

AGENDA

INNER WEST

LOCAL PLANNING PANEL

VOLUME 1

Date: 29 March 2022



PLANNING PROPOSAL REPORT

From Strategic Planning team

Planning Proposal	Parramatta Road Corridor (Stage 1 LEP Phase 2A)
Site Address	Parts of Leichhardt, Taverners Hill and Kings Bay precincts in the Parramatta Road Corridor
Proposal	Council-led Planning Proposal to implement <i>Parramatta Road Corridor Urban Transformation Strategy</i> for parts of Leichhardt, Taverners Hill and Kings Bay precincts through amendments to the Inner West Local Environment Plan 2022 (IWLEP).
Recommendation	That the Inner West Local Planning Panel advise Council: THAT the Planning Proposal prepared by Council officers dated March 2022 to amend the IWLEP 2022 for parts of Leichhardt, Taverners Hill and Kings Bay precincts in the Parramatta Road Corridor has sufficient strategic merit to be submitted to Minister for Planning for a Gateway Determination in accordance with Section 3.33 of the Environmental Planning & Assessment Act 1979.

SUMMARY

Parramatta Road Corridor Urban Transformation Corridor Strategy (PRCUTS or 'the Strategy') is the NSW Government's endorsed strategy for revitalisation of the Parramatta Road Corridor. A Planning Proposal has been prepared to kickstart the incremental transformation of the Parramatta Road Corridor in certain Inner West parts of Leichhardt, Taverners Hill and Kings Bay precincts.

The Planning Proposal area has been identified to address the Department of Planning and Environment's (DPE) requirement that a short to medium term shortfall of up to 1600 dwellings in the Inner West be met.

The Planning Proposal gives effect to several planning priorities and actions in the Inner West Council's Local Strategic Planning Statement (LSPS), Local Housing, Employment and Retail Lands and Integrated Transport Strategies.

The Planning Proposal is also accompanied by supporting amendments to the existing Development Control Plans (DCP) and a new comprehensive Draft Development Contributions Plan (CP) for the Inner West local government area (LGA) to provide a holistic framework for the implementation of proposed planning controls.

Council is part of the NSW Public Spaces Legacy Program to receive a \$4.75 million grant for delivering high quality public and open spaces. Council will only be eligible for funding under

the Program where a Planning proposal is submitted to the DPIE by **30 June 2022** that will facilitate new housing to address the 6-10 year shortfall. The subject Planning Proposal meets these requirements and will facilitate sufficient dwelling and employment yield to satisfy the relevant obligations under the Program.

1.0 BACKGROUND

[PRCUTS](#) was given statutory force via Section 9.1 Ministerial Direction in November 2016 and included a suite of documents to support its implementation. Rezoning of land within the PRCUTS area is to be realised through planning proposals, prepared by councils and proponents.

Since its adoption, the Greater Sydney Commission (GSC), DPE and Council have undertaken holistic strategic planning work including preparation of regional, district and local planning strategies.

This Planning Proposal reviews and refines PRCUTS recommendations by putting forward an innovative set of outcomes which will enable urban renewal of the Corridor. These outcomes broadly align with PRCUTS' principles and any variations to PRCUTS are in response to recent and emerging strategic planning issues to deliver better outcomes.

Council has also undertaken detailed technical studies for the Parramatta Road Corridor dealing with urban design, heritage, transport, feasibility, value capture, contamination, flooding, recreation and community needs that inform this Planning Proposal. These studies and Council's own strategic plans support this Planning Proposal, which will deliver enhanced outcomes than those envisaged in the Strategy. The below image illustrates the supporting evidence base of this Planning Proposal:

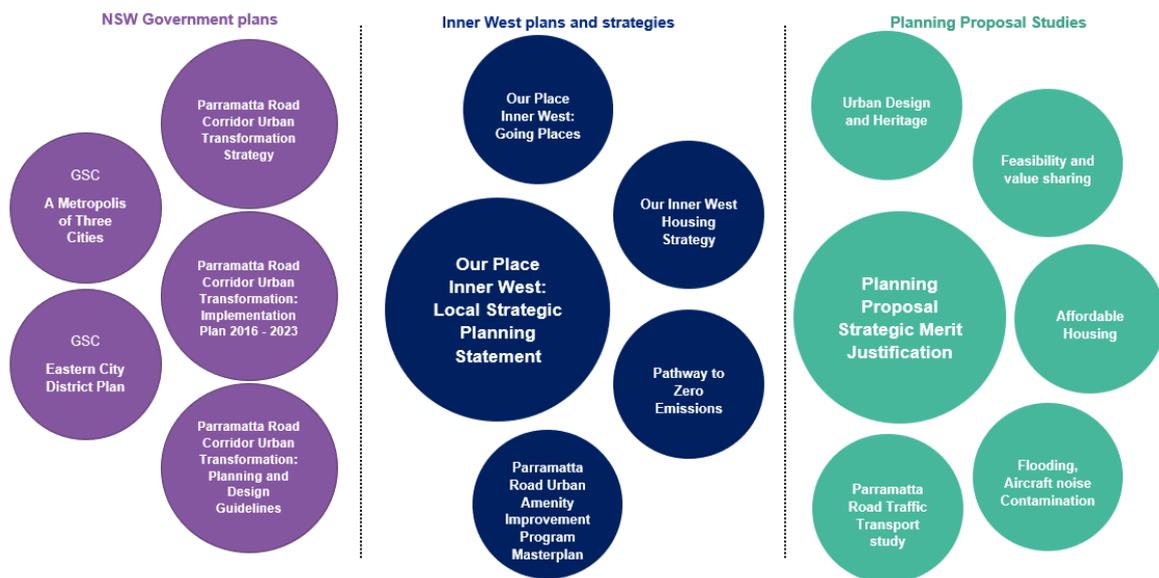


Figure 1 – Planning Proposal Evidence Base

The Planning Proposal also takes into account the following changes to the strategic context of Parramatta Road Corridor:

- the release of the Greater Sydney Region Plan (2018)
- the release of the Eastern city District Plan (2018)
- the release of the Camperdown-Ultimo Collaboration Area Place Strategy (2019)
- the endorsement of our Inner West – Local Strategic Planning Statement (2020)

- the completion of local planning strategies including Local Housing Strategy, Employment and Retail Lands Strategy and Integrated Transport Strategy (2020)
- NSW Government announcement of the delivery of Sydney Metro West (October 2019) and the proposed metro station close to Kings Bay precinct in Five Dock
- the completion of precinct-wide traffic studies (2022) including Inner West and Canada Bay's traffic studies
- the ongoing implementation of Parramatta Road Urban Amenity Improvement Plan
- the adoption of recommendations of the Productivity Commission's Infrastructure Contributions review (2021) by the NSW Government

This wider strategic planning framework triggers the need for Council to update and improve the Strategy's recommendations to remain relevant to the current Inner West planning context.

This Planning Proposal deals with the following parts of Leichhardt, Taverners Hill and Kings Bay precincts in the Parramatta Road Corridor.



Figure 2 - Map showing the land within Council's Stage 1 of PRCUTS Implementation

The Planning Proposal area has been selected to:

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

Note that part of the Camperdown precinct also falls under Inner West Council, however, will be dealt separately through a future LEP amendment to implement the strategic vision for Camperdown-Ultimo Collaboration Area.

There are additional residential and employment opportunities in the Corridor beyond Council's Stage-1 area which will be realised through future LEP amendments.

2.0 PLANNING PROPOSAL

Below is a summary of the proposed amendments to the IWLEP:

- Amend land use zones for specific locations in Leichhardt, Taverners Hill and Kings Bay precincts to facilitate dwellings and jobs.
- Introduce residential flat buildings as an Additional Permitted Use for R3 Medium Density Residential zone and certain specific locations.
- Introduce new heritage Items and heritage conservation areas.
- Introduce new incentive Floor Space Ratio (FSR) and Height of Building (HOB) development standards
- Introduce additional local provision that requires developments to satisfy the below criteria to access the incentive FSRs/HOBs:
 - achieve an appropriate development pattern and high-quality built form
 - provide an appropriate heritage response
 - provide active street frontages
 - achieve specific sustainability targets to transition to low carbon precincts
 - incorporate mechanisms to reduce urban heat
 - support sustainable transport modes, minimise traffic congestion and reduce private car dependency
 - provide Affordable housing and Community Infrastructure Contributions (CIC) in Leichhardt precinct
 - make satisfactory Regional Infrastructure Contributions (RICs) to DPE.
 - ensure that development is designed to reflect future transport infrastructure
 - prior to any redevelopment taking place there is a commitment from NSW Government to introduce an on-street rapid transit system along Parramatta Road as required under the *Parramatta Road Corridor Urban Transformation Strategy 2016*.

For further details regarding these proposed provisions and strategic merit justification, refer to the Attachment – 1.

The summary of potential dwellings and jobs which can be delivered through this Planning Proposal in the short-term 2022-2026 is provided below.

Table 1 – Proposed growth projections for this Planning Proposal

Precinct	Additional dwellings	Additional population	Additional jobs
Leichhardt	764	1452	1378
Taverners Hill	438	876	0
Kings Bay	515	1030	644
Total	1717	3358	2022

Amendments to the three existing Council DCPs (Leichhardt, Marrickville and Inner West – Ashfield) have also been prepared to deliver more detailed controls with respect to future built form changes being made under this Planning Proposal. The draft DCP amendments will be reported concurrently with the Planning Proposal to Council in May 2022. Council officers intend to exhibit the draft DCP amendments at the same time as this Planning Proposal.

The draft DCP amendments will also be referred to the Inner West Design Review Panel for advice on 5 April 2022 as required by the Environmental Planning Assessment Regulation 2000.

Council is also preparing a new comprehensive draft Development Contributions Plan 2022 that assesses the local infrastructure demands of the new population and workers across the local government area to 2036. The Draft Plan seeks to ensure that an appropriate framework is in place to support the level of growth anticipated under this Planning Proposal and any future proposals across the Inner West. It is Council's intention that the Draft Inner West Development Contributions Plan is in effect prior to finalisation of this Planning Proposal.

3.0 CONCLUSION

The Planning Proposal will kickstart the realisation of the State Government's vision for transforming the Parramatta Road Corridor.

The Planning Proposal is consistent with the Principles and Strategic Actions of PRCUTS. It is also consistent with the recommended planning controls in PRCUTS with some variations that will either deliver better urban design and public benefits or that respond to Council's evidence-based strategic planning process.

The submission of the Planning Proposal to DPIE prior to 30 June 2022 will also enable Council to be eligible for funding under the Public Spaces Legacy Program.

It is recommended that the Inner West Local Planning Panel support this Planning Proposal and advise Council to forward the proposal to the Minister for Planning and Homes for a Gateway Determination in accordance with Section 3.33 of the *Environmental Planning & Assessment Act 1979*.

4.0 ATTACHMENTS

1. Planning Proposal - Parramatta Road Corridor (Stage – 1 LEP Phase 2A)