



Appendix 2B –

Inner West Council's Draft Structure Plan 2020

March 2022

Contents

Draft Leichhardt Structure Plan.....	4
Draft Taverners Hill Structure Plan.....	14
Draft Kings Bay Structure Plan.....	23

Executive Summary

Inner West Council prepared a draft Structure Plan in October 2020 for the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) Leichhardt, Taverners Hill and part of the Kings Bay precincts. This draft Structure Plan was based on an amalgam of PRCUTS recommendations; Leichhardt Council's 2015 land use, urban design and heritage studies and the submission it made on the draft PRCUTS for the larger parts of the Taverners Hill and Leichhardt precincts north of Parramatta Road; Ashfield Council's draft PRCUTS submission and recent strategic planning work including the Local Strategic Planning Statement (LSPS), Local Housing Strategy, Employment and Retail Lands Strategy and Integrated Transport Strategy.

The draft Structure Plan incorporated maps for land use zonings, floor space ratio (FSR) and height controls, potential new heritage items, open spaces, opportunity sites and connections. It also included planning and urban design guidelines and controls that address character, opportunities and constraints, urban structure, heritage, amenity, scale, streetscape, built form, landscape, access, sustainability, noise, active frontages, open space, connections and public domain.

The draft Structure Plan:

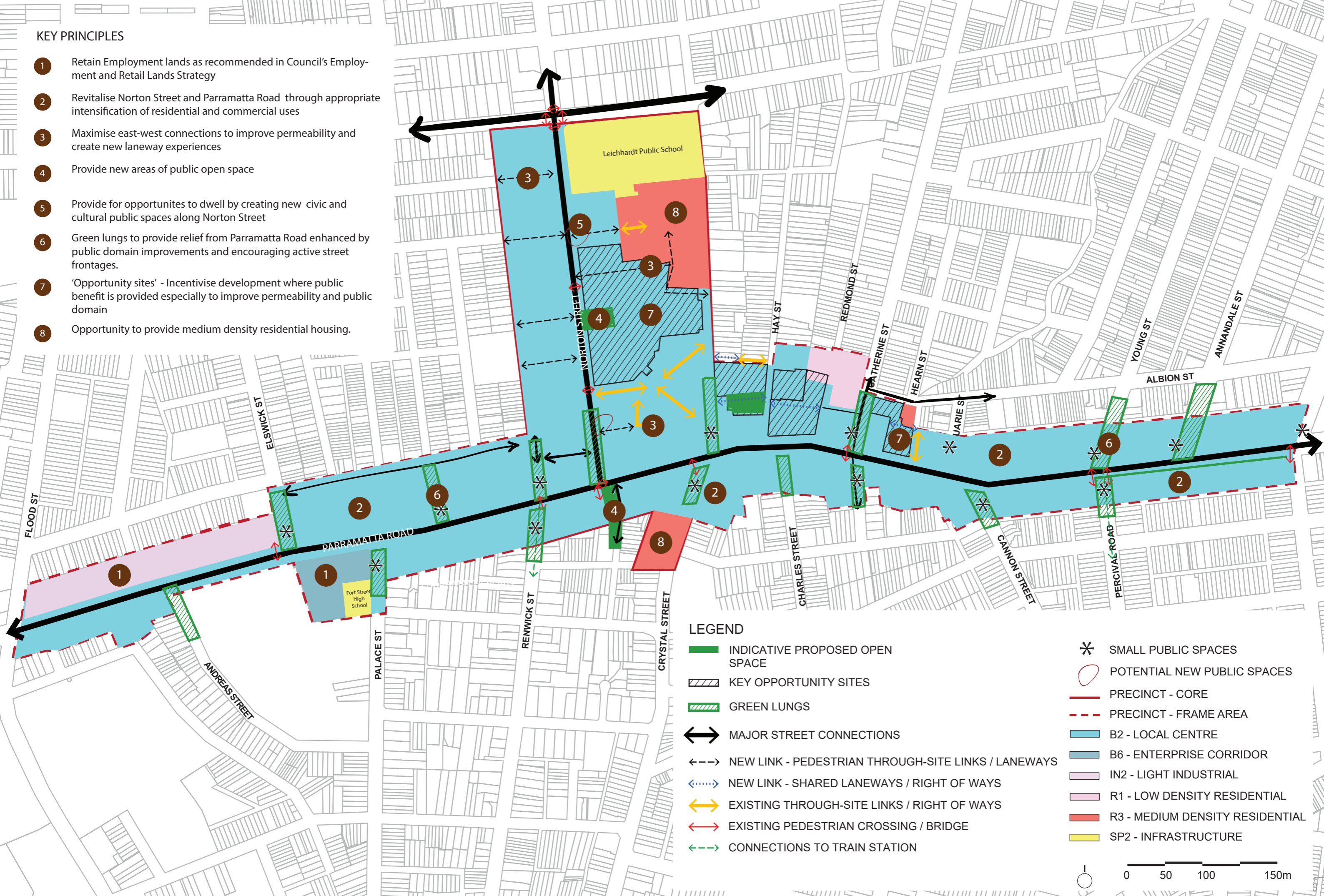
- Encapsulates the policy context outlined above
- Provides a framework for changes to LEP and Development Control Plan (DCP) controls
- Forms part of the evidence base that supports retention of the industrial land in the Corridor
- Delineates where and how there may be opportunities for new dwellings, while retaining existing and possibly expanding employment floorspace
- Begins to demonstrate how it will deliver better outcomes than those envisaged in the original PRCUTS and thereby satisfy Environmental Planning and Assessment Act 1979 Section 9.1 Ministerial Direction 7.3 5(b).

In October 2020, Council commissioned Architectus to review, provide advice on the merits of the proposed land use and built form controls in the draft Structure Plan and estimate development yields.

Architectus's review completed in June 2021 has superseded this draft Structure Plan.

KEY PRINCIPLES

- 1 Retain Employment lands as recommended in Council's Employment and Retail Lands Strategy
- 2 Revitalise Norton Street and Parramatta Road through appropriate intensification of residential and commercial uses
- 3 Maximise east-west connections to improve permeability and create new laneway experiences
- 4 Provide new areas of public open space
- 5 Provide for opportunities to dwell by creating new civic and cultural public spaces along Norton Street
- 6 Green lungs to provide relief from Parramatta Road enhanced by public domain improvements and encouraging active street frontages.
- 7 'Opportunity sites' - Incentivise development where public benefit is provided especially to improve permeability and public domain
- 8 Opportunity to provide medium density residential housing.



LEGEND

INDICATIVE PROPOSED OPEN SPACE

KEY OPPORTUNITY SITES

GREEN LUNGS

MAJOR STREET CONNECTIONS

NEW LINK - PEDESTRIAN THROUGH-SITE LINKS / LANEWAYS

NEW LINK - SHARED LANEWAYS / RIGHT OF WAYS

EXISTING THROUGH-SITE LINKS / RIGHT OF WAYS

EXISTING PEDESTRIAN CROSSING / BRIDGE

CONNECTIONS TO TRAIN STATION

SMALL PUBLIC SPACES

POTENTIAL NEW PUBLIC SPACES

PRECINCT - CORE

PRECINCT - FRAME AREA

B2 - LOCAL CENTRE

B6 - ENTERPRISE CORRIDOR

IN2 - LIGHT INDUSTRIAL

R1 - LOW DENSITY RESIDENTIAL

R3 - MEDIUM DENSITY RESIDENTIAL

SP2 - INFRASTRUCTURE



0 50 100 150m

KEY PRINCIPLES

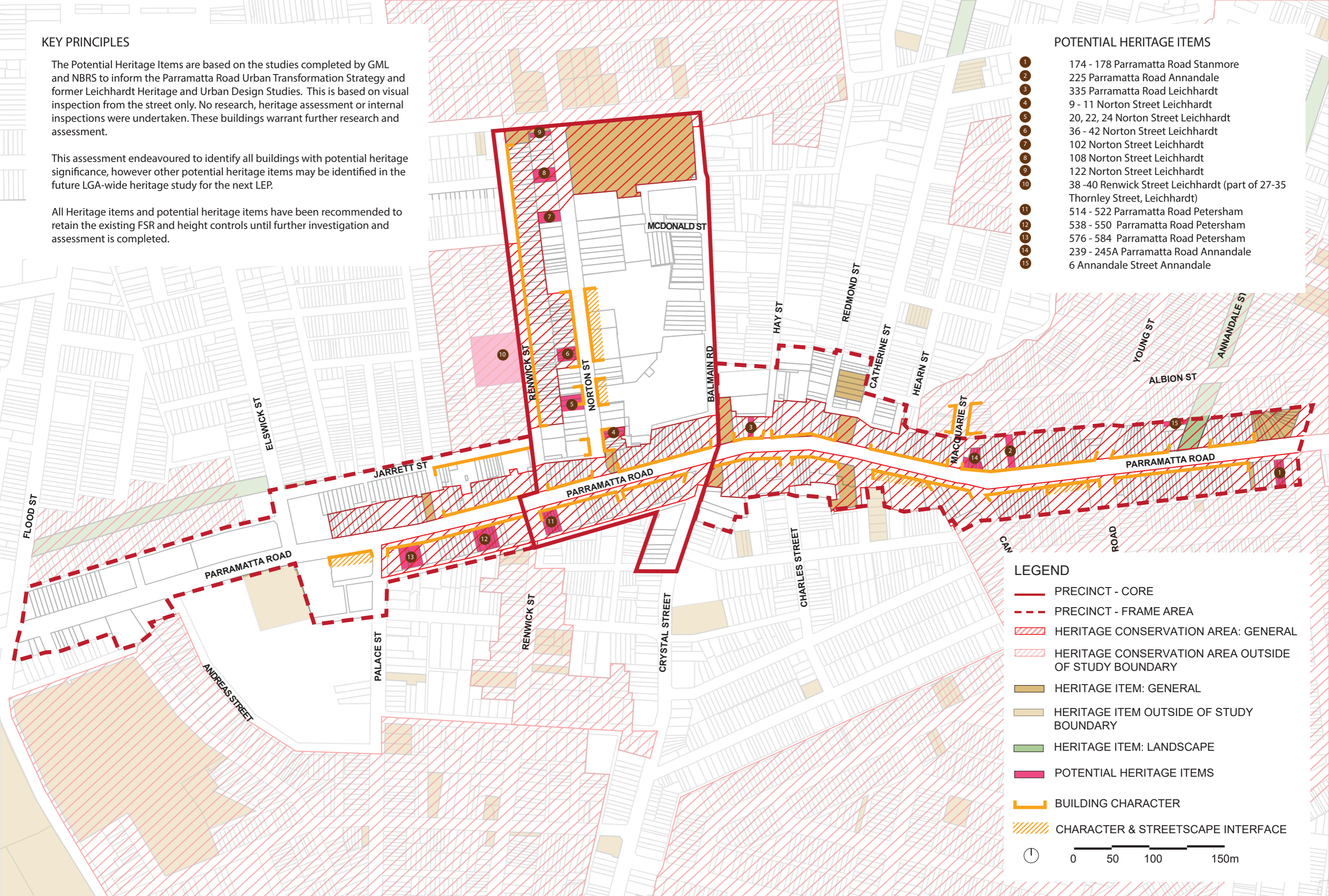
The Potential Heritage Items are based on the studies completed by GML and NBRIS to inform the Parramatta Road Urban Transformation Strategy and former Leichhardt Heritage and Urban Design Studies. This is based on visual inspection from the street only. No research, heritage assessment or internal inspections were undertaken. These buildings warrant further research and assessment.

This assessment endeavoured to identify all buildings with potential heritage significance, however other potential heritage items may be identified in the future LGA-wide heritage study for the next LEP.

All Heritage items and potential heritage items have been recommended to retain the existing FSR and height controls until further investigation and assessment is completed.

POTENTIAL HERITAGE ITEMS

- 1 174 - 178 Parramatta Road Stanmore
- 2 225 Parramatta Road Annandale
- 3 335 Parramatta Road Leichhardt
- 4 9 - 11 Norton Street Leichhardt
- 5 20, 22, 24 Norton Street Leichhardt
- 6 36 - 42 Norton Street Leichhardt
- 7 102 Norton Street Leichhardt
- 8 108 Norton Street Leichhardt
- 9 122 Norton Street Leichhardt
- 10 38 - 40 Renwick Street Leichhardt (part of 27-35 Thornley Street, Leichhardt)
- 11 514 - 522 Parramatta Road Petersham
- 12 538 - 550 Parramatta Road Petersham
- 13 576 - 584 Parramatta Road Petersham
- 14 239 - 245A Parramatta Road Annandale
- 15 6 Annandale Street Annandale



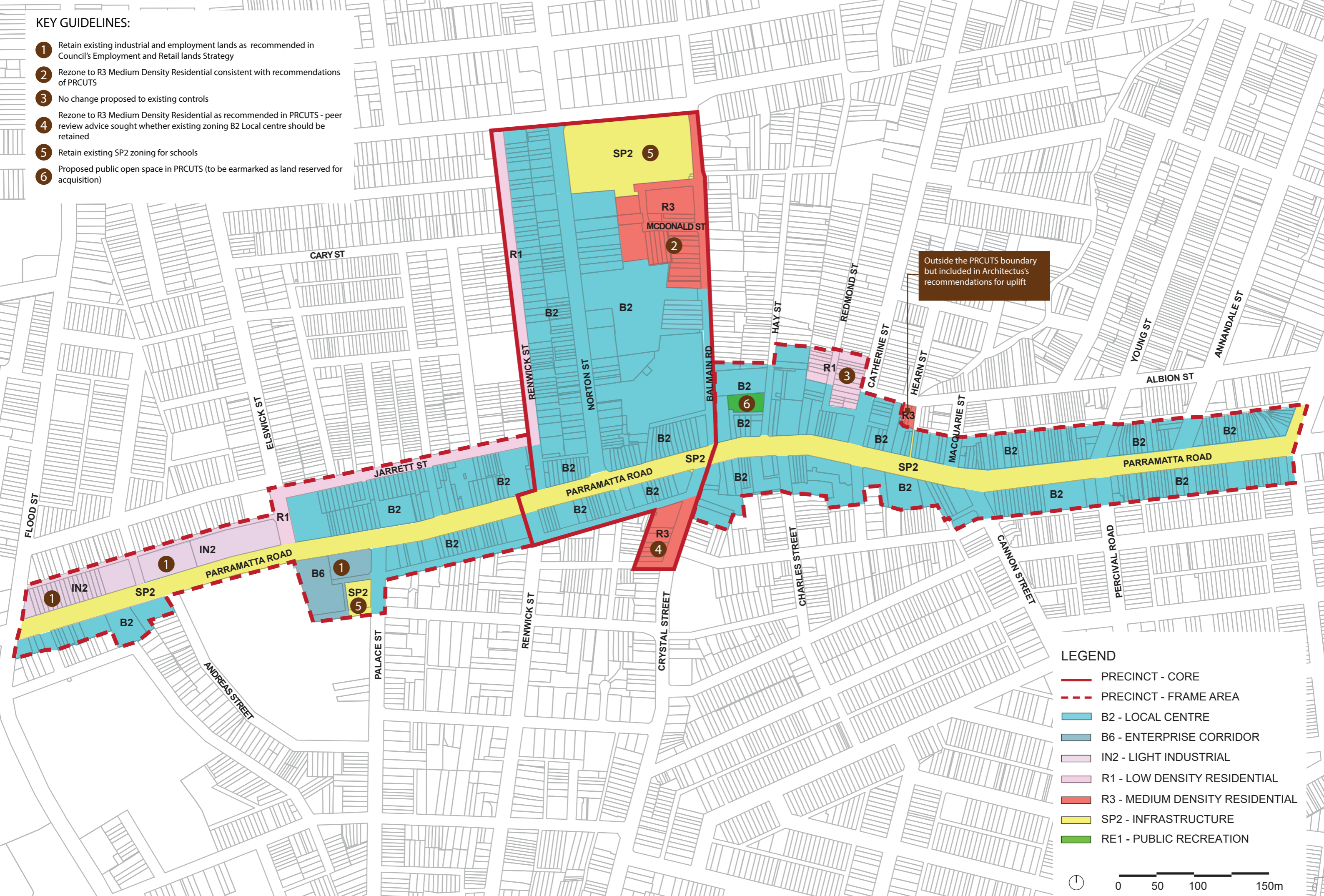
LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- ▨ HERITAGE CONSERVATION AREA: GENERAL
- ▨ HERITAGE CONSERVATION AREA OUTSIDE OF STUDY BOUNDARY
- HERITAGE ITEM: GENERAL
- HERITAGE ITEM OUTSIDE OF STUDY BOUNDARY
- HERITAGE ITEM: LANDSCAPE
- POTENTIAL HERITAGE ITEMS
- ▭ BUILDING CHARACTER
- ▨ CHARACTER & STREETScape INTERFACE



KEY GUIDELINES:

- 1 Retain existing industrial and employment lands as recommended in Council's Employment and Retail lands Strategy
- 2 Rezone to R3 Medium Density Residential consistent with recommendations of PRCUTS
- 3 No change proposed to existing controls
- 4 Rezone to R3 Medium Density Residential as recommended in PRCUTS - peer review advice sought whether existing zoning B2 Local centre should be retained
- 5 Retain existing SP2 zoning for schools
- 6 Proposed public open space in PRCUTS (to be earmarked as land reserved for acquisition)



LEGEND

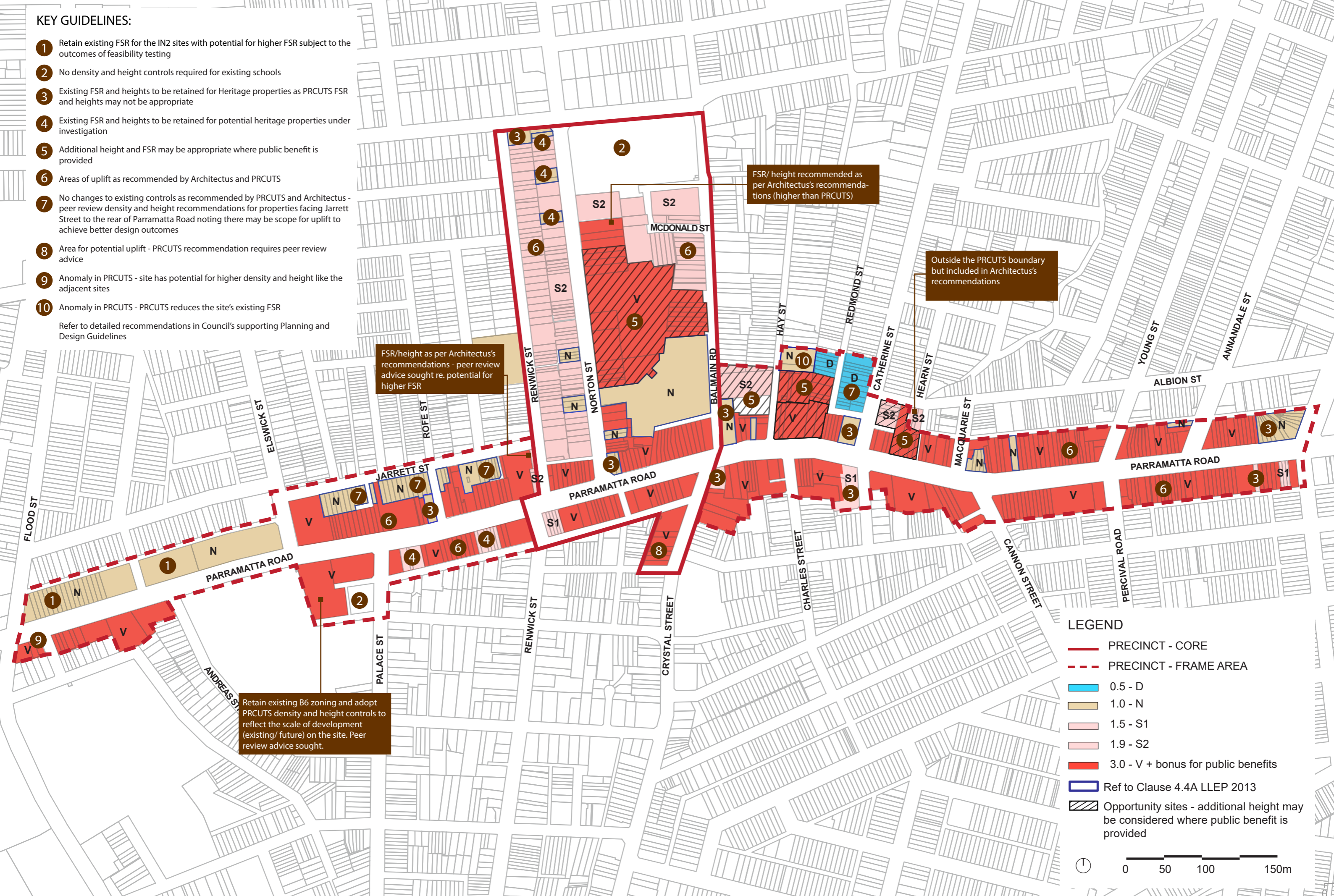
- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- B2 - LOCAL CENTRE
- B6 - ENTERPRISE CORRIDOR
- IN2 - LIGHT INDUSTRIAL
- R1 - LOW DENSITY RESIDENTIAL
- R3 - MEDIUM DENSITY RESIDENTIAL
- SP2 - INFRASTRUCTURE
- RE1 - PUBLIC RECREATION



KEY GUIDELINES:

- 1 Retain existing FSR for the IN2 sites with potential for higher FSR subject to the outcomes of feasibility testing
- 2 No density and height controls required for existing schools
- 3 Existing FSR and heights to be retained for Heritage properties as PRCUTS FSR and heights may not be appropriate
- 4 Existing FSR and heights to be retained for potential heritage properties under investigation
- 5 Additional height and FSR may be appropriate where public benefit is provided
- 6 Areas of uplift as recommended by Architectus and PRCUTS
- 7 No changes to existing controls as recommended by PRCUTS and Architectus - peer review density and height recommendations for properties facing Jarrett Street to the rear of Parramatta Road noting there may be scope for uplift to achieve better design outcomes
- 8 Area for potential uplift - PRCUTS recommendation requires peer review advice
- 9 Anomaly in PRCUTS - site has potential for higher density and height like the adjacent sites
- 10 Anomaly in PRCUTS - PRCUTS reduces the site's existing FSR

Refer to detailed recommendations in Council's supporting Planning and Design Guidelines



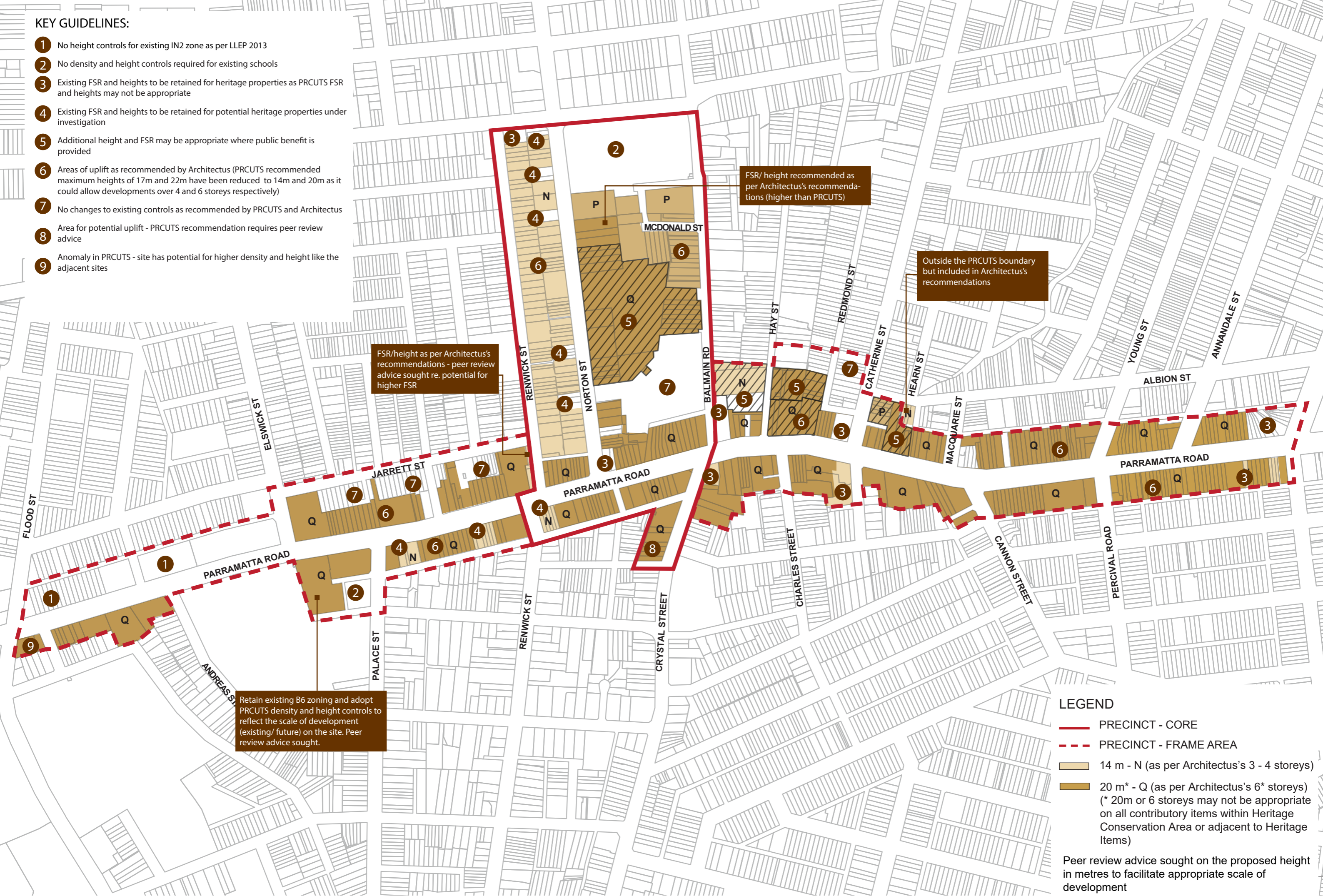
LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- 0.5 - D
- 1.0 - N
- 1.5 - S1
- 1.9 - S2
- 3.0 - V + bonus for public benefits
- Ref to Clause 4.4A LLEP 2013
- Opportunity sites - additional height may be considered where public benefit is provided



KEY GUIDELINES:

- 1 No height controls for existing IN2 zone as per LLEP 2013
- 2 No density and height controls required for existing schools
- 3 Existing FSR and heights to be retained for heritage properties as PRCUTS FSR and heights may not be appropriate
- 4 Existing FSR and heights to be retained for potential heritage properties under investigation
- 5 Additional height and FSR may be appropriate where public benefit is provided
- 6 Areas of uplift as recommended by Architectus (PRCUTS recommended maximum heights of 17m and 22m have been reduced to 14m and 20m as it could allow developments over 4 and 6 storeys respectively)
- 7 No changes to existing controls as recommended by PRCUTS and Architectus
- 8 Area for potential uplift - PRCUTS recommendation requires peer review advice
- 9 Anomaly in PRCUTS - site has potential for higher density and height like the adjacent sites

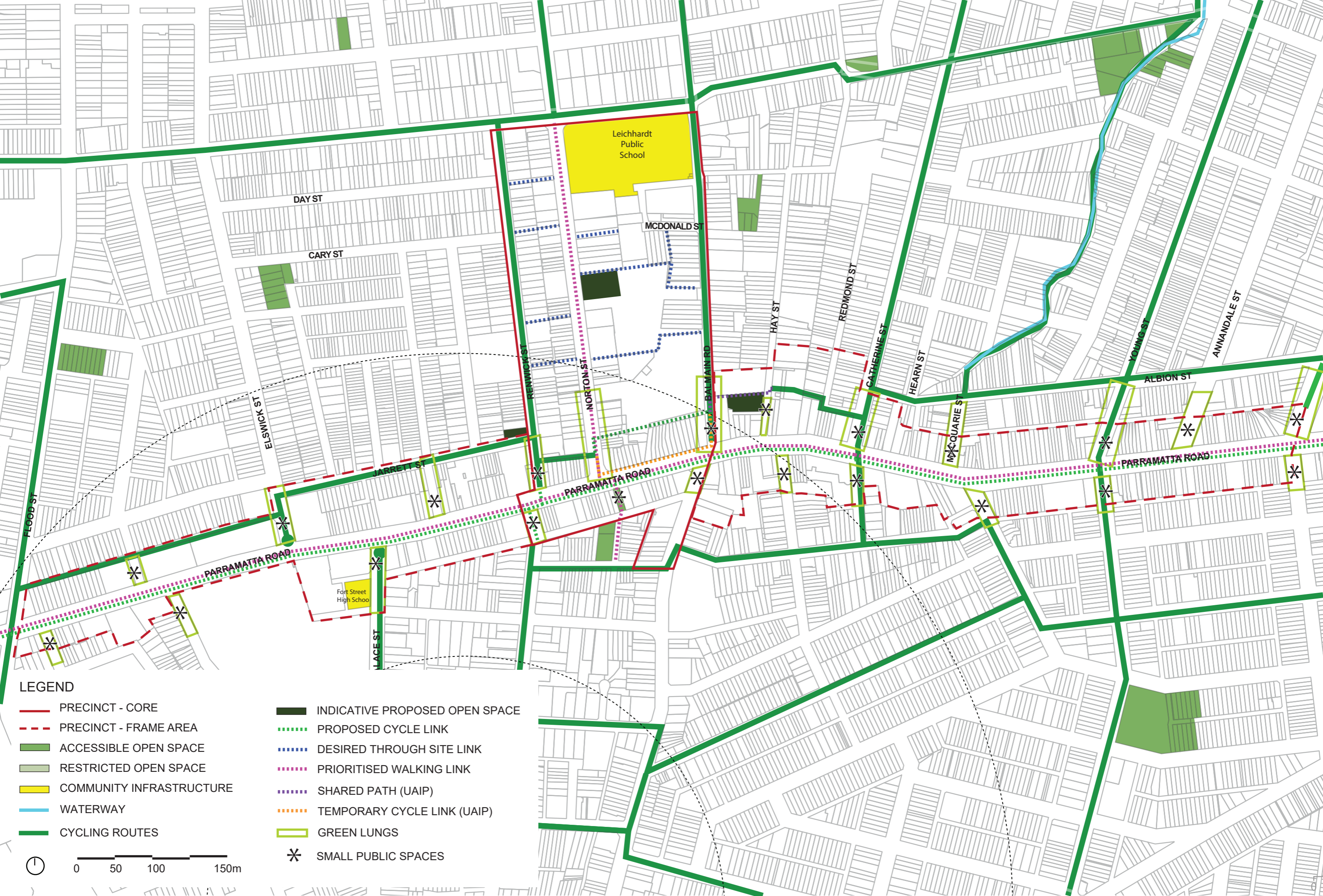


LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- 14 m - N (as per Architectus's 3 - 4 storeys)
- 20 m* - Q (as per Architectus's 6* storeys) (* 20m or 6 storeys may not be appropriate on all contributory items within Heritage Conservation Area or adjacent to Heritage Items)

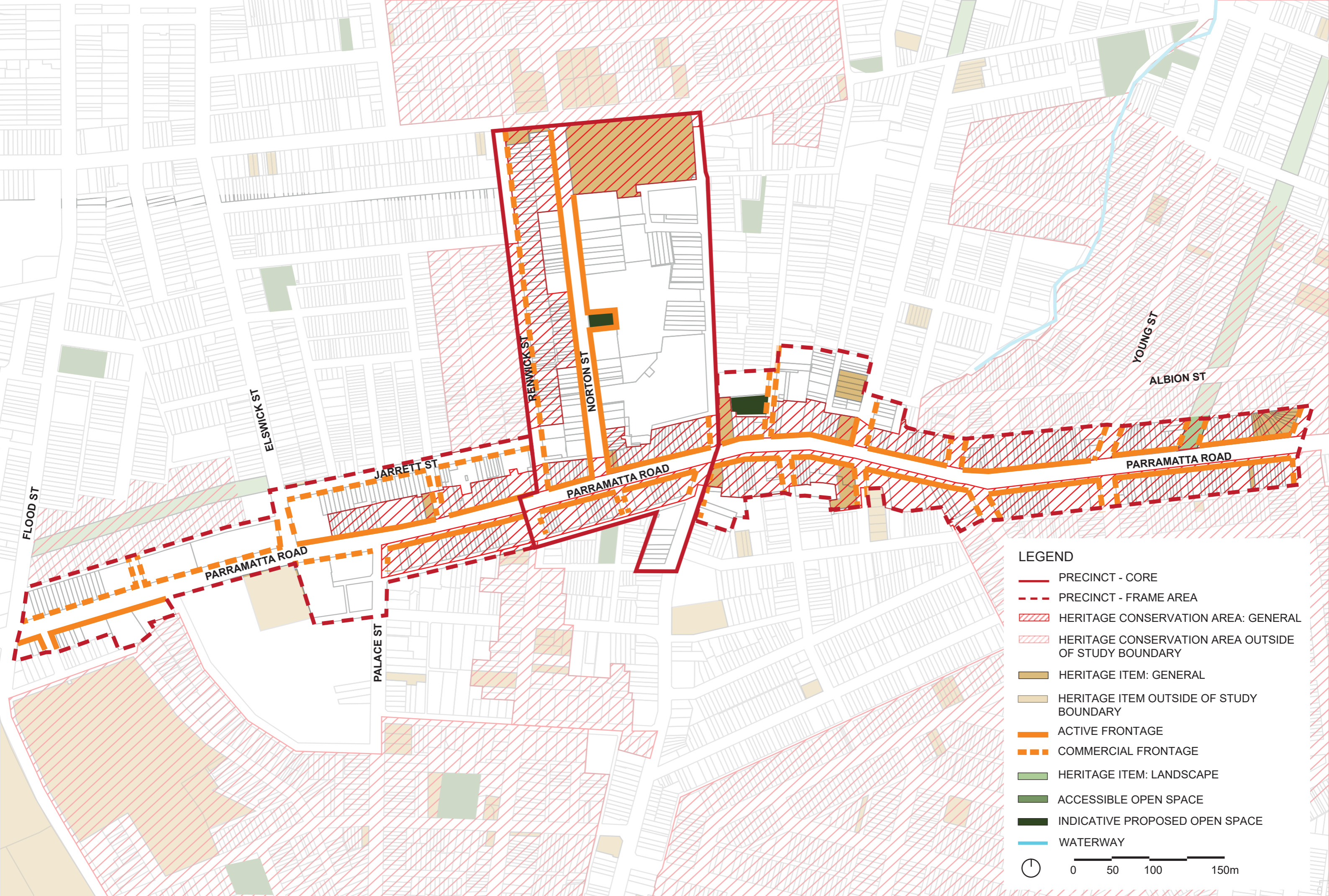
Peer review advice sought on the proposed height in metres to facilitate appropriate scale of development

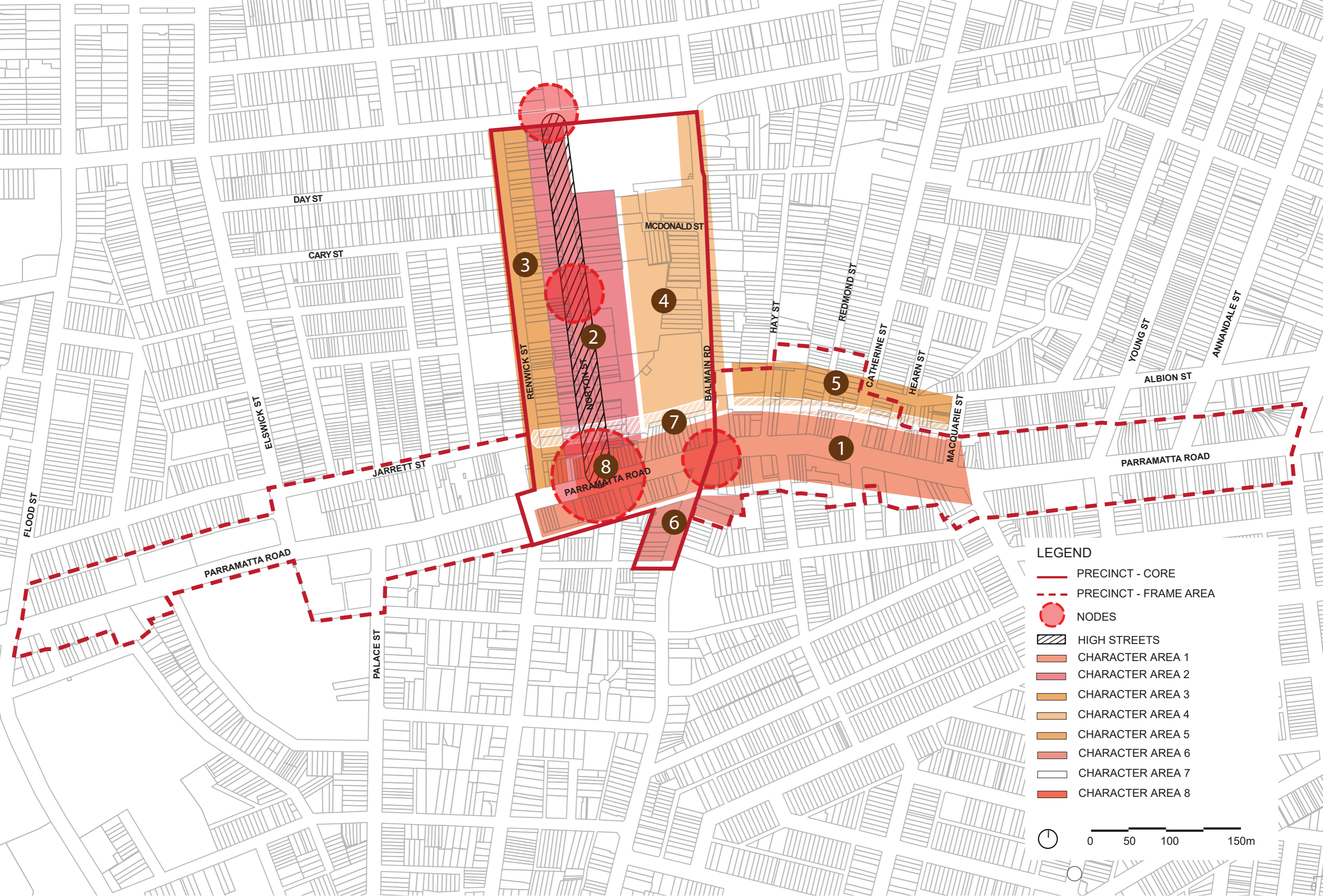




- LEGEND**
- PRECINCT - CORE
 - - - PRECINCT - FRAME AREA
 - ACCESSIBLE OPEN SPACE
 - RESTRICTED OPEN SPACE
 - COMMUNITY INFRASTRUCTURE
 - WATERWAY
 - CYCLING ROUTES
 - INDICATIVE PROPOSED OPEN SPACE
 - ⋯ PROPOSED CYCLE LINK
 - ⋯ DESIRED THROUGH SITE LINK
 - ⋯ PRIORITISED WALKING LINK
 - ⋯ SHARED PATH (UAIP)
 - ⋯ TEMPORARY CYCLE LINK (UAIP)
 - GREEN LUNGS
 - ✱ SMALL PUBLIC SPACES
- 0 50 100 150m

LEICHHARDT - PRECINCT + FRAME AREA | PROPOSED OPEN SPACE AND ACTIVE TRANSPORT MAP



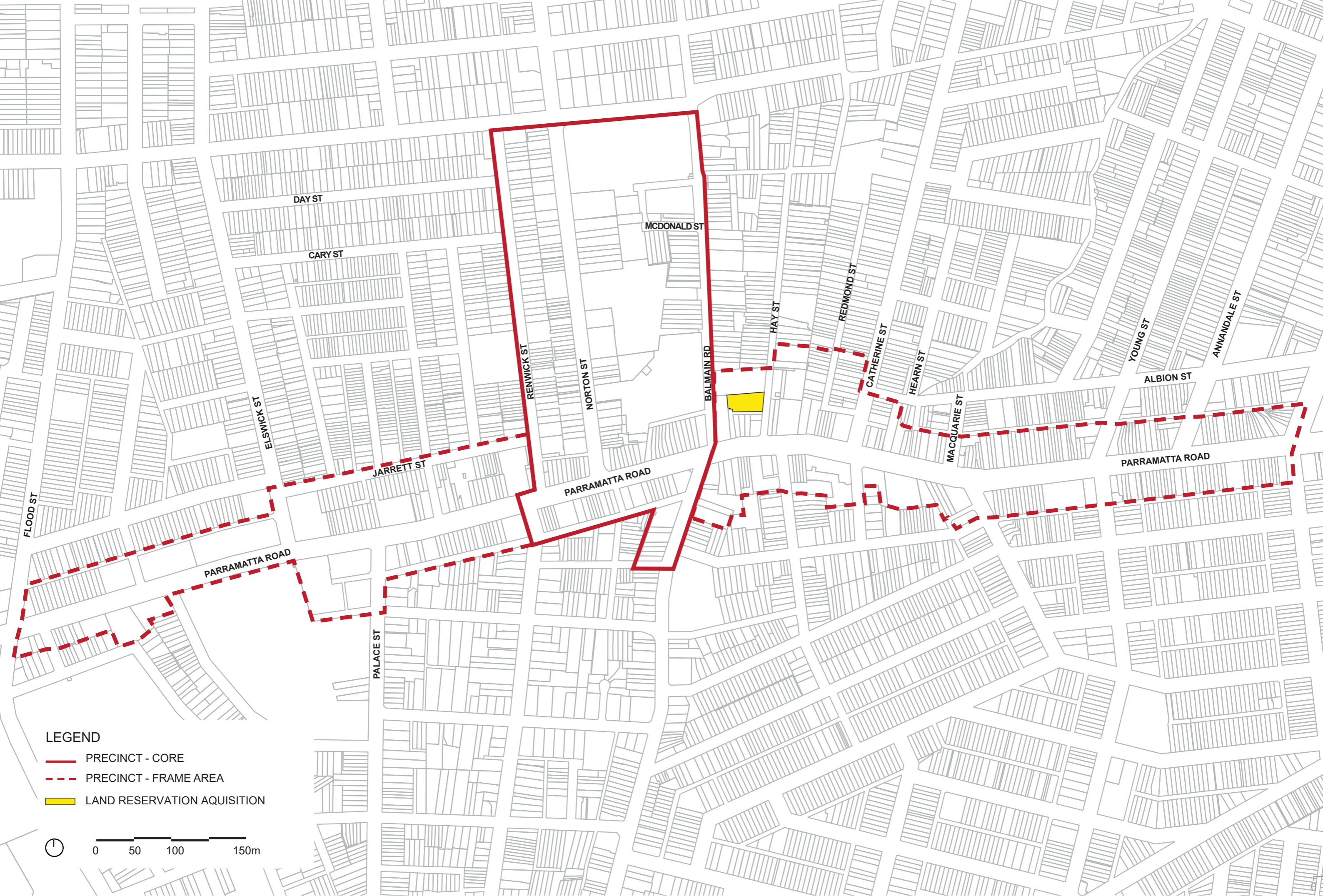


LEGEND

- PRECINCT - CORE
- PRECINCT - FRAME AREA
- NODES
- HIGH STREETS
- CHARACTER AREA 1
- CHARACTER AREA 2
- CHARACTER AREA 3
- CHARACTER AREA 4
- CHARACTER AREA 5
- CHARACTER AREA 6
- CHARACTER AREA 7
- CHARACTER AREA 8

0 50 100 150m

LEICHHARDT - PRECINCT + FRAME AREA | PROPOSED LOCAL CHARACTER (CHARACTER AREAS)¹



- LEGEND**
- PRECINCT - CORE
 - PRECINCT - FRAME AREA
 - LAND RESERVATION AQUISITION

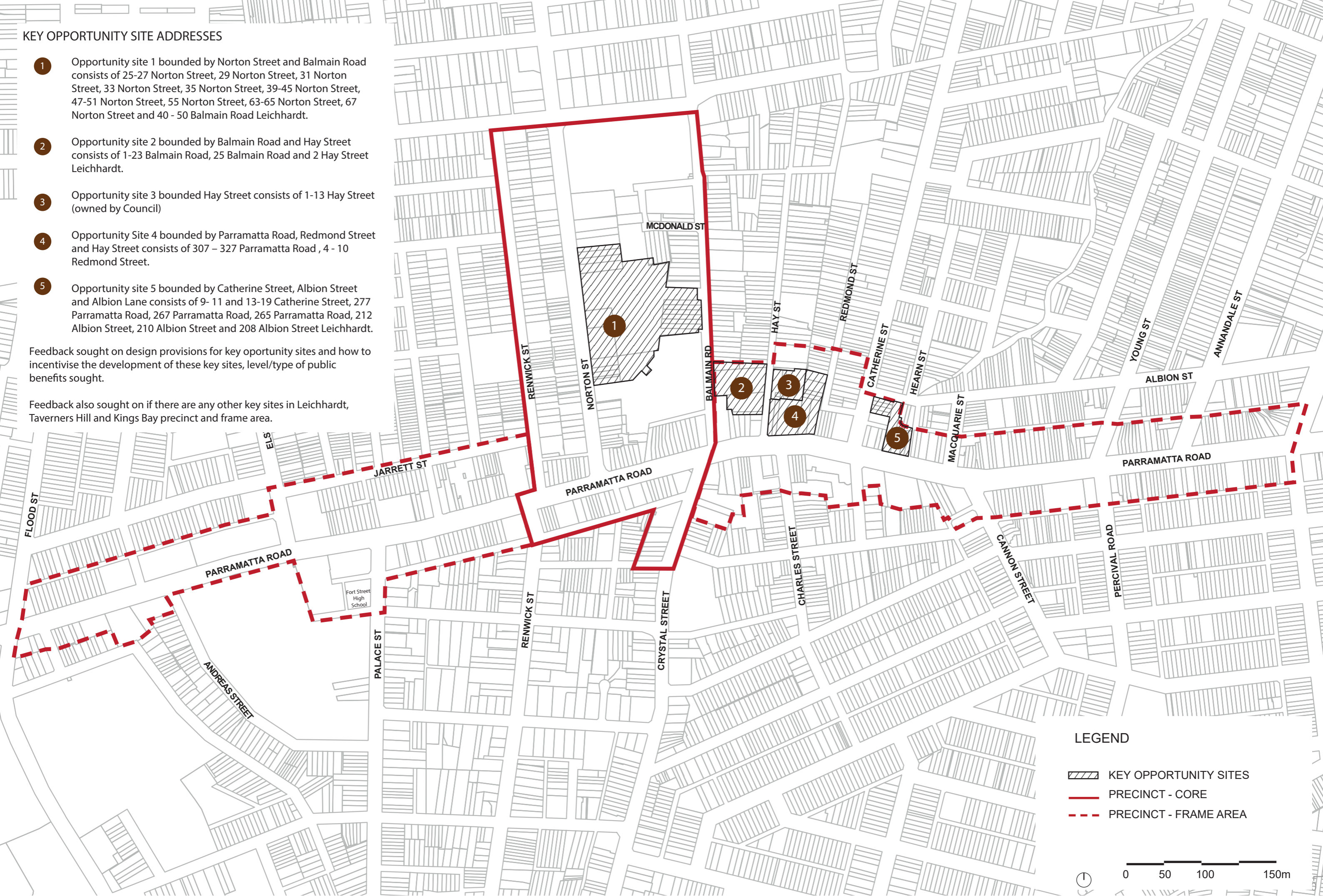


KEY OPPORTUNITY SITE ADDRESSES

- 1 Opportunity site 1 bounded by Norton Street and Balmain Road consists of 25-27 Norton Street, 29 Norton Street, 31 Norton Street, 33 Norton Street, 35 Norton Street, 39-45 Norton Street, 47-51 Norton Street, 55 Norton Street, 63-65 Norton Street, 67 Norton Street and 40 - 50 Balmain Road Leichhardt.
- 2 Opportunity site 2 bounded by Balmain Road and Hay Street consists of 1-23 Balmain Road, 25 Balmain Road and 2 Hay Street Leichhardt.
- 3 Opportunity site 3 bounded Hay Street consists of 1-13 Hay Street (owned by Council)
- 4 Opportunity Site 4 bounded by Parramatta Road, Redmond Street and Hay Street consists of 307 - 327 Parramatta Road , 4 - 10 Redmond Street.
- 5 Opportunity site 5 bounded by Catherine Street, Albion Street and Albion Lane consists of 9- 11 and 13-19 Catherine Street, 277 Parramatta Road, 267 Parramatta Road, 265 Parramatta Road, 212 Albion Street, 210 Albion Street and 208 Albion Street Leichhardt.

Feedback sought on design provisions for key opportunity sites and how to incentivise the development of these key sites, level/type of public benefits sought.

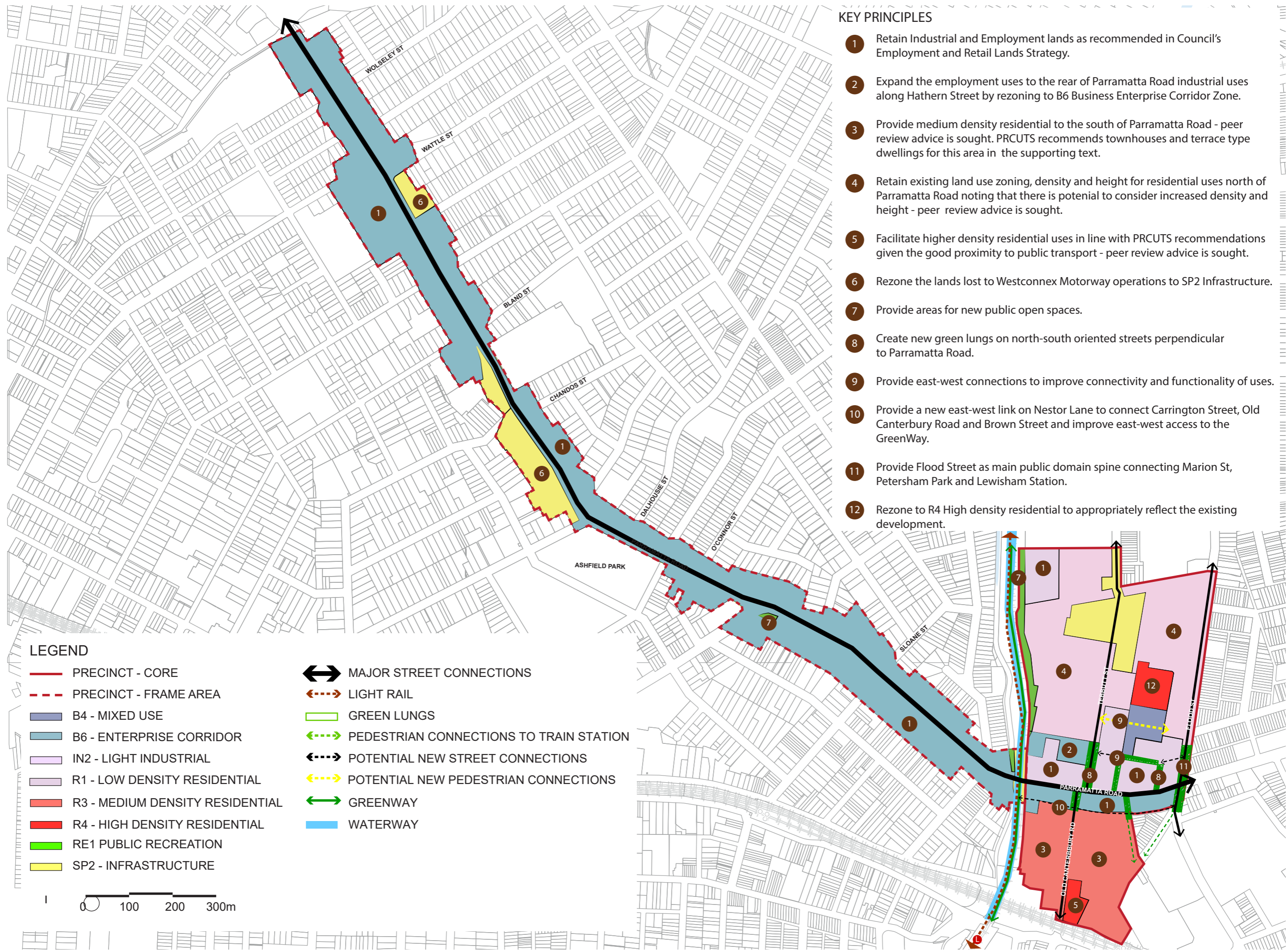
Feedback also sought on if there are any other key sites in Leichhardt, Taverners Hill and Kings Bay precinct and frame area.



LEGEND

- KEY OPPORTUNITY SITES
- PRECINCT - CORE
- PRECINCT - FRAME AREA



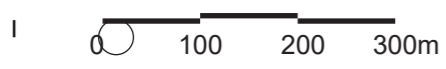


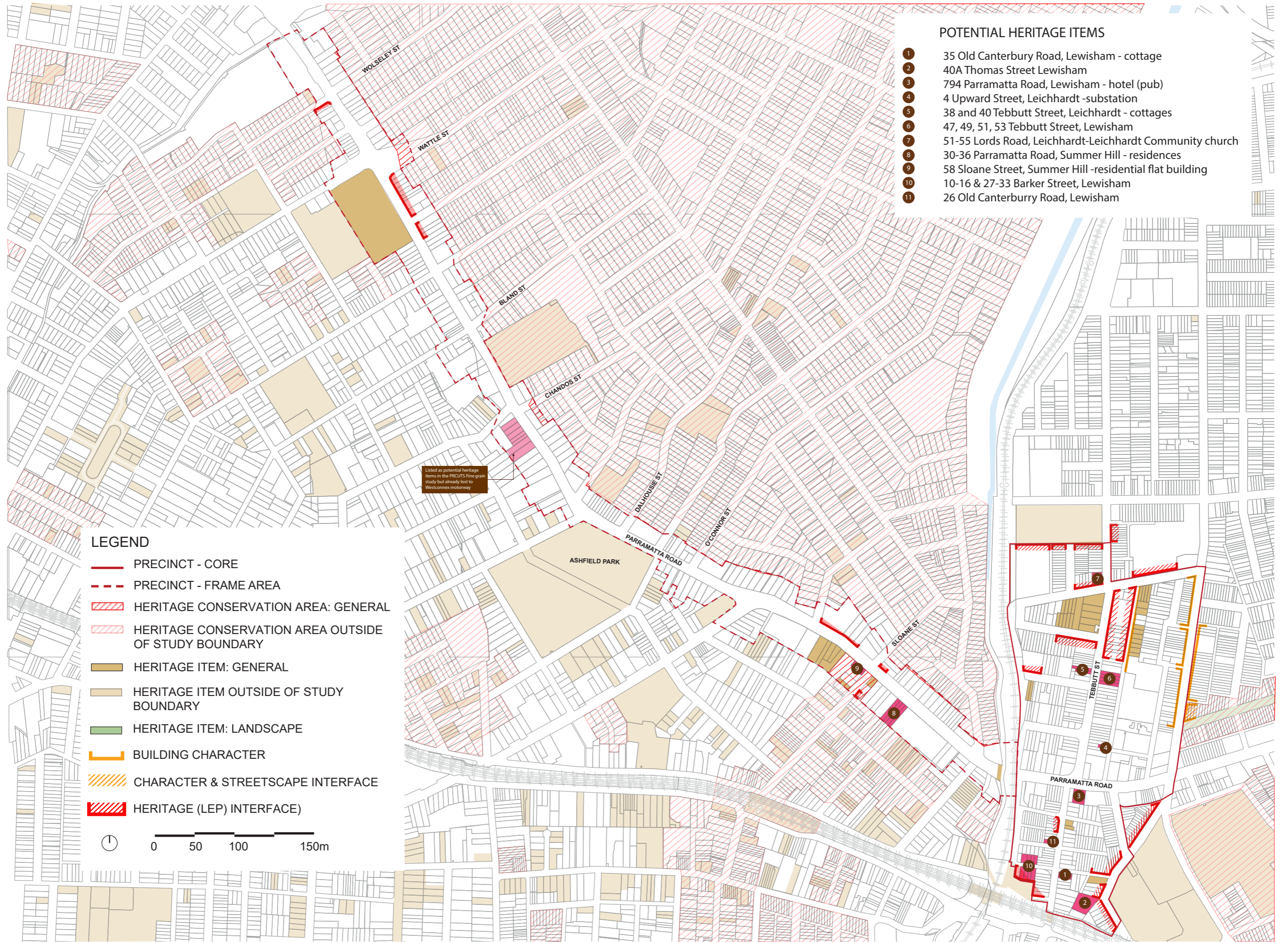
KEY PRINCIPLES

- 1 Retain Industrial and Employment lands as recommended in Council's Employment and Retail Lands Strategy.
- 2 Expand the employment uses to the rear of Parramatta Road industrial uses along Hathern Street by rezoning to B6 Business Enterprise Corridor Zone.
- 3 Provide medium density residential to the south of Parramatta Road - peer review advice is sought. PRCUTS recommends townhouses and terrace type dwellings for this area in the supporting text.
- 4 Retain existing land use zoning, density and height for residential uses north of Parramatta Road noting that there is potential to consider increased density and height - peer review advice is sought.
- 5 Facilitate higher density residential uses in line with PRCUTS recommendations given the good proximity to public transport - peer review advice is sought.
- 6 Rezone the lands lost to Westconnex Motorway operations to SP2 Infrastructure.
- 7 Provide areas for new public open spaces.
- 8 Create new green lungs on north-south oriented streets perpendicular to Parramatta Road.
- 9 Provide east-west connections to improve connectivity and functionality of uses.
- 10 Provide a new east-west link on Nestor Lane to connect Carrington Street, Old Canterbury Road and Brown Street and improve east-west access to the GreenWay.
- 11 Provide Flood Street as main public domain spine connecting Marion St, Petersham Park and Lewisham Station.
- 12 Rezone to R4 High density residential to appropriately reflect the existing development.

LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- B4 - MIXED USE
- B6 - ENTERPRISE CORRIDOR
- IN2 - LIGHT INDUSTRIAL
- R1 - LOW DENSITY RESIDENTIAL
- R3 - MEDIUM DENSITY RESIDENTIAL
- R4 - HIGH DENSITY RESIDENTIAL
- RE1 PUBLIC RECREATION
- SP2 - INFRASTRUCTURE
- ↔ MAJOR STREET CONNECTIONS
- - - LIGHT RAIL
- GREEN LUNGS
- - - PEDESTRIAN CONNECTIONS TO TRAIN STATION
- - - POTENTIAL NEW STREET CONNECTIONS
- - - POTENTIAL NEW PEDESTRIAN CONNECTIONS
- GREENWAY
- WATERWAY



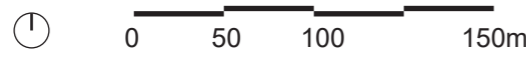


POTENTIAL HERITAGE ITEMS

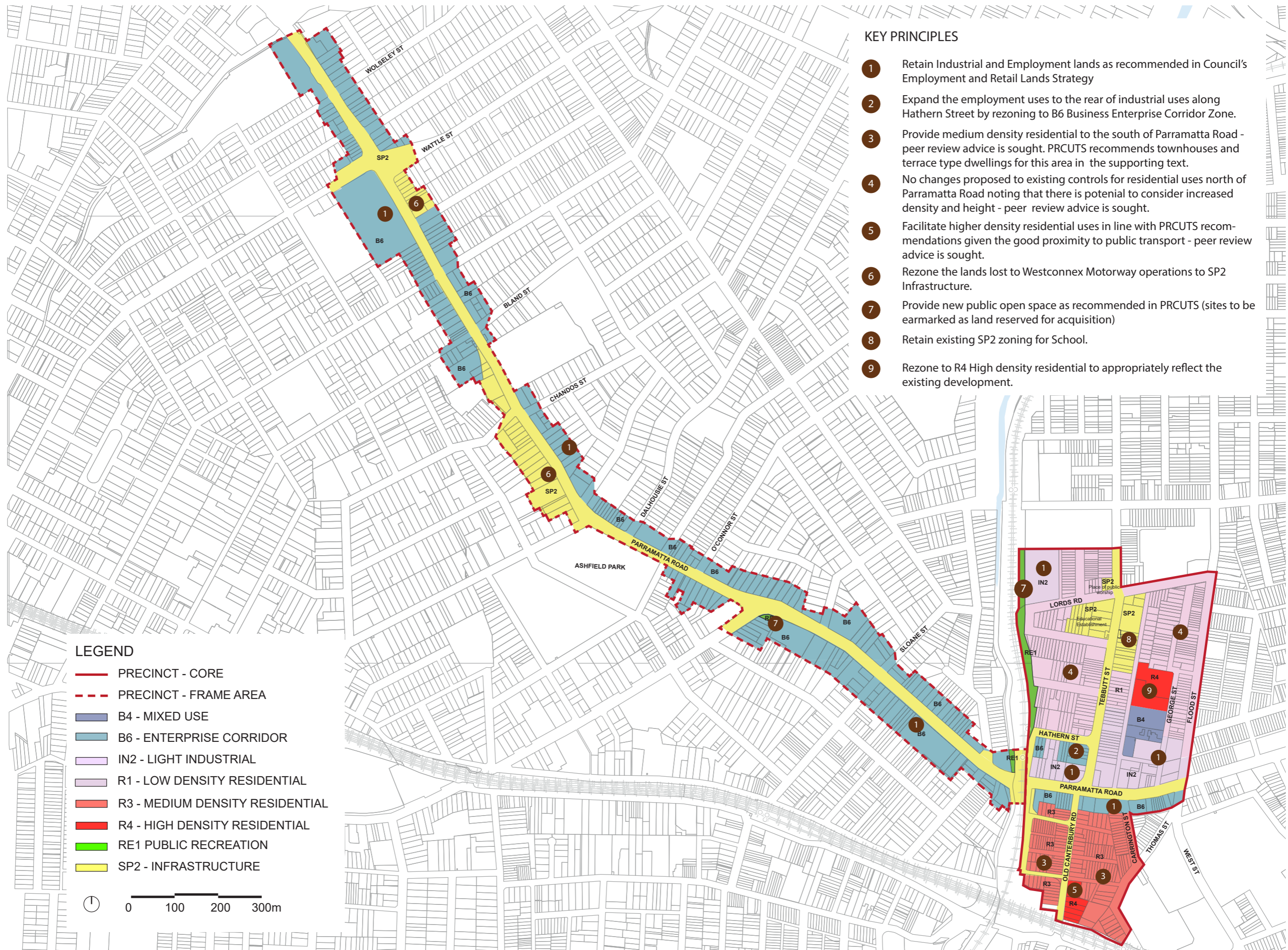
- 1 35 Old Canterbury Road, Lewisham - cottage
- 2 40A Thomas Street Lewisham
- 3 794 Parramatta Road, Lewisham - hotel (pub)
- 4 4 Upward Street, Leichhardt -substation
- 5 38 and 40 Tebbutt Street, Leichhardt - cottages
- 6 47, 49, 51, 53 Tebbutt Street, Lewisham
- 7 51-55 Lords Road, Leichhardt-Leichhardt Community church
- 8 30-36 Parramatta Road, Summer Hill - residences
- 9 58 Sloane Street, Summer Hill -residential flat building
- 10 10-16 & 27-33 Barker Street, Lewisham
- 11 26 Old Canterbury Road, Lewisham

LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- ▨ HERITAGE CONSERVATION AREA: GENERAL
- ▨ HERITAGE CONSERVATION AREA OUTSIDE OF STUDY BOUNDARY
- HERITAGE ITEM: GENERAL
- HERITAGE ITEM OUTSIDE OF STUDY BOUNDARY
- HERITAGE ITEM: LANDSCAPE
- BUILDING CHARACTER
- ▨ CHARACTER & STREETScape INTERFACE
- ▨ HERITAGE (LEP) INTERFACE



Listed as potential heritage items in the PRCUTS Fine grain study but already lost to Westconnex motorway

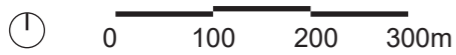


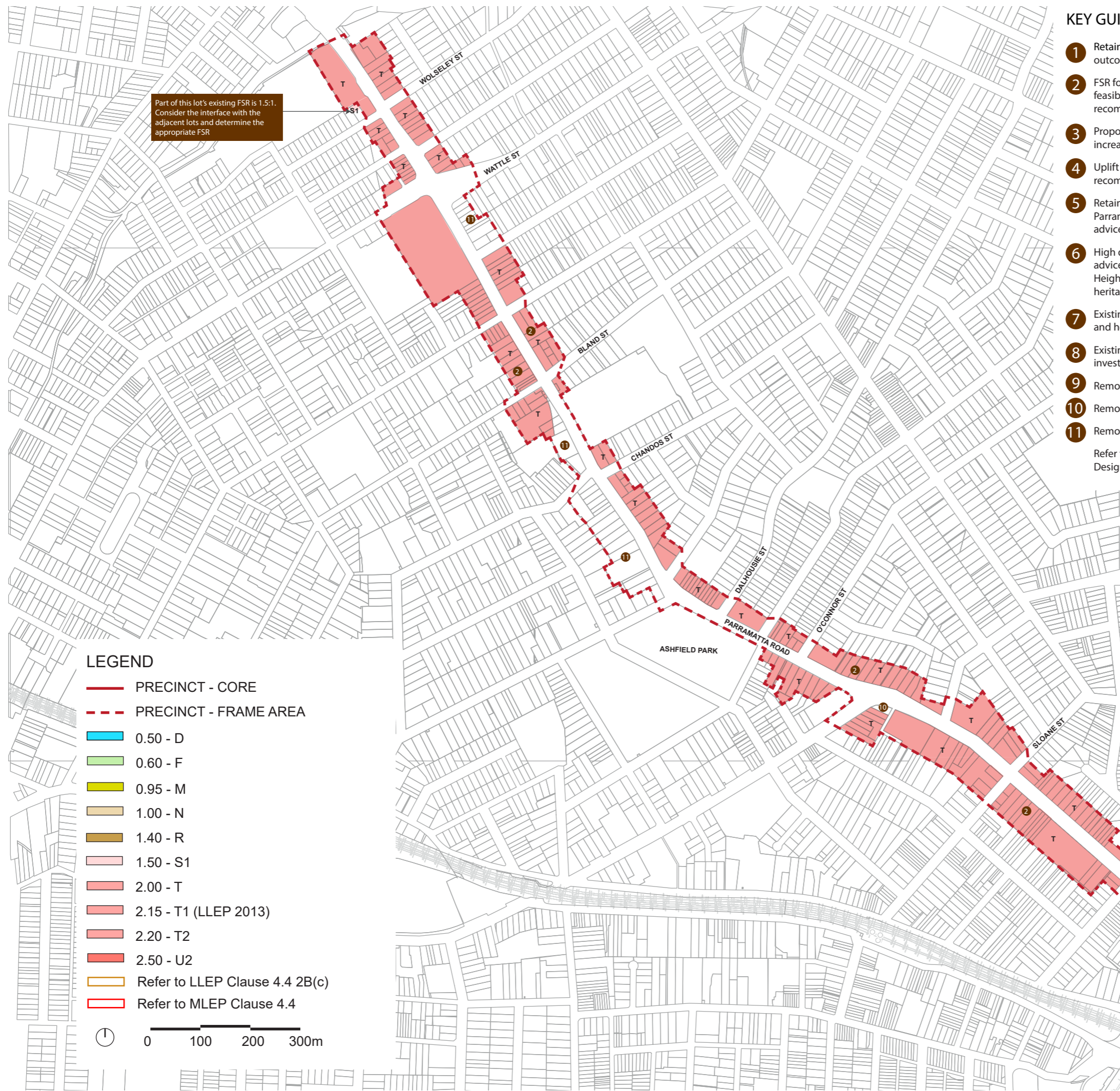
KEY PRINCIPLES

- 1 Retain Industrial and Employment lands as recommended in Council's Employment and Retail Lands Strategy
- 2 Expand the employment uses to the rear of industrial uses along Hathern Street by rezoning to B6 Business Enterprise Corridor Zone.
- 3 Provide medium density residential to the south of Parramatta Road - peer review advice is sought. PRCUTS recommends townhouses and terrace type dwellings for this area in the supporting text.
- 4 No changes proposed to existing controls for residential uses north of Parramatta Road noting that there is potential to consider increased density and height - peer review advice is sought.
- 5 Facilitate higher density residential uses in line with PRCUTS recommendations given the good proximity to public transport - peer review advice is sought.
- 6 Rezone the lands lost to Westconnex Motorway operations to SP2 Infrastructure.
- 7 Provide new public open space as recommended in PRCUTS (sites to be earmarked as land reserved for acquisition)
- 8 Retain existing SP2 zoning for School.
- 9 Rezone to R4 High density residential to appropriately reflect the existing development.

LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- B4 - MIXED USE
- B6 - ENTERPRISE CORRIDOR
- IN2 - LIGHT INDUSTRIAL
- R1 - LOW DENSITY RESIDENTIAL
- R3 - MEDIUM DENSITY RESIDENTIAL
- R4 - HIGH DENSITY RESIDENTIAL
- RE1 PUBLIC RECREATION
- SP2 - INFRASTRUCTURE

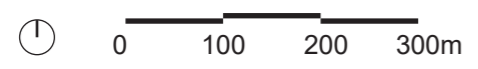




Part of this lot's existing FSR is 1.5:1. Consider the interface with the adjacent lots and determine the appropriate FSR

LEGEND

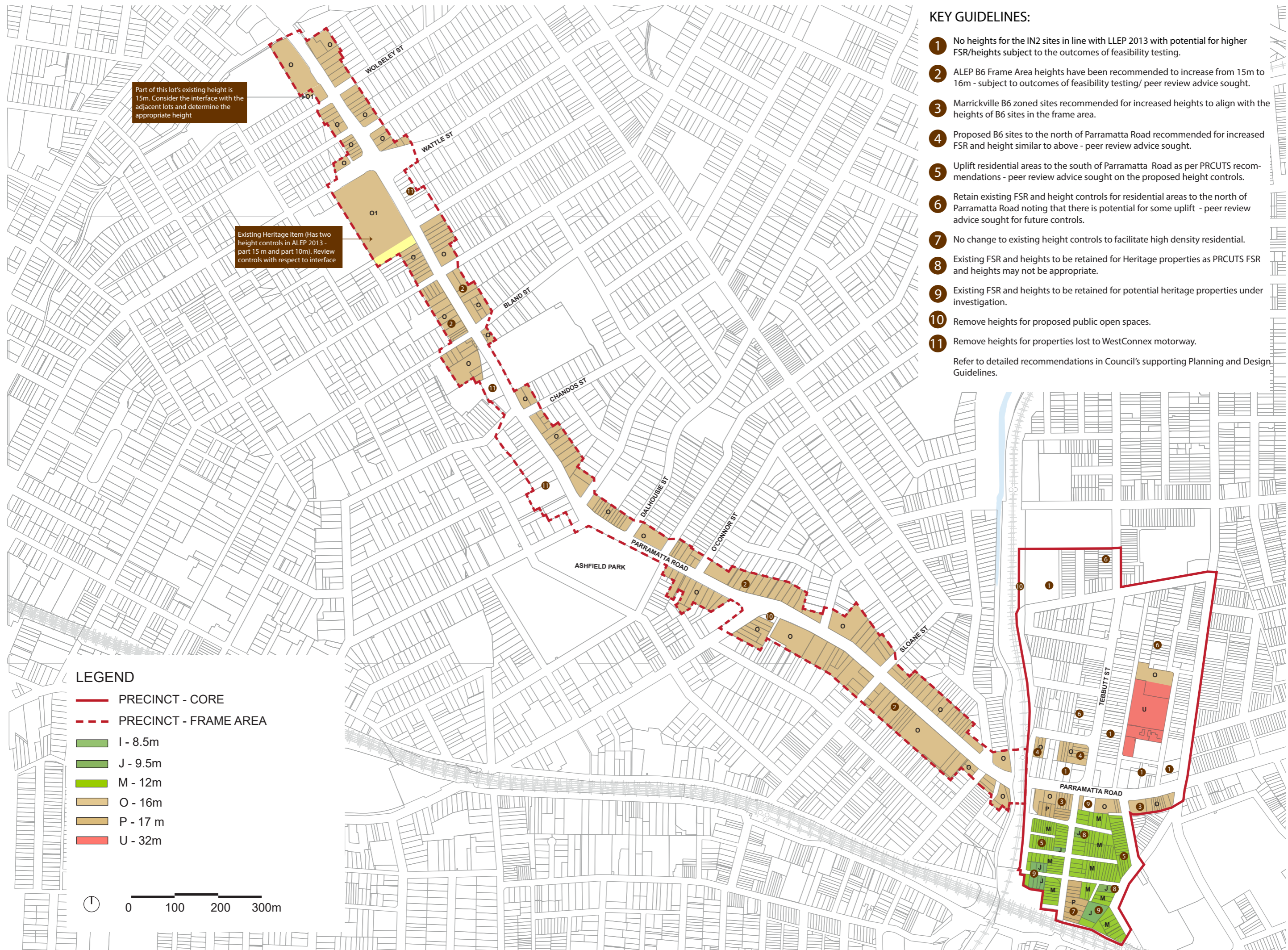
- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- 0.50 - D
- 0.60 - F
- 0.95 - M
- 1.00 - N
- 1.40 - R
- 1.50 - S1
- 2.00 - T
- 2.15 - T1 (LLEP 2013)
- 2.20 - T2
- 2.50 - U2
- Refer to LLEP Clause 4.4 2B(c)
- Refer to MLEP Clause 4.4



KEY GUIDELINES:

- 1 Retain existing FSR for the IN2 sites with potential for higher FSR subject to the outcomes of feasibility testing.
 - 2 FSR for the existing and proposed B6 zoned sites subject to the outcomes of feasibility testing. (Note: existing B6 zoned sites in former Marrickville also recommended for uplift to align with FSRs for B6 in the frame area).
 - 3 Proposed B6 sites to the north of Parramatta Road recommended for increased FSR and height similar to above - peer review advice sought.
 - 4 Uplift residential areas to the south of Parramatta Road as per PRCUTS recommendations - peer review advice sought.
 - 5 Retain existing FSR and height controls for residential areas to the north of Parramatta Road noting that there is potential for some uplift - peer review advice sought for future controls.
 - 6 High density residential controls recommended as per PRCUTS - peer review advice sought on the proposed FSR (noting no change to existing MLEP Height control) - consider interface to the adjacent lots including potential heritage items.
 - 7 Existing FSR and heights to be retained for Heritage properties as PRCUTS FSR and heights may not be appropriate.
 - 8 Existing FSR and heights to be retained for potential heritage properties under investigation.
 - 9 Remove FSR for Kegworth Public School.
 - 10 Remove FSR for proposed public open spaces.
 - 11 Remove FSR for properties lost to WestConnex motorway.
- Refer to detailed recommendations in Council's supporting Planning and Design Guidelines.





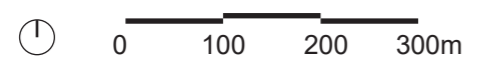
KEY GUIDELINES:

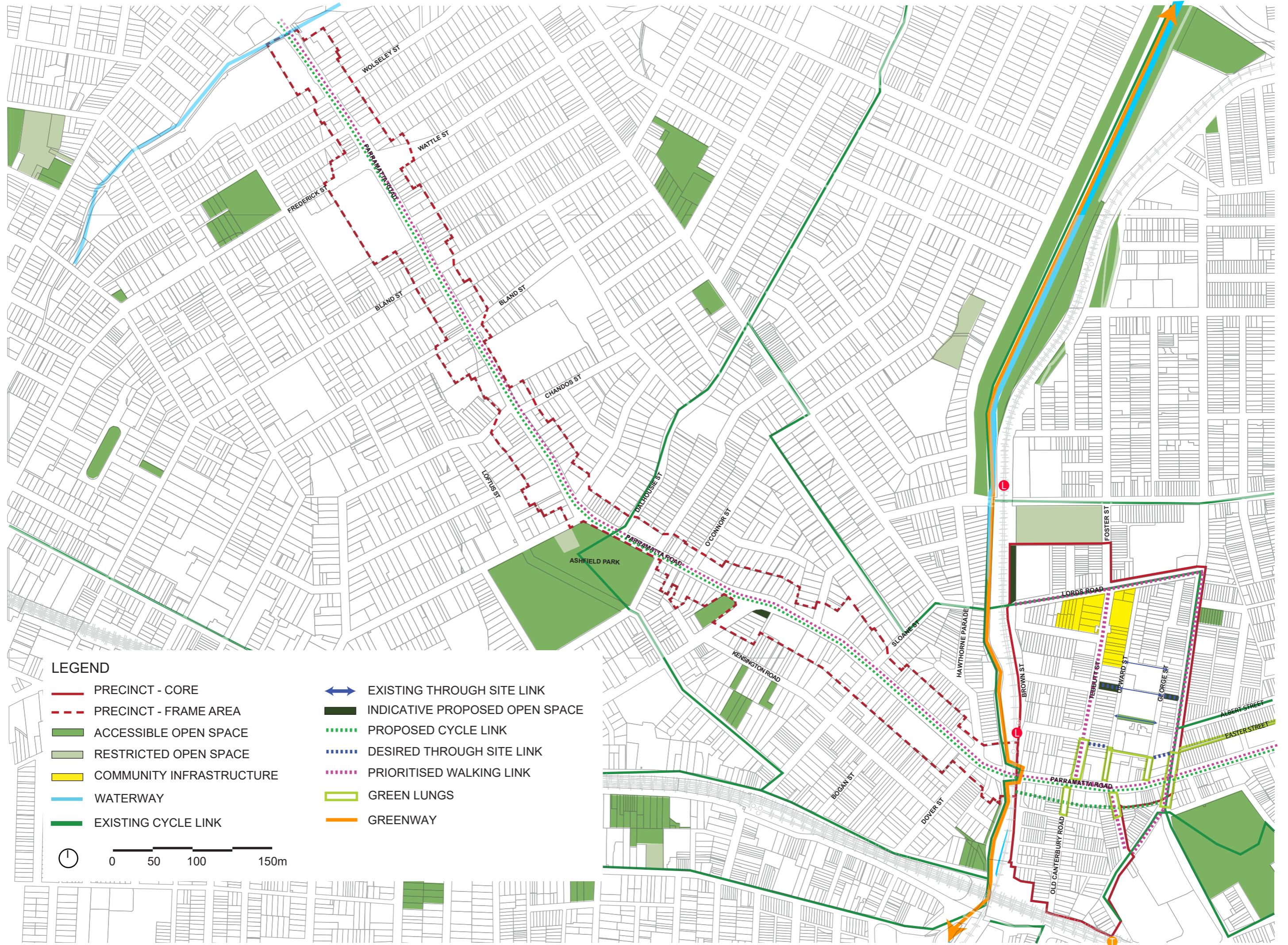
- 1 No heights for the IN2 sites in line with LLEP 2013 with potential for higher FSR/heights subject to the outcomes of feasibility testing.
- 2 ALEP B6 Frame Area heights have been recommended to increase from 15m to 16m - subject to outcomes of feasibility testing/ peer review advice sought.
- 3 Marrickville B6 zoned sites recommended for increased heights to align with the heights of B6 sites in the frame area.
- 4 Proposed B6 sites to the north of Parramatta Road recommended for increased FSR and height similar to above - peer review advice sought.
- 5 Uplift residential areas to the south of Parramatta Road as per PRCUTS recommendations - peer review advice sought on the proposed height controls.
- 6 Retain existing FSR and height controls for residential areas to the north of Parramatta Road noting that there is potential for some uplift - peer review advice sought for future controls.
- 7 No change to existing height controls to facilitate high density residential.
- 8 Existing FSR and heights to be retained for Heritage properties as PRCUTS FSR and heights may not be appropriate.
- 9 Existing FSR and heights to be retained for potential heritage properties under investigation.
- 10 Remove heights for proposed public open spaces.
- 11 Remove heights for properties lost to WestConnex motorway.

Refer to detailed recommendations in Council's supporting Planning and Design Guidelines.

LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- I - 8.5m
- J - 9.5m
- M - 12m
- O - 16m
- P - 17 m
- U - 32m



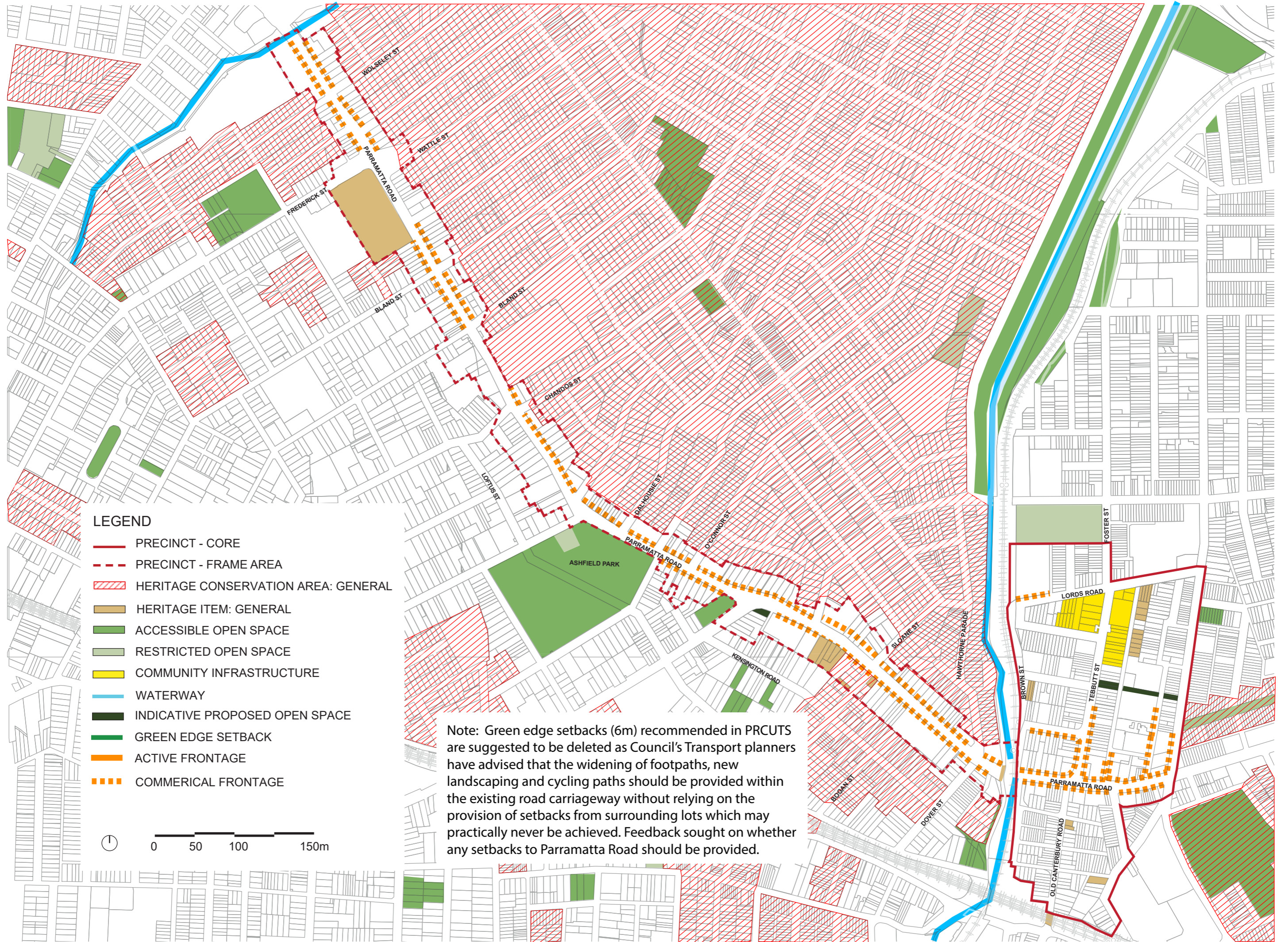


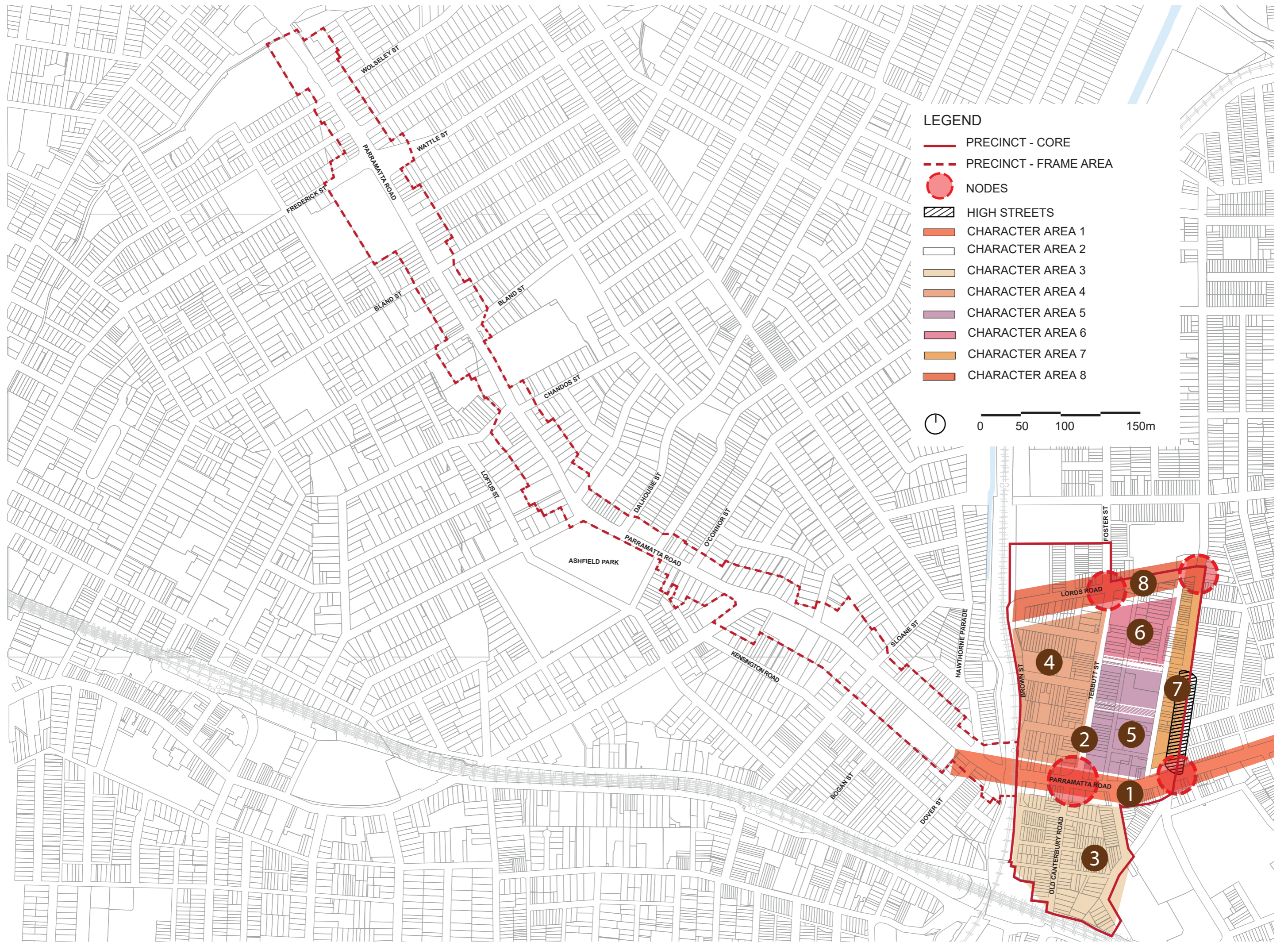
LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- ACCESSIBLE OPEN SPACE
- RESTRICTED OPEN SPACE
- COMMUNITY INFRASTRUCTURE
- WATERWAY
- EXISTING CYCLE LINK
- ↔ EXISTING THROUGH SITE LINK
- INDICATIVE PROPOSED OPEN SPACE
- ⋯ PROPOSED CYCLE LINK
- ⋯ DESIRED THROUGH SITE LINK
- ⋯ PRIORITISED WALKING LINK
- GREEN LUNGS
- GREENWAY



TAVERNERS HILL - PRECINCT + FRAME AREA | PROPOSED OPEN SPACE AND ACTIVE TRANSPORT

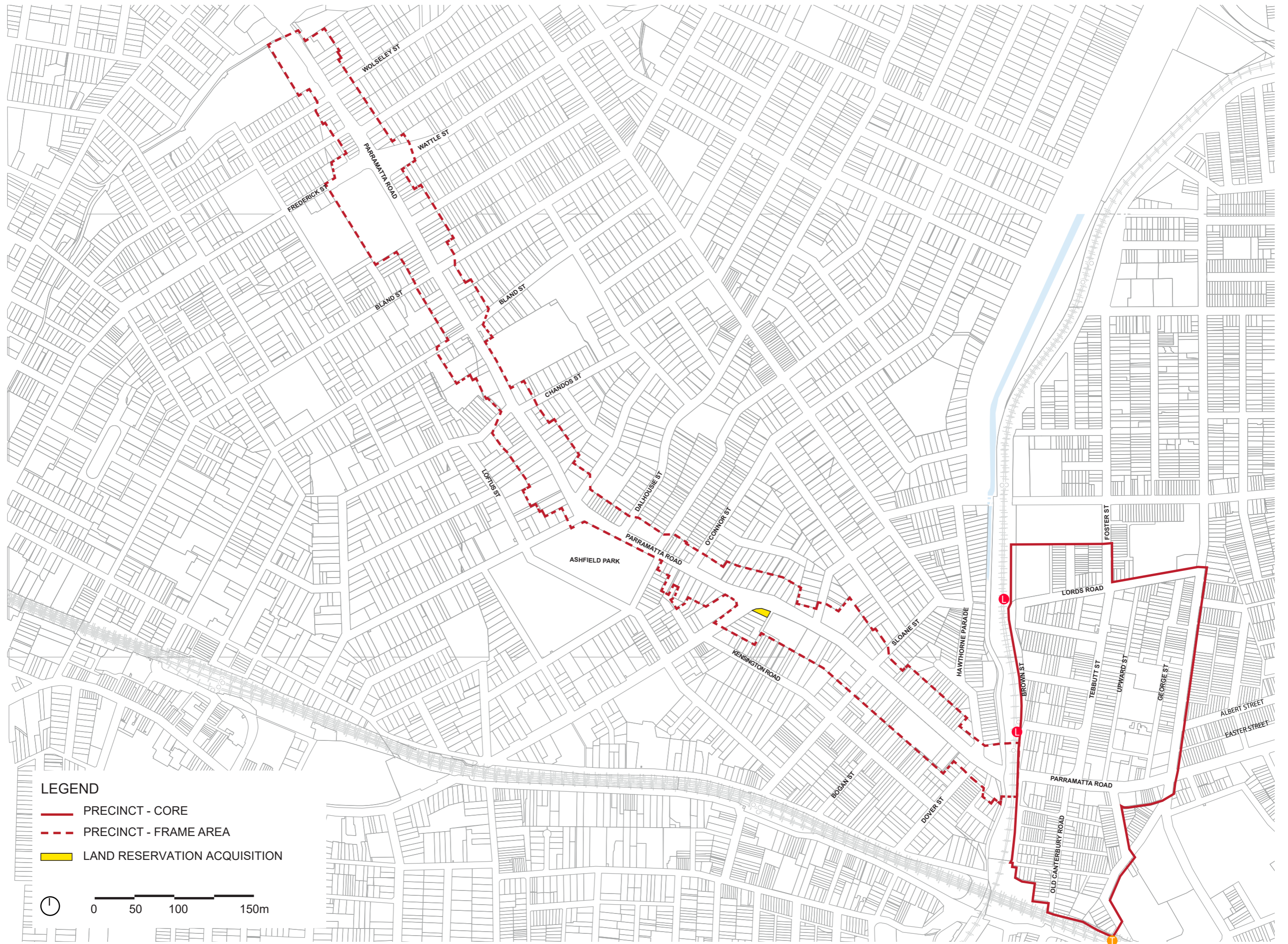




- LEGEND**
- PRECINCT - CORE
 - - - PRECINCT - FRAME AREA
 - NODES
 - ▨ HIGH STREETS
 - CHARACTER AREA 1
 - CHARACTER AREA 2
 - CHARACTER AREA 3
 - CHARACTER AREA 4
 - CHARACTER AREA 5
 - CHARACTER AREA 6
 - CHARACTER AREA 7
 - CHARACTER AREA 8

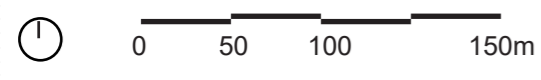


TAVERNERS HILL - PRECINCT + FRAME AREA | PROPOSED LOCAL CHARACTER (CHARACTER AREAS)



LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- LAND RESERVATION ACQUISITION



KEY PRINCIPLES

- 1 Retain Employment and Industrial lands as recommended in Council's Employment and Retail lands strategy.
- 2 Expand the B6 Enterprise zone to the rear of properties along Parramatta Road as recommended in PRCUTS - peer review advice sought.
- 3 Retain the existing B4 Mixed-use zone.
- 4 Retain existing R2 low density residential housing with the potential to investigate opportunities for medium density housing - peer review advice sought.
- 5 Retain existing medium density residential
- 6 Investigate enhanced North-South cycling and walking connections to link the precinct to the proposed Five Dock Metro Station.
- 7 Investigate potential new active corridor along Iron Cove Creek to connect to the foreshore and Bay Run.



POTENTIAL HERITAGE ITEMS

- ① 590 - 594 Parramatta Road, Croydon - substation
- ② 674 - 688 Parramatta Road, Croydon - terraced row of shops

KEY PRINCIPLES:

The Potential Heritage Items are based on the studies completed by GML to inform the Parramatta Road Urban Transformation Strategy.

This is based on visual inspection from the street only. No research, heritage assessment or internal inspections were undertaken. These buildings warrant further research and assessment.

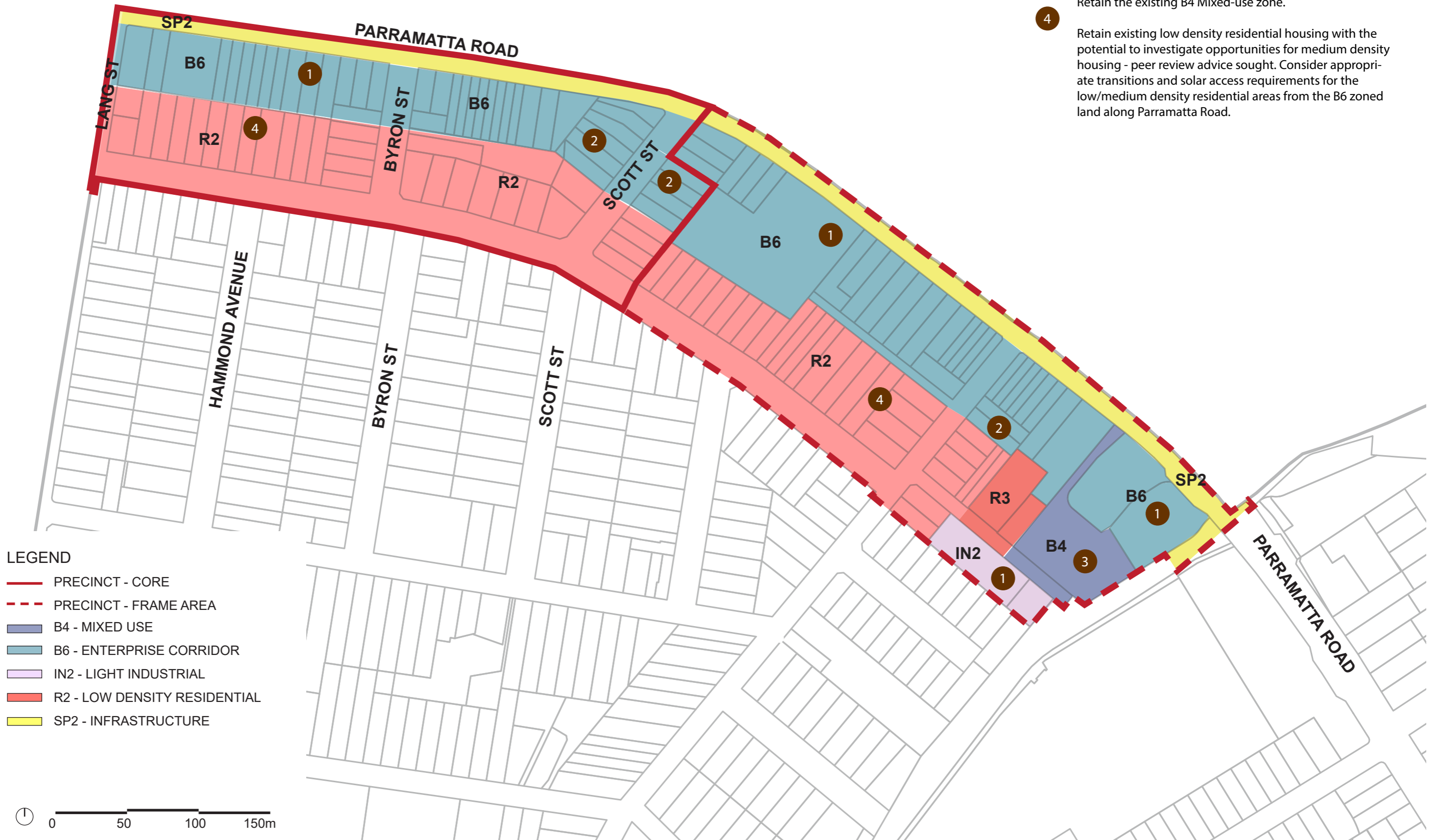
This assessment endeavoured to identify all buildings with potential heritage significance, however other potential heritage items may be identified in the future LGA-wide heritage study for the next LEP.

All Heritage items and potential heritage items have been recommended to retain the existing FSR and height controls until further investigation and assessment is completed.



KEY PRINCIPLES

- 1 Retain Employment and Industrial lands as recommended in Council's Employment and Retail lands strategy. Increase the FSRs for the B6 zoned land as per PRCUTS recommendations subject to the outcomes of feasibility testing.
- 2 Expand the B6 Enterprise zone to the rear of properties along Parramatta Road as recommended in PRCUTS.
- 3 Retain the existing B4 Mixed-use zone.
- 4 Retain existing low density residential housing with the potential to investigate opportunities for medium density housing - peer review advice sought. Consider appropriate transitions and solar access requirements for the low/medium density residential areas from the B6 zoned land along Parramatta Road.



KEY PRINCIPLES

- 1 FSR for the existing (and proposed) B6 zoned sites subject to the outcomes of feasibility testing.
- 2 Retain existing FSR for the industrial sites with the potential for higher FSR subject to the outcomes of feasibility testing.
- 3 Retain existing FSR for the mixed use site - peer review advice sought
- 4 Retain existing FSRs for low density residential housing with the potential to investigate opportunities for higher FSR - peer review advice sought. Consider appropriate transitions and solar access requirements for the low/medium density residential areas from the B6 zoned land along Parramatta Road.
- 5 Existing FSR and heights to be retained for potential heritage properties investigation.
- 6 The site is zoned R3 medium density in ALEP but has the same FSR as the existing R2 low density residential. PRCUTS recommends higher FSR - peer review advice sought.



LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- 0.7 - H
- 1.4 - R
- 1.5 - S1
- 2.0 - T
- 2.4 - T3



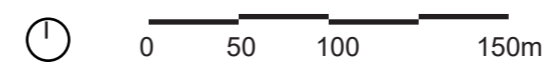
KEY PRINCIPLES

- 1 Heights for the existing (and proposed) B6 zoned sites subject to the outcomes of feasibility testing.
- 2 Remove height control for the existing industrial sites to align with the LLEP and MLEP height provisions for industrial sites. This may change subject to the outcomes of feasibility testing.
- 3 Retain existing height for the mixed use site - peer review advice sought. Note PRCUTS reduces existing height.
- 4 Retain existing heights for low density residential housing and investigate opportunities for higher height - peer review advice sought. Consider transition of building heights to the B6 zoned land along Parramatta Road.
- 5 Existing FSR and heights to be retained for potential heritage properties investigation.
- 6 Retain existing height for the site as PRCUTS recommendations reducing the building height - peer review advice sought regarding the proposed controls.



LEGEND

- PRECINCT - CORE
- PRECINCT - FRAME AREA
- ACCESSIBLE OPEN SPACE
- RESTRICTED OPEN SPACE
- COMMUNITY INFRASTRUCTURE
- WATERWAY
- INDICATIVE PROPOSED OPEN SPACE
- PROPOSED CYCLE LINK
- DESIRED THROUGH SITE LINK
- PRIORITISED WALKING LINK
- INDICATIVE PROPOSED GREEN LUNGS
- DESIRED CYCLING AND WALKING LINK



Note: Green edge setbacks (6m) recommended in PRCUTS are suggested to be deleted as Council's Transport planners have advised that the widening of footpaths, landscaping and new cycling paths should be provided within the existing road carriageway without relying on the provision of setbacks from surrounding lots which may practically never be achieved. The substantial 6m setback will also reduce the redevelopment potential of these lots which are not very deep.

Feedback sought on whether any setbacks to Parramatta Road are required.

LEGEND

- PRECINCT - CORE
- - - PRECINCT - FRAME AREA
- / / / HERITAGE CONSERVATION AREA: GENERAL
- HERITAGE ITEM: GENERAL
- ACCESSIBLE OPEN SPACE
- RESTRICTED OPEN SPACE
- WATERWAY
- GREEN EDGE SETBACK
- - - COMMERCIAL FRONTAGE

