

<b>To:</b>	<b>Planning and Heritage Advisory Committee</b>
<b>From:</b>	<b>Daniel East – Acting Senior Manager Planning</b>
<b>Date:</b>	<b>23 October 2023</b>
<b>Subject:</b>	<b>Changes to planning controls for Parramatta Road Corridor Stage 1 - Community Consultation</b>

Dear Committee Members,

The purpose of this briefing note is to provide an overview of Council's Parramatta Road Corridor Stage 1 Planning Proposal and supporting draft Development Control Plans and advise the Committee of the upcoming community consultation for this project from 6 November to 17 December 2023.

#### **BACKGROUND**

In 2016, the former State Government endorsed Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) as a 30-year plan to renew Parramatta Road Corridor between Camperdown and Granville. PRCUTS sets out a vision and land use and transport principles to accommodate 27,000 new homes and 50,000 jobs across the Corridor. This applies to four precincts in the Inner West local government area including Camperdown, Leichhardt, Taverners Hill and Kings Bay/ Croydon.

Delivery of this strategy is responsibility of local councils through amendments to LEP/DCP planning controls. In 2020, Council endorsed the Inner West Local Housing Strategy (LHS) which identifies areas along Parramatta Road Corridor for short to medium term housing supply.

#### **WHAT WE'RE DOING**

Council has prepared changes to 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 the NSW Government's [Parramatta Road Corridor Urban Transformation Strategy](#) (PRCUTS).

The Planning Proposal Stage 1 Implementation Area includes areas within:

- Leichhardt precinct – parts of Annandale, Leichhardt, Stanmore, Petersham
- Taverners Hill precinct – parts of Leichhardt, Lewisham, Summer Hill
- Kings Bay/Croydon precinct – parts of Croydon

The implementation area is generally 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).

Part of the Camperdown precinct also falls under the Inner West LGA. However, this Precinct will be dealt separately through a future LEP amendment. In addition, other areas within the Corridor will

deliver residential and job opportunities beyond this Planning Proposal and will be the subject of future LEP amendments.

The staging of implementation of PRCUTS will:

- address DPE's required shortfall of up to 1600 dwellings in the Inner West;
- ensure that development occurs in line with timely delivery of infrastructure.

The Planning Proposal seeks to deliver on the key government priority relating to boosting housing supply and providing affordable housing in NSW. It will assist Council in unlocking housing supply to meet the short-term 0-5 year dwelling targets.

The map below shows the parts of the precincts which are part of this Planning Proposal (Council's Stage 1 Implementation area coloured in purple; NSW Government's PRCUTS precinct and frame area boundaries in red).

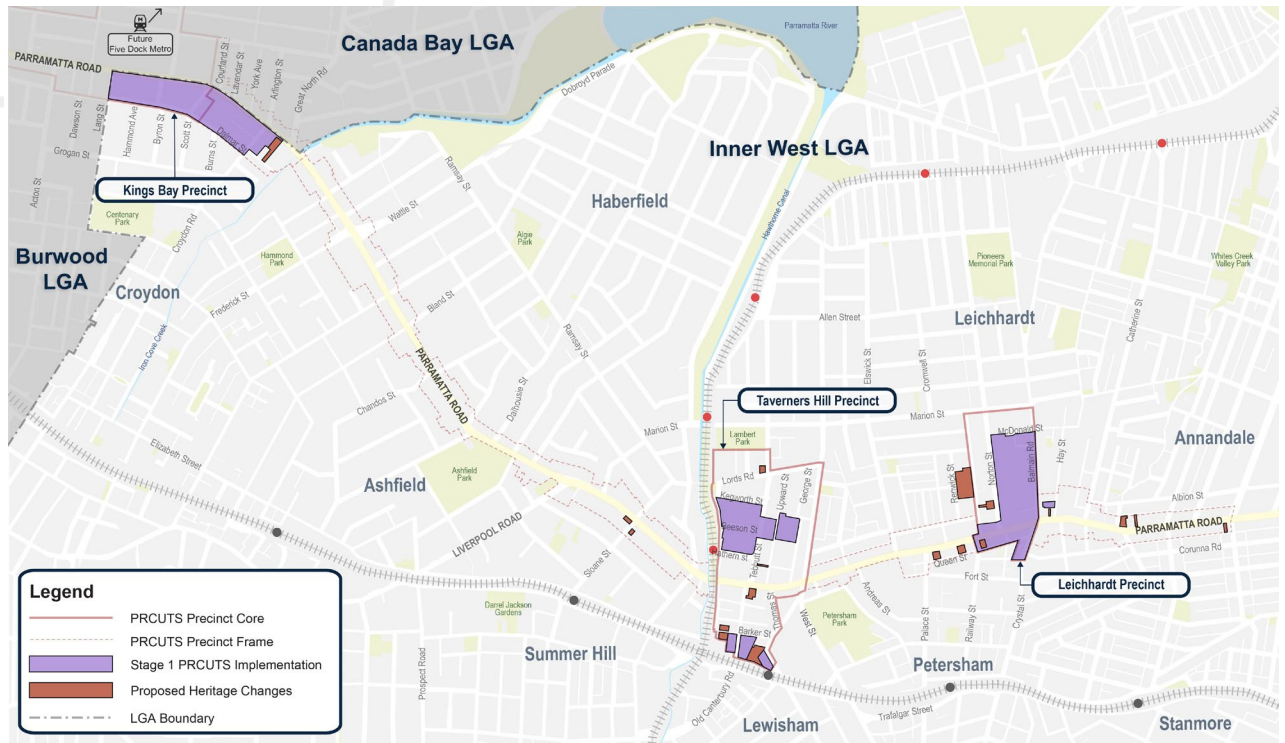


Figure 1 Parramatta Road Corridor Stage 1 Planning Proposal Area

The Planning Proposal and supporting DCP amendments will:

- incentivise delivery of housing and jobs through changes to planning controls
- set new benchmarks for environmental sustainability for new buildings
- protect and enhance the historic heritage of the Parramatta Road Corridor
- provide site-specific and precinct-wide guidelines such as connectivity, built form, public domain, parking and landscaping
- encourage appropriately scaled development in line with the delivery of infrastructure



The proposed suite of amendments has been informed by PRCUTS supporting studies and Council's own evidence base such as urban design, heritage, economic assessment, affordability, sustainability, traffic/ transport study etc. These studies justify how the proposed changes will deliver PRCUTS, or in places, deliver better outcomes than envisioned in PRCUTS. There are opportunities for growth in other parts of the precincts which will be delivered through future amendments to the Inner West LEP 2022.

### **LEP MAKING PROCESS**

On 20 October 2022, DPE issued a Gateway Determination for the Planning Proposal to proceed through the statutory LEP making process and public exhibition, subject to conditions.

DPE's Gateway Determination required extensive work to be completed to address the Gateway conditions before the proposal can be publicly exhibited. This required additional technical studies relating to flooding, urban design, and sustainability. Recommendations of these studies triggered the need to update the Planning Proposal and supporting draft Development Control Plans (DCPs).

On 20 October 2023, Council considered the revised Planning Proposal and draft DCP amendments and endorsed to place these on public exhibition as per below C1023(1) Item 14:

*'That Council endorses a six-week community consultation for the Planning Proposal for Parramatta Road Corridor - Stage 1, associated draft amendments to Development Control Plans (DCPs) (Leichhardt, Marrickville and Comprehensive Inner West Development Control Plan 2016 (former Ashfield) and supporting studies with:*

- a) A 'meet the planner' drop-in weekend sessions in each precinct (Leichhardt, Taverners Hill, Kings Bay/ Croydon); and*
- b) A community meeting in each precinct (Leichhardt, Taverners Hill, Kings Bay/Croydon):'*

Planning Proposal and supporting documents can be accessed via the [Inner West Planning Proposal Tracker webpage](#).

### **COMMUNITY CONSULTATION**

Council officers are currently preparing the engagement collateral and notification material to commence engagement in November 2023. All documents, including summary material and FAQs will be available via the Inner West Your Say webpage which will be circulated to the Committee following the commencement of the exhibition.

Submissions via:

- Online survey on Council's Your Say Page (when available)
- Email to: [strategicplanning@innerwest.nsw.gov.au](mailto:strategicplanning@innerwest.nsw.gov.au)
- Letter addressed to: Inner West Council, PO Box 14, Petersham 2049

### **BRIEFING ON PARRAMATTA ROAD PROPOSAL**

Council officers request feedback from Committee members regarding the preference to have a specific briefing session on the proposal in November 2023. This can be organised as a regular meeting or a one-off meeting outside of the regular meetings as an online presentation.