

Appendix C – Urban Transformation Strategy – Principles and Strategic Actions

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Principle 1: Housing choice and affordability

Plan for a diversity of housing types to accommodate a wide range of community needs, including affordable housing, family housing, student housing and seniors' housing.

Strategic action	Responsibility	Consideration	Consistency
Housing Diversity			
Review, update or prepare a new Local Housing Strategy that implements the Parramatta Road Corridor Urban Transformation Strategy's Principles and Strategic Actions, taking into account changed economic and demographic characteristics, new transport opportunities and population projections.	Councils	The proposal will contribute to the implementation of the PRCUTS	Yes
Provide 'diverse housing' for both purchase and rental markets that satisfies the objectives and Design Criteria of the Apartment Design Guide, that may include: - lower cost market housing for rent or purchase, including new generation boarding houses with high quality shared spaces - moderately priced housing that is affordable to purchase for households earning up to \$150,000 or 80-190% of the median income - rental properties with long-term tenures and optional extensions in place - housing that uses design innovations, resulting in new products such as decoupled/optional car parking, which are suited to essential service workers, young	Councils and proponents	The proposal will provide a mix of dwelling sizes and price points and will include 35 affordable rental housing units.	Yes

'city makers' early in their careers looking for 'starter homes', families with children, and downsizers/seniors - student accommodation - aged-care housing - housing that promotes innovation in other ways across type, tenure, construction methodology or other mechanisms to make such housing more attainable to diversity of income groups.			
Establish a mix of dwelling sizes, including studios, one bedroom and three bedroom dwellings to be delivered in residential, mixed use and shop-top developments that cater to the future population profile of the Precincts and Frame Areas, having regard to any recommendations of the Local Housing Strategy, the requirements of State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development, and the Apartment Design Guide. Explore incentives such as value sharing where rezoning is necessary to achieve renewal of private sites to capture a proportion of the increased land value to fund affordable, diverse and social housing projects.	Councils and proponents	The proposal will provide an appropriate mix of dwellings as outlined in the Urban Design Report (Appendix D).	Yes
Explore incentives such as value sharing where rezoning is necessary to achieve renewal of private sites to capture a proportion of the increased land value to fund affordable, diverse and social housing projects.	Councils and DPE	The proposal will provide 35 affordable housing dwellings.	Yes
Affordable housing			
Provide a minimum of 5% of new housing as Affordable Housing, or in-line with Government policy of the day.	Councils and proponents	The proposal will provide 35 affordable housing dwellings (approximately 15%)	Yes
Amend the underlying Local Environmental Plan(s) to insert Affordable Housing principles.	Councils	Not relevant -- the proposed affordable housing will be delivered by way of an agreement with a community housing provider.	NA

Amend State Environmental Planning Policy No 70 – Affordable Housing (Revised Scheme) to identify that there is a need for affordable housing in all local government areas in the Corridor.	DPE	Not relevant – the proposed affordable housing will be delivered by way of an agreement with a community housing provider.	NA
Prepare model 'development consent' conditions for inclusion into future planning proposals/rezonings to enable the levying of monetary contributions that can be used to fund Affordable Housing.	Councils	Not relevant – the proposed affordable housing will be delivered by way of an agreement with a community housing provider.	NA
Investigate planning provisions and mechanisms to deliver more Affordable Housing within the Precincts. These could include density bonuses or offsets, decoupled parking, relaxation of development contributions, and mechanisms to streamline and expedite assessment and approvals processes for Affordable Housing projects.	Councils	The proposal will provide 35 affordable housing dwellings.	NA

Principle 2: Diverse and resilient economy

Plan for and position the Corridor to attract new businesses and to support existing businesses to create a diversity of jobs and promote jobs closer to homes

Strategic action	Responsibility	Consideration	Consistency
Planning for jobs			
Update Local Environmental Plan(s) to permit a wider range of employment uses, consistent with the recommended land uses, heights and densities identified in the Parramatta Road Corridor Planning and Design Guidelines. This includes:	Councils	The proposal seeks to provide at least 3,000 sqm of non-residential uses which would provide for the co-location of multiple uses within each building with non-residential uses located predominantly on the ground floor.	Yes

- tailoring commercial and business zones to provide greater flexibility and opportunity for the establishment of new business models particularly for small to medium business enterprises - facilitating increased densities to encourage the co-location of multiple uses in one building, including industrial functions, where appropriate.		It is proposed to amend the Leichardt LEP to permit a range of additional uses on the site including: recreation facility (indoor), office premises, business premises, light industry, industrial retail outlet, and restaurant or café.	
Implement the built form controls identified in the Parramatta Road Corridor Planning and Design Guidelines to encourage new typologies that overcome these challenges and facilitate evolving and innovative employment uses.	GSC / Councils	The proposal achieves the built form controls in the PRCUTS. It also provides for evolving employment uses by including flexible non-residential floor space which can adapted to demands over time.	Yes
Actively explore and promote the use of the adaptable building design to enable a range of uses over time, and likely transitions in consumer preferences, transport options and travel patterns.	GSC / Councils	The proposal provides for 3,000 sqm of flexible non-residential floor space with generous floor to ceiling heights which could be adapted to support a range of community and employment uses over time.	Yes
Centres and clusters			
Develop planning controls that accommodate new models of large retail stores, in developments with multiple uses, in suitable parts of the Corridor, such as Auburn, Ashfield and Taverne Hill.	GSC / Councils	Not applicable. This action relates to land close to Parramatta Road. Retail is not considered suitable nor would it be viable on this site.	NA
Investigate the possible elevation of employment clusters or hubs in the Corridor to be recognised as Specialised Centres in A Plan for Growing Sydney and District Plans. Possible centres for consideration include Auburn as an employment hub and Camperdown as a new strategic centre.	GSC	Not applicable	NA

Resilient economy for the future			
Promote contemporary models of retail infill development, including multi-storey supermarkets and car showrooms that can offer more appropriate development outcomes within an established urban environment	GSC / Councils	Not applicable	NA

Principle 3: Accessible and connected

Reshape and better connect places and associated movement networks to better serve customers and encourage sustainable travel

Strategic action	Responsibility	Consideration	Consistency
Integrated transport network			
Implement the Sydney CBD to Parramatta Strategic Transport Plan.	RMS / Councils	The proposal will benefit from the transport improvements proposed by the Strategic Transport Plan.	Yes
On street rapid transit for Parramatta Road			
Amend the State Environmental Planning Policy (Infrastructure) 2007 to identify Parramatta Road between Burwood and the Sydney CBD as a strategic corridor, inserting provisions that require planning proposals and development applications along the Corridor to be referred to Transport for NSW for comment, particularly at and around future superstop locations.	DPE	Not applicable	NA

Street function framework			
Apply the road planning framework to guide the planning, development, management and operation of the Parramatta Road Corridor road network according to 'movement-place' principles.	TfNSW / RMS	The PRCUTS identifies a hierarchy of streets which recognise their movement / place function. Lords Road is identified as a local street. The proposal maintains Lords Road's role as a local street, and seeks to enhance the pedestrian connections along Lords Road.	Yes

Principle 4: Vibrant communities and places

Promote quality places and built form outcomes to transform the Corridor over time

Strategic action	Responsibility	Consideration	Consistency
15 Minute Neighbourhoods			
Deliver each Precinct along the Corridor as a '15 minute neighbourhood' through land use changes that implement the following principles: - improved walkability, cycling and safety to support healthier communities - improved housing choice and diversity - increased usability of, and access to, safe open spaces - improved local economic opportunities - adequate local services and infrastructure - access to public transport. Implement planning provisions to deliver active frontages in and around appropriate locations as illustrated on the Precinct Plans within the Parramatta Road Corridor Planning and Design Guidelines.	Councils	The proposal supports the establishment of a '15 minute neighbourhood' by locating housing growth within walking distance of public transport, shops and services, open space, and a primary school. The proposal also improves walkability through pedestrian improvements along Lords Road and improved connectivity through the site. PRCUTS does not require active frontages along Lords Road, however the proposal includes non-residential uses at the ground floor	Yes

			facing Lords Road which will activate this street frontage.	
Community infrastructure				
Strategically rezone parts of the Corridor (or where appropriate land outside the Corridor) for social infrastructure purposes in line with the Precinct Plans within the Parramatta Road Corridor Planning and Design Guidelines, Implementation Plan 2016 -2023 and Infrastructure Schedule.	GSC / DPE / Councils	Not applicable	NA	
Implement development controls that incentivise the delivery of social infrastructure, such as floor space bonuses, and discounting or excluding floor space provided as social infrastructure.	Councils	Not applicable	NA	
Explore new models to design, finance and deliver education and health community assets in partnership with local councils, government agencies and the private sector.	Councils / DEC / Local Health District	Not applicable	NA	
As a first preference and where appropriate, optimise or embellish existing assets through solutions such as: - increasing the size, amenity and functionality of existing facilities to expand existing capacity - renewing existing assets to provide contemporary spaces or installing additional features so facilities can become multi-purpose and cater to different groups - upgrading features within existing facilities so they can accommodate a greater capacity - developing partnerships with other community infrastructure providers, including private or other government agencies, such as the Department of	Councils / DEC / Local Health District	Not applicable	NA	

Education, or Local Health Districts, to enable the shared use of facilities				
- incentivising the private sector to deliver community infrastructure.				
Heritage and unique neighbourhoods				
Implement development controls that encourage the adaptive reuse of heritage items in the Corridor such as additional permitted uses, heritage incentive schemes, Section 94 exemptions, and accelerated or prioritised planning processes for development that appropriately preserves, maintains and utilises these community assets.	Councils	Not applicable		NA
Implement transferable development rights for significant heritage conservation and development projects, where appropriate.	Councils	Not applicable		NA
Heritage conservation and community facilities initiatives				
Review and modernise the heritage listings concurrently with rezoning proposals, with a stronger focus on proactive heritage identification and preservation.	Councils	Not applicable		NA
Drawing on the Parramatta Road Corridor Planning and Design Guidelines, identify neighbourhoods and streetscapes through future rezoning processes, where existing character and amenity should be retained and should not be subject to renewal.	Councils	The proposal retains existing character and local amenity through appropriate distribution of density including by providing low scale buildings on street frontages adjacent to existing low density residential areas, and providing upper level setbacks.		Yes
Design excellence				
Prepare and implement a design excellence strategy.	Councils	It is understood that the planning proposal and any future development applications will be referred to the Inner West Council's		Yes

		Architectural Excellence Panel for consideration and advice.	
Noise and air quality			
Incorporate the range of design approaches and measures identified in the Parramatta Road Corridor Design Guidelines to attenuate the effects of noise and air pollution.	Councils	A noise impact assessment has been prepared which identifies necessary design approaches and attenuation measures to manage noise associated with the Inner West Light Rail and other local noise sources.	Yes
Use the development typology examples in the Parramatta Road Corridor Planning and Design Guidelines to inform future development controls.	Councils	The proposal set out in the urban design study responds to the residential development typology examples in the Planning and Design Guidelines.	Yes

Principle 5: Green spaces and links

Embellish existing open spaces and provide new active and passive open spaces to support the recreational needs of the community and to encourage healthy and active lifestyles

Strategic action	Responsibility	Consideration	Consistency
New neighbourhood parks and open space			
Strategically rezone parts of the Corridor for open space purposes, with a view to allocating land to create a high quality interconnected network of publicly accessible open space throughout the Corridor.	Councils	Not applicable	NA

Provide a diverse range of connected, high quality open space and public domain area to each Precinct in accordance with the Precinct Plans that ensures: - local parks within 400m safe walking distance of at least 95% of all dwellings - additional small local parks or urban spaces within 200m of activity centres and higher density residential areas - active open space within 1km of 95% of all dwellings - linear parks and trails linked to waterways, vegetation corridors and road reserves within 1 km of 95% of all dwellings.	Councils	The site is located within 200m of existing open space at Lambert Park which includes a football oval, local park and playground. Hawthorne Canal Reserve is also located approximately 700m to the north of the site and includes additional active and passive recreation facilities. Additional publicly accessible open space is proposed to be provided within the site. The site is located adjacent the GreenWay which provides access to linear trails linked to waterways and vegetation corridors.	Yes
Greening Parramatta Road			
Implement building setbacks as identified on the Precinct Plans within the Parramatta Road Corridor Planning and Design Guidelines.	Councils	The proposal applies the relevant setbacks for the Taverners Hill Precinct.	Yes

Principle 6: Sustainability and resilience

Create liveable local Precincts along the Corridor that are sustainable, resilient and which make Sydney a better place

Strategic action	Responsibility	Consideration	Consistency
	Sustainability practices		
Commence the amendment of State Environmental Planning Policy (Sustainability Building Index: BASIX) 2004 to increase the water and energy targets as identified within the Parramatta Road Corridor Planning and Design Guidelines.	DPE	The proposal will be required to meet standard BASIX targets and water and energy reduction will be further addressed through targeting a 5 Star Green Building Council rating.	Yes

Implement comprehensive built form strategies for building efficiency, renewable energy, strategic parking, public domain and sustainable infrastructure to target the long-term achievement of:	Councils	The sustainability and resilience requirements of PRCUTS have been addressed in the out of sequence checklist.	Yes
- 20% reduction in greenhouse gas emissions - renewable energy installation - 30% reduction in peak electricity demand - 30% reduction in water consumption - >15% of water delivered by non-potable sources, including rainwater or recycled water - 30% reduction in car use - 10-15% car share take-up rate.			

Principle 7: Delivery

Deliver, drive and facilitate action

Strategic action	Responsibility	Consideration	Consistency
Effective governance			
Implement the Implementation Plan 2016 - 2023.	Councils / GSC / relevant State government agencies	The proposal meets the out of sequence checklist as outlined in Section 6.	Yes
Funding options			
Establish a robust funding mechanism to apply to new rezoning/development proposals that will fund the local and regional infrastructure demands required to service the future population growth in the renewed Corridor.	GSC	The proposal will be supported by infrastructure contributions as discussed in Section 6.	Yes
Advise and assist councils in the revision of local contributions plans to address funding of local infrastructure and services in the Corridor.	GSC	Not relevant	NA

