

INNER WEST

Summary

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Proposed changes to planning
controls for Parramatta Road Corridor



Purpose

This summary document gives an overview of the proposal relating to changing planning controls in the Parramatta Road Corridor and provides guidance on how to find supporting documentation for further information.

In 2016, the former State Government endorsed Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) as a 30-year plan to renew the Parramatta Road Corridor including Leichhardt, Taverners Hill and Kings Bay/Croydon precincts in the Inner West. PRCUTS was given statutory force via Section 9.1 Ministerial Direction in December 2016. Delivery of this strategy is the responsibility of local councils through amendments to planning controls.

We are seeking your feedback on the proposed planning controls in the Inner West Local Environmental Plan (IWLEP) 2022 and supporting Development Control Plans (DCPs) for specific areas in the Parramatta Road Corridor to start the incremental implementation of PRCUTS. Further detail is explained in the Proposal package along with twelve supporting reports which are on public exhibition and available on [Council's website](#).

Key Dates

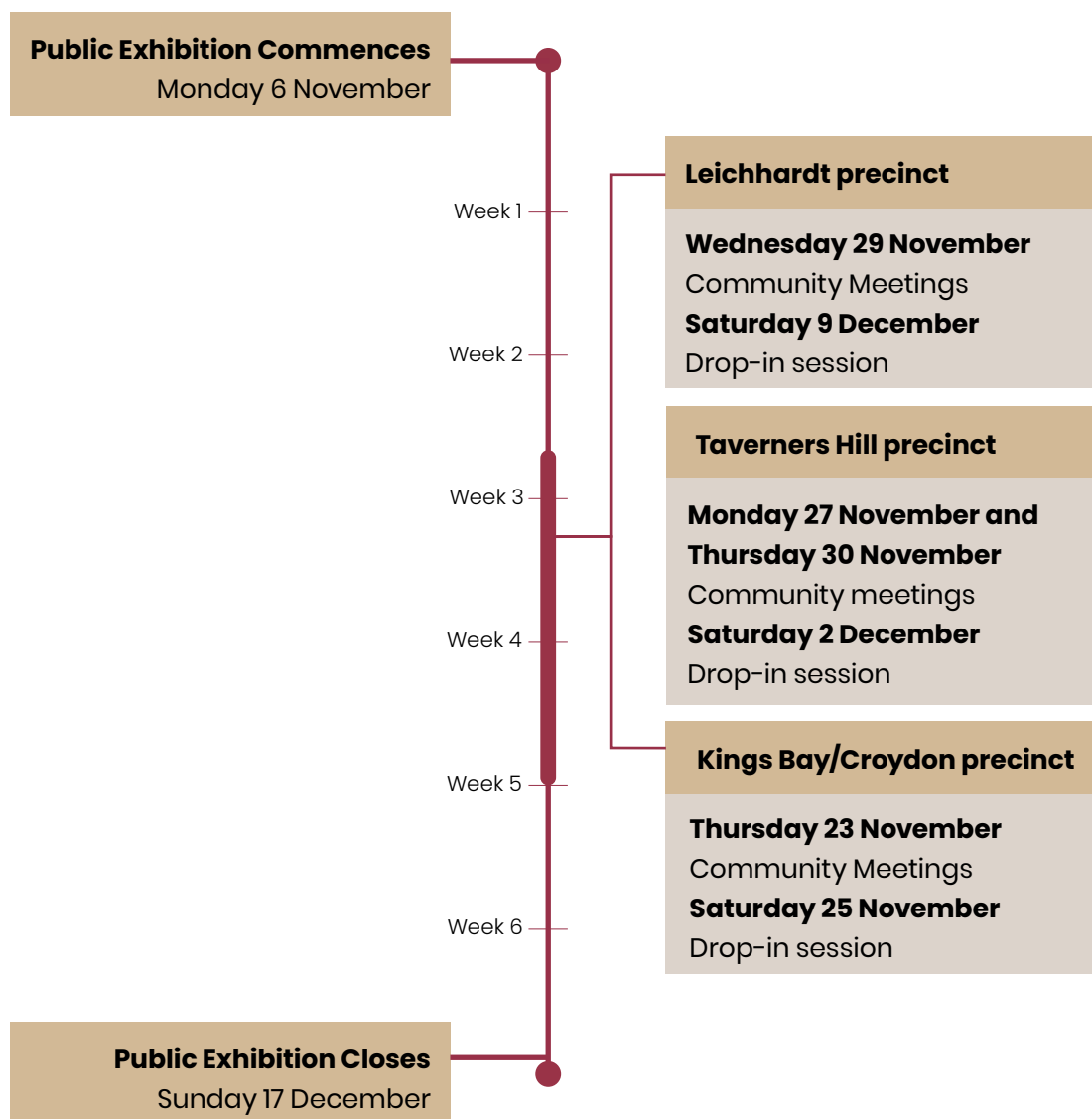


Figure 1: Key dates timeline

Parramatta Road Corridor Urban Transformation Strategy (PRCUTS)

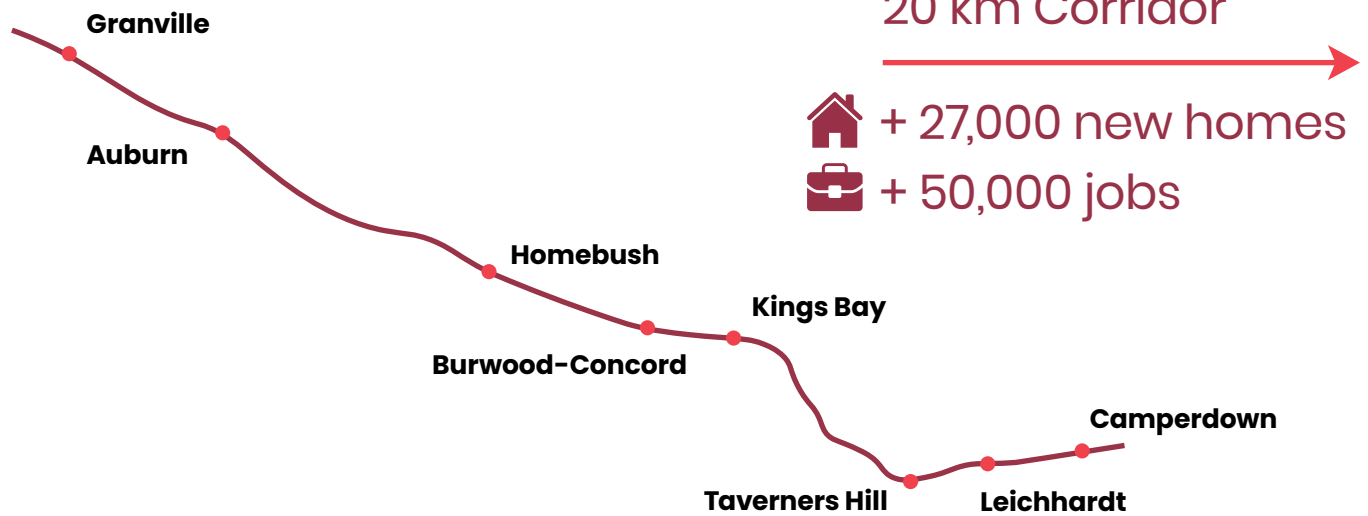


Figure 2: PRCUTS precincts

Background – how have we got here?

PRCUTS was prepared by the former NSW Government as a 30-year plan for the renewal of the Parramatta Road Corridor. PRCUTS and the supporting documents can be accessed on [Landcom's website](#).

Since the adoption of PRCUTS in 2016, the following has occurred in the corridor's infrastructure planning context:

- NSW Government commenced work on the delivery of Sydney Metro West – Five Dock Metro Station, 800m from Kings Bay Precinct.
- Transport for NSW is progressing planning for public and active transport improvements along the road corridor, including linkages for cycleways, intersection improvement for pedestrians.
- The Parramatta Road Urban Amenity Improvement Program has progressed significantly and delivered public domain works along Norton Street, Petersham Lane, Crystal, Renwick and Catherine Streets.
- Completed transport studies in collaboration with Transport for NSW and DPE for future public and active transport improvements in the corridor.
- Recommendations of the Productivity Commission's Infrastructure Contributions Review (2021) have been adopted.

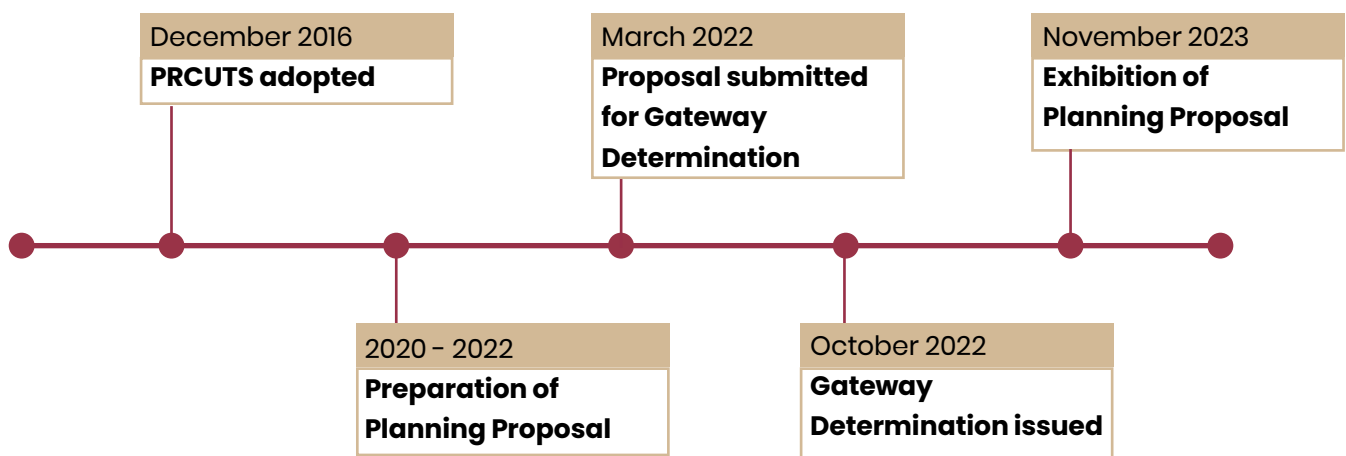


Figure 3: Planning Proposal timeline

PRCUTS Framework Review

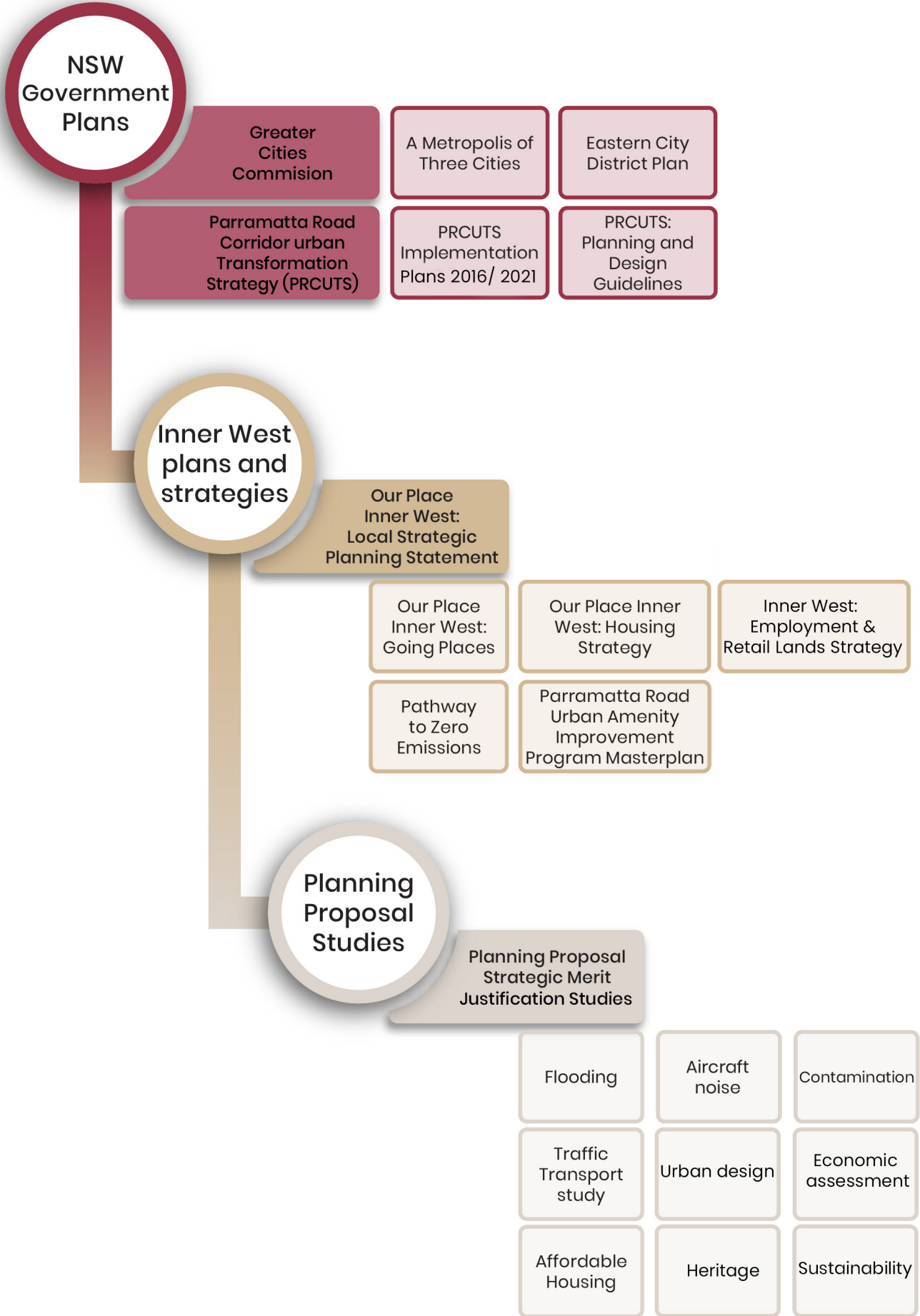


Figure 4: Strategic Framework



Figure 5: Parramatta Road Context Aerial Shot

Parramatta Road Corridor Stage 1 Implementation

To start the incremental implementation of PRCUTS, changes to planning controls in the Inner West Local Environmental Plan (LEP) and supporting Development Controls Plans (DCPs) have been prepared for parts of Leichhardt, Taverners Hill and Kings Bay /Croydon precincts within the Parramatta Road Corridor. Refer to Figure 1 for Planning Proposal affected area.

This includes amendments to land use zones for specific locations, new provisions including incentive building heights and floor space ratios, additional permitted uses, affordable housing, heritage, design excellence, environmental sustainability, car parking etc.

The implementation area for this proposal is based on [PRCUTS Implementation Update 2021](#). This is to focus growth adjacent to key local economic centres and where there is existing or committed transport infrastructure (light rail, railway, bus network, future Metro).

The staging of implementation of PRCUTS will:

- address the Department of Planning and Environment's (DPE) required shortfall of up to 1600 dwellings in the Inner West;
- ensure that development occurs in line with infrastructure delivery.

This proposal will facilitate up to 1600 new dwellings and 2000 new jobs.

It puts forward a range of amendments to planning controls to incentivise delivery of much-needed housing and jobs whilst also protecting and enhancing the historic heritage of the Parramatta Road Corridor.

The Planning Proposal puts forward an innovative set of outcomes which will enable urban renewal of parts of the Corridor. These outcomes broadly align with PRCUTS' principles, and any variations to PRCUTS are improvements that respond to recent and emerging strategic planning issues to deliver better outcomes.

Six key moves will be actioned by this Proposal, outlined on the following page.

Elements of Key Moves 3, 5 and 6 go beyond the LEP and therefore cannot be acted upon in entirety through this Planning Proposal. These key moves require coordination and collaboration with the NSW Government. Inner West Council will continue to proactively discuss the full range of planning requirements, especially relating to transport and infrastructure with the DPE and Transport for New South Wales (TfNSW).

There are opportunities for growth in other parts of the PRCUTS precincts which will be delivered through future amendments to the Inner West LEP 2022 subject to further technical work.

**Key Move 1:**

Ensure a place-based approach – provide residential and employment opportunities in new developments which respond to local context

This will be delivered through new planning controls based on the recommendations of the Parramatta Road Corridor Planning and Design Guidelines and refined through urban design study to ensure that new developments respond to the desired future character of the area. The proposal also incentivises the delivery of affordable housing where viable, such as in Leichhardt precinct.

**Key Move 2:**

Protect, enhance and expand Inner West's heritage.

The Planning Proposal will achieve this through introduction of new heritage items and addition/extension of heritage conservation areas in line with PRCUTS recommendations whilst also managing the significance of existing and proposed heritage items/areas as new development occurs.

**Key Move 3:**

Move people more easily by prioritising streets for walking and cycling and expanding Inner West's walking, cycling and open space network.

In support of the PRCUTS vision to improve public transport and reduce private car dependency, the Planning Proposal implements reduced car parking to encourage sustainable transport and includes provisions for new open spaces and through-site links to enhance and expand Inner West's walking and cycling network. The supporting DCP amendments include built form provisions which will enhance the public domain. Council will continue to advocate for the delivery of enhanced public transport along Parramatta Road.

**Key Move 4:**

Create a sustainable Inner West by implementing improved energy and water standards for new developments

This Planning Proposal seeks to implement planning controls for high-performing buildings to achieve higher energy and water targets above the standard NSW requirements for new developments which rely on incentive density and height controls. The proposal also includes measures to address urban heat issues by maximising tree canopy cover and deep soil planting, integrating cooling measures such as green roofs, electrification of utilities etc.

**Key Move 5:**

Stage development across the Corridor to ensure that development aligns with infrastructure

This Planning Proposal brings forward development in only parts of the PRCUTS precincts to initiate the incremental transformation of the Corridor. The timely delivery of infrastructure with growth will also be addressed through collection of local infrastructure contributions via the [Inner West Local Infrastructure Contributions Plan](#) and State Infrastructure contributions (or Housing & Productivity Contributions) at the development application stage.

**Key Move 6:**

Monitor outcomes and respond to issues that arise to ensure the Parramatta Road Corridor Urban Transformation Strategy's ongoing success in revitalising the corridor

The outcomes of this Planning Proposal such as delivery of new jobs and dwellings, including affordable dwellings; and delivery of infrastructure will be monitored. Future planning proposals for medium and long-term growth in the Corridor will respond to the outcomes of this Planning Proposal, and any other emerging issues, to achieve successful transformation of the Corridor.

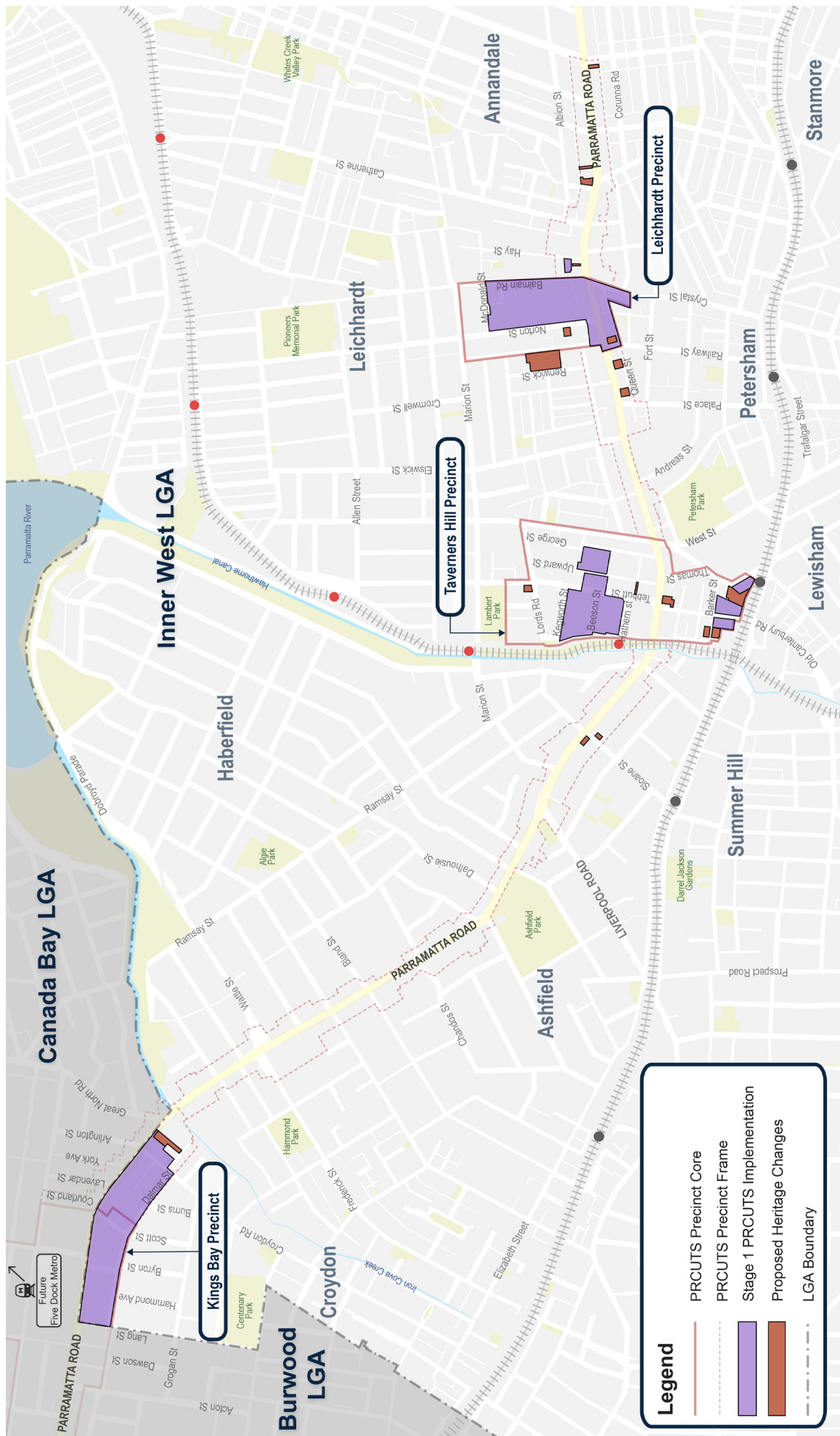


Figure 6: Planning Proposal affected area

How to navigate the Proposal documents

To help navigate the Proposal documentation, a brief overview of the proposal and how to find relevant information is described in the following pages.

Figure 7: Indicative proposal illustrations Leichhardt precinct

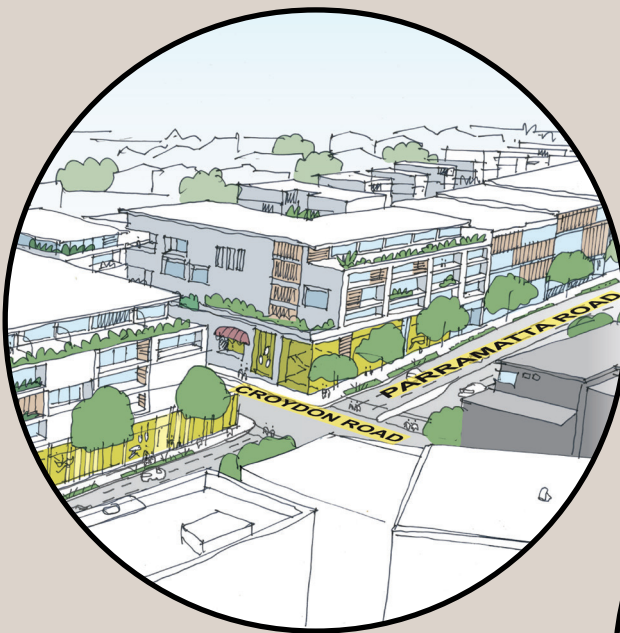
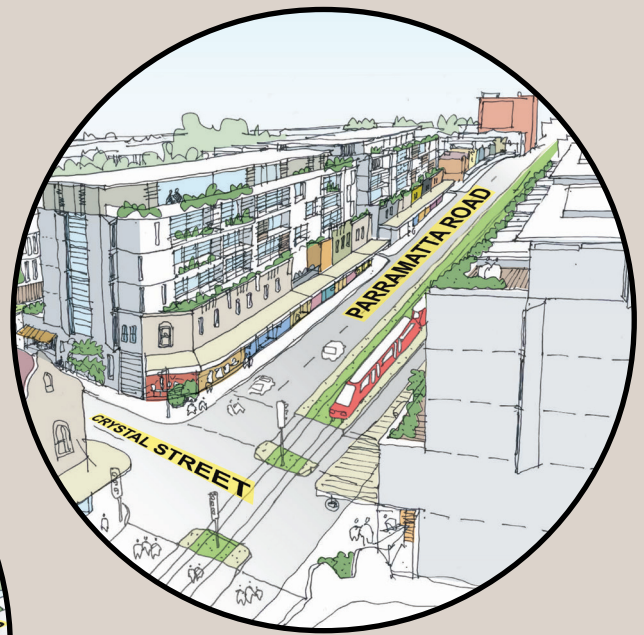


Figure 8: Indicative proposal illustrations
– Kings Bay/ Croydon precinct



Figure 9: Indicative proposal illustrations – Taverners Hill precinct

Planning Proposal

A Planning Proposal is a document that explains and justifies proposed changes to a local environmental plan (LEP), in this case the Inner West LEP 2022. The Planning Proposal has been prepared in line with the requirements of the Environmental Planning and Assessment Act 1979 and other NSW Government guidelines. This includes the PRCUTS and its Implementation Plans. Read more about this on Page 3 of the [Planning Proposal](#).

On 20 October 2022, the NSW Department of Planning & Environment (DPE) issued a [Gateway Determination](#) for the Planning Proposal which enabled it to be publicly exhibited, subject to a number of changes being made.

A Gateway Determination is a checkpoint for a planning proposal to review strategic and site-specific merit and whether it should proceed to public exhibition. This is undertaken by DPE.

The Planning Proposal has been informed by technical studies which consider matters such as flooding, contamination, urban design, heritage, economics, traffic and transport, aircraft noise, sustainability, traffic/ transport and affordable housing. These documents are provided as Appendices to the Planning Proposal and can be accessed [here](#). A brief summary of supporting technical studies is provided in the following pages.

On 10 May 2022, Council submitted the Planning Proposal and the associated draft DCP amendments to the Minister for Planning for a Gateway Determination.

On 20 October 2022, DPE issued a Gateway Determination to proceed to public exhibition. The Gateway conditions required extensive work to be completed and substantial changes to be made to the Planning Proposal prior to public exhibition.

On 10 October 2023, Council decided to place the Planning Proposal on consultation so that the community can have their say.

The Planning Proposal is divided into the following sections:

Part 1 – A statement of the objectives and intended outcomes of the Planning Proposal (page 17)

Part 2 – An explanation of the provisions that are to be included in the Inner West LEP 2022 (pages 18–32).

Part 3 – The justification for those objectives, outcomes and the process for their implementation (pages 33–126).

Part 4 – Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies (page 126 and Appendix 1).

Part 5 – Details of the community consultation that is to be undertaken (page 127).

Part 6 – A project timeline detailing the anticipated timeframe for the plan making process (page 127).



Figure 10: Parramatta Road

Proposed changes to the Inner West LEP 2022

The Planning Proposal seeks to make the following changes to the Inner West LEP 2022:

- Amend land use zones for specific locations in Leichhardt, Taverners Hill and Kings Bay/Croydon precincts to facilitate new dwellings and jobs (see below maps for implementation area)
- Introduce new heritage items and heritage conservation areas
- Introduce new incentive/bonus Floor Space Ratio (FSR) and Height of Building (HOB) controls
- Introduce an additional local provision that requires developments to satisfy the below criteria to access the incentive/bonus FSRs and HOBs:
 - achieve an appropriate development pattern and high-quality built form
 - provide active street frontages
 - achieve higher sustainability targets (energy and water)
 - incorporate mechanisms to reduce urban heat, tree canopy requirements and cooling measures such as green walls/roofs etc.
 - support sustainable transport modes, minimise traffic congestion and reduce private car dependency
 - provide affordable housing contributions (up to 2%) in Leichhardt precinct
 - make satisfactory regional infrastructure contributions to support delivery of schools, hospitals, regional open space and transport.



Figure 11: Leichhardt Precinct - Stage 1 Implementation Area

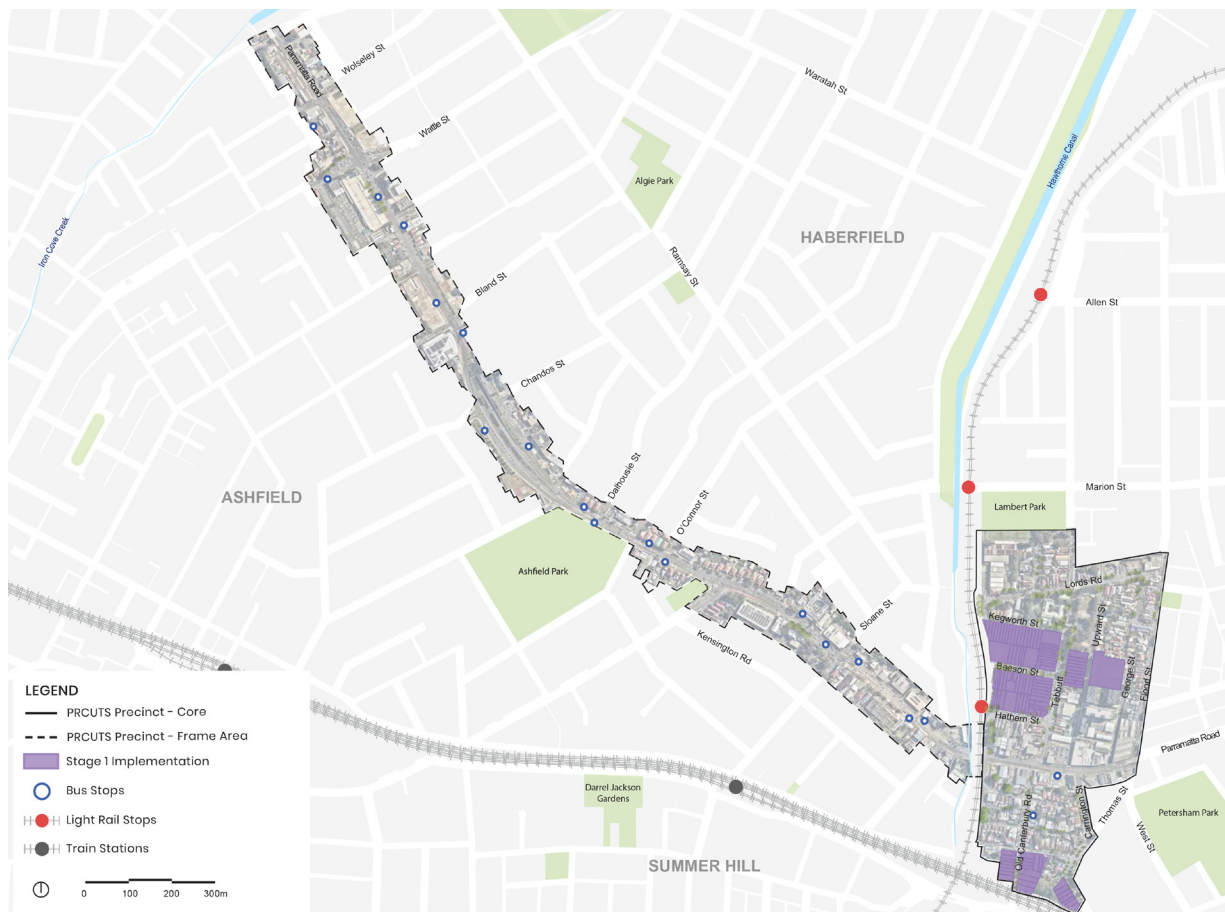


Figure 12: Taverners Hill Precinct - Stage 1 Implementation Area

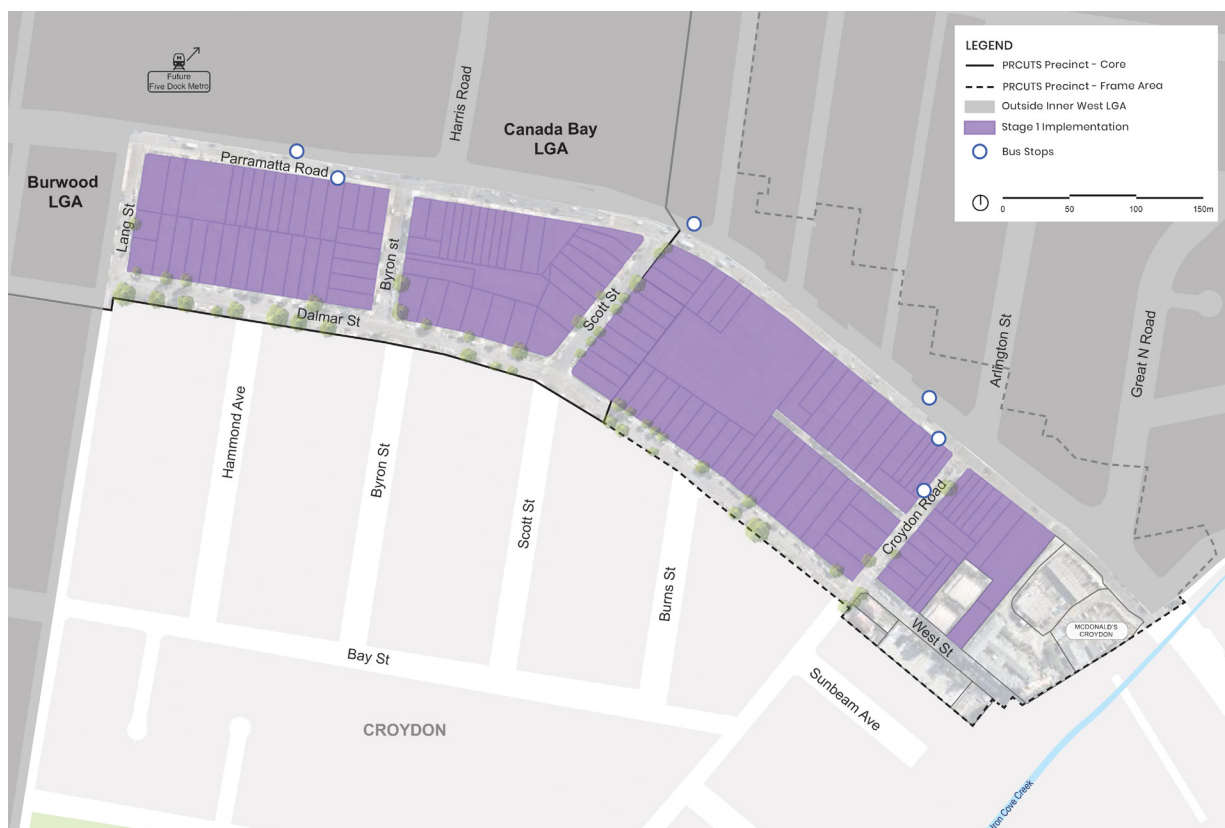


Figure 13: Kings Bay/Croydon Precinct - Stage 1 Implementation Area

Land Use Zones

- Amend land use zones for specific locations in Leichhardt, Taverners Hill and Kings Bay/Croydon precincts as per the Proposed Land-Use Zoning Maps (pages 6, 19, 29*)
- Rezone 2 Hay Street, Leichhardt to RE1 Public Recreation for new open space (page 6*).

Additional Permitted Uses

An 'Additional Permitted Use (APU)' is a use that is permitted on land in addition to the uses already permitted in a zone under the Land Use Table of an LEP.

Introduce a new local provision to permit residential flat buildings as an additional permitted use in certain locations:

- All land in Proposed R3 Medium Density Residential Zone in Leichhardt, Taverners, Hill and Kings Bay/Croydon precincts
- 590–624 Parramatta Road, 210 Croydon Road and 235–237 Croydon Road, Croydon (identified as Opportunity Sites with site specific provisions pages 17, 27, 39*)
- Existing R3 zoned site at 30–40 George Street, Part 24 George Street and Part 45 Upward Street (former Labelcraft site) to reflect existing uses.

These locations are shown in the Additional Permitted Uses Maps pages 16, 27 and 38**.

Heritage

- Introduce 24 new Heritage Items and an Archaeological Site.
- Introduce a new Heritage Conservation Area (HCA) along Barker Street, Lewisham.
- Extend the existing Excelsior HCA to include 20–24 Norton Street, Leichhardt.

Refer to LEP maps (pages 7, 20, 30**)

Notes:

* Refer to Planning Proposal document

^ Refer to the Appendix – 1 LEP Maps

Summary – Parramatta Road Corridor Stage 1 Implementation

Built Form Controls

Floor Space Ratio (FSR) and Height of Buildings (HOB) are key development standards determining the built form potential of a site and the resultant bulk and scale.

- FSR is the relationship between the land size and its development potential. For example, a 1,000sqm site with an FSR of 3:1 could deliver up to 3,000sqm of floor space (provided other design criteria have been met).
- HOB is the height measured from the existing ground level to the highest point of the building.

This Planning Proposal seeks to:

- Retain existing FSR and HOB controls in the IWLEP 2022, except for a minor amendment to remove the existing FSR control for 2 Hay Street, Leichhardt (as this site is proposed to be rezoned to public open space).
- Introduce FSR and HOB incentive controls where uplift is proposed.
- Introduce a new local provision that requires developments to satisfy specific criteria in order to use the incentive FSR and HOB controls as shown in Figure 15.



Figure 14: Indicative building envelopes – Kings Bay/Croydon precinct

<p>INCENTIVE</p> <p>Floor Space Ratio & Height of Buildings</p>	<p>Incentives Criteria to be satisfied (as relevant):</p> <ul style="list-style-type: none"> ✓ High quality built form ✓ Active street frontages ✓ Higher building performance (energy and water standards) ✓ Tree canopy cover and deep soil planting ✓ Sustainable transport and reduced private car use ✓ 2% affordable housing contribution (Leichhardt Precinct) ✓ State Infrastructure Contributions
<p>BASE</p> <p>Floor Space Ratio & Height of Buildings</p>	<p>No change to Base FSR & HOB controls in the IWLEP 2022</p>

Figure 15 Incentive FSR and HOB Criteria in the Planning Proposal



Figure 16: Indicative building envelopes – Leichhardt precinct



Figure 17: Indicative building envelopes – Taverners Hill precinct

Draft Development Control Plans

Draft amendments to Council's existing DCPs have been prepared to support the proposed LEP controls. Some controls apply to all three precincts, while others are precinct or site-specific. They cover aspects such as:

- Precinct connectivity and accessibility
- Streetscape
- Development infrastructure
- Sustainability and resilience
- Active frontages and landscaping
- Heritage
- Access and parking
- Lot amalgamation
- Built form
- Vehicle and service access
- Open space and through-site links

[DCP documents can be viewed here:](#)

1. Leichhardt DCP 2013

- Leichhardt Precinct – north of Parramatta Road (pages 7-56)
- Taverners Hill Precinct – northern area (Beeson St/ Tebbutt Street, Hathern Street) (pages 87-103)

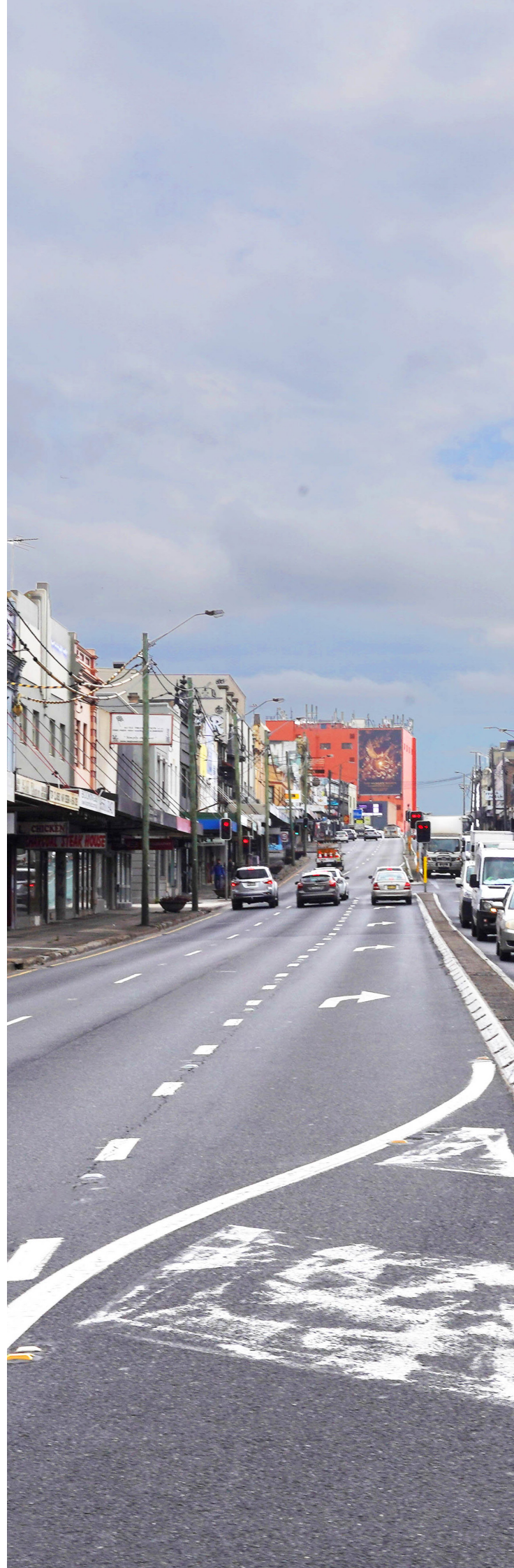
2. Marrickville DCP 2011

- Leichhardt Precinct – south of Parramatta Road (pages 57-86)
- Taverners Hill Precinct – southern area (Old Canterbury Street, Lewisham) (pages 104-123)

3. Inner West Comprehensive Ashfield DCP 2016

- Kings Bay Precinct – south of Parramatta Road (Croydon) (pages 124-157)

These draft DCP provisions would only apply to future developments seeking to utilise incentive FSR and HOB controls.





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Appendix 1 – Proposed LEP Maps

This includes proposed amendments to IWLEP 2022 maps such as Land Use Zoning, Heritage, Floor Space Ratio, Height of Buildings, Key Sites, Active Frontages, Additional Permitted Uses etc.



Appendix 2 – Urban Design Studies

The height and floor space incentives in the Planning Proposal are justified in the Urban Design studies for the Leichhardt, Taverners Hill and Kings Bay/Croydon precincts.

The built form testing undertaken demonstrated that the Planning Proposal should seek variations to some PRCUTS land use zoning, FSR and height recommendations to achieve better outcomes than those anticipated by PRCUTS. These studies also include detailed urban design controls for built form elements such as building setbacks, street wall heights and frontages which have informed Council's supporting draft DCP amendments.



Appendix 3 – Heritage Study

This study supports the proposed new heritage items and heritage conservation areas included in this Planning Proposal. The study investigated the potential heritage significance of properties recommended in PRCUTS and former Leichhardt Council's 2016 Parramatta Road and Norton Street Corridor Heritage Study.



Appendix 4 – Economic Assessment

This study informs the economic aspects of this Planning Proposal relating to non-residential provisions for Leichhardt and Kings Bay/ Croydon precincts. Taverners Hill was not investigated as part of this study as it only includes residential zoned land in this precinct.



Appendix 5 – Flood Impact Assessment

This study includes Flood Impact Risk Assessment for Kings Bay/Croydon, Taverners Hill, and Leichhardt precincts. It demonstrates that the Planning Proposal is consistent with the requirements of Section 9.1 Local Planning Direction 4.1 Flooding and relevant recommendations of the NSW Government's 2022 Flood Inquiry Report.



Appendix 6 – Contamination Assessment Study

This study investigated the implications of introducing sensitive uses or rezoning sites to permit sensitive uses on the sites which may be potentially contaminated.

The desktop analysis undertaken as part of this study concluded that these sites can be made suitable for the proposed uses, subject to appropriate site-by-site contamination management and/or remediation at the development application stage.



Appendix 7 – Aircraft Noise Assessment

This study investigated the implications of introducing additional residential capacity in the Leichhardt precinct which is affected by the ANEF 25-30 contour. The recommended mitigation measures in relation to internal noise levels in new dwellings have informed this Planning Proposal. Council's supporting draft DCPs include provisions to mitigate road noise and aircraft noise impacts.



Appendix 8 – Draft Affordable Housing Contributions Scheme

A draft Affordable Housing Contribution Scheme (AHCS) has been prepared in accordance with the DPE "Guideline for developing an affordable housing contributions scheme".

The draft AHCS sets out how, where, and at what rate development contributions will be collected by Council for affordable housing. It includes the evidence base supporting the need for affordable housing and provides operational details including how to calculate contributions and in what form contributions are to be made.



Appendix 9 – Parramatta Road Corridor Stage 1 Sustainability Study

This study informed the proposed sustainability provisions. It includes a review of the PRCUTS sustainability performance targets against current minimum compliance (BASIX SEPP 2004 and Sustainable Building SEPP 2022) and national best planning policy practice. The Study demonstrates that the proposed sustainability provisions in this Planning Proposal can achieve better outcomes than those recommended in PRCUTS.



Appendix 10 – Parramatta Road Corridor Precinct-wide Traffic and Transport Study

This jointly funded DPE and Inner West Council Precinct-wide Traffic and Transport study (the Transport Study) was required by PRCUTS to assess the traffic impacts from the proposed levels of development in the Corridor. The Transport Study comprises the Transport Plan and several supporting technical reports, including the Context Report, Future Modelling Report and Parking Policy and Rate Review. The key recommendations of the Transport Study have informed the transport and parking provisions of this Planning Proposal.

Council has progressed work on the implementation of this study and prepared a response to address the actions outlined in the Transport Plan and Kings Bay/ Croydon Transport Assessment which are enclosed within this appendix. Further details can be seen in Table 1 of Appendix 10.



Appendix 11 – Parramatta Road Corridor Implementation Stage 1 Justification Study

This study addresses the Section 9.1 Local Planning Direction 1.5 Consistency Clause (b) which requires that the Planning Proposal demonstrate better outcomes than those envisaged in the PRCUTS November 2016, Parramatta Road Corridor Implementation Plan 2016–2023 and Parramatta Road Corridor Implementation Plan Update 2021.

The study synthesises findings of the relevant technical studies and the core elements of Greater Cities Commission, State and Council policies to demonstrate that this Planning Proposal will deliver better outcomes than those in PRCUTS.



Appendix 12 – Parramatta Road Urban Amenity Improvement Plan (Inner West Council Masterplan)

This study provides detail on projects identified through the Parramatta Road Urban Amenity Improvement Plan for Leichhardt precinct, including:

- Public domain improvement to key north-south streets perpendicular to Parramatta Road: Rofe Street, Renwick Street, Norton Street, Balmain Road, Catherine Street and Crystal Street
- New cycle connection along Dot Lane
- Conversion of Petersham Street to a pocket park

View copies of the Planning Proposal/ draft DCPs and supporting documentation on YourSay website and at Inner West Council Service Centres or Libraries.

What is happening now?

The proposal is on public exhibition from 6 November until 17 December 2023.

Provide feedback, find out more information, and stay in touch with the project:

- Online at yoursay.innerwest.nsw.gov.au or scan the QR code
- Sending an email to: strategicplanning@innerwest.nsw.gov.au
- Sending a letter addressed to: Inner West Council, PO Box 14, Petersham 2049
Attn: Strategic Planning: Parramatta Road Planning Proposal
- In-person community meeting and local drop-in session.



Should you have any queries regarding this project, please contact the Strategic Planning Team on 02 9392 5725.

Translation Service

If you have questions on this document and need an interpreter, please call TIS National on 131 450 and ask them to call Inner West Council on 9392 5000

Υπηρεσία Διερμηνείας

Εάν έχετε ερωτήσεις αναφορικά με το παρόν έγγραφο και χρειάζεστε διερμηνέα, παρακαλούμε καλέστε την TIS National στο 131 450 και ζητήστε τους να καλέσουν το Inner West Council στο 9392 5000

Servizio traduzioni

Se avete domande su questo documento e necessitate di un interprete chiamate TIS National al numero 131 450 e chiedetegli di chiamarvi Inner West Council al numero 9392 5000

翻译服务

如果您对本文件有任何疑问，需要传译员帮助，请拨打TIS National的电话131 450，然后要求接通Inner West Council的电话9392 5000

Dịch vụ Thông Phiên dịch

Nếu quý vị có thắc mắc gì về tài liệu này và cần có thông dịch viên xin gọi cho TIS National qua số 131 450 và nhờ họ gọi cho Inner West Council qua số 9392 5000

تم جرتال دم دڤ

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