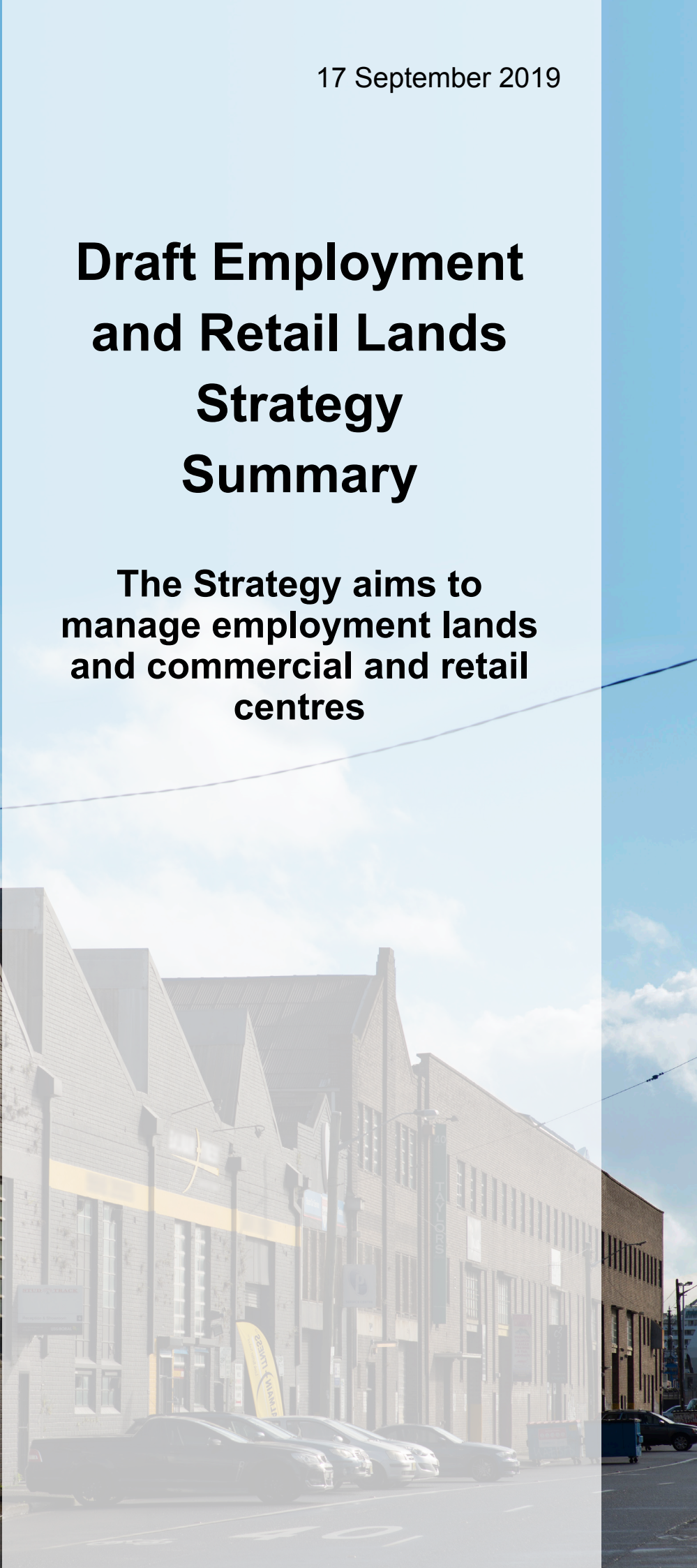


17 September 2019

Draft Employment and Retail Lands Strategy Summary

**The Strategy aims to
manage employment lands
and commercial and retail
centres**



Principle 1: The local economy is thriving

1.1 Establish a clear retail centre hierarchy across the LGA

- Introduce measures for Ashfield, Balmain, Marrickville, Newtown-Enmore, Norton Street and Rozelle town-centres to support their vibrancy including:
 - Activating main streets
 - Strengthening night-time economy
 - Increasing local population
 - Traffic-calming advocacy
 - Minimum non-residential Floor Space Ratio (FSR) provisions
 - Co-working spaces
 - Encouragement of events
 - Marketing and promotion
 - Discourage out-of-centre retail development
 - Public domain improvements
- The vibrancy of local and neighbourhood centres will be supported with similar initiatives.
- To strengthen Ashfield centre's existing retail and office role Council should:
 - Ensure no net loss of commercial floorspace, applied on a site-by-site basis
 - Introduce a minimum non-residential FSR of 1.3:1 on land west of Victoria Street and east of Thomas Street
- Support the transformation of Parramatta Road through transport improvements, enhancement of urban amenity, community facilities, plus working with State Government to transition the corridor away from its arterial road function

1.2 Build on the existing and evolving roles and functions of employment precincts to strengthen the local economy.

1.3 Support the transition of Camperdown into a medical and biotechnology hub.

- Protecting employment zoned land in the Camperdown Precinct from any residential or unrelated commercial land uses until a masterplan for the area is completed and its outcomes adopted as controls and policies in the Local Environmental Plan (LEP)
- The masterplan will consider the following guidelines to help shape the Camperdown Precinct into a health, education, biotechnology hub and research area:
 - A minimum percentage requirement for affordable space in new developments for technology start-ups, innovation, creative industries, community and cultural uses and artists
 - Restrictions on unrelated commercial and mixed land uses
 - Retain industrial land zoning to encourage affordable employment space
 - Maintain the intention of the draft Marrickville LEP Housekeeping Amendment to rezone 5 - 43 Bridge Road, Stanmore to B5 Business Development

1.4 Support a vibrant night time economy

- Encouraging the establishment of small bars, restaurants, and entertainment uses in Ashfield, Balmain, Marrickville, Newtown-Enmore, Norton Street and Rozelle town centres

- Introduce initiatives in Newtown-Enmore to minimise land use conflict by improving complaints handling and mediation practice
- Utilise vacant warehouses, outside standard business hours, for events and live music
- Encouraging businesses to open after hours
- Define appropriate parameters for night time activation that relate to how neighbours might receive impacts and pedestrian safety factors such as lighting
- Incorporate an 'agent of change principle' clause in the LEP

1.5 Support and encourage the establishment of new enterprises in the Inner West

1.6 Support innovation, culture and creative industries

- Partner with creative space providers to deliver affordable and diverse creative spaces
- Creative spaces to be considered as a public benefit delivered through development contributions and Voluntary Planning Agreements (VPAs)
- Explore planning provisions that encourage flexible floor plates, innovative spaces and support measures such as co-sharing
- Work with State Government to modify LEP Standard Instrument planning definitions so that these capture the contemporary, diverse nature of creative industries
- Establish Development Control Plan (DCP) provisions that clearly define Inner West 'creative industries' and set out built form requirements to meet their needs

Legend

 Inner West Council LGA

 Parks

 Water Ways

 Major Roads

 Ferry Wharf

 Railway Station

 Light Rail Stop

 Railway Line

 Ferry Routes


Retail Centre Hierarchy

 Major Centre

 Town Centre

 Local Centre

 Neighbourhood Centre / out of centre mixed use

 Standalone Shopping Centre

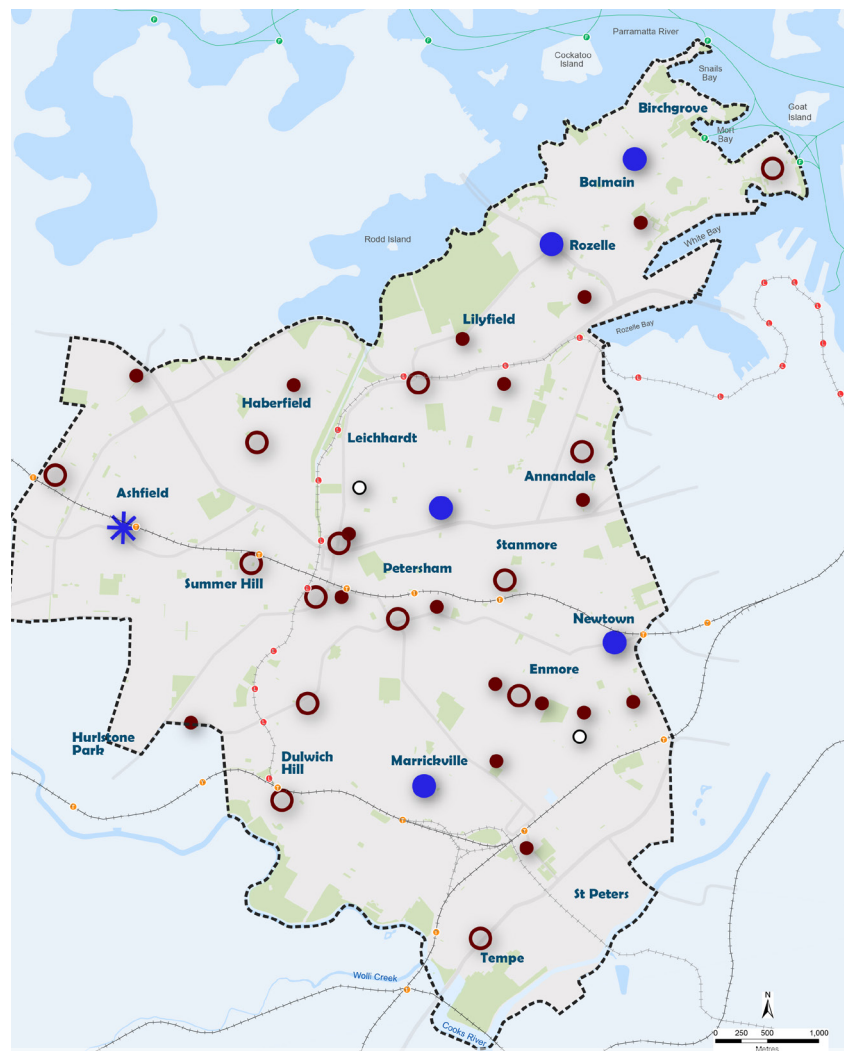


Figure 1: Retail Centres Hierarchy

Principle 2: Places are distinct and productive

2.1 Improve main street and town centre vitality

- Investigate opportunities for social-hubs, meeting spaces, networking infrastructure, public domain improvements and new public spaces through VPAs, developer contributions, bonus floor space incentives and repurposing Council buildings
- Increase local population in line with the Council's Housing Strategy within the walkable catchment of centres and supported by good public transport
- New space for outdoor dining and footpath trading in centre thoroughfares that have strong amenity
- Encourage home business and home industry in residential zones around centres.
- Monitor growth or contraction of retail floor space to inform decision making.
- Work with State government to calm busy roads including Parramatta Road, New Canterbury Road, Victoria Road (Rozelle), King Street, Enmore Road and Liverpool Road
- Review height and FSR controls along Parramatta Road to help establish the feasibility of mixed-use redevelopments

Principle 3: Space for business is suitable and available

3.1 Retain a diversity of industrial land, urban services land and employment generating uses

- No rezoning of industrial land
- Prohibit residential development in B5 Business Development, B6 Enterprise Corridor, IN1 General Industrial and IN2 Light Industrial zones
- Establish a minimum subdivision lot size (including restricting strata subdivision) of 10,000 sqm in IN1 zone to minimise property fragmentation
- Preserve and encourage innovative and creative employment in the Carrington Road industrial precinct
- Implement minimum non-residential FSR provisions in Ashfield, Balmain, Leichhardt, Marrickville and Newtown
- Subject to design studies, introduce local distribution premises and light industries in B2 Local Centre and B4 Mixed Use Zones
- Retain and manage the B6 Enterprise Corridor zone at Kings Bay and in the Ashfield employment corridor
- Maintain employment and productivity opportunities at Taverners Hill by protecting the IN2 Light Industrial zone, including the Lords Road site

3.2 Establish a pipeline of industrial and urban service land

- Investigate long term expansion options for industrial land
- Work with the State Government to deliver employment generating land uses at the Bays Precinct
- Establish part of Victoria Road, Rozelle as an enterprise corridor to create additional employment opportunities close to the Bays Precinct

3.3 Floorspace is flexible and adaptable

- Support the establishment of co-working spaces, through targeted consultation and incentives
- Establish minimum floor to ceiling heights for ground floors in B4 Mixed Use and B6 Enterprise Corridor zones
- Encourage diversity in the size and composition of floorplates in the DCP

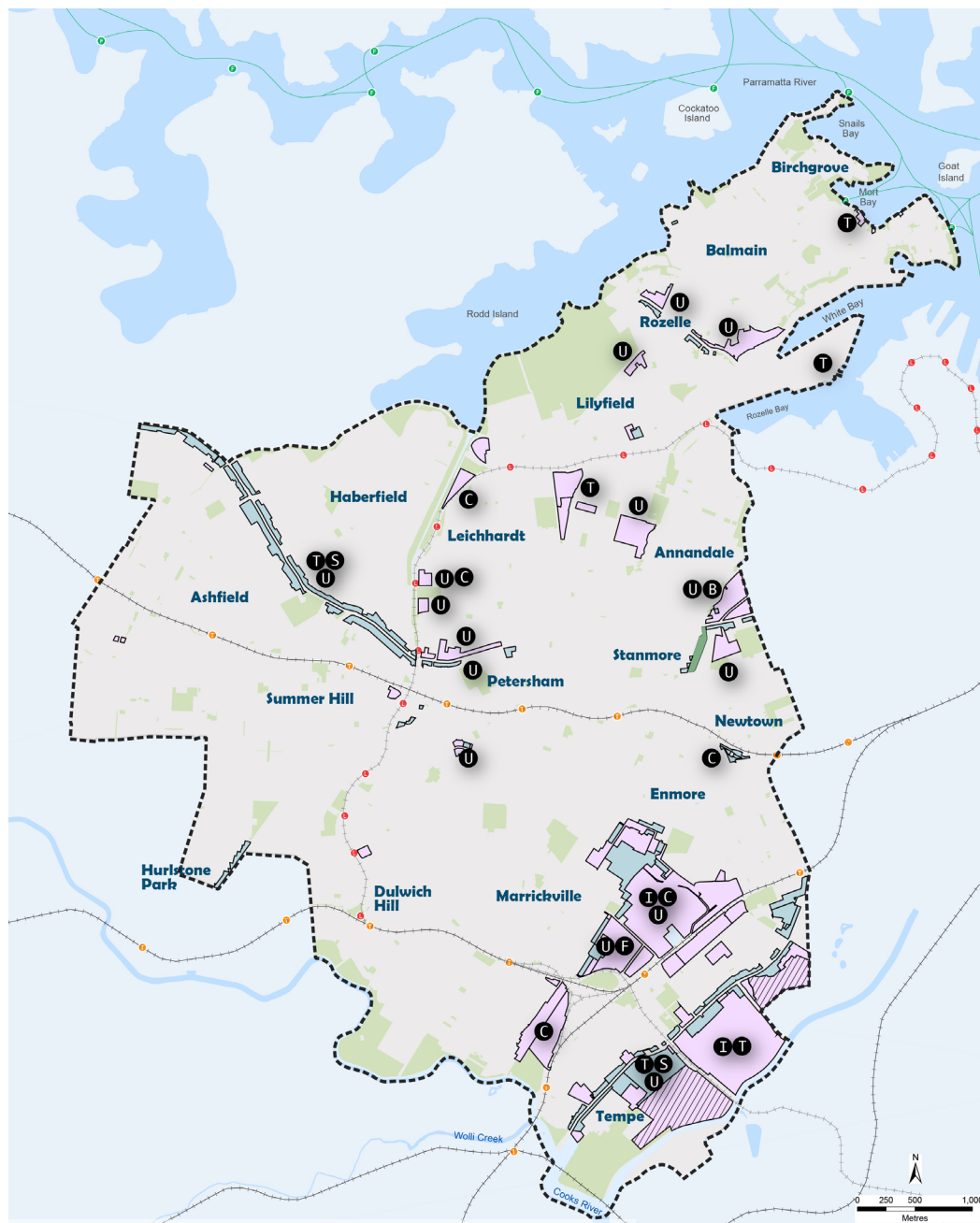


Figure 2: Employment and Industrial Precincts

- Inner West Council LGA
- Parks
- Water Ways
- Major Roads
- Railway Line
- Ferry Routes
- Ferry Wharf

- Railway Station
- Light Rail Stop

Key Employment Lands

- Large Format of Business Uses
- Industrial, Urban Services & Creative Manufacturing
- Industrial Sites affected by State Infrastructure
- Industrial/Business Uses

Role & Function

- Urban Services (U)
- Biomedical (B)
- Creative Industries (C)
- Food Production (F)
- Transport & Logistics (T)
- Specialised Retail (S)
- Industrial (I)

Principle 4: Infrastructure is leveraged

4.1 Capitalise on infrastructure investment

- Active transport connections from train stations to surrounding employment precincts
- Capitalise on Sydney Metro stations at Marrickville and Dulwich Hill to increase commercial employment through mixed-use development with minimum non-residential FSRs and considering opportunities to utilise Council land for commercial floor space
- Work with State Government to rectify loss of employment land from State infrastructure projects and to secure first right to use residual land for Council and partner projects such as the Camperdown biotechnology hub

4.2 Leverage Council assets to catalyse the revitalisation of centres

- Review existing Council assets and whether they can be repurposed to support employment uses and the vibrancy of centres
- Assess the feasibility of development options for Council owned land that would yield parking / transport and public domain improvements with the costs of development offset by private development
- At-grade car parks should generally be zoned to align with the zoning of the relevant centre
- Future redevelopment of Council owned assets should provide for public benefits, delivery of employment floor space for growth industries and/or delivery of affordable space for creative industries where appropriate

4.3 Leverage strategic locations for freight, transport and logistics

- Prioritise the protection of IN1 - General Industrial zoned land at St Peters for port and airport related transport, freight and logistic uses
- Work with State Government to repurpose Sydney Gateway residual land for Council uses such as employment, open space, and/or waste management
- Investigate future land requirements for airport uses that may not be able to be accommodated on airport land
- Maximise utilisation of IN1 General Industrial sites by removing FSR controls

Principle 5: The planning framework is clear

5.1 Provide certainty and clarity to businesses

- LEP Consolidation to:
 - Prohibit residential accommodation in IN1, IN2, B5, B6 zones
 - Prohibit serviced apartments in IN1, IN2, B5, B6 and B7 Business Park zones
 - Prohibit non-mandated tourist and accommodation uses and retail uses in B5
 - Prohibit neighbourhood supermarkets, unless mandated in the Standard Instrument
 - Permit specialised retail premises in B5 and B6 zones
 - Permit local distribution centres in appropriate B2 and B4 zones (for the B2 zone if rear vehicle access is available)
 - Permit light industries in all business and industrial zones as is currently the case in Leichhardt B2 zone, with the exception of B1 Neighbourhood Centres.
 - No additional permitted residential uses in employment lands
 - Minimum non-residential FSR provisions for town Centres to help support their retail and commercial role
 - Retain the B7 Business Park zone as a live/work zone
 - Undertake a feasibility analysis for B6 Enterprise Corridor land on Canterbury Road and Parramatta Road, Ashfield to determine controls to incentivise redevelopment for commercial use
 - Rezone residential zoned sites containing employment uses to align with the zoning of relevant nearby centres
 - Rezone inappropriately zoned sites at Stanmore, Dulwich Hill, Balmain Waterview Wharf, Addison Road and Lilyfield to align with their actual roles and functions

5.2 Manage land use conflicts between employment land and residential uses

- Uses that are sensitive to adverse amenity impacts should not be permissible in industrial zones
- Employment zones surrounding the IN1 zones that are a buffer for surrounding residential areas should be retained to limit adverse amenity impacts
- Investigate additional local provisions that would require new development to demonstrate compatibility with nearby industrial uses

HAVE YOUR SAY

Council invites your feedback by Sunday 27 October 2019

Have your say online at

www.yoursay.innerwest.nsw.gov.au

or by phone 9392 5167, or by writing to Council

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**INNER WEST
COUNCIL**