Housing for All Local Democracy Group

Thursday 22 May 2025



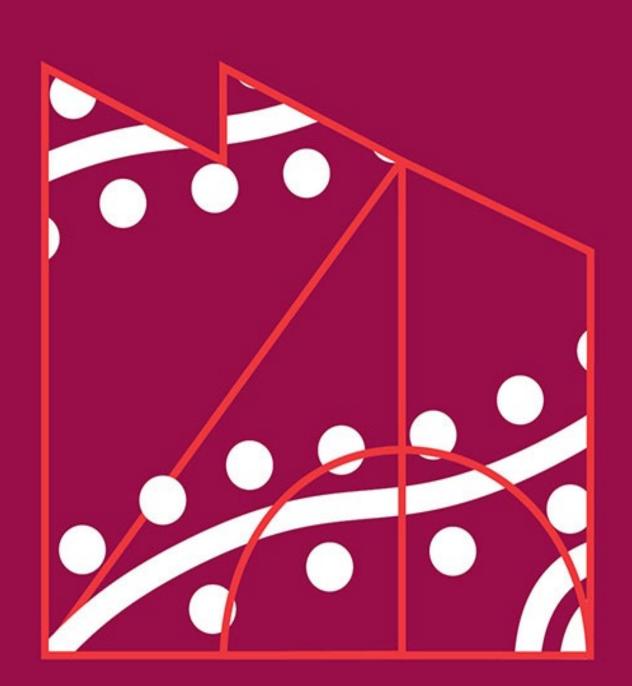
Agenda

- 1. Acknowledgment of Country
- 2. Introductions
- 3. Presentations & Discussions
- Part 1 Council's Alternate Approach to new housing in Inner West
- Part 2 Master Plans
- Part 3 Residential Review (Zoning/Height) and Other LEP Amendments
- Part 4 Community Consultation
- 4. Next meetings
- 5. 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.



2. Introductions



3. Presentations & Discussions

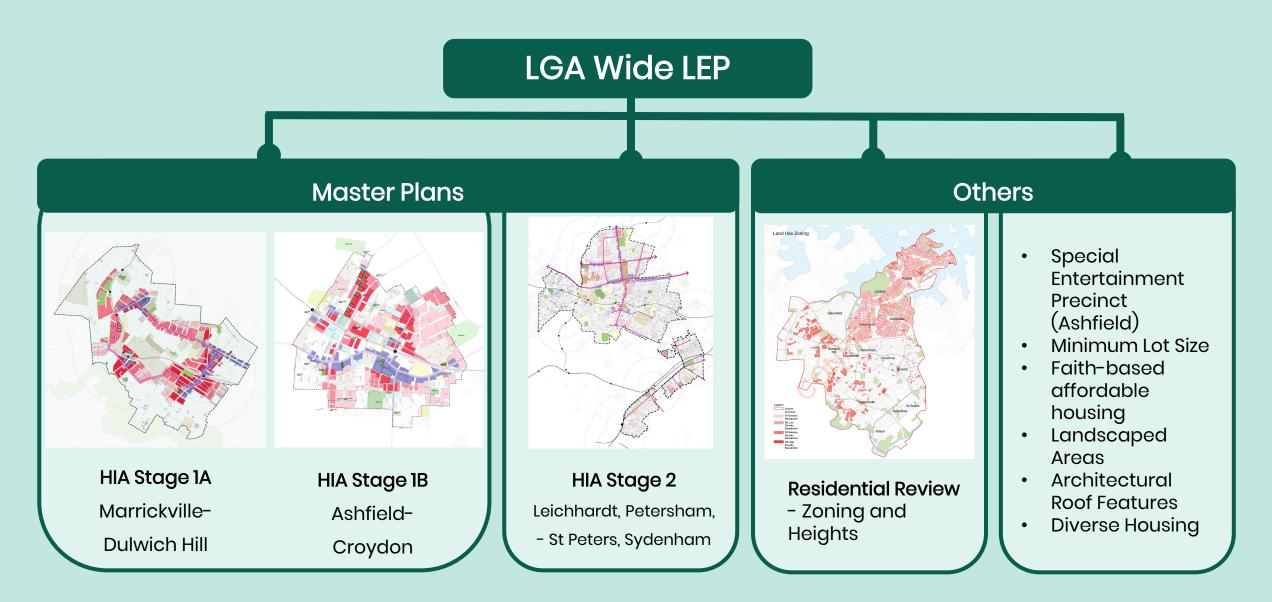
- Part 1 Council's Alternate Approach to new housing in Inner West
- Part 2 Master Plans
- Part 3 Residential Review (Zoning/Height) and Other LEP Amendments
- Part 4 Community Consultation



Part 1 – Council's Alternate Approach to new housing in Inner West



Part 1 – Council's Alternate Approach to new housing in Inner West



Principles for planning in the Inner West



Place-based planning



30% public housing on government land



Upzoning the TOD precincts



1,000 new public housing dwellings on Government land



Main street density

Social and

affordable housing

on faith-based land



Density incentives



Adopt the pattern book



Bays Precinct housing density



Light rail density



Haberfield heritage listing



Special entertainment precincts



Protect and expand employment lands



Finalising PRCUTs



Part 1 – Council's Alternate Approach to new housing in Inner West

Feasibility

- 1. Not all theoretical capacity will be realised
- 2. HIA Masterplan takes nuanced approach to increase densities
- 3. Development incentives that encourage site consolidation and delivery of public infrastructure will assist with the financial feasibility of the development and delivery of infrastructure



Through targeted increase to density and use of planning incentives, the **HIA Masterplan** is expected to enable almost <u>double</u> the realisable (deliverable) capacity than the **Baseline Scenario (TOD/LMR)**.



Attachment 1

Council's Alternate Approach for New Housing in the Inner West

 Overview of Council's approach and brings together the various pieces of work that inform the proposed changes to the IWLEP 2022



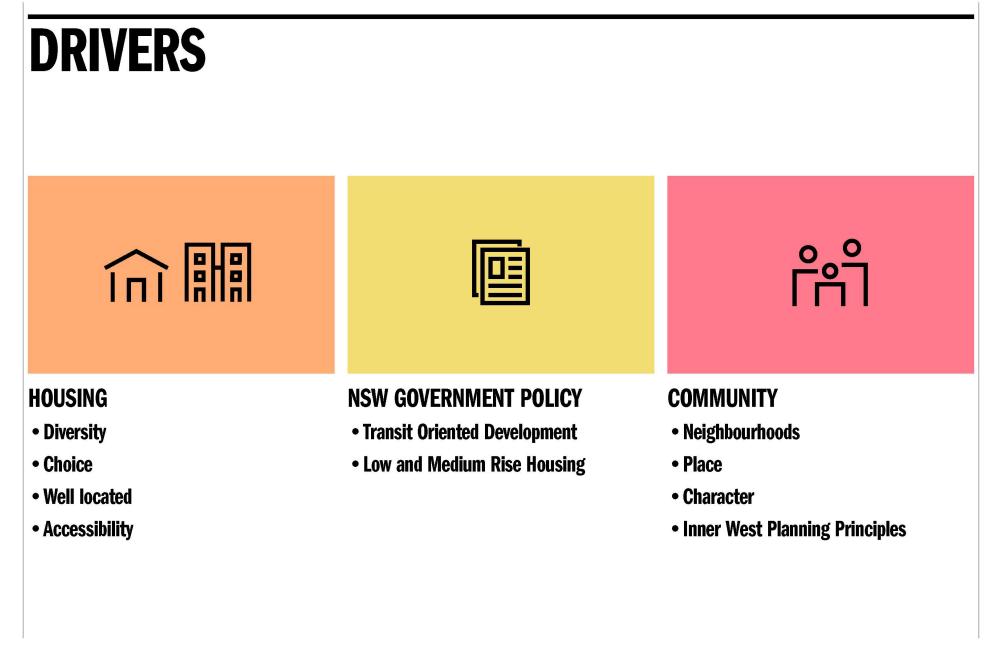
Attachment 1

Our Fairer Future Plan

Council's approach for new housing in the Inner West

May 2025





6

A VARIED AND COMPLEX CHARACTER

























Inner West Housing Investigation Area Master Plans Council Briefing Hassell ©

OTHER INFLUENCES



Existing strata buildings



Heritage buildings



Heritage conservation areas



Lot fragmentation and size



Urban flooding



Aircraft noise



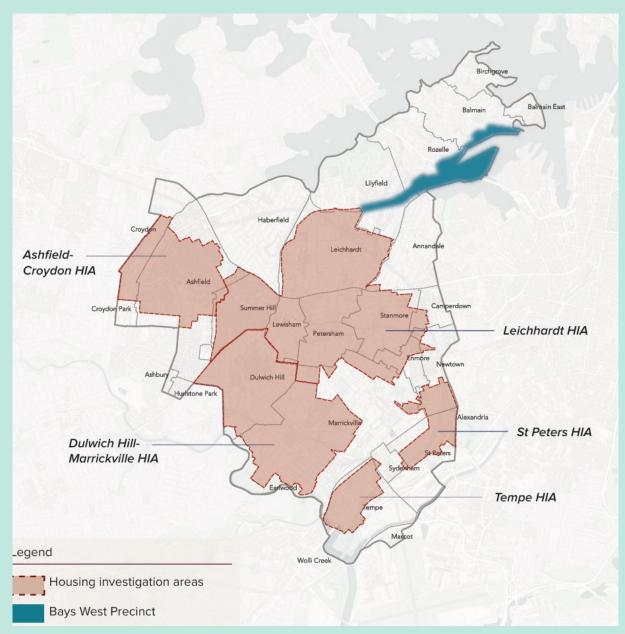
Street widths and block connectivity



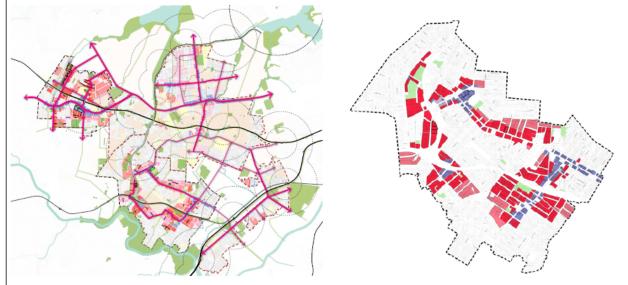
Employment zones

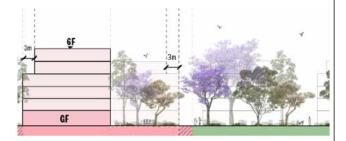
Part 1 – Council's Alternate Approach to new housing in Inner West

Housing Investigation Areas context map



A NEW PLANNING FRAMEWORK





Master Plan

• Sets the guiding principles, vision and intent

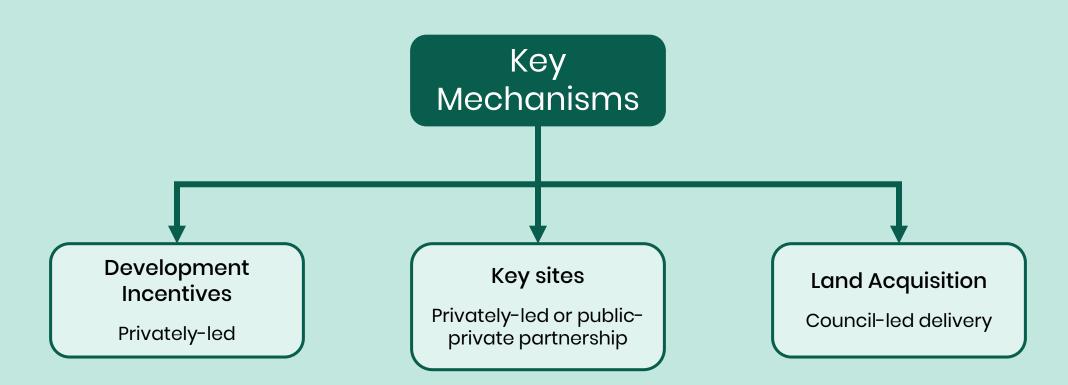
Local Environment Plan

 Applies the master plan through land zones, height of building, floor space ratio, incentive controls and associated clauses

Design Guidelines

 Provides more detailed controls such as setbacks, interface requirements and other design standards Part 1 – Council's Alternate Approach to new housing in Inner West

Public Benefits



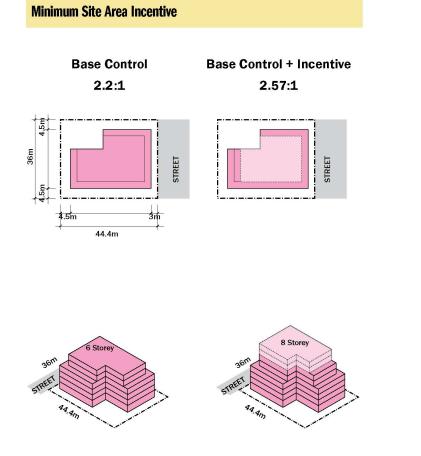


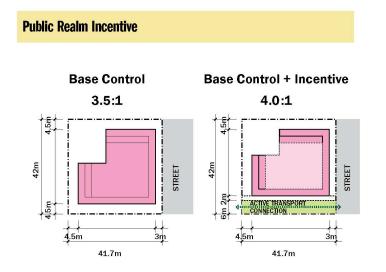
Development Incentives

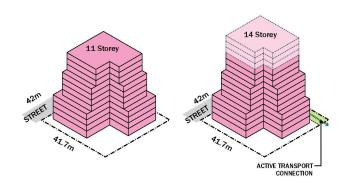
Type of Incentives Site Area Incentive Sustainability Incentives **Public Realm Incentive** Encourage amalgamation of Encourage high-performing Encourage walkability, buildings that achieve energy land. movement and connection of and water targets above the places to and within the local Discourage the creation of NSW mandatory requirements centres. isolated development sites. Enable new publicly accessible open spaces.



INCENTIVES EXAMPLES







Inner West Housing Investigation Area Master Plans

Council Briefing

Part 1 – Council's Alternate Approach to new housing in Inner West

Key sites

Key sites

Privately-led delivery or public-private partnership

 Identifies sites which only receive an uplift in built form controls if the associated public benefit as stipulated in the LEP is delivered on the site

- Key Site provision in the LEP will stipulate a maximum height and FSR for certain sites to incentivise the dedication of land for public use.
- To qualify for these maximum development incentives, Key Sites must deliver the identified public benefit and meet high-performance building standards.
- Where a site does not provide the required public benefit and increased sustainability outcomes, the existing HOB and FSR controls will continue to apply.
- New clauses and maps will be introduced in the LEP to give effect to these proposed changes.



Part 1 – Council's Alternate Approach to new housing in Inner West

Key sites

Iron Cove Creek Precinct





Figure 132: Indicative Potential Layout and Design Principles

Land acquisition

Land Acquisition

Council-led delivery

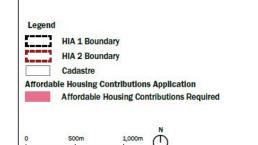
- Certain sites have been identified for land acquisition by Council.
- These will be identified in the LEP and occur over time through negotiations with the landowners and developers.
- These have been informed by Social Infrastructure Needs Study and Strategic Transport Plan.

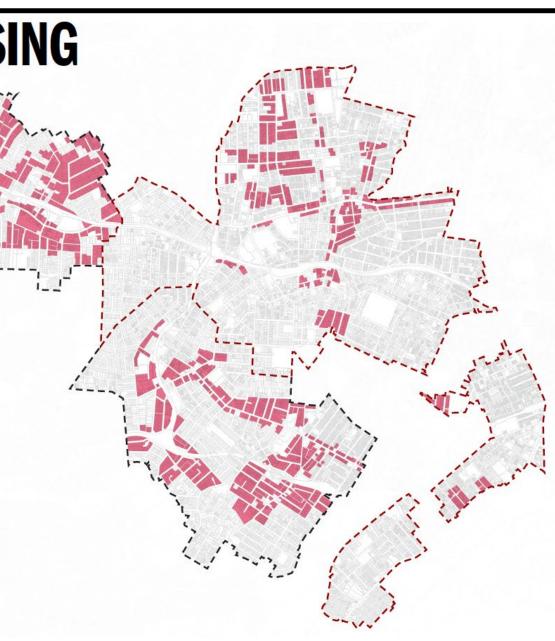


AFFORDABLE HOUSING

INTENT

- Affordable housing contribution of 2% of the GFA where the development has a GFA of 2,000 sqm or greater.
- · Affordable housing to be held in perpetuity.
- Managed by a registered Community Housing Provider.
- The contribution rate will increase over time.
- Allows for monetary contribution to be made to Council in lieu of dedication of GFA as affordable housing.





Inner West Housing Investigation Area Master Plans Council Briefing

Part 2 – Master Plans



HIA STRUCTURE PLAN

UPLIFT PRINCIPLES

- · Supported by key spines and corridors
- · Near or adjacent to open space
- · Adding to an existing centre
- · Enabling new, local 'focus' points
- Near to public transport

Legend []]]

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HIA 1 Boundary HIA 2 Boundar Primary Structurin

PRCUTS Stage 1

Local Town Centre

Medium Density

Residential

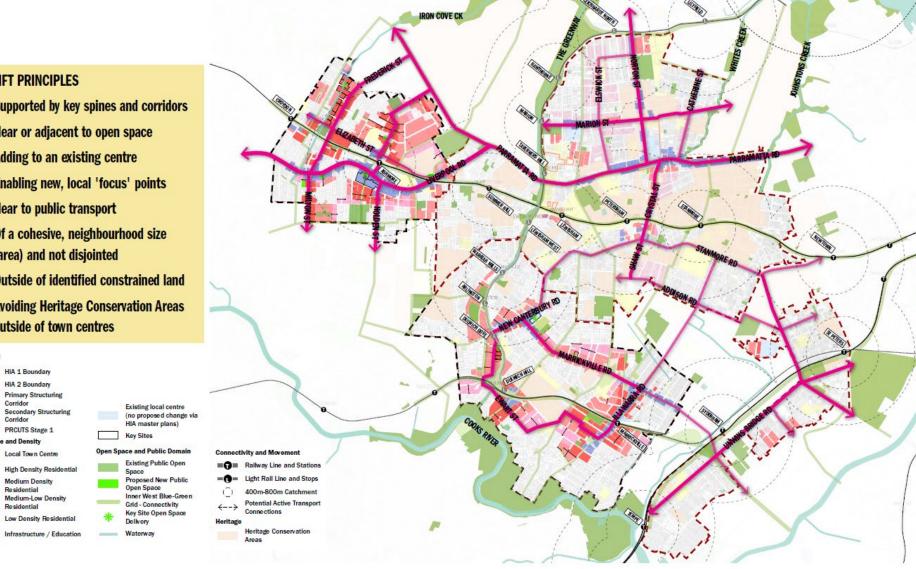
Residential

Corrido

Corrido

Land Use and Density

- Of a cohesive, neighbourhood size (area) and not disjointed
- · Outside of identified constrained land
- Avoiding Heritage Conservation Areas outside of town centres



O LASSING

General Development Standards

- ADG requirements
- Heritage Interface
- Within and in vicinity of HCA •
- General setbacks and streetwall

- Solar Access
- Canopy coverage
- Basements and Deep Soil
- Open Space

Sub-precinct Specific Details

•

- Existing character
- Desired Future Character
- Structure, including new
 open spaces, mid-block links
 and laneway connections
- Development intensity (FSR)

- Street wall heights and building heights overall
 - Street setbacks
 - Interface and relationship to heritage items
 - Movement and access requirements

Area of No Change

Why some areas are not recommended for change

E.g. Myra Road

Myra Road Sub-Precinct







Irregular Subdivision

E.g. Pile Street Pile St Sub-Precinct



Waratah Mills Sub-Precinct

E.g. Harnett Road Illawarra Road Sub-Precinct



E.g. Illawarra Road Livingstone Road Sub-Precinct



E.g. Livingstone Road Livingstone Road Sub-Precinct

HIA Stage 1 A & B

Preparation of masterplans for areas affected by the TODs and LMR

Transit Orientated Development (TOD)

Ashfield Station

Dulwich Hill Station

Croydon Station

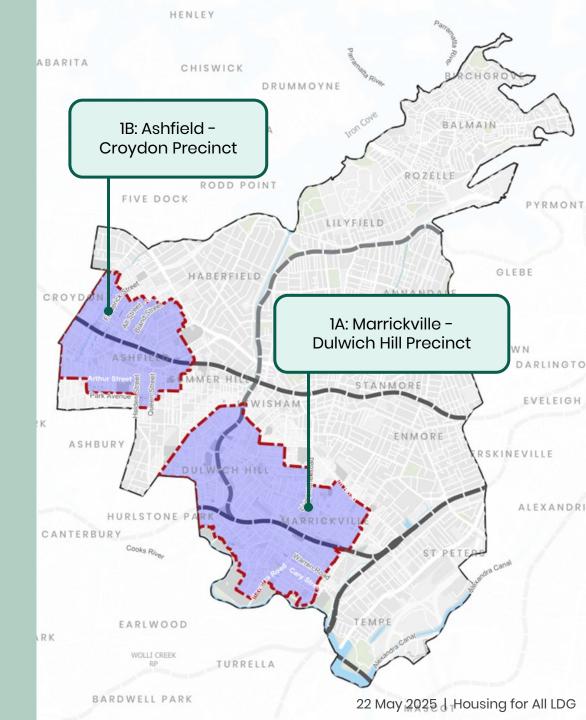
Marrickville Station

Low to Mid Rise (LMR)

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- Arlington Light Rail
- Ashfield Town Centre & Ashfield Mall
- Dulwich Grove Light Rail
- Dulwich Hill Light Rail
- Dulwich Hill Town Centre (New Canterbury & Marrickville Road)

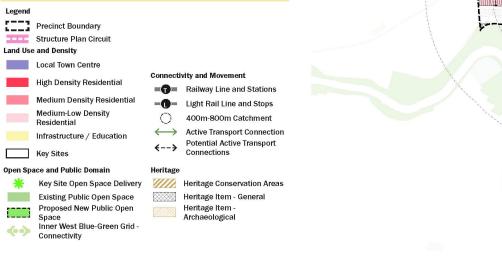
- Marrickville South (Illawarra Road)
- Marrickville Town Centre (Illawarra Road and Marrickville Road)
- Waratah Mills Light Rail

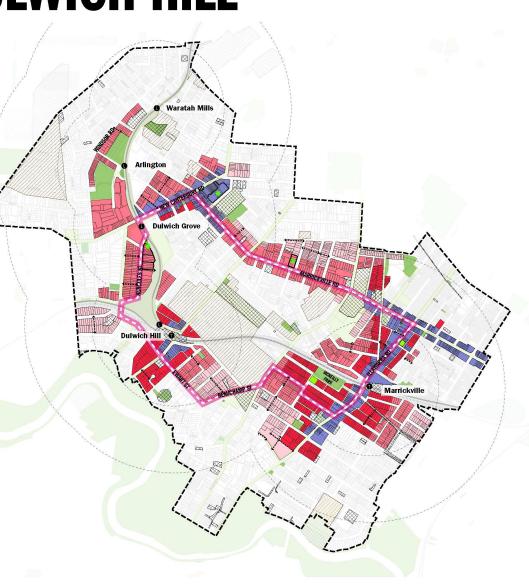


MARRICKVILLE - DULWICH HILL

UPLIFT PRINCIPLES

- A connected circuit, linking centres, the Greenway and transit hubs with housing density
- Avoid heritage conservation areas to preserve this character
- Highest densities in Marrickville and Dulwich Hill local centres and near to train stations
- Expansion of McNeilly Park
- Other community infrastructure, public open spaces and active transport connections facilitated through key sites and development incentives



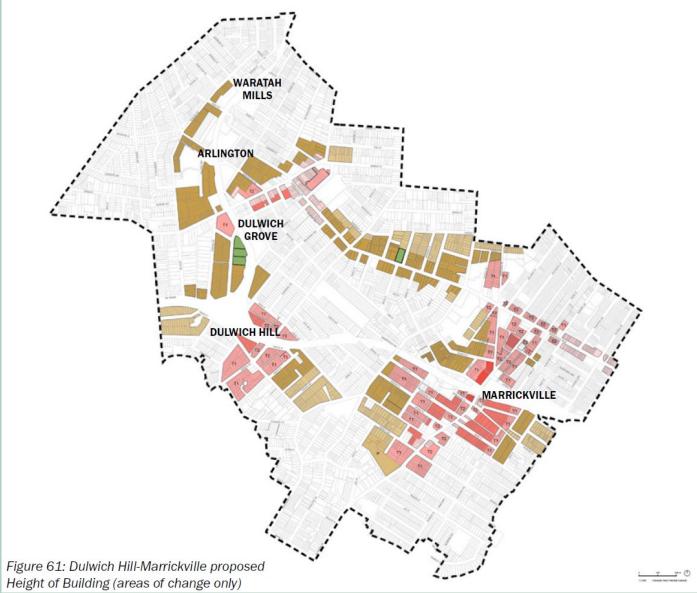


Part 2 – Master Plans

HIA Stage 1 A - Dulwich Hill-Marrickville

Proposed Height of Building

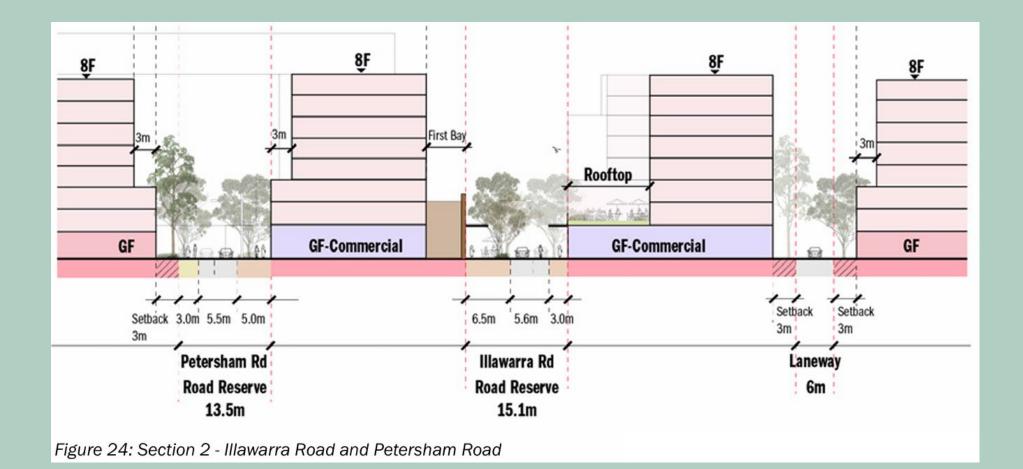




Part 2 – Master Plans

HIA Stage 1 A - Dulwich Hill-Marrickville

Marrickville Town Centre



Part 2 - Master Plans

HIA Stage 1 A - Dulwich Hill-Marrickville

Seaview St Carpark Dulwich Hill –

Key Site

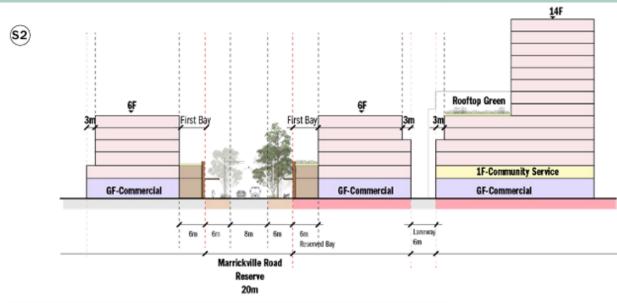
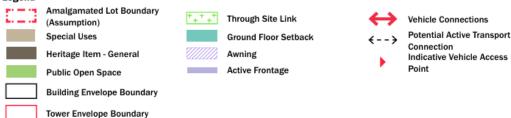


Figure 45: Section 2 - Through Marrickville Road



Legend



ASHFIELD - CROYDON

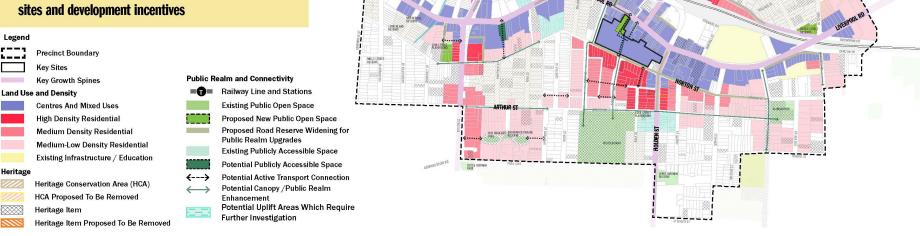
UPLIFT PRINCIPLES

Legend r -- -

Heritage

k – –

- A network of housing uplift spines, stemming from Ashfield town centre and its station along key movement corridors
- Connecting Ashfield and Croydon density principally via **Elizabeth Street**
- Highest development intensity within Ashfield's town centre and along future amenity corridors such as Iron **Cove Creek**
- Refinement to some heritage items and conservation areas to reflect current heritage values
- Community infrastructure, public open spaces and active transport connections facilitated through key sites and development incentives



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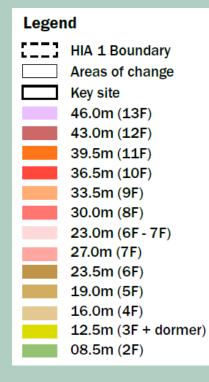
Inner West Housing Investigation Area Master Plans **Council Briefing**

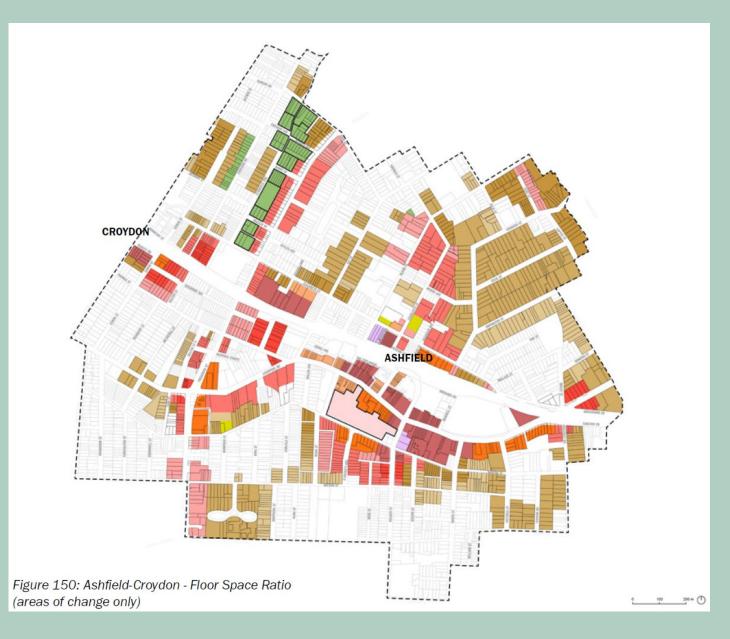
shfield

Part 2 – Master Plans

HIA Stage 1 B - Ashfield - Croydon

Proposed Height of Building





Part 2 - Master Plans

HIA Stage 2

Low Medium Rise Housing (LMR)

Preparation of masterplan for additional housing around land near:

• Light rail stations

Town centres/main streets

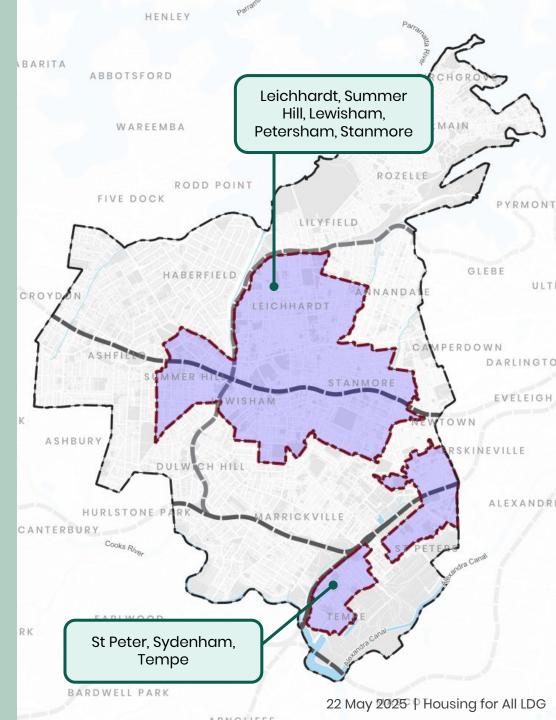
• Heavy rail stations

Parramatta Road

Inc	luding:	
	· · · ·	

Light Rail	Station	Shopping Centre
Leichhardt North	Summer Hill	Marrickville Metro
 Hawthorne 	 Lewisham 	 Market Place Leichhardt
 Marion 	 Petersham 	
 Taverners Hill 	 Stanmore 	
 Lewisham West 	St Peters	
	 Sydenham 	
	 Tempe 	

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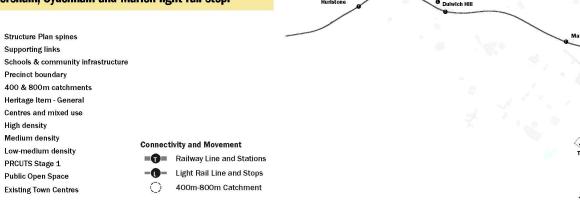


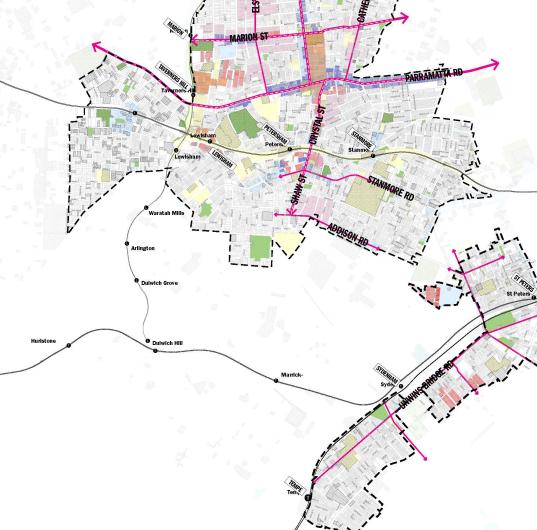
HOUSING INVESTIGATION AREA 2

UPLIFT PRINCIPLES

Legend

- A network of primary and secondary spines that connect key ceontres, public transport and open spaces
- Incorporate Parramatta Road Corridor Urban Transformation Strategy outcomes
- Medium-low to medium density uplift within opportunity areas along the primary and secondary urban spines, key open spaces of Pioneer Park and Lambert Park; key centres of Marrickville Metro, Lewisham and Petersham and around key railway stations of Lewisham, Petersham, Sydenham and Marion light rail stop.

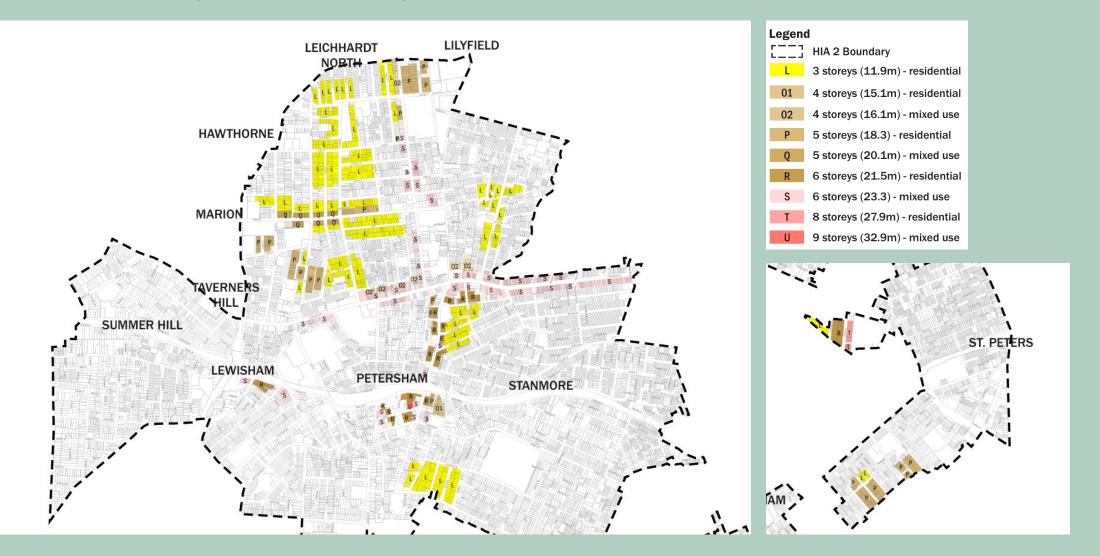




Inner West Housing Investigation Area Master Plans Council Briefing Part 2 – Master Plans

HIA Stage 2

Proposed Height of Building



Part 3 – Residential Review & Other LEP Amendments



Residential Review

Project overview

Purpose

Establish a consistent approach to the use of residential zoning and maximum height of building standards across the LGA.

Task

Evaluate all land zoned R1 – General Residential, R3 – Medium Density Residential, and R4 – High Density Residential within Inner West LGA and determine the most appropriate residential zone and height of building development standard for the land.

Alignment

Align with other work underway by Council for Housing Investigation Areas, Parramatta Corridor Urban Transformation Strategy Implementation, lot sizes/permissible uses, draft Inner West DCP.

Land Use Principles R1 General Residential R2 Low Density R3 Medium Density R4 High Density Appropriate for land Residential Residential Residential Appropriate for land Appropriate for land with a height of building Appropriate for land control up to 9.5m and containing: with a Height of Building with a Height of dwelling houses, control between 10m Building control of containing: residential flat semi-detached and 22m and containing: 22.5m or greater. buildings or multidwellings, attached multi-dwelling dwelling housing; or dwellings, dual housing, residential a mix of housing occupancies, flat buildings or cotypes, either on a secondary living housing; single lot or clustered boarding houses, dwellings; and across several lots boarding houses, group homes. within one or more group homes, seniors housing street blocks; or seniors housing and or shoptop one designated shoptop housing with housing; and medium density a Height of Building an existing mix housing area control up to 9.5m. of housing types identified in the either on a single Leichhardt DCP 2013. lot or clustered across several lots within one or more street blocks.

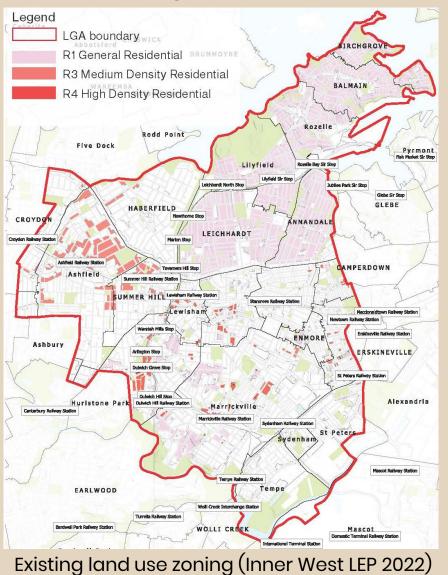
Maximum Height of Building (HOB) and storeys

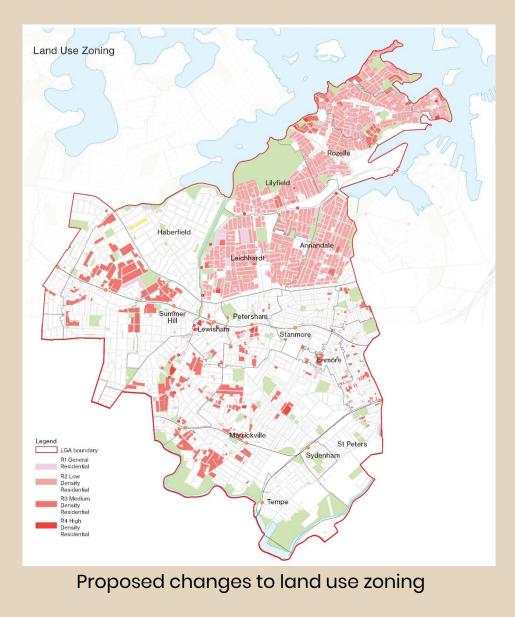
9.5m HOB is for buildings between 1 - 3 storeys

10m to 22m HOB is for buildings between 3 - 6 storeys 22.5m HOB or greater is for buildings greater than 6 storeys

Part 3 - Residential Review & Other LEP Amendments

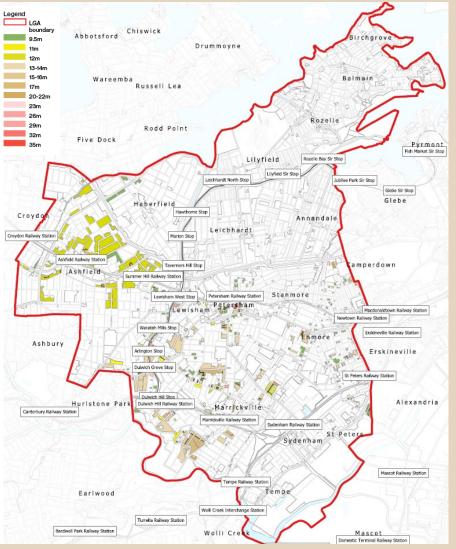
Land Use Zoning



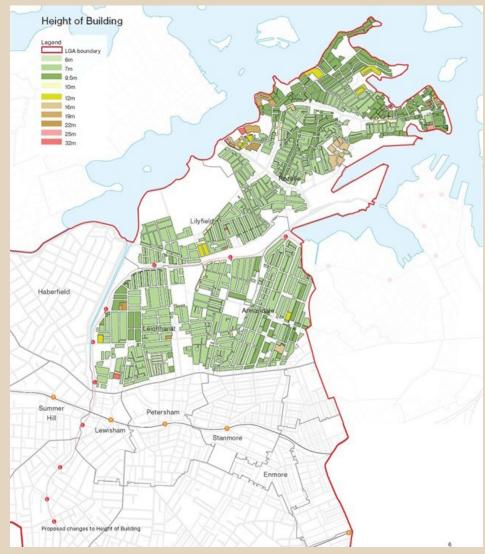


Part 3 – Residential Review & Other LEP Amendments

Height of Building



Existing height of building of R1 and R3



Proposed changes to height of building

Off-Street Parking Rates - Stage 1 and 2 HIAs

Туре	Development	Spaces permitted		
		Stage 1 HIAs (maximum)	Stage 2 HIA (maximum)	Current – Housing SEPP (minimum)
Private vehicle parking	Studio apartment	0	0	0.4
	1 bedroom apartment	0	0.3	0.4
	2 bedroom apartment	0.4	0.7	0.7
	3+ bedroom apartment	1	1	1.2
	Visitor	0	0	1 per 7 units
Car Share Allocation	All Residential Unit Developments	1 per 20 units that do not have a private vehicle space (within private vehicle parking allowance). Always publicly available and readily accessible		N/A

- Strata Developments: all parking to be listed on separate title ('unbundled')
- EV Ready Spaces (Level 1 or faster): 20% of residential spaces
- Bicycle Parking: minimum 1 space per dwelling, plus 1 visitor space per 10 dwellings

*Refer to pages 13, 14, 15 of the Design Guide (Appendix 3)



Proposed changes to permitted uses

Zone	Proposed changes to permitted uses	Typical built form outcome
R1 General Residential	Add: • Co-living housing	 Residential flat buildings or multi-dwelling housing with a height control of 9.5m or less (up to 2 Storeys) Mix of typologies (dwelling houses, semi-detached dwellings, terraces, dual occupancies, and secondary dwellings) within a block or on large sites.
R2 Low Density Residential	Add:Attached dwellingsBoarding housesDual occupancies	 Dwelling houses, semidetached dwellings, attached dwellings (terraces), dual occupancies, and secondary dwellings. Boarding houses, group homes and senior housing with a HOB control of 9.5m or less (up to 2 Storeys)
R3 Medium Density Residential	Add: • Residential flat buildings • Co-living housing Remove: • Dwelling houses • Secondary dwellings • Semi-detached housing	 Multi dwelling housing, co-living housing Residential flat buildings, boarding houses, group homes, and seniors housing with a height control between 10m and 22m (up to 6 storey)
R4 High Density Residential	Add: • Co-living housing Remove: • Dwelling houses • Secondary dwellings	 Residential flat buildings with a HOB control of 22.5 or greater (greater than 6 storeys)

Part 3 - Residential Review & Other LEP Amendments

Affordable Housing on Faith Based Land

- Permit development for any purpose provided 30% affordable housing in perpetuity and meets specific criteria
- To incentivise the use of land owned by religious and faithbased organisations for social and affordable housing
- Would apply in these zones:

- ✓ Zone RI General Residential
- ✓ Zone R2 Low Density Residential
- Zone R3 Medium Density
 Residential
- ✓ Zone R4 High Density Residential

- ✓ Zone El Local Centre
- ✓ Zone E2 Commercial Centre
- ✓ Zone MU1 Mixed Use
- ✓ Zone SP2 Infrastructure
- ✓ Zone RE2 Private Recreation



Part 3 – Residential Review & Other LEP Amendments **Minimise loss of dwellings**

- Restrict dwelling loss through redevelopment
- Similar to City of Sydney and Woollahra Council
- Would apply to all residential floor space in residential/ mixed use developments where existing and proposed use is for residential development





Minimum subdivision lot size in R2 zone

Lot size (m²)	Application area	Exception	
200	 Proposed R2 zone in former Leichhardt LGA Existing R2 zone in former Marrickville LGA, where predominant lot size is below 300m² 	 Minimum lot size will be reduced to 100 m² in parts of former Marrickville (Area 1) where: the predominant lot size is below 300m² opportunities for subdivision may exist the outcome will not negatively impact the streetscape character 	
400	 Existing R2 zone in former Marrickville LGA where lot sizes range from 300-500 m² 	Note: minimum lot size will be reduced to 200 m ² (Area 2) where: • There is a mix of lot sizes • Opportunities for subdivision exist • No adverse streetscape / character impact	
500	 Existing R2 zone in former Ashfield LGA Existing R2 zone in former Marrickville LGA where lot sizes is greater than 400 m² (generally the southern area) 	 Note: minimum lot size will be reduced to 200 m² (Area 3) where: Located within 800m of Ashfield, Croydon and Summer Hill railway stations Opportunities for subdivision exist No adverse streetscape / character impact 	



Minimum lot size for dual occupancies

From July 2025

Dual occupancies permitted in R2 – Low Density Residential zone with CDC on ≥400 m²

What is Proposed?

- Adopt larger lot size of 600m² for dual occupancies on land zoned R2 Low Density Residential within Haberfield HCA
- Amend Clause 6.20 Development on land in Haberfield HCA to extend controls to semi-detached dwellings and dual occupancies.

6.20 Development on land in Haberfield Heritage Conservation Area

(1) The objective of this clause is to maintain the single storey appearance of dwellings in the Haberfield Heritage Conservation Area.

(2) This clause applies to land identified as "C54" on the <u>Heritage Map</u>.

(3) Development consent must not be granted to development for the purposes of dwelling houses on land to which this clause applies unless the consent authority is satisfied that—

(a) if the development involves an existing dwelling, or alterations or additions to an existing building—

(i) development above the existing ground floor level will not exceed the development contained within the existing roof space, and (ii) development below the evisting

(ii) development below the existing ground floor level will not exceed 25% of the gross floor area of the existing ground floor, and

(b) the development will not involve excavation in excess of 3m below the existing ground floor, and
(c) the development will not involve the installation of dormer or gable windows, and
(d) at least 50% of the site will be landscaped area.

*Refer to page 42 of the Blue Book

Part 3 – Residential Review & Other LEP Amendments Design excellence

Adopt Clause 5.6 – Architectural roof features with the following objectives:

- 1. To allow minor architectural roof features to exceed height limits
- 2. to ensure that any architectural roof feature does not cause an adverse visual impact or adversely affect the amenity of neighbouring buildings
- 3. To provide opportunities for quality roof designs that contribute to the aesthetic and environmental design and performance of buildings
- 4. To integrate the design of the roof into the overall facade, composition, and desired contextual response of the building
- 5. To minimise the external impact of roof features, in particular with respect to solar access and views

*Refer to page 43 of the Blue Book



Mix of apartment sizes

Key issue:

Families with children in apartments = lack of space and storage

Dwelling Type Mix	Mix
Studio Apartments	0-20%
1-Bedroom Apartments	20-40%
2-Bedroom Apartments	20-60%
3-Bedroom Apartments	20-40%
Apartments with more than 3 bedrooms	5-30%

*Refer to page 44 of the Blue Book



Part 3 – Residential Review & Other LEP Amendments Social Infrastructure Needs

16 Key Moves

- 1. New multipurpose community hub in Dulwich Hill
- 2. 6,000sqm of new open space along Iron Cove Canal in Ashfield & Croydon
- 3. Upgrade of Ashfield Service Centre
- 4. Expansion of Lion Street Playground to Local Park, Croydon, and future embellishment of Pratten Park and Ashfield Park
- 5. New civic spaces in Ashfield Town Centre
- 6. New indoor sports centre for Ashfield/Croydon
- 7. New aquatic facilities, southern areas of the LGA
- 8. Multi-purpose community hub in Leichhardt

Implications:

Informs the proposed LEP Key Sites, Land Reserved for Acquisition (LRAs) and Council Delivery Plan

- 9. Upgrade of St Peters Town Hall in St Peters
- 10. Provision of an Aboriginal Community Centre
- 11. Upgrade of Stanmore Library and Stanmore Reserve
- 12. Expansion of McNeilly Park, Marrickville
- 13. Calvert Street Car Park to be converted to a new park, Marrickville Town Centre
- 14. Provision of a 1,000sqm pocket park, Marrickville Road
- 15. Green way expansion, Dulwich Grove Precinct, Dulwich Hill
- 16. Embellishment of Cooks River parklands and sporting uses

Part 4 – Community Consultation



Part 4 - Community Consultation

Your Say Page more homes. **Our Fairer Future Plan** more heart Our Fairer Future for the Inner West plan will allow more people to continue to call the Inner West home while preserving what we love about it. Home Có sẵn bản Traduzione Tradução 번역 가능 提供翻译 الترجمة متاحة Interact with the disponibile disponível dich **Digital Map** Διαθέσιμη Traducción Translation 提供翻譯 มีการแปล disponible available μετάφραση Feedback dates Have Your Say 艮 46 days remaining Sunday 6 July Wednesday 21 May Book an **Our Fairer Future Plan** appointment with

<u>21 May - 6 July 2025</u>

Call (02) 9392 5851

View the proposal

Visit Inner West libraries or service centres to view hard copies of the documentation.

Speak to a Planner

Visit the Ashfield Service Centre between 9:30am - 11:30am on Tuesday, Wednesday, Thursday mornings in June to speak with a Planner.

Drop-in

Come along to one of our drop-in sessions that will be held across the Inner West during June 2025. You can also book an appointment to speak to a planner at these sessions. Find out more information below.

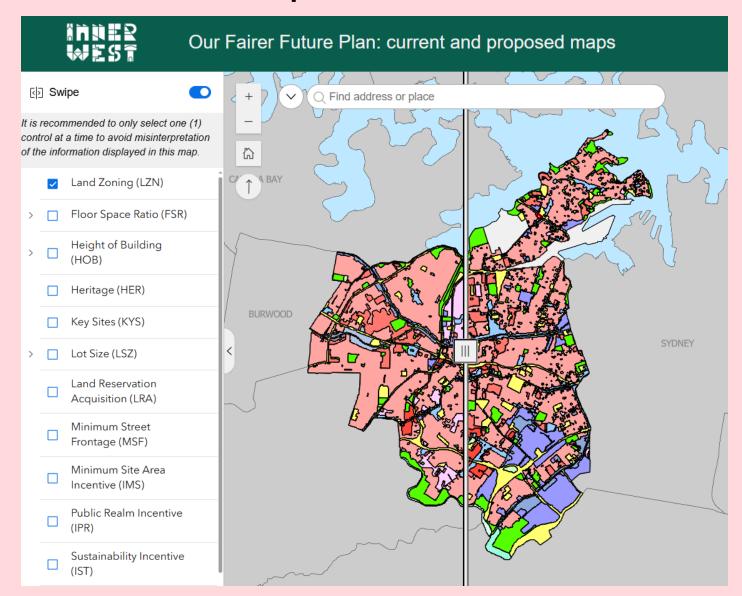
Provide feedback by:

- Completing the form on YSP
- Emailing to planning@innerwest.nsw.gov.au
- Posting to Our Fairer Future, PO Box 14, Petersham NSW 2049

Link: Our Fairer Future Plan | Your Say Inner West

a Planner

Interactive map



Can compare the maps of existing and proposed LEP, and see detailed comparison table

Đ	Zoom to			
	Control	Current	Proposed	
	Land Zoning	E2	E2 SP2	
	Floor Space Ratio	2:1	2:1	
ĺ	Floor Space Ratio Additional Controls	Not Applicable	Not Applicable	
	Height of Building	23m	23m	
	Height of Building Additional Controls	Area 1	Area 1	
	Heritage	Not Applicable	Not Applicable	
	Key Sites	Not Applicable	KS_7	
	Lot Size	Not Applicable	Not Applicable	
	Lot Size Additional Controls	Not Applicable	Not Applicable	
	Land Reservation Acquisition	Not Applicable	Applicable	
	Minimum Street Frontage	-	Not Applicable	
- 1	Minimum Site Area Incentive	-	Not Applicable	
	Public Realm Incentive	-	Not Applicable	
\$	Sustainability Incentive	-	Applies	
	Affordable Housing			

4. Next meetings

- 5 June Workshop style
- 19 June Discussion and collation of comments for Minutes representing Housing for All LDG submission to the proposals



5. AOB







22 May 2025 | Housing for All LDG