

Planning and Heritage Advisory Committee

Monday 26 February 2024



Agenda

1. Introductions
2. Acknowledgment of Country
3. Apologies, Disclosure of Interests
4. Confirmation of Minutes
5. Overview: NSW Government Housing Reforms
6. Policy Challenge Question: *What are the housing needs of residents and how can the local planning framework better address these?*
7. Strategic Planning Projects update
8. AOB



Acknowledgement of Country

Inner West Council acknowledges the traditional Aboriginal custodians of this land, their living culture and unique role in the life of this region. We pay our respects to Elders past, present and future.

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3. Apologies and Disclosure of Interests



4. Confirmation of Minutes



5. Overview: NSW Government Housing Reforms

- Background
- What the reforms mean – overall and for Inner West
- Council resolution – 13 February 2024
- Next steps



Background

National Housing Accord (October 2022)

- Delivery of:
 - Aspirational target of 1 million new well-located homes over 5 years from 1 July 2024
 - Deliver more affordable homes through immediate and longer-term actions

National Cabinet (August 2023)

- Endorsed national target of **1.2 million new well-located homes** to help align supply with expected demand over next 5 years
- National Planning Reform Blueprint:
 - Updating strategic plans to reflect housing targets
 - Promoting medium and high-density housing close to existing public transport, amenities and employment
 - Streamlining approvals and social and affordable housing delivery
 - Inclusionary zoning to support permanent affordable, social and specialist housing without adding to construction costs
 - Addressing gaps in design guidance
 - Improving community consultation processes
 - Resourcing this work with professionals in local government



The two housing reforms

Transport Orientated Development (TOD) Program

- A summary document was published on 18 December 2023
- This was not on public exhibition
- Councils were invited to provide feedback by 31 January 2024
- Proposed to be implemented by April or Nov 2024 (depending on the area)

Diverse and Well-Located Housing (DWLH)

- *An Explanation of Intended Effect (EIE): Changes to create low- and mid-rise housing* was published on 18 December
- Community feedback was sought until 23 February 2024
- Proposed to be implemented in July 2024



Summary of the reforms – TOD Part 1

8 accelerated precincts in NSW

- Land within a 1.2 km radius of 8 high growth areas near transport hubs
- **Bays West Metro Station in the Inner West – teal on the map**
- The Department will lead the preparation of masterplans and associated technical studies – expecting **draft consultation by mid-2024**
- Currently, it is unclear if the area of affect is only the SEPP Precincts Bays West area (coloured-in area on map) or also other land in the 1.2km radius

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Summary of the reforms – TOD Part 2

31 station precincts

- Land within 400m of 31 train and metro stations in Sydney
- Inner West – **Croydon, Ashfield, Dulwich Hill and Marrickville**
- Will make the following permitted with consent within these areas:
 - Apartment buildings in all residential zones
 - Apartment buildings and shop-top housing – E1 & E2 (Local & Commercial Centre Zones) – paired with ‘active street frontages’ requiring non-residential at ground floor

Development standards:

- Maximum building height: 21m (approx. 6 storeys)
- Floor space ratio (FSR): 3:1
- No minimum lot size or lot width
- Maximum parking rates



Summary of the reforms – Diverse and Well-Located Housing

Mid-rise housing in Station and Town Centre Precincts

Station and town centre precincts

The Station and town centres precincts are proposed to be:

- within the Six Cities Region; and
- 800m walking distance of a heavy rail, metro or light rail station; or
- 800m walking distance of land zoned E2 Commercial Centre or SP5 Metropolitan Centre; or
- 800m walking distance of land zoned E1 Local Centre or MU1 Mixed use but only if the zone contains a wide range of frequently needed goods and services such as full line supermarkets, shops and restaurants.
 - The Department is seeking input from councils to determine which E1 and MU1 centres contain an appropriate level of goods, services and amenities to be included.



Summary of the reforms – Diverse and Well-Located Housing

Mid-rise housing – Zones R1 General Residential, R3 Medium Density Residential, R4 High Density Residential, MUI Mixed Use, E1 and E2

- Within 400m of Stations and Town Centres – apartment buildings – 21m (6 storey), FSR 3:1
- 400–800m of Stations and Town Centres – apartment buildings – 16m (4 storey), FSR 2:1
- Height and FSR will apply as ‘non-refusal standards’
- Amend Apartment Design Guide – new criteria for separation, setbacks, vehicle access, visual privacy and communal open space (proposed criteria not currently available)
- No minimum lot size or width

Low-rise housing – Zone R2 Low Density Residential

- Within 800m of Stations and Town Centres – 2-storey apartment buildings (manor houses), multi-dwelling housing, terraces
- ‘Non-refusal standards’ – building height, FSR, site area and width, minimum parking
- Subdivision permitted via DA

Dual Occupancies – All of Zone R2 in Inner West

- 2-storey dual occupancies – permitted with consent
- non-refusal standards – building height, site area and width, FSR and minimum parking



What the reforms mean – key headlines

The housing reforms will:

- Be implemented through two new State Environmental Planning Policies, overriding LEP and DCPs
- Apply to areas within specific distances of stations and town centres
- Apply to a broad range of business and residential zones (but not zones where residential is prohibited)
- Potentially affect around 75% of Inner West LGA
- Change permissibility to allow mid-rise (6 and 4 storey) or low-rise (2 storey) development in the identified zones, dual occupancies in whole R2 zone
- Apply in HCAs and to heritage items and will require a merit-based assessment (to the extent they are not inconsistent with the new standards)
- Apply 'non-refusal standards' for mid-rise and low-rise development
- Remain in place until Councils prepare plans that meet or exceed the proposals



Council Resolution – 13 February 2024

Draft officer submission was considered but not supported

Resolution:

1. That Council makes the following submission to the state government, recognising the seriousness of the housing supply crisis and believes all elected representatives at all levels of government must take responsibility for addressing this.
2. That Council agrees in principle that increased residential density around transport hubs is a vital element in increasing housing supply.
3. That Council seeks to engage constructively with the Government on their proposed Transport Oriented Development (TOD) and Diverse and Well-Located Housing (DWLH) rezoning reforms and seeks an urgent meeting with the Planning Minister to discuss this positive collaboration.
4. That Council notes that these rezoning proposals were only issued for consultation in late December 2023 and that they should not be rushed through prior to dwelling targets having been provided or without proper negotiation between Council and the Government.
5. That Council requests that the NSW Government works with us to ensure that excellent pattern book designs, that reflect the heritage and character of the inner west are made available as soon as possible in order that they can be incorporated into the TOD and DWLH.
6. That Council seeks urgent clarification from the NSW Government and the Department of Planning, Housing and Infrastructure (DPHI) regarding the dwelling targets and how the TOD and DWLH will relate to existing heritage protections in the inner west.

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Council Resolution – 13 February 2024

Resolution (continued):

7. That Council proposes that the NSW Government consider additional housing reforms and supply opportunities within the Inner West beyond TOD and DWLH including:
 - a. propose to the NSW Government that they consider establishing a state-controlled corporation to build homes and increase supply for the private sale and rental markets, as occurs successfully in many jurisdictions across the world;
 - b. note the Victorian Government's \$5.3 billion investment in building 12,000 new public housing dwellings and propose that the NSW Government make a comparable investment;
 - c. finalise and share with Council the outcomes from the NSW and Commonwealth Crown land audits, and identify which of this land is suitable for housing and public housing;
 - d. recommit our offer to the NSW Government to partner with the Council to provide support for public housing development on our council-owned land and seek to progress negotiations;
 - e. expedite the finalisation of the Parramatta Road Corridor Stage 1 program transforming parts of Leichhardt, Taverners Hill and Kings Bay precincts by facilitating 1516 new dwellings;
 - f. legislate the NSW Government's rental reforms and resource the office of the Rental Commissioner to provide advice and assistance to tenants across NSW;
 - g. include Inner West Council to have input into the Apartment Guide Design Standards, noting the success of our Architectural Excellence and Design Review Panel process; and
 - h. request that the NSW Government amend the operation of the Inner West Planning Panel to create a pathway or mechanism for applicants, not just objectors, to have their development application referred to the Panel for determination.
8. That Council writes to Inner West residents outlining Council's approach to the state government planning reforms and encourages them to make a submission.
9. That Council requests that the DPHI release Inner West-tailored information on the TOD, including map summaries of the changes.

Next steps – as proposed by DPHI

End of April 2024

TOD Part 2 proposals (Marrickville, Dulwich Hill, Ashfield and Croydon TODs) finalised

Mid 2024

Diverse and Well-Located Housing proposals finalised

TOD Part 1 (Bays West precinct planning) community consultation

**September-
November 2024**

TOD Part 1 (Bays West precinct planning) finalised



Any questions?

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6. Policy Challenge Question

How do we provide for more housing and jobs that are supported by appropriate infrastructure in a way that achieves environmental outcomes and design excellence while protecting our heritage and employment lands?

Discussion Sub-topic: What are the housing needs of residents and how can the local planning framework better address these?



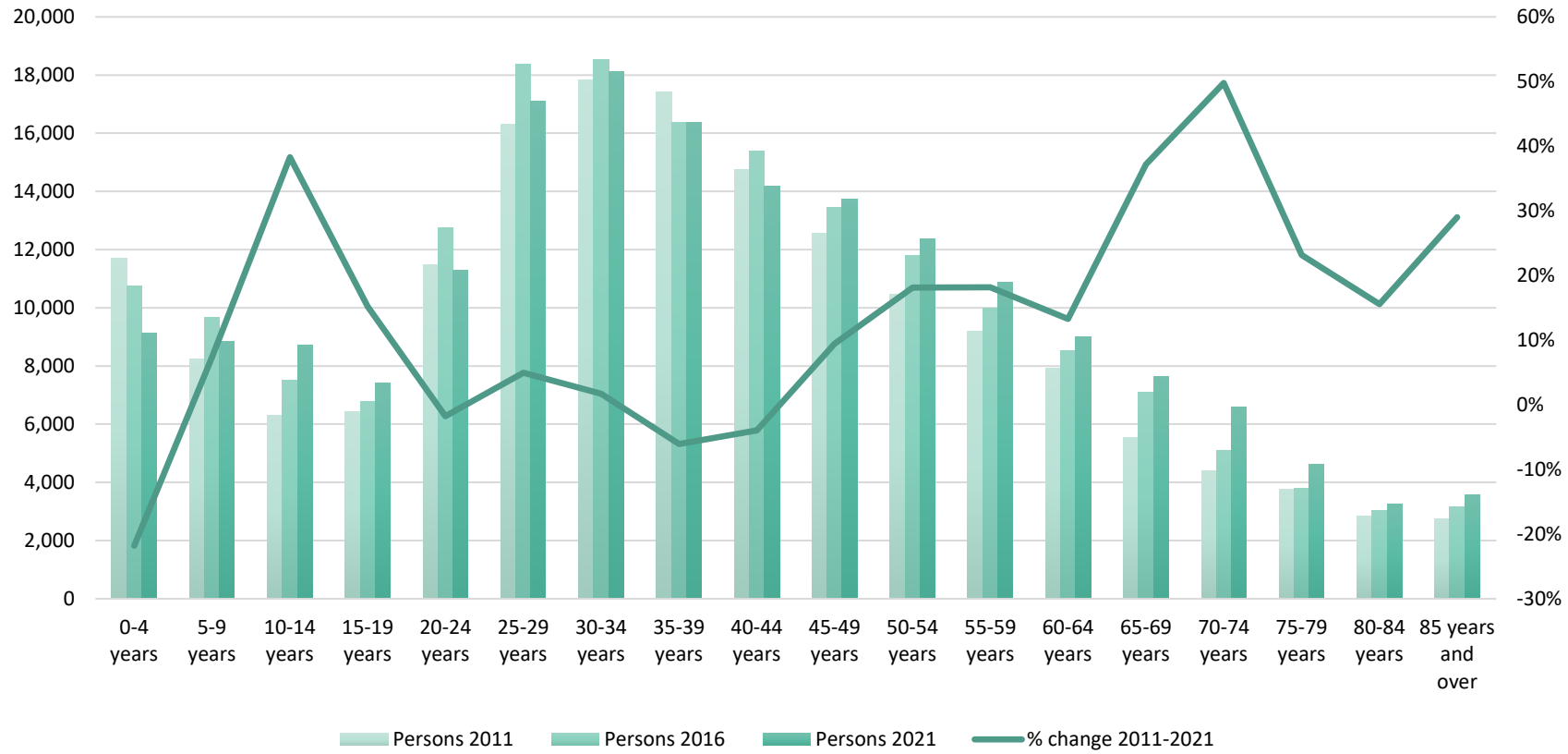
Some statistics of interest

Total People – Inner West

	2021		2016		2011		Change	Change
	Number	%	Number	%	Number	%	2016 to 2021	2011 to 2021
Total	182,818		182,037		169,913		+781	+12,905
Males	89,169	48.8	88,736	48.7	82,593	48.6	+433	+6,576
Females	93,648	51.2	93,302	51.3	87,318	51.4	+346	+6,330
Aboriginal and Torres Strait Islander	2,162	1.2	2,029	1.1	1,862	1.1	+133	+300
Population over 15	156,126	85.4	154,125	84.7	143,684	84.6	+2,001	+12,430
Employed Population	102,205	95.7	99,571	95.2	92,502	94.9	+2,634	+9,705



Population change 2011-2021



Observations:

- Population is growing overall, but ages 65–74 growing most rapidly (due to residents staying in LGA) – *need for housing for older populations to downsize*
- 4.5% of population has a disability
- There is an increase in school aged children but still generally low relative to other age groups (families move out of area as children grow older) – *need for more housing for families (e.g. 3-bedroom apartments or townhouses) that is affordable*
- Proportion of private rental housing is likely to continue to grow
- Significant growth in household incomes (particularly aged 24–39) – pressure and potential for displacement of lower income households
- Demand for smaller housing types among smaller households such as lone persons and couples without children



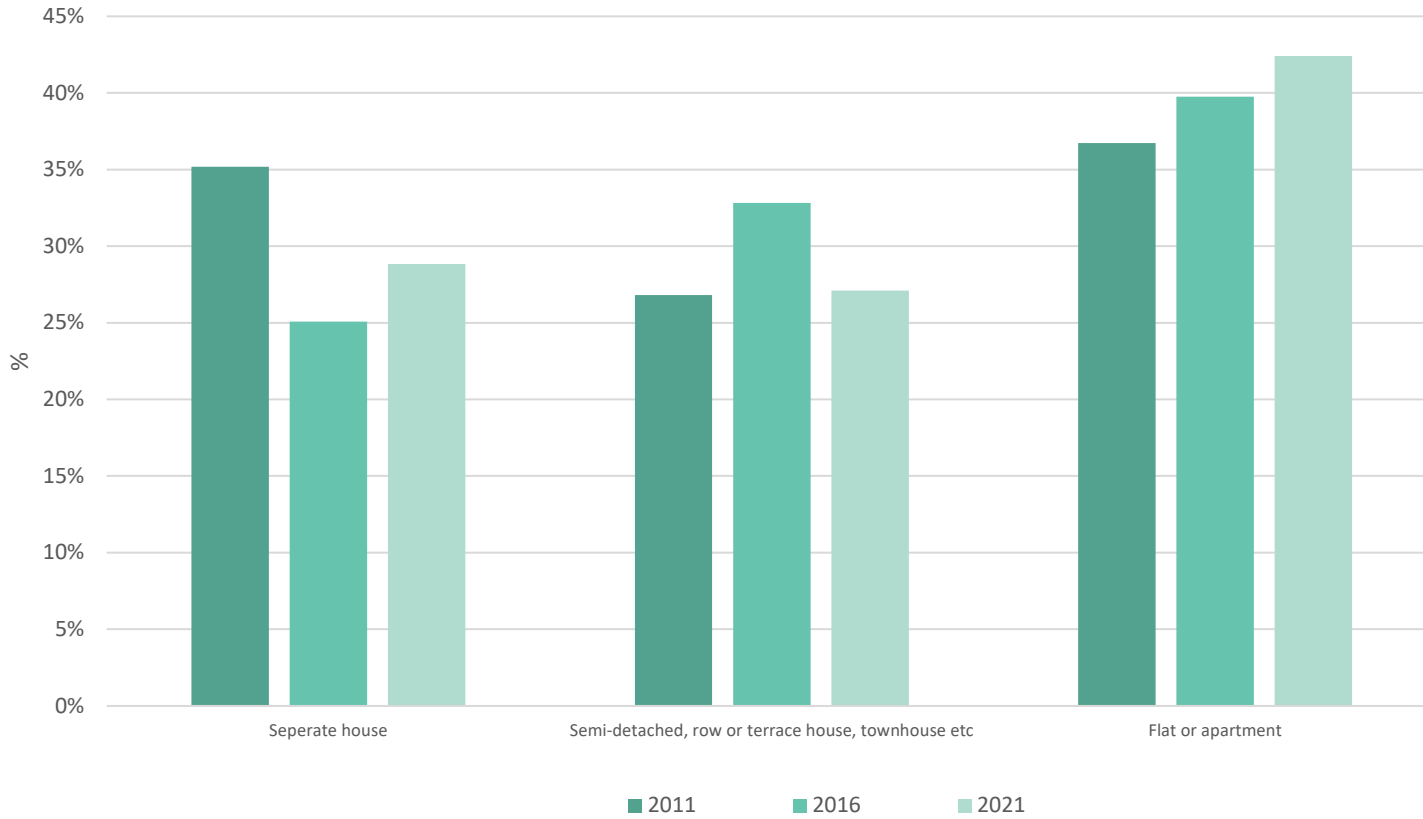
Discussion Sub-topic: What are the housing needs of residents and how can the local planning framework better address these?

Principle 3: Provide for a diverse mix of housing typologies, sizes and tenures that cater to the needs of people at all stages of their lives

Action	Implementation
Specify preferred mix of dwelling types, sizes and bedrooms to meet community needs	Through the DCP, consider specifying proportion of studios, 1 bedroom, 2 bedrooms and 3+ bedrooms in certain sized development

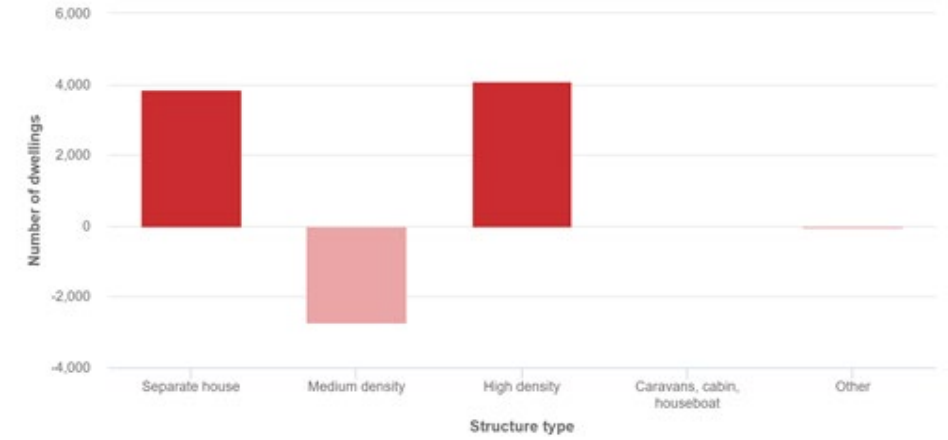


Dwelling Types



Change in dwelling structure, 2016 to 2021

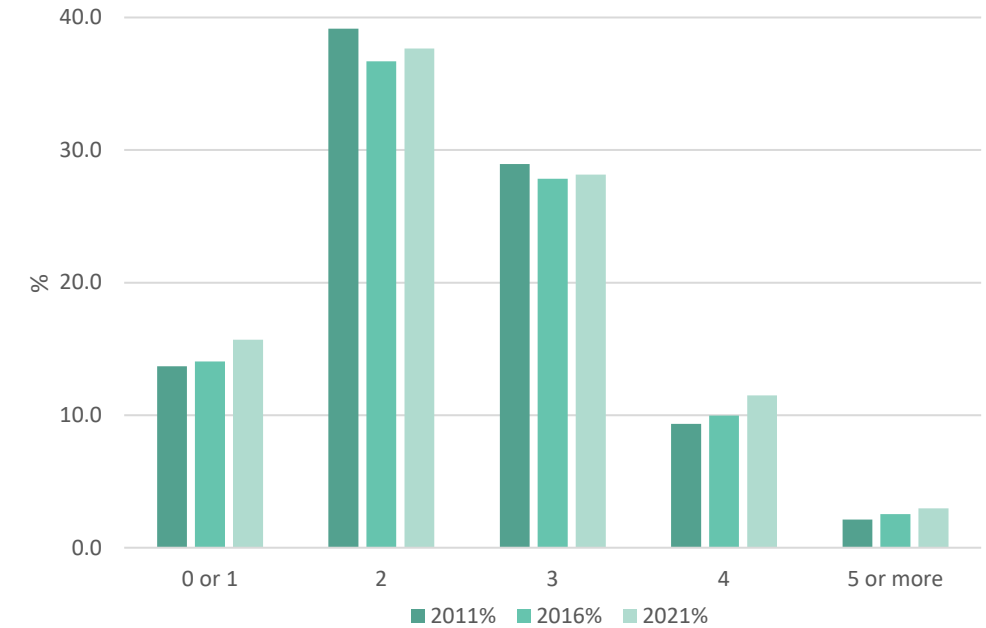
Inner West Council area



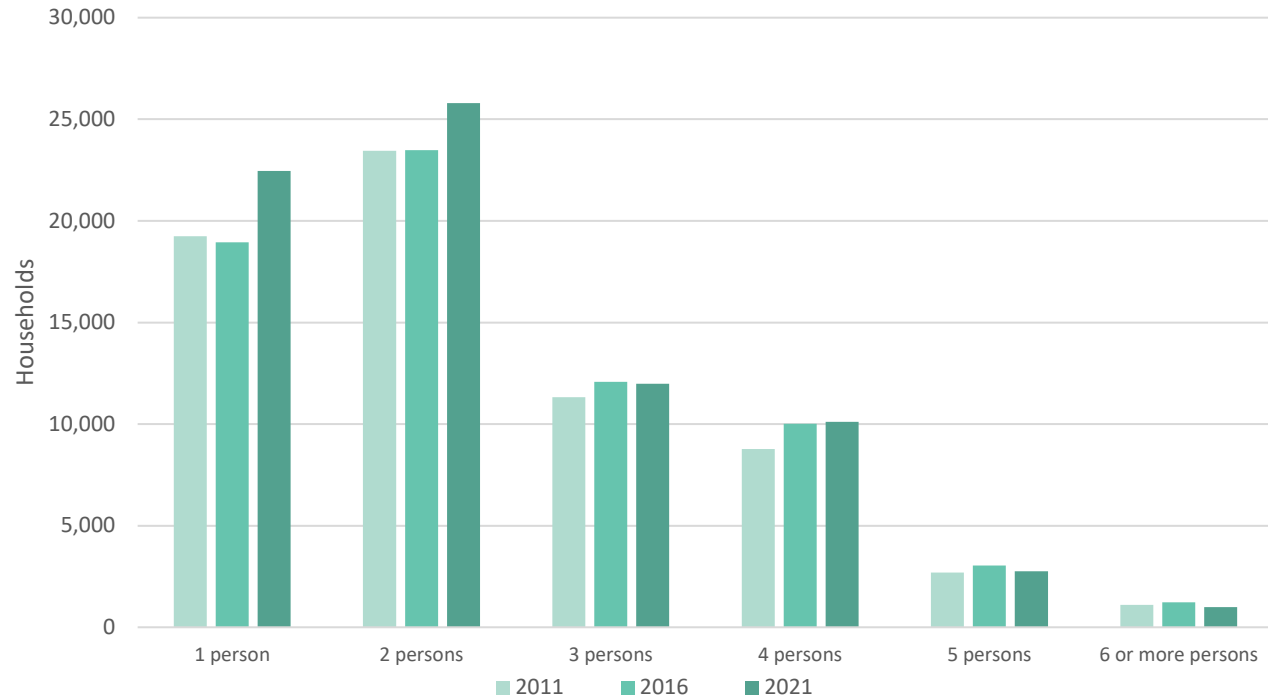
Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 and 2021 (Enumerated data). Compiled and presented in profile id by .id (informed decisions).

.id informed decisions

Number of bedrooms per dwelling

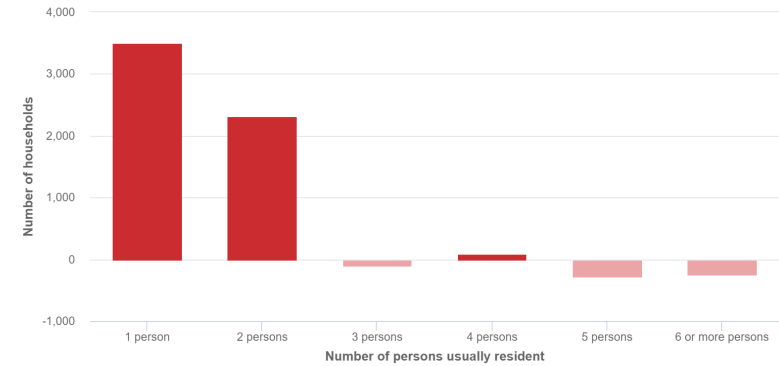


Persons per household 2011-2021



Change in household size, 2016 to 2021

Inner West Council area



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 and 2021 (Enumerated data). Compiled and presented in profile.id by .id (informed decisions).

.id informed decisions

Observations:

- Good mix of dwelling types
- Medium density is reducing compared to apartments
- Persons per household is reducing – 2016 was 2.35 – in 2021 was 2.28
- Number of single and two person households increasing, other remaining reasonably consistent



Discussion topics:

- Leichhardt and Ashfield DCPs include general encouragements for diverse mix of dwellings. Whereas Marrickville DCP uses a quantitative approach:

4.2.3 General controls

C1 New developments with six or more dwellings must provide the following mix of dwelling types:

- | | | |
|------|---------------------|---------------|
| i. | Studio | 5 – 20% |
| ii. | 1 bedroom | 10 – 40%; |
| iii. | 2 bedroom | 40 – 75%; and |
| iv. | 3 bedroom or bigger | 10 – 45%. |

- No dwelling mix standards in Apartment Design Guide
- Is quantified approach preferable?
- What else should be considered to achieve a mix of housing types, sizes and tenures?



Discussion Sub-topic: What are the housing needs of residents and how can the local planning framework better address these?

Principle 3: Provide for a diverse mix of housing typologies, sizes and tenures that cater to the needs of people at all stages of their lives

Action	Implementation
Incorporate the principles of universal design in a proportion of new housing	Explore planning mechanisms that require all new apartment / shop top development / boarding houses, secondary dwellings and other types of development to achieve universal design under the Livable Housing Design Guidelines (LHDG)



Livable Housing Design Guidelines (LHDG)

- Produced in 2017 by Livable Housing Australia – partnership between community, consumer groups, government and industry
- Champions the mainstream adoption of livable housing design principles in all new homes built in Australia

Seven core design elements of LHDG (Silver level)

1. A safe continuous and step free path of travel from the street entrance and/or parking area to a dwelling entrance that is level
2. At least one level (step-free) entrance into the dwelling
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces
4. A toilet on the ground (or entry) level that provides easy access
5. A bathroom that contains a hobless shower recess
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date
7. Stairways are designed to reduce the likelihood of injury and also enable future adaption



Discussion topics:

- Universal design currently only applies to apartment buildings via Apartment Design Guide – developments should achieve a benchmark of 20% of total apartments incorporating LHDG universal design features (silver level)
- Inner West's DCPs currently have varied standards for universal design but all predate the current LHDG
- To what extent should the LHDG be implemented in our DCP?
- Are there any other considerations?



7. Strategic Planning Projects update

Parramatta Road Corridor Planning Proposal

- Engagement closed 17 December 2023
- Approximately 300 submission received, plus 1,879 signatures for Lungs of Leichhardt petition, and submissions from various State agencies
- Preliminary Engagement Report to Council on 13 February 2024 – outlined concerns with State agency feedback received, in particular Transport for NSW’s announcement of proposed road widening
- Also raised concerns with NSW Government Housing Reforms overriding proposal
- Council adopted a detailed resolution (next slide)



7. Strategic Planning Projects update

Council Resolution:

1. That Council note that the Roads Minister John Graham has confirmed that the Transport for NSW (TfNSW) submission on the Parramatta Road Planning Proposal for proposed road widenings has been withdrawn.
2. That Council seek formal written confirmation from TfNSW that their submission on proposed road widenings is withdrawn.
3. That Council note that the WestConnex approval conditions required dedicated public transport lanes, that were not delivered by the previous NSW Government.
4. That Council continue to advocate for a dedicated rapid public transport lane that fits the existing width of Parramatta Road and does not rely on road widening, by writing to the Minister of Transport and include it in the Council's submissions on the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS).
5. That Council seek support from the Ministers for Planning, Roads, and Minister for Transport for the delivery of TfNSW owned 2 Hay Street, Leichhardt as new open space in Leichhardt precinct in line with the PRCUTS.
6. That Council seek an urgent meeting with the Secretary of the Department of Planning:
 - a. on the above points 2 to 5;
 - b. on delays associated with finalising this Planning Proposal given the need to resolve the State Agency submissions (TfNSW/ Dept Environment/ Sydney Water); and
 - c. to clarify the interaction of the Diverse and Well-Located Housing proposal and PRCUTS.

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7. Strategic Planning Projects update

Council Resolution (continued):

7. That without delay, following the resolution of issues outlined in items 2 5 6, any and all reports be brought back to Council for finalisation of PRCUTS at the next possible meeting.
8. That in addition to West Leichhardt section of the Taverner's Hill Precinct, Council gives priority to the rezoning for housing and/or mixed uses of the lots on Parramatta Road in the Taverners Hill precinct, noting:
 - a. that the Best & Less site at 657-673 Parramatta Road is available for immediate acquisition, is adjacent to the West Leichhardt precinct and is closer to the Light Rail stop;
 - b. that the redevelopment for housing of such a site would be more immediate than the process of the amalgamating privately owned residential lots as proposed for West Leichhardt, which could take decades; and
 - c. that the Best & Less site could be immediately acquired by the NSW government for a model development of urgently needed public and affordable housing.
9. That the acquisition of the Best & Less site for public and affordable housing would correct the almost complete absence of 'affordable' housing in the current Proposal – some 15 dwellings out of a projected 1516 new dwellings or just 1 percent.
10. That the Minister for Planning, the Premier and the Department of Planning, Housing and Infrastructure be informed of the Taverners Hill changes and the recommendation to the NSW government to acquire the Best & Less site for public and affordable housing.

7. Strategic Planning Projects update

Other projects

Project	Status
Public Domain Plans – King Street/Enmore, Marrickville Town Centre and Dulwich Hill Village	Community engagements completed. Scheduled to be considered by Council in April
'Main Streets Program' Concept Plans – Hancock Lane Rozelle & London/Simmons Streets Enmore	Community engagements completed. Scheduled to be considered by Council in April (subject to Local Traffic Committee)
InnerWest@40 proposals	Community engagement completed. Scheduled to be considered by Council in March
Iron Cove Creek Masterplan	Community engagement completed. Schedule to be considered by Council in April
Site-specific DCP amendments – Haberfield (140a Hawthorne Parade)	Community engagement completed in February. Report will be considered by Council later this year
Planning Proposal – Heritage Pubs	Gateway received in January. Currently reviewing conditions, aiming for public exhibition in March-April
Draft Blue-Green Grid Strategy (incl Implementation Plan)	Adopted December. Draft DCP provisions under preparation
Planning Proposal – Macarthur Parade heritage listings	Heritage items came into force 16 February
Draft Planning Proposal – Residential Heritage	Still under review post-early engagement. Report to be considered by Council first half of 2024
Future Special Entertainment Precincts	Community engagement will begin shortly

6. AOB

- Future Meeting Items for 2024:
 - Next meeting to feature workshop on Inner West's Draft DCP (more information to follow shortly)
 - Other ideas for future discussions?
- Alternative August meeting date (must be before 9 August) – suggest either 29 July or 5 August
- Next Meeting – Monday 22 April 2024



Thank you

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