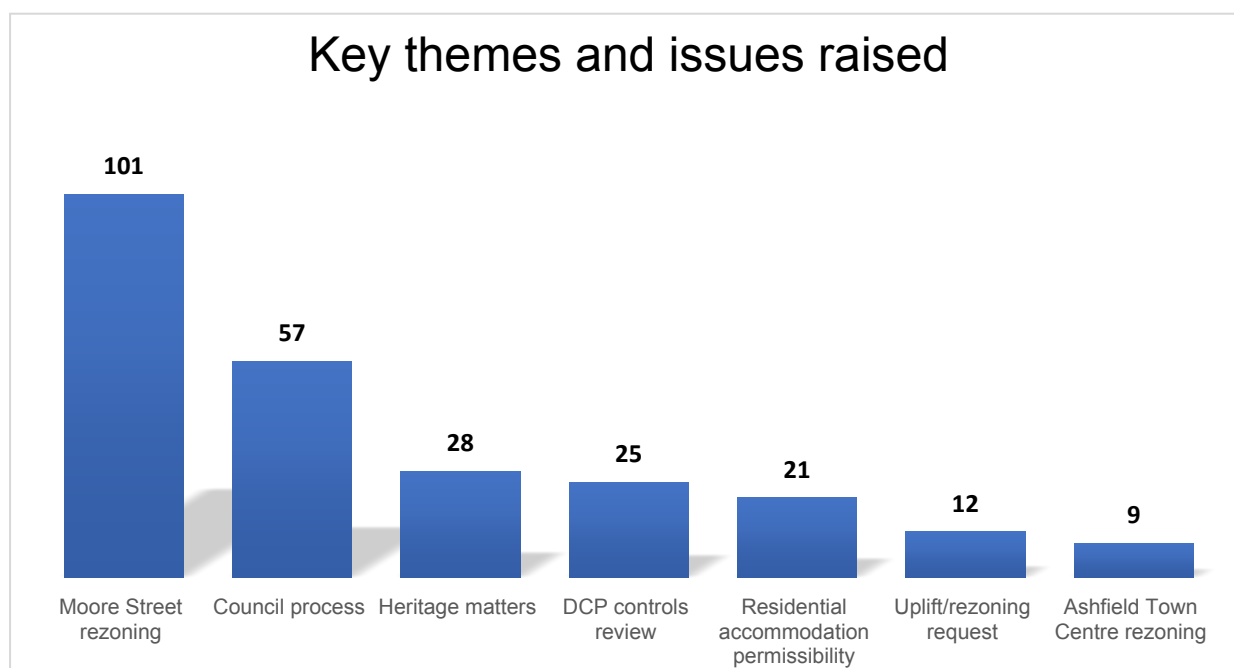


Figure 4 Key themes and issues raised in submissions

## Submissions related to the Draft Inner West LEP 2020

- **Moore Street rezoning:** Submissions raised concerns with the proposal to rezone the Moore Street Industrial Precinct from a light industrial to a general industrial zoning. Some of these submissions noted the importance of retaining industrial land in Inner West, but were concerned that the change would result in intensification of the uses. Primary concerns were the strategic merit and evidence base used to support the rezoning; potential amenity impacts on surrounding residential properties as well as the impacts on the local road network including Whites Creek Lane. Submissions also noted that Council had not disclosed a financial interest in the rezoning of the Leichhardt Depot, recently included in an Expressions of Interest put out by Council.
- **Council Process:** Concerns were raised about the adequacy and level of detail provided about the impacts of particular components of the new LEP and the overall level of consultation which was further limited by the restrictions of COVID-19.
- **Heritage matters:** A number of suggestions were made for removals, additions and updates to listings across the LGA. Eight (8) submissions objected to the addition of the words 'including interiors' to listed properties in the former Ashfield area. Multiple submissions requested that Council undertake a comprehensive review of heritage across the LGA to ensure that areas/sites worthy of protection are listed and those not are removed.

- Permissibility of particular types residential accommodation in particular zones: The prohibition of dual occupancies across the LGA was questioned, with suggestions for how Council could allow them while maintaining streetscape and character. As above, submissions also questioned the prohibition of the Residential Flat Buildings in the business zones. A number of submissions also raised the need for better design controls to ensure new developments were of a high standard and provided adequate and appropriate residential amenity to both current and future residents.
- Requests for rezoning and/or uplift: Twelve (12) submissions used this opportunity to present Council with proposals for uplift and/or rezoning of particular sites across the LGA.
- Ashfield Town Centre rezoning: Submissions raised concerns with the proposed rezoning of the Ashfield Town Centre to from a B4 Mixed Use zone to a B2 Local Centre zone with no provision for uplift. Submissions also raised concerns with the implications of prohibiting ground floor residential uses in addition to the requirement for active (commercial) uses at street level. Submissions considered that this change would have detrimental impacts on future development in the town centre and subsequent housing supply in the Inner West.

Council also received comments that supported and praised Council for the work that had been undertaken to consolidate the three LEPs into one plan. Support was also expressed for certain additional objectives and for heritage and green space protection.

### **Submissions related to the associated DCP amendments**

Approximately 25 submissions made comments related to DCP matters. However, the matters raised in these submissions were substantially related to the controls for master planned areas/precincts or particular suburbs within the LGA, beyond the scope of the project.

One submission received objected to the deletion of control C25(c) of the Leichhardt DCP 2013 relating to car share provisions, stating that the issues could be addressed by conditions of consent.

### **Government Agency Submissions**

- The Environment, Energy and Science Group (EES) stated that the proposed consolidation is unlikely to create adverse impacts to natural hazards or Aboriginal cultural heritage issues.
- NSW Heritage supports the introduction of a new alphanumeric numbering system for heritage. The agency recommends that Council ensure any amendments to planning controls will not have a negative impact on heritage places, items and sites.
- Civil Aviation Safety Authority (CASA) advised they have no concerns with the proposal.
- Sydney Airport suggested amendments to the wording of clause 6.8 (Airspace Protection) in the draft Inner West LEP 2020. The suggested amendments would capture a wider range of airspace protection matters in addition to clarifying the consent requirements under the *Airports Act 1996*.

- Transport for NSW (TfNSW) provided detailed comments on elements of the LEP that may impact on the road network as well as their infrastructure and service provision. These comments were generally supportive of Council's approach. TfNSW (and Sydney Metro) have indicated that they would like to work closely with Council in the preparation of subsequent amendments to the LEP (Phase 2 LEP).

#### **Comments from other sections of Council**

- Council's Resource Recovery Planning Manager advised that they have several outstanding Council resolutions focussed on food organics recycling and developing a food transfer station or processing facility within the LGA. She indicated that it is likely that the Moore St council depot and community recycling centre will be investigated for the potential to provide such a facility.