



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

APPENDIX 1

Review of Residential Zonings and Heights

May 2025

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REVIEW OF RESIDENTIAL ZONINGS AND HEIGHTS



Harmonising zoning and height controls in the Inner West



Why this review has been undertaken

Following the merger of Ashfield, Leichhardt, and Marrickville Councils in 2016, the Inner West Local Government Area (LGA) inherited a mix of zoning and height controls, which were largely maintained in the Inner West Local Environmental Plan (LEP) 2022.

The objective of this study is to harmonise the LEP controls for existing residential land zoned R1 General Residential, R3 Medium Density Residential, and R4 High Density Residential across the LGA, including introducing LEP Height of Building controls for the former Leichhardt LGA.

This initiative aims to enhance consistency, transparency, and accessibility in planning controls, ultimately simplifying the development process and promoting a cohesive approach to the strategic land use planning of residential land across the LGA.



What we did

Our study used a place-based approach, investigating each suburb across the LGA to analyse the existing built form and planning controls and understand the existing and desired future character of each area within the LGA.

Based on the analysis, we developed a set of principles for residential zones by which to test and determine the appropriate future land use zone for each site, ensuring a methodical and consistent approach across the LGA.

For residential zoned land within the former Leichhardt LGA area, additional work was undertaken to examine the existing built form and building envelope controls within the Leichhardt DCP 2013 to develop proposed LEP Height of Building controls for all residential zoned land.

The maps in this document refer to the findings of this review. It should be noted that Inner West Council has engaged Hassell to develop masterplans in certain areas across the LGA which will supersede some of the recommendations in this report.

Aligned land use and height controls that reflect the existing and desired future character of each area and ensure a diverse mix of housing types and built form across the Inner West.



How did we decide which residential zone is appropriate?

We used the principles below to decide the best land use zone for each site in this study.

These principles have guided us to assign a zone that matches the current buildings and character of each area, as well as the envisioned future character of each area. Importantly, they aim to ensure the controls reflect the variety of housing options and building types in the Inner West while also keeping land use zoning and building height rules consistent across the LGA.

Land use principles informing proposed residential zones

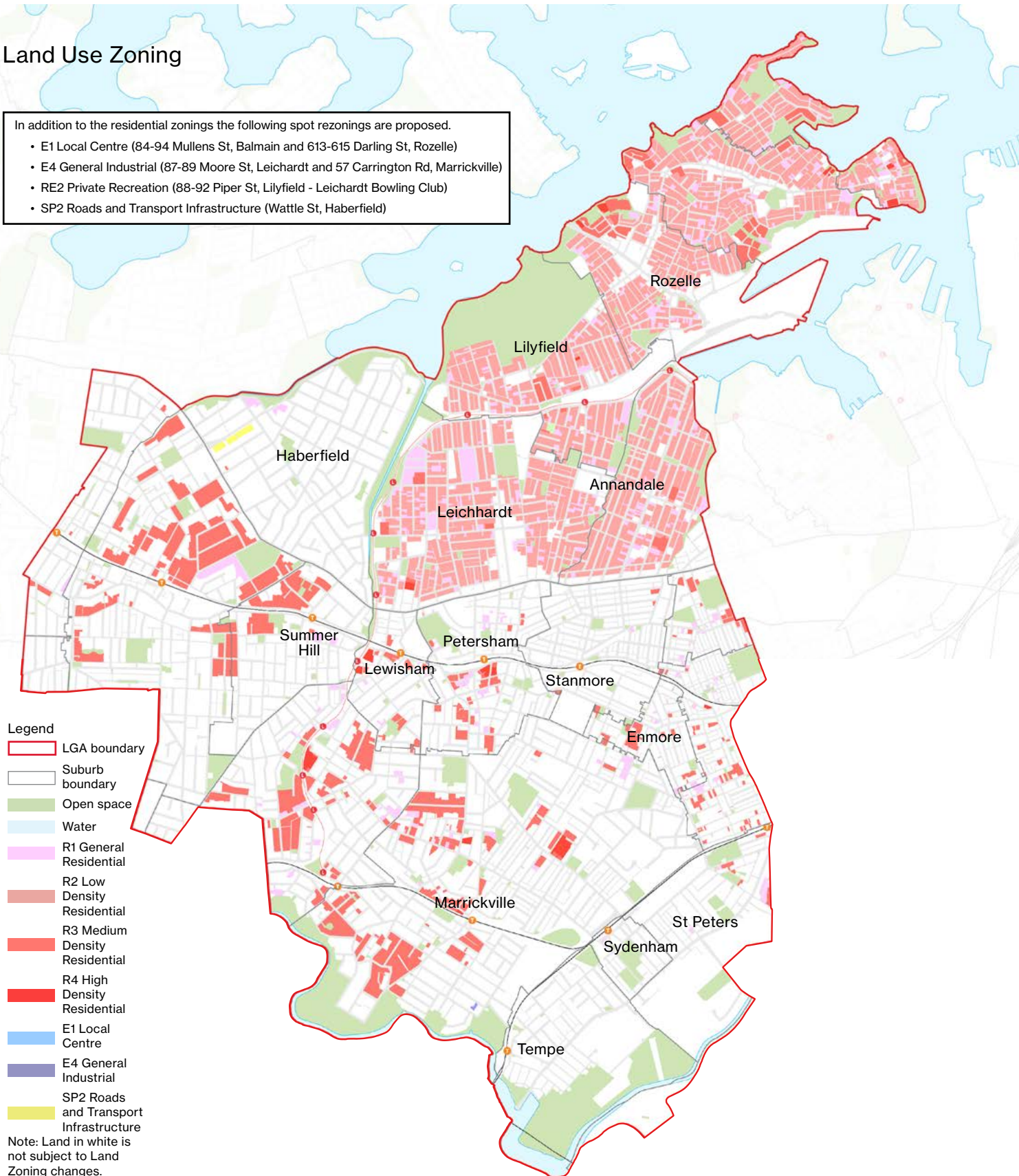
<p>R1 General Residential Appropriate for land with a height of building control up to 9.5m and containing:</p> <ul style="list-style-type: none"> – residential flat buildings or multi-dwelling housing; or – a mix of housing types, either on a single lot or clustered across several lots within one or more street blocks; or – one designated medium density housing area identified in the Leichhardt DCP 2013. 	<p>R2 Low Density Residential Appropriate for land containing:</p> <ul style="list-style-type: none"> – dwelling houses, semi-detached dwellings, attached dwellings, dual occupancies, secondary dwellings; and – boarding houses, group homes, seniors housing and shoptop housing with a Height of Building control up to 9.5m. 	<p>R3 Medium Density Residential Appropriate for land with a Height of Building control between 10m and 22m and containing:</p> <ul style="list-style-type: none"> – multi-dwelling housing, residential flat buildings or co-living housing; – boarding houses, group homes, seniors housing or shoptop housing; and – an existing mix of housing types either on a single lot or clustered across several lots within one or more street blocks. 	<p>R4 High Density Residential Appropriate for land with a Height of Building control of 22.5m or greater.</p>				
<p>Maximum Height of Building (HOB) and storeys</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">9.5m HOB is for buildings between 1 - 3 storeys</td> <td style="width: 50%; text-align: center;">10m to 22m HOB is for buildings between 3 - 6 storeys</td> </tr> <tr> <td></td> <td style="text-align: right;">22.5m HOB or greater is for buildings greater than 6 storeys</td> </tr> </table>				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
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	22.5m HOB or greater is for buildings greater than 6 storeys						

Recommendations for residential zonings

Land Use Zoning

In addition to the residential zonings the following spot rezonings are proposed.

- E1 Local Centre (84-94 Mullens St, Balmain and 613-615 Darling St, Rozelle)
- E4 General Industrial (87-89 Moore St, Leichardt and 57 Carrington Rd, Marrickville)
- RE2 Private Recreation (88-92 Piper St, Lilyfield - Leichardt Bowling Club)
- SP2 Roads and Transport Infrastructure (Wattle St, Haberfield)



Redefined land use zones that better reflect the current buildings and distinctive character of each area and focus new development in places best suited for growth.



What does this mean?

We have looked at the land use zones for all land currently classified as R1, R3, and R4, and we are suggesting new zones based on land use principles developed for this project.

Here's a simple breakdown of the key differences between these zones and the types of housing they permit:

R1 General Residential is a broad zone that permits the greatest variety of housing types, such as detached dwellings (single houses), semi-detached dwellings (duplexes), attached dwellings (torrens titled terraces/townhouses), multi-dwelling housing (three or more townhouses or villas on one lot), residential flat buildings (apartments).

R2 Low Density Residential is for low scale housing, such as detached, semi-detached and attached dwellings.

R3 Medium Density Residential is mainly for multi-dwelling housing and residential flat buildings. Based on our land use principles it is generally appropriate for buildings between 3 - 6 storeys.

R4 High Density Residential is primarily for residential flat buildings. Based on our land use principles it is appropriate for buildings above 6 storeys.



How does a zone change affect me?

Each land use zone allows for different types of buildings and uses in the IWC LEP 2022. If the zoning of your property changes, the uses permitted on the site will also change. The proposed changes have taken into account the existing development on each site to ensure existing uses remain permitted where appropriate.



Why is my area changing from R1 General Residential (R1) to R2 Low Density Residential (R2) and how will this impact me?

Within the former Leichhardt LGA area the prevalent character is low scale housing, typically between 1 to 3 storeys with pitched roofs. This reflects the urban style and building envelope controls within the Leichhardt DCP 2013 which have shaped the look and feel of these areas.

To maintain the unique low scale and heritage character of many neighbourhoods, it makes sense to rezone existing dwellings, detached dwellings and semi-detached dwellings to R2 Low Density Residential.

Properties changing from R1 to R2, will no longer permit multi-dwelling housing or residential flat buildings. Instead new development for these denser housing types will be focused in areas better suited for growth, particularly near public transport, centres and other services.



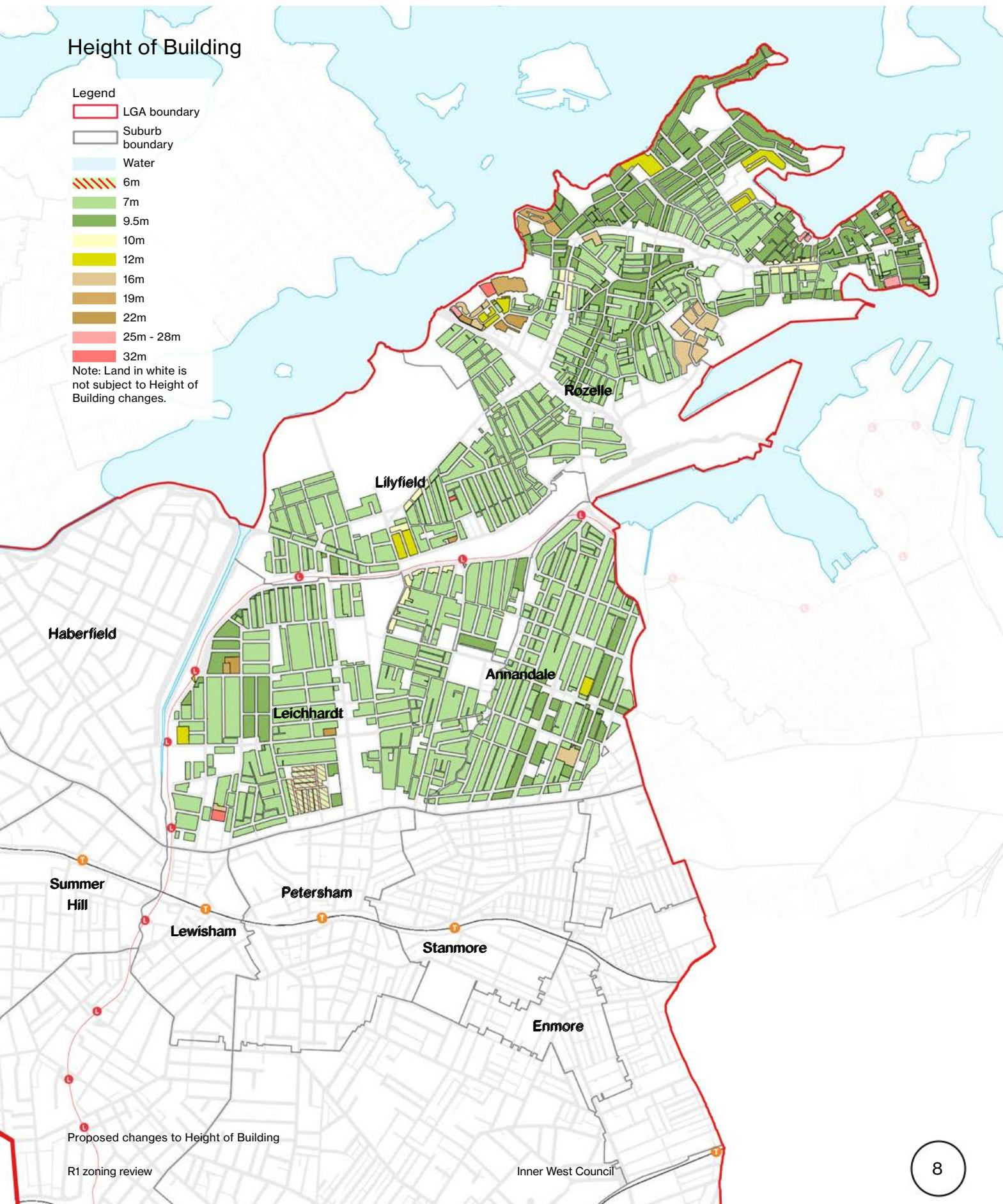
Why is my area changing from R4 High Density Residential to R3 Medium Density Residential and how will this impact me?

The land use zones in your area are changing to better match the existing buildings and Height of Building controls and to create more consistency across the Inner West LGA. For some sites, this means moving from R4 High Density Residential to an R3 Medium Density Residential, or vice versa.

This change won't affect the overall density or development capacity of these sites because the Floor Space Ratio (FSR) controls will remain the same. There will also be no change to the existing existing LEP Height of Building controls for these sites.

The main differences between the two zones is that multi-dwelling housing, which is a mid-scale housing type, is only permissible in the R3 zone, with the R4 zone reserved for buildings greater than 6 storeys.

Recommendations for Height of Building controls



The proposed Height of Building controls aim to provide consistency across the Inner West and reflect the existing buildings and local character which makes the former Leichhardt LGA area unique and special.



What is the height of building development standard?

In NSW the LEP sets maximum building heights for land to ensure new developments fit the character of the area and does not harm the environment. These height limits vary based on location and intended use, aiming to maintain the area's amenity, protect views, and provide adequate sunlight and privacy for existing buildings.



How have the Height of Building controls been developed?

The proposed new LEP controls have been created by analysing and testing existing buildings, reviewing the DCP building envelope controls, and comparing similar areas in the Inner West and other parts of Sydney.

For most of the former Leichhardt LGA, the new Height of Building controls have been based on the existing DCP controls. However, for some larger sites that differ significantly from the current DCP controls, we have developed specific Height of Building controls that match the existing buildings. This has been done on a site-by-site basis for larger sites over 5,000 square metres and where there is a cluster of taller developments of 6 storeys or more.



Why is a Height of Building development standard being proposed in the former Leichhardt LGA area?

One of the key differences in the planning controls across the three former LGA areas, is the absence of an LEP Height of Building control in the former Leichhardt LGA. To date, building heights have been guided by building envelope controls in the Leichhardt Development Control Plan (DCP) 2013.

To provide consistency across the LGA and ensure greater compliance with controls, LEP Height of Building development standards are being proposed in the former Leichhardt LGA.



Will these changes increase the height of development?

No, the proposed changes will not increase the height of new developments. They are based on existing buildings and/or current DCP building envelope controls.

To ensure that future developments maintain and enhance the unique character of these areas, the new LEP Height of Building controls will be backed by additional, more detailed DCP objectives and guidelines. Together, these planning controls will help preserve the special features and community values both now and in the future.



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REVIEW OF RESIDENTIAL ZONINGS AND HEIGHTS

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We honour their unique cultural and spiritual relationships to the land, waters, sky, and communities and their rich contribution to society.



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INTRODUCTION

1.1 Purpose and approach

Purpose and background

Architectus has been engaged by Inner West Council to harmonise the zoning and height controls for residential zoned land within the Inner West Local Government Area (LGA). The study specifically focuses on land zoned R1 General Residential, R3 Medium Density Residential and R4 High Density Residential.

The Inner West LGA was formed in 2016 through the merger of the former Ashfield, Leichhardt and Marrickville Councils. Each Council took a different approach to residential zonings and height controls. When the Inner West Local Environment Plan (LEP) 2022 was developed, it primarily retained the existing zones, heights and development standards from the former Leichhardt, Marrickville and Ashfield LEPs.

Some of the key differences are that R1 General Residential Zoning is predominately applied across the former Leichhardt LGA, while it is sporadically used in Marrickville and not at all in Ashfield. Additionally, the former Leichhardt LGA area does not include LEP height of building controls for most land, unlike Marrickville and Ashfield. Instead height controls for the former Leichhardt LGA are embedded in the Leichhardt Development Control Plan (DCP) 2013.

This study aims to streamline the LEP controls across the LGA for residential land, including introducing LEP height of building controls for all residential land in the former Leichhardt LGA. The goal is to ensure consistency, transparency, and accessibility in controls and their application throughout the LGA.

Alignment with other studies

Council is currently undertaking other studies which will also inform changes to the planning controls in the Inner West. These include:

- Stage 1 Housing Investigation Areas (HIAs): This study seeks to upzone land around Ashfield/Croydon and Dulwich Hill/Marrickville to deliver increased housing supply and associated amenity, in response to the NSW Government's Transport Oriented Development program.
- Stage 2 HIAs: This study seeks to upzone land around the T2 train line stations and light rail stops around Leichhardt, St Peters and Tempe to deliver increased housing supply and associated amenity.
- Parramatta Corridor Urban Transformation Strategy (PRCUTS) Implementation - Stage 1 is upzoning land around Leichhardt and Taverners Hills and Stage 2 is being considered as part of the Stage 2 HIAs.
- Harmonisation work on minimum lot sizes and adjustments to permissible development in residential zones.
- The development of the draft Inner West DCP 2025 which will consolidate the existing Leichhardt DCP 2013, Marrickville DCP 2011 and Ashfield DCP 2016.

This project ensures alignment with these studies, while noting that some recommendations for zoning and height put forward in this report may become superseded by up-zoning recommendations from the HIAs and Stage 1 Parramatta Corridor work.

Low and Mid Rise Housing reforms

The NSW Government's Low and Mid Rise Housing Policy Stage 2 reforms recently commenced on 28 Feb 2025. We have considered the implications of this reform on the Inner West LGA and this project specifically.

The changes:

- encourage more dual occupancies, terraces, townhouses, apartments and shop top housing within residential areas within 800m walk of nominated town centres and train/light rail stations;
- make multi-dwelling housing permissible in the nominated locations on R2 zoned land;
- make residential flat buildings permissible in the nominated locations on R2 and R3 zoned land; and
- allow increased height and density based on the particular residential zone and the proximity to the centre/station.

The NSW Government has released indicative maps of areas affected by the policy which includes many stations and centres across the Inner West LGA. However, a significant amount of these mapped areas is excluded from the policy because it is located within the 20+ aircraft noise contour and this is considered a high level of noise exposure, less suited to housing density.

Further detail on these reforms and the impacts are outlined in Appendix 5.1 of the Recommendations Report.

Approach

Architectus' review adopts a place-based approach, leveraging a comprehensive evidence base to rationalise and streamline relevant controls.

The study is split into two stages:

- **Stage 1 Research Report:** Planning review, GIS mapping and place-based analysis with preliminary findings and principles to inform changes to land use zoning and height controls.
- **Stage 2 Testing and Recommendations:** Place-based testing of heights and principles for zoning and mapping of recommended changes to height and land use controls.

This Recommendations Report encompasses Stage 2 of this project.

Purpose and approach

Methodology for Stage 1



Planning review

- Undertake a strategic and statutory planning review.



Analysis

- Analyse and interpret the Leichhardt DCP 2013 height controls.
- Develop assumptions on permissibility and preferred typologies for each land use zone.
- Map in GIS planning layers and other inputs to define built form typologies across the LGA.
- Undertake a place-based analysis of each suburb or suburb cluster, considering existing character and built form, desired future character, planning controls, strategic context, preliminary findings and recommendations.



Workshop

- Workshop with Council the place-based analysis and preliminary findings.



Findings and recommendations

- Summarise the findings.
- Develop draft principles for land use zoning.
- Outline next steps for Stage 2 of the project.

Methodology for Stage 2



Planning analysis

- Examine the impact of the state government reforms for Low and Mid-Rise Housing on the study area.



Testing

- Site by site analysis and testing of existing built form and proposed planning controls based on land use principles
- Refining land use principles
- Test heights for typical built form typologies in the former Leichhardt LGA area based on existing example buildings, as well as site by site testing for large/tall sites and looking at HOB controls in comparable areas/LGAs to determine appropriate maximum HOB controls.



Draft mapping

- GIS mapping of proposed zoning for all residential zoned land in the Inner West LGA (except for R2 Low Density Residential zoned land).
- GIS mapping of proposed HOB controls for residential zoned land in the former Leichhardt LGA area.



Workshop

- Workshop with Council the land use principles, height testing and draft GIS mapping for land use and height.



Final mapping and recommendations

- Finalise GIS mapping of recommended land use zoning and height of buildings controls.
- Outline the rationale (land use principles) that have informed land use zoning and height of building recommendations.



TESTING

2.1 Land use zoning testing

This section details our methodology for place-based testing of the land use principles that have informed the recommended land use changes for this project.

These land use principles have been iteratively developed with Council and have evolved as a result of the testing conducted.

Methodology:

- For the former Leichhardt LGA area where all residential zoned land is being reviewed, we:
 - Utilised mapping from the Research Report which identified likely building typologies, specifically whether a site was likely to be a dwelling/semi-detached/attached dwelling or multi-dwelling housing/RFB or boarding house*.
 - Based on this mapping and the land use principles we assumed all R1 General Residential land with an existing dwelling/semi-detached/attached dwelling would convert to R2 Low Density Residential, given that this is the predominate typology in this area and the intent of the building envelope controls in the existing Leichhardt DCP 2013.
 - For any sites identified as likely to have multi-dwelling housing, an RFB or a boarding house we did a site by site investigation** to confirm the existing building typology, use and building height. We then allocated an appropriate zoning based on the existing built form and the land use principles - generally either R1 General Residential or R3 Medium Density Residential.
- For R1 General Residential zoned land in the former Marrickville LGA we:
 - Investigated each site** to determine existing building typologies, heights, and HOB controls and ascertain the most suitable zoning, based on the land use principles - generally either R1 General Residential, R2 Low Density Residential or R3 Medium Density Residential.
- For R3 Medium Density Residential and R4 High Density Residential zoned sites located in the former Marrickville LGA and former Ashfield LGA we:
 - Investigated each site** to identify any mismatches between land use zoning, HOB controls, and existing height of buildings, in order to determine if a site should be zoned R1 General Residential, R3 Medium Density Residential or R4 High Density Residential to align with the HOB controls and land use principles.

*Mapping was developed utilising Six Maps data on strata titling and other titling from street address counts per lot, as well as Council's data on existing boarding houses.

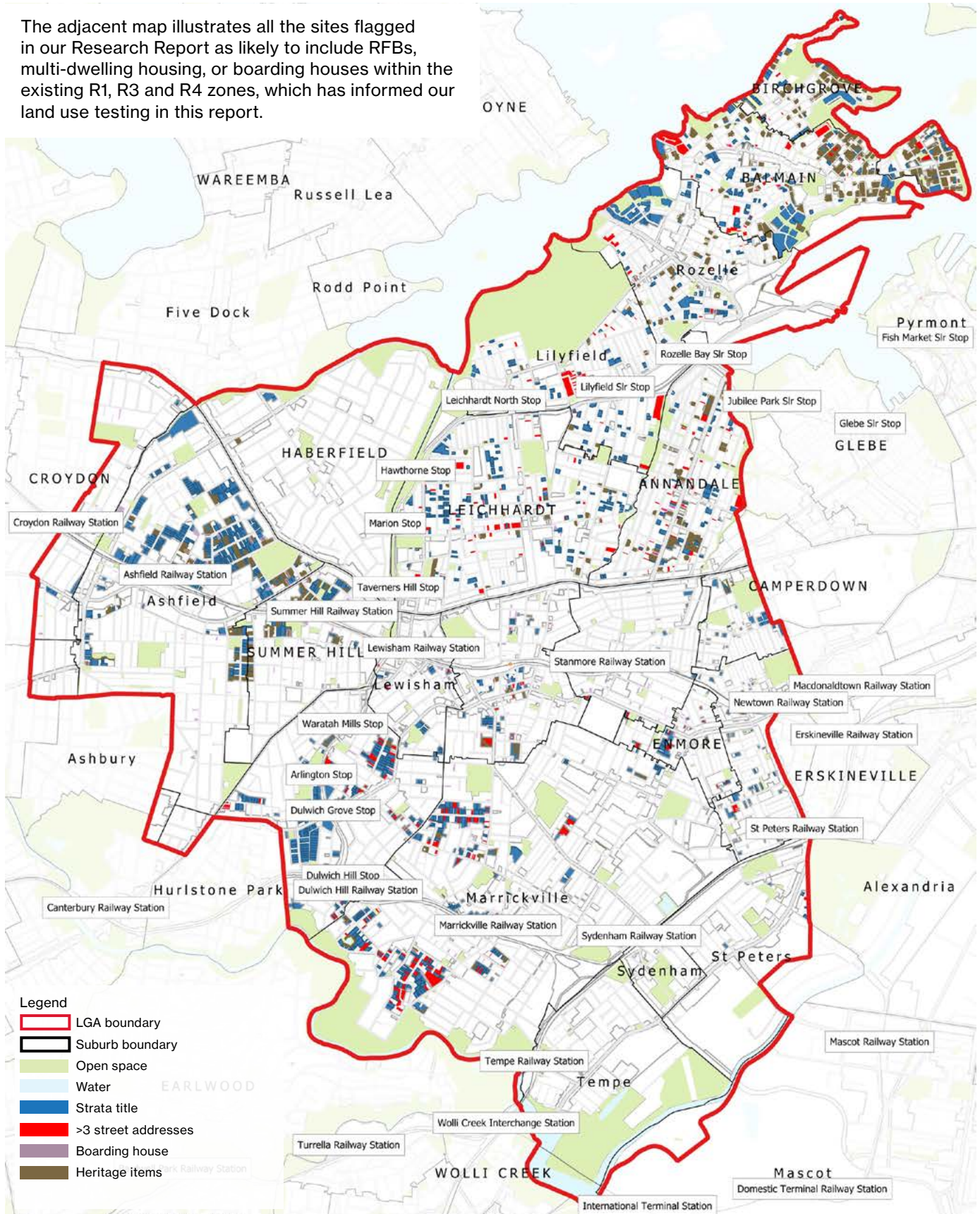
** Site investigations used NSW Planning Spatial Viewer, Nearmap, Google maps, Google Earth and Tech One data.

Land use principles

- R1** General Residential is appropriate for:
 - sites with a HOB control of 9.5m or less, that are:
 - residential flat buildings or multi-dwelling housing
 - have an existing mix of typologies within a block/designated zoning area or large site
 - a designated area considered appropriate for medium density development in the Leichhardt DCP 2013 and/or the draft Inner West DCP 2025
- R2** Low Density Residential is appropriate for:
 - dwelling houses, semi-detached dwellings, attached dwellings, dual occupancies, secondary dwellings,
 - boarding houses, group homes, seniors housing and shoptop housing with a HOB control up to 9.5m
- R3** Medium Density Residential is appropriate for:
 - sites with a HOB control between 10m and 22m, that are:
 - multi-dwelling housing, residential flat buildings and co-living housing
 - boarding houses, group homes, seniors housing and shoptop housing
 - where there is an existing mix of typologies within a block/designated zoning area or large site
- R4** High Density Residential is appropriate for:
 - sites with a HOB control of 22.5m or greater.

Land use zoning testing

The adjacent map illustrates all the sites flagged in our Research Report as likely to include RFBs, multi-dwelling housing, or boarding houses within the existing R1, R3 and R4 zones, which has informed our land use testing in this report.



Sites and land use zone areas investigated as part of this study

2.2 Leichhardt LGA height testing

This section details our further testing of the draft Height of Building (HOB) controls for the former Leichhardt Local Government Area (LGA). These controls are based on our analysis of existing built form and the building typologies and character areas identified in the Leichhardt Development Control Plan (DCP) 2013. We have assessed these controls against existing buildings within the former Leichhardt LGA and compared them to HOB standards across the Inner West LGA and similar contexts in Sydney.

Council's objectives:

Council has expressed a desire to:

- provide more consistency across the LGA in height of building (HOB) development standards by introducing LEP HOB controls in the former Leichhardt LGA,
- ensure that the introduction of a HOB development standard in the former Leichhardt LGA maintains the existing development potential of the site under the current controls,
- include robust supporting DCP controls in the draft Inner West DCP 2025 to maintain and enhance existing and desired future character areas, heritage conservation areas, streetscape and built form outcomes.

Analysis and translation of Leichhardt DCP 2013 building envelope controls

The Leichhardt DCP 2013 includes four typologies that guide height controls based on street wall height and roof pitch to determine a building envelope.

The Leichhardt DCP 2013 height controls are quite prescriptive in specifying a street wall height and roof pitch angle as well as desired number of storeys, however they don't clearly articulate heights beyond the street frontage which can leave them open to interpretation in the absence of an overall height of building control.

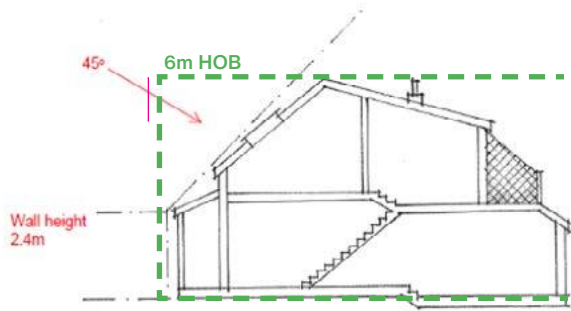
Our testing has applied a draft HOB control based on each of the four typologies found in C3.2 Site Layout and Building Design of the Leichhardt DCP 2013 and an understanding of existing built form.

- Category 1 - **6m** based on a 2.4m wall height (single storey + attic with roof window)
- Category 2 - **7m** based on 3.6m wall height (single storey or low two storey built into attic)
- Category 3 - **9.5m** based on 6.0m wall height (two storeys + attic with roof window and three storeys at rear)
- Category 4 - **10m** based on a 7.2m wall height (three storey terrace)

Within the former Leichhardt LGA the majority of residential zoned land is subject to either Category 2 or Category 3. Category 4 is mostly limited to high streets that include residential zoned land and a street block in Lilyfield. Category 1 is only found in one pocket of residential zoned land within the Leichhardt suburb.

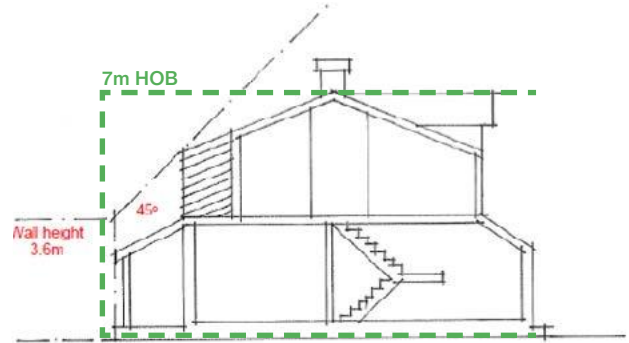
Category 1

1 storey with attic in pitched roof



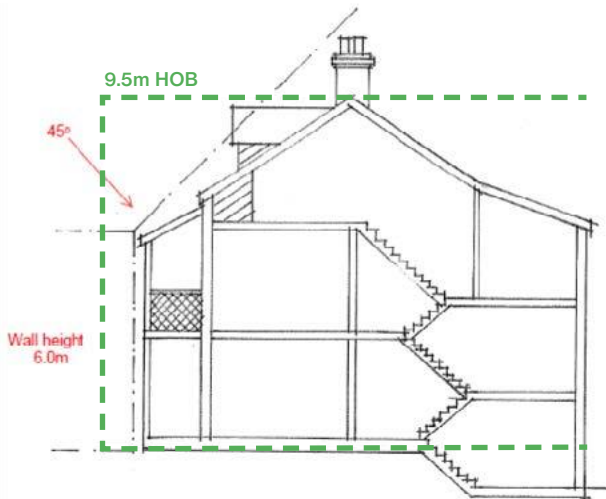
Category 2

2 storey built into pitched roof (or flat roof)



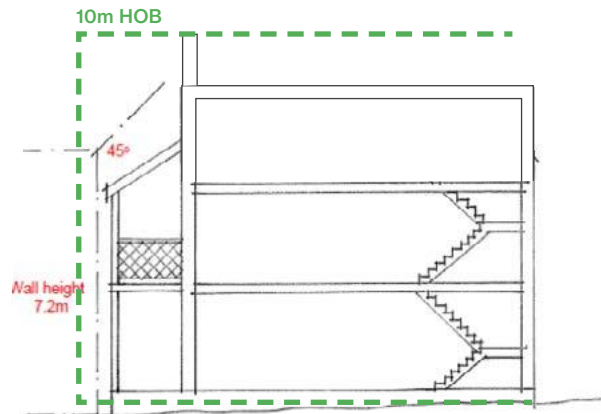
Category 3

2 storey + pitched roof or 3 storey built into pitched roof



Category 4

3 storey terrace



Residential typologies illustrating street wall height as translated from the Leichhardt DCP 2013 control and new proposed LEP HOB controls

Note: The LEP standard instrument defines building height (or height of building) to be:

- in relation to the height of a building in metres – the vertical distance from ground level (existing) to the highest point of the building, or
- in relation to the RL of a building – the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Category 1

Category 1 has a 2.4m street wall height, single storey + attic with roof window, in the Leichhardt DCP 2013, which we have proposed to equate to a 6m HOB control.

This Category is only found in one area in Leichhardt suburb. We have looked at examples of this typology to determine if 6m is an appropriate HOB control.

Comparable heights in other areas

6m appears to be the lowest HOB control used in Sydney for residential zoned land.

When compared to other areas of similar context with one storey cottage style dwellings:

- 6m HOB control is used in nearby Glebe and Camperdown in City of Sydney.
- 8.5m HOB control is used in Crows Nest in North Sydney Council and Watsons Bay in Woolahra Council.

These typologies, liked in Leichhardt are generally one storey at the front with a pitched roof and a second story behind sitting below the ridge line. The supporting DCP controls are outcome based rather than prescriptive on street frontage heights and front roof pitches. In other LGAs these typologies are generally located within Heritage Conservation Areas which provides additional protection of the street frontage appearance.



Findings

- A 6m HOB is the minimum control used for residential zoned land in Sydney and is used for one storey cottages of the same era in nearby Glebe and Camperdown.
- This typology is predominately found in Heritage Conservation Areas across other LGAs in inner Sydney.
- Robust provisions in the DCP can ensure the protection of the street frontage including the roof details and the one storey appearance from the street.

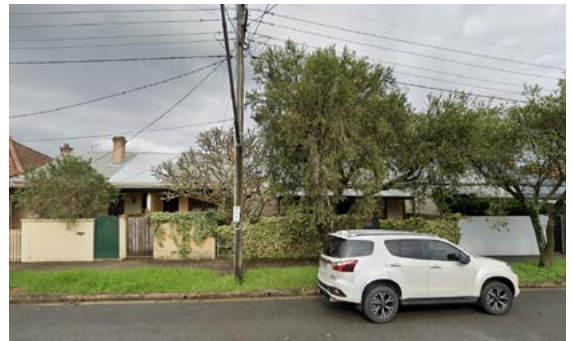


Recommendations

- 6m is an appropriate HOB control for Category 1 areas.
- Supporting DCP controls should be integrated into the Inner West DCP to provide objectives and controls that guide the built form outcome, protect the street character and any Heritage Conservation Areas. This can include a control that specifies no. of visible storeys from the street frontage, to ensure the appearance of a one storey frontage, and a roof pitch control, if desirable.



One storey frontage cottages on Westmoreland St, Glebe with 6m HOB control



One storey frontage cottages on Holtermann St, Crows Nest with 8.5m HOB control



One storey frontage cottages on Cliff St, Watsons Bay with 8.5m HOB control

Category 2

Category 2 has a 3.6m wall height, single storey or low two storey built into attic, in the Leichhardt DCP 2013, which we have proposed to equate to an 7m HOB control.

Category 2 is the predominate height control found across the former Leichhardt LGA area.

We have had a look at sites subject to this control and found that there is a wide range of built form styles and outcomes occurring. Some the two storey dwellings do not reflect the existing street wall and roof pitch controls for Category 2 in the Leichhardt DCP 2013, for example two storey terrace developments.

Comparable heights in other areas

For low density zones in Sydney, a HOB control of between 8 - 9.5m is common, however there are examples of lower HOB controls of 6-7m.

- In the former Ashfield LGA, 8.5m is commonly used, apart from Haberfield which has a 7m HOB control
- In Willoughby City Council, 8-8.5m is predominately used, apart from an area in Artarmon with a 7m HOB
- In the City of Sydney, 9.5m is predominately used (apart from pockets with 1 storey cottages where 6m is used).



Findings

- Category 2 controls have resulted in a wide range of built form outcomes for one to two storey dwellings.
- When compared to other areas with a low density zone, a HOB between 8.5-9.5m is common.
- There are however examples of lower heights of 6-7m for areas with a one storey frontage plus pitched roof allowing for a second storey within the attic.



Recommendations

- 7m is an appropriate HOB control for Category 2 areas.
- Supporting DCP controls should be integrated into the Inner West DCP to provide objectives and controls that guide the built form outcome, protect the street character and Heritage Conservation Areas. This can include a control that specifies no. of visible storeys from the street frontage, to ensure the appearance of a one storey frontage plus attic window, and a roof pitch control if desirable.



Example of low two storey built into the attic, Merton St, Rozelle



One storey frontage with pitched roof, Hawthorne Parade, Haberfield (7m HOB control)



One storey frontage with second storey built into pitched roof with window facing street, Market St, Naremburn (7m HOB control)

Leichhardt LGA height testing

Category 3

Category 3 has a 6m wall height, two storeys + attic with roof window and three storeys at rear, in the Leichhardt DCP 2013, which we have proposed to equate to a 10m HOB control.

Category 3 is found across the former Leichhardt LGA area - predominately in Birchgrove and Balmain East, as well as strips in Balmain/Rozelle, Annandale and with some pockets in Leichhardt .

We have had a look at sites subject to this control and found that there is a wide range of built form styles and outcomes occurring from 1 - 2 storey dwellings and terraces, large multi-dwelling housing developments and many RFBs.

Comparable heights in other areas

For low density zones of comparable contexts in Sydney, a HOB control of between 8.5 - 9.5m is common. Specifically:

- In the former Marrickville LGA 9.5m is the minimum HOB control
- In the former Ashfield LGA, 8.5m is commonly used.
- In the City of Sydney, 9.5m is predominately used
- In North Sydney Council, 8.5m is predominately used
- In Woolahra Council, a mix of 8.5-9.5m is used.
- In Canada Bay Council, 8.5m is used.



Example of two storey with attic window, Reuss St, Birchgrove



Findings

Category 3 controls have resulted in a wide range of built form outcomes and dwelling typologies.

When compared to other areas with a low density zone, a HOB between 8.5-9.5m is common.



Recommendations

- 9.5m is an appropriate HOB control for Category 3 areas.
- Supporting DCP controls should be integrated into the Inner West DCP to provide objectives and controls that guide the built form outcome, protect the street character and Heritage Conversation Areas. This can include a control that specifies no. of visible storeys from the street frontage, to ensure the appearance of a two storey frontage with roof attic, and a roof pitch control if desirable.

Leichhardt LGA height testing

Category 4

Category 4 has a 7.2m wall height, three storeys, in the Leichhardt DCP 2013, which we have proposed to equate to a 10m HOB control.

This category is mostly limited to high streets in areas adjoining E1 Local Centre zoned land. The typology is predominately 2-3 storey terraces or apartment buildings, with or without retail at ground.

Comparable heights in other areas

For high streets abutting low density areas of comparable contexts in Sydney, a HOB control of between 8.5 - 9.5m is common. Specifically:

- In the former Marrickville LGA 9.5m, 11m and 14m
- In the former Ashfield LGA 10-11m and 14m
- In the City of Sydney:
 - Crown St, Surry Hills - 9m and 12m
 - Oxford St, Paddington - 9.5m and 12m



Findings

A 2-3 storey form is common for shoptop terrace style housing. A HOB between 9.5-12m is common for this typology when adjoining low density residential areas.

Given that this typology has the greatest street wall height of the four Categories, a HOB greater than the height proposed for Category 3 is required.

While not common a 10m HOB is found in Ashfield LGA within Summer Hill (predominately 2 storey shop top terraces with some 3 storey corner buildings).



Recommendations

- A 10m HOB is appropriate for Category 4.
- Supporting DCP controls should be integrated into the Inner West DCP to provide objectives and controls that guide the built form outcome, protect the street character and heritage conservation areas. This can include a control that specifies no. of visible storeys from the street frontage, to ensure the appearance of a two storey frontage with a third storey setback, if this is preferred.



2-3 storey heritage shoptop housing, Lackey St, Summer Hill (10m HOB control)



2-3 storey terraces, Darling St, Rozelle



3 storey modern shoptop housing with units, Darling St, Rozelle



3 storey shoptop housing, Addison Rd, Marrickville (11m HOB control)

Leichhardt LGA height testing

Additional analysis and testing of existing built form

Through our analysis and testing we have found that there are a number of sites that vary from the existing building envelope controls in the Leichhardt DCP 2013 and therefore don't fit within Category 1 - 4. This is particularly prevalent on large sites with residential flat buildings or multi-dwelling housing.

To provide an appropriate Height of Building control that reflects the existing built form we have proposed a taller Height of Building control for specific sites. This is only for large sites (or clusters of sites with RFBs or multi-dwelling housing) > 5,000sqm as well as sites with existing buildings or 6 storeys or more. We have examined the number of storeys and roof structure for these sites and applied a HOB based on set assumptions, resulting in additional Categories of heights, including:

- Category 5 - **12m HOB** for 3 storey RFB or multi-dwelling housing
- Category 6 - **16m HOB** for 4 storey RFB
- Category 7 - **19m HOB** for 5 storey RFB
- Category 8 - **22m HOB** for 6 storey RFB
- Category 9 - **25m HOB** for 7 storey RFB
- Category 10 - **28m HOB** for 8 storey RFB
- Category 11 - **32m HOB** for 9 storey RFB

The above Height of Building controls have been developed based on the following assumptions for apartments:

3.7m floor to floor for ground floor (residential) + 3.2m floor to floor for Level 1 and above

- 2m for lift over run (or 2.5m for 9 + storeys)
- Height does not account for topography which may mean some sites are slightly over the the proposed HOB limit from the lower side.



Recommendations

- For existing large sites and taller developments of 6 storeys or more, apply a Height of Building control that aligns with the existing built form.

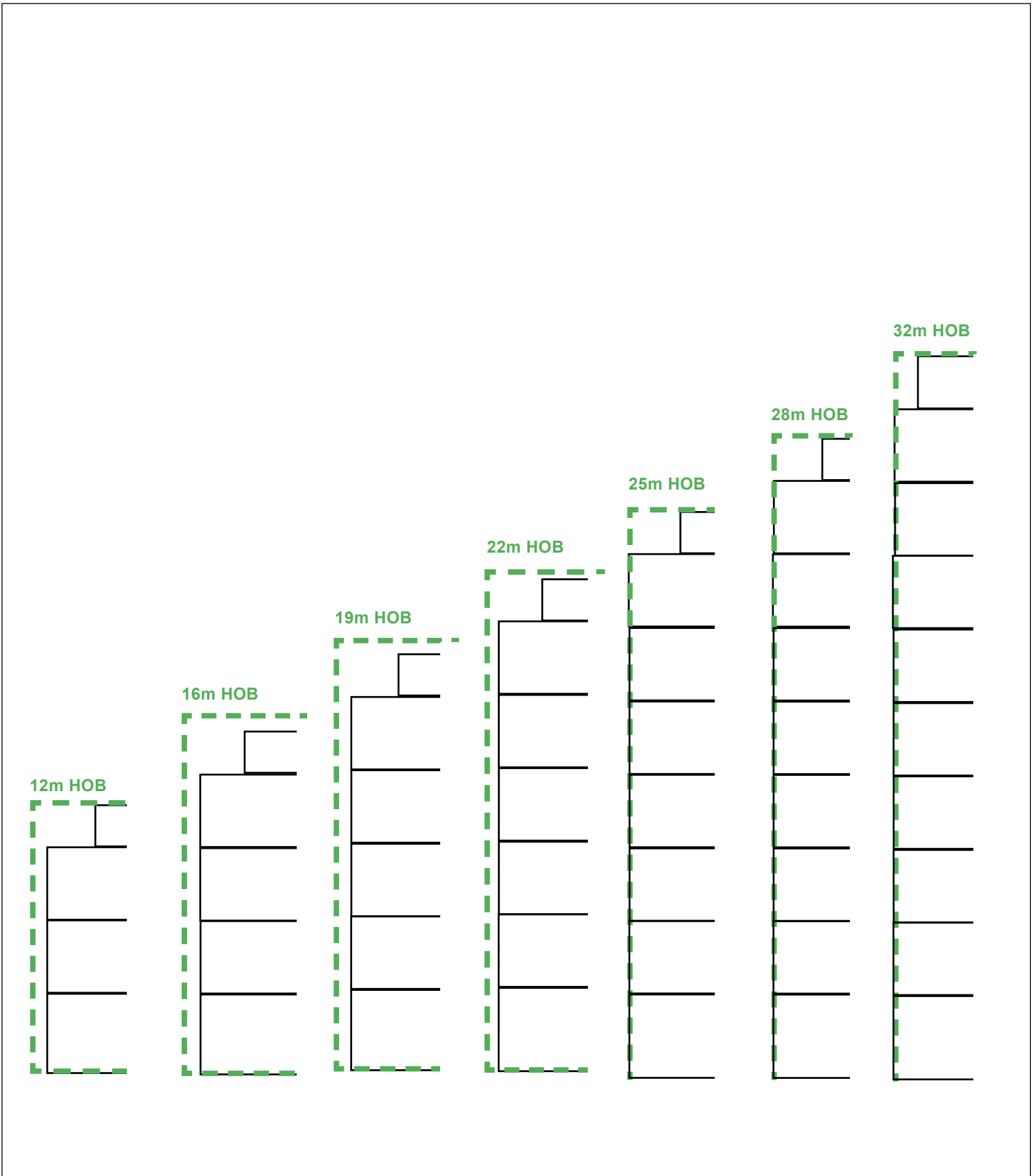


Diagram illustrating number of storeys for apartments and proposed height of building controls for Category 5 to 11.

2.3 HOB and zoning alignment

This section analyses the relationship between existing height of building and land use zoning controls across the wider LGA.

The former Marrickville LGA, Ashfield LGA and Leichhardt LGAs all adopted different approaches to planning controls. As a result, in the former Marrickville LGA and Ashfield LGA, a variety of height controls exist that are not consistent across zones. For example Ashfield LGA has much lower heights in the R2 zone compared to Marrickville.

Marrickville has various heights across its zones, with the R1, R2 and R3 zones all including areas subject to a 9.5m HOB control.

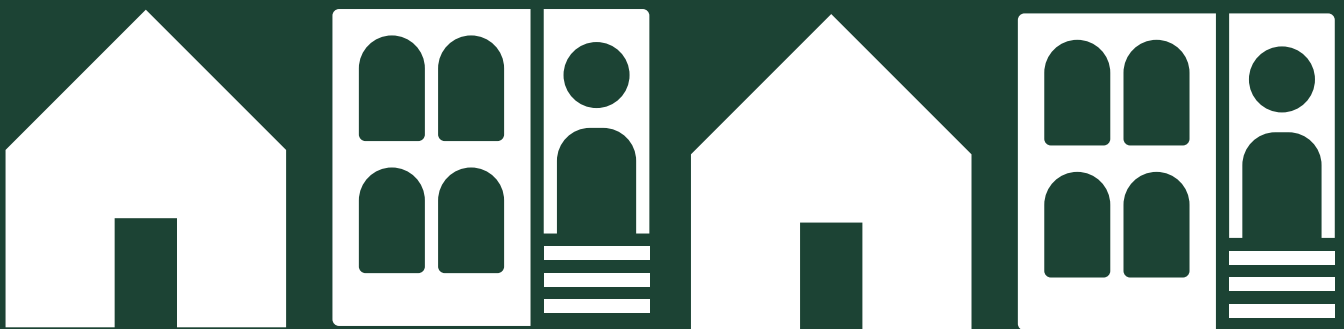
Our testing has revealed that several sites in the former Marrickville LGA within the R4 zone currently have HOB controls below 6 storeys. Based on the established land use principles in this project, these sites may be more appropriately classified under the R3 zone, to reflect Council's height intent for this zone.

- ✓ **Recommendations**
- Where possible establish a general consistency between the residential zoning and the building height that is able to be achieved.

Comparison of existing LEP HOB controls in each zone across the Inner West LGA

Area	R1 General Residential	R2 Low Density Residential	R3 Medium Density Residential	R4 High Density Residential
Former Leichhardt LGA	N/A	N/A	16-32m (George St, Leichhardt only - site specific PP)	N/A
Former Marrickville LGA	9.5m-21m	9.5m	9.5-11m	14-35m
Former Ashfield LGA	N/A	7m (Haberfield) 8.5m (elsewhere)	9-12.5m	N/A

RECOMMENDATIONS



3.1 Rationale for recommendations

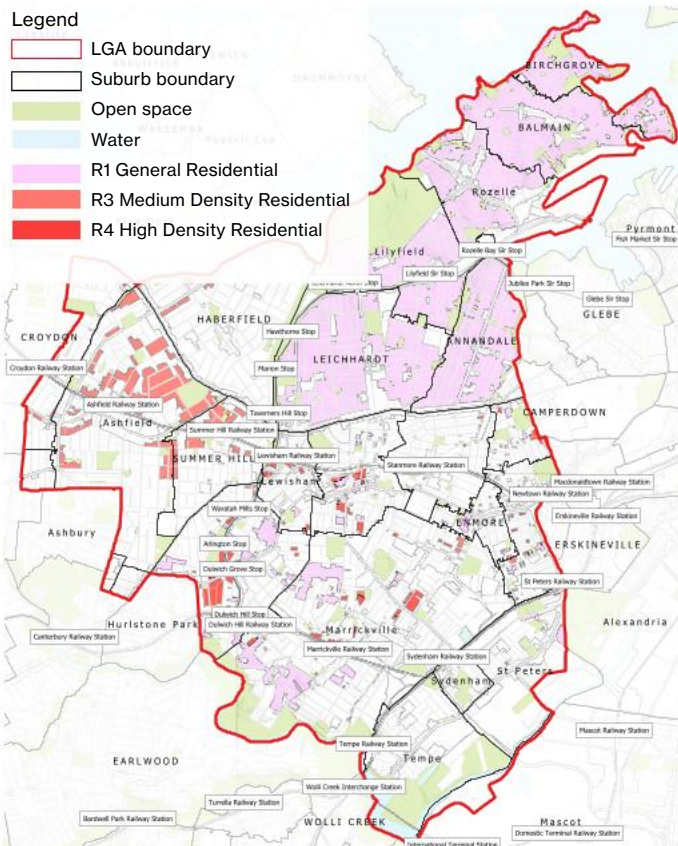
Land use zoning

Based on the draft land use principles developed in Stage 1 - the Research Report as well as place-based testing within Stage 2, a preferred set of land use principles have been developed which provide the rationale for the land use zoning recommendations in this report.

These principles consider existing built form, built form typologies, desired height of buildings, HOB controls and existing and desired future character of each area within the LGA.

Specifically in the former Leichhardt LGA where almost all land is currently zoned R1 General Residential, the approach has been to apply a residential zoning that captures the predominate residential housing typology and reflects the intent of the building envelope controls within the Leichhardt DCP 2013. For these reasons, an R2 zone has been recommended as the most appropriate residential zoning in most of the former Leichhardt LGA area.

The land use principles been iteratively developed with Council and incorporate Council's proposed changes to residential zoning permissibility (a separate project being progressed in tandem and in close consultation with this project).



Existing land use zoning controls (Inner West LEP 2022)

Note: Map excludes existing R2 Low Density Residential zoned land as is not subject to this study.

Land use principles

- R1** General Residential is appropriate for land with a HOB control of 9.5m or less and containing:
 - residential flat buildings or multi-dwelling housing; or
 - a mix of typologies within a block/ designated zoning area or large site
 - one designated medium density housing area identified in the Leichhardt DCP 2013.

- R2** Low Density Residential is appropriate for land containing:
 - dwelling houses, semi-detached dwellings, attached dwellings, dual occupancies, secondary dwellings,
 - boarding houses, group homes, seniors housing and shoptop housing with a HOB control up to 9.5m

- R3** Medium Density Residential is appropriate for land with a HOB control between 10m and 22m and containing:
 - multi-dwelling housing, residential flat buildings and co-living housing
 - boarding houses, group homes, seniors housing and shoptop housing
 - where there is an existing mix of typologies within a block/designated zoning area or large site

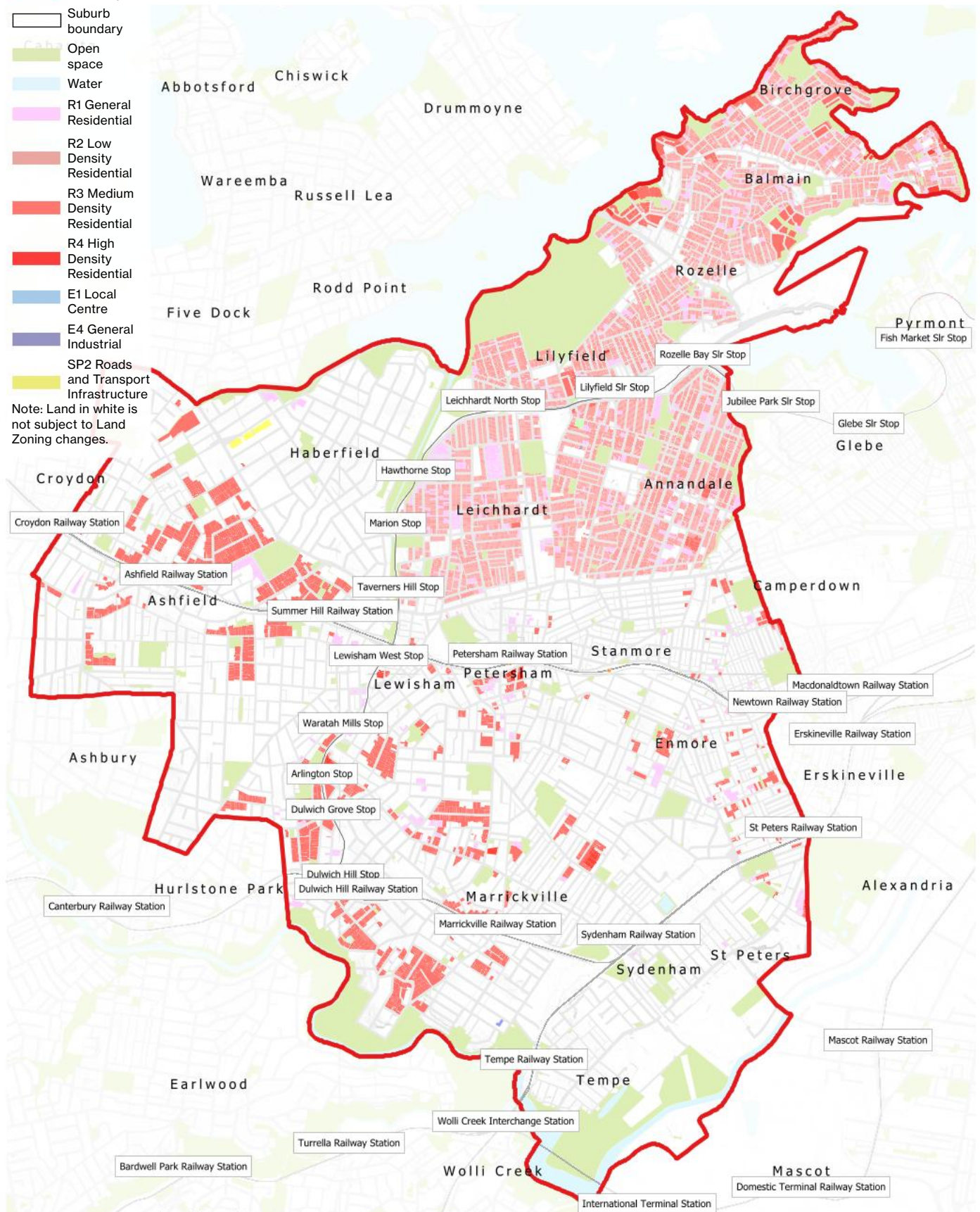
- R4** High Density Residential is appropriate for land with a HOB control of 22.5m or greater.

Rationale for recommendations

Legend

- LGA boundary
- Suburb boundary
- Open space
- Water
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- E1 Local Centre
- E4 General Industrial
- SP2 Roads and Transport Infrastructure

Note: Land in white is not subject to Land Zoning changes.



Proposed changes residential land use zoning controls

Rationale for recommendations

Examples of built form typologies

R2 low density housing typologies

Dwelling houses



Semi-detached, Attached and Dual Occupancies

- Note: Attached dwellings are a typology with one dwelling per lot.



Other typologies/tenures appropriate across all zones

Shop-Top housing, Seniors living, Boarding and Group homes



Rationale for recommendations

R3 medium density housing typologies

Multi-dwelling housing (townhouses and villas)

- Note: Multi-dwelling housing is a typology where there are 3 or more dwellings on one lot.



Low-Mid rise Residential Flat Buildings (3-6 storeys)



R4 high density housing typologies

High Residential Flat Buildings (7+ storeys)



Rationale for recommendations

Height of buildings

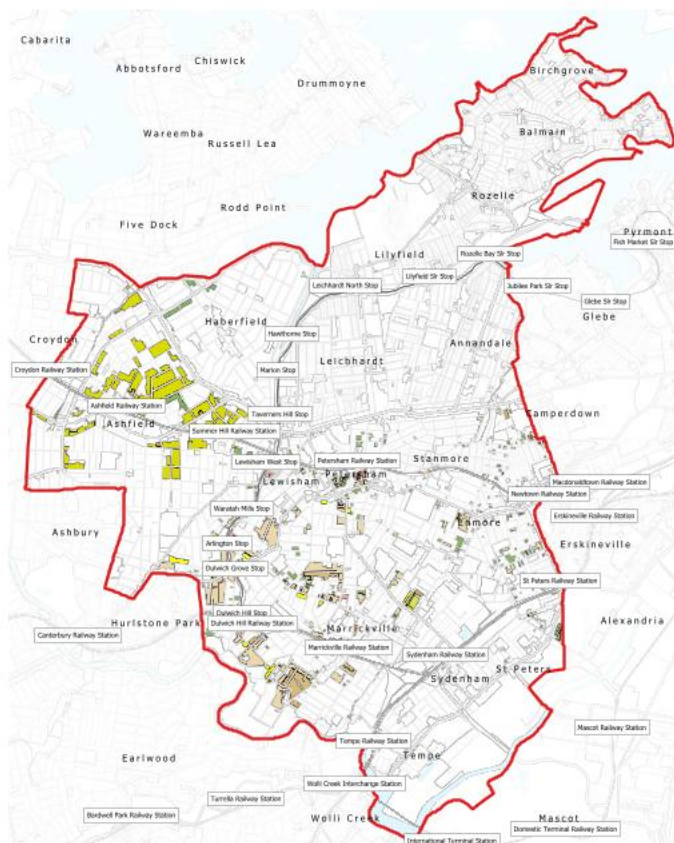
Height of building controls for the former Leichhardt LGA

Based on the testing of the Leichhardt DCP 2013 building envelope controls and existing built form, recommended height of building controls have been developed for the former Leichhardt LGA area.

The recommended heights are:

- Category 1: 6m
- Category 2: 7m
- Category 3: 9.5m
- Category 4: 10m
- Category 5 - 12m
- Category 6 - 16m
- Category 7 - 19m
- Category 8 - 22m
- Category 9 - 25m
- Category 10 - 28m
- Category 11 - 32m

It is recommended that these controls are supported by robust DCP controls that provide objectives and controls to guide the built form outcome, protect the street character and Heritage Conservation Areas. This can include a control that specifies no. of visible storeys from the street frontage, as well as roof pitch controls, if desired.



Existing HOB controls (Inner West LEP 2022)

Alignment of land use zoning and height of buildings

One of the objectives of the project is to achieve consistency and alignment between the number of storeys that can generally be achieved under the existing height of building controls, and the different low, medium and high density residential zones.

In this regard, the principles relied on with this review of residential zones, in general, seek to establish:

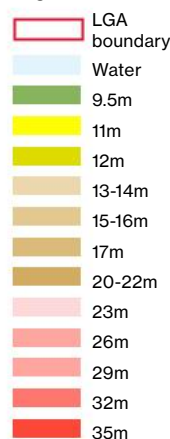
- R2 low density residential zone as suited to buildings up to 2 storeys;
- R3 medium density zone as suited to buildings between 3 and 6 storeys inclusive; and
- R4 high density as suited to buildings greater than 6 storeys.

The combination of the number of storeys that can be achieved, together with our analysis of the existing building typologies, and permissible uses, have been the significant determinants of any changes to the residential zone, recommended from this review.

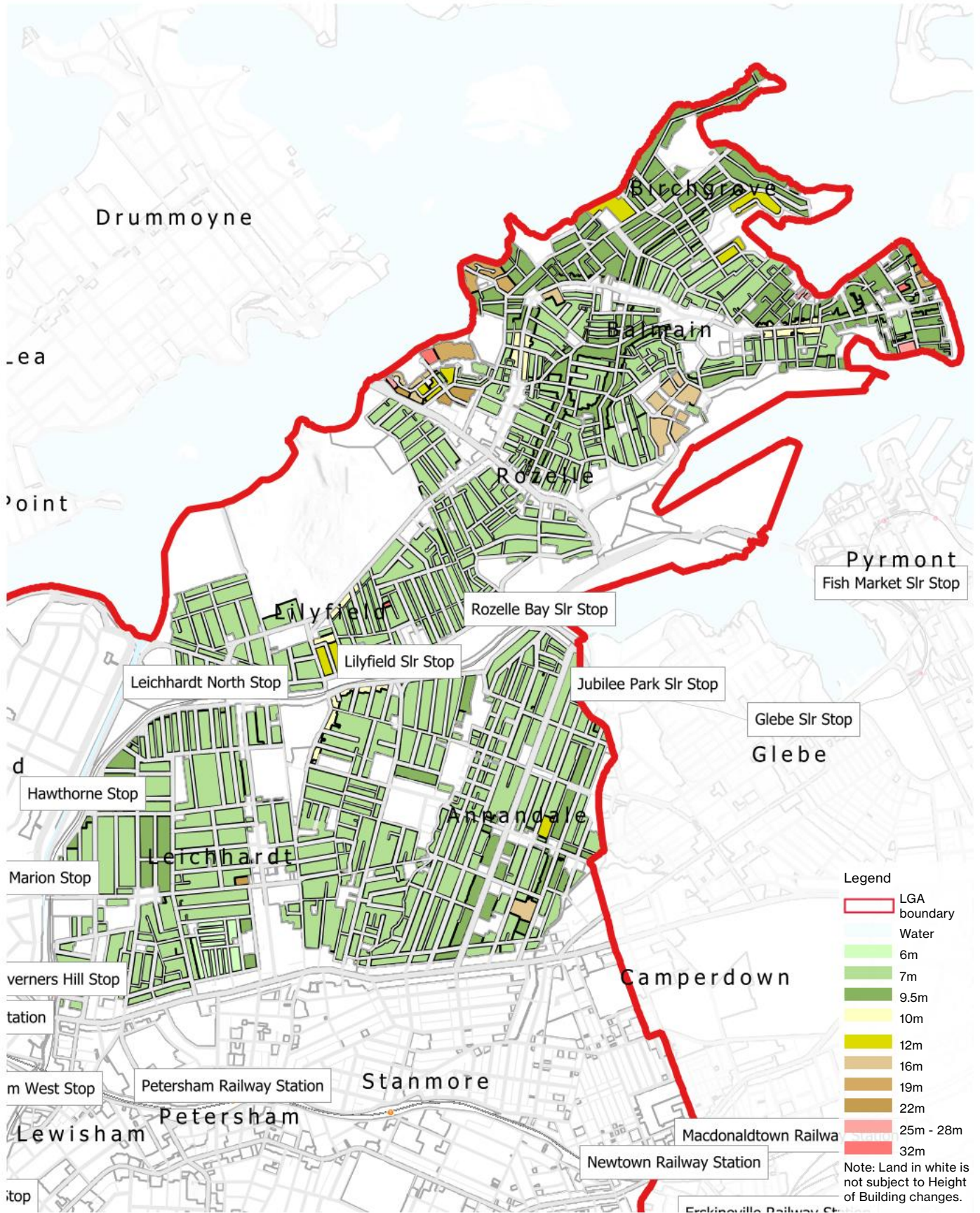
Within the former Leichhardt LGA the predominance of single and two storey dwellings has therefore resulted in a recommended change from R1 General Residential Zone to predominantly R2 Low Density Residential zone.

In the former Marrickville and Ashfield LGA, the application of these principles has resulted in the transfer of some land from R3 Medium Density Residential to R4 High Density Residential and vice versa, based on analysis of the existing height of building controls in place.

Legend



Rationale for recommendations



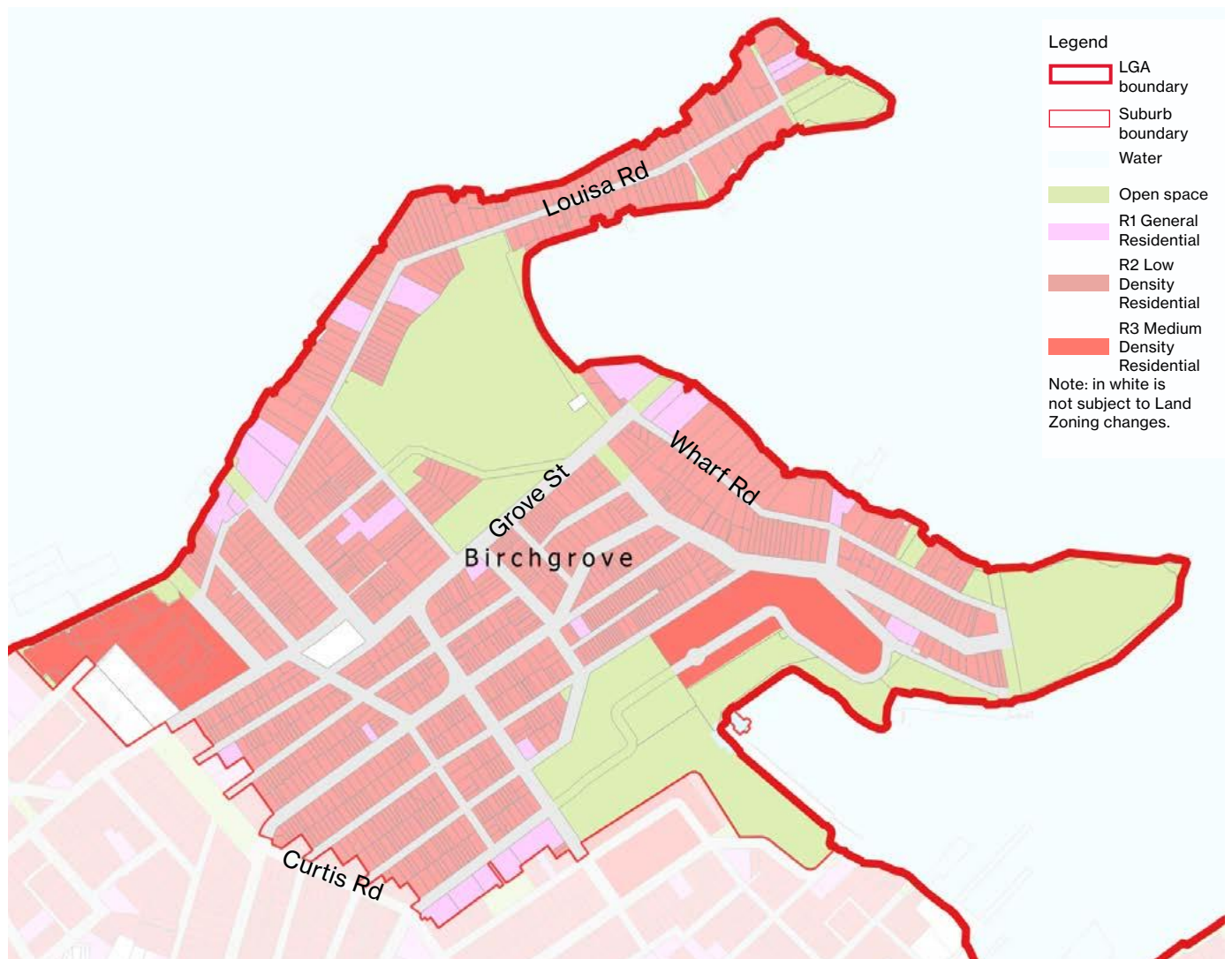
Proposed changes to HOB controls

3.2 Mapping recommendations

Birchgrove



Existing land use zoning controls (Inner West LEP 2022)



Proposed land use zoning controls

Mapping recommendations



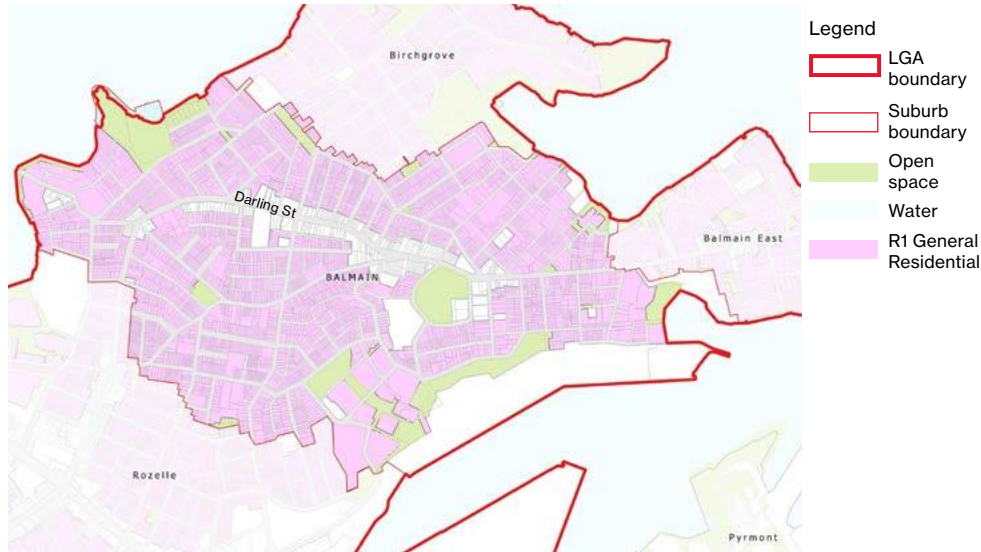
Existing HOB controls (Inner West LEP 2022)



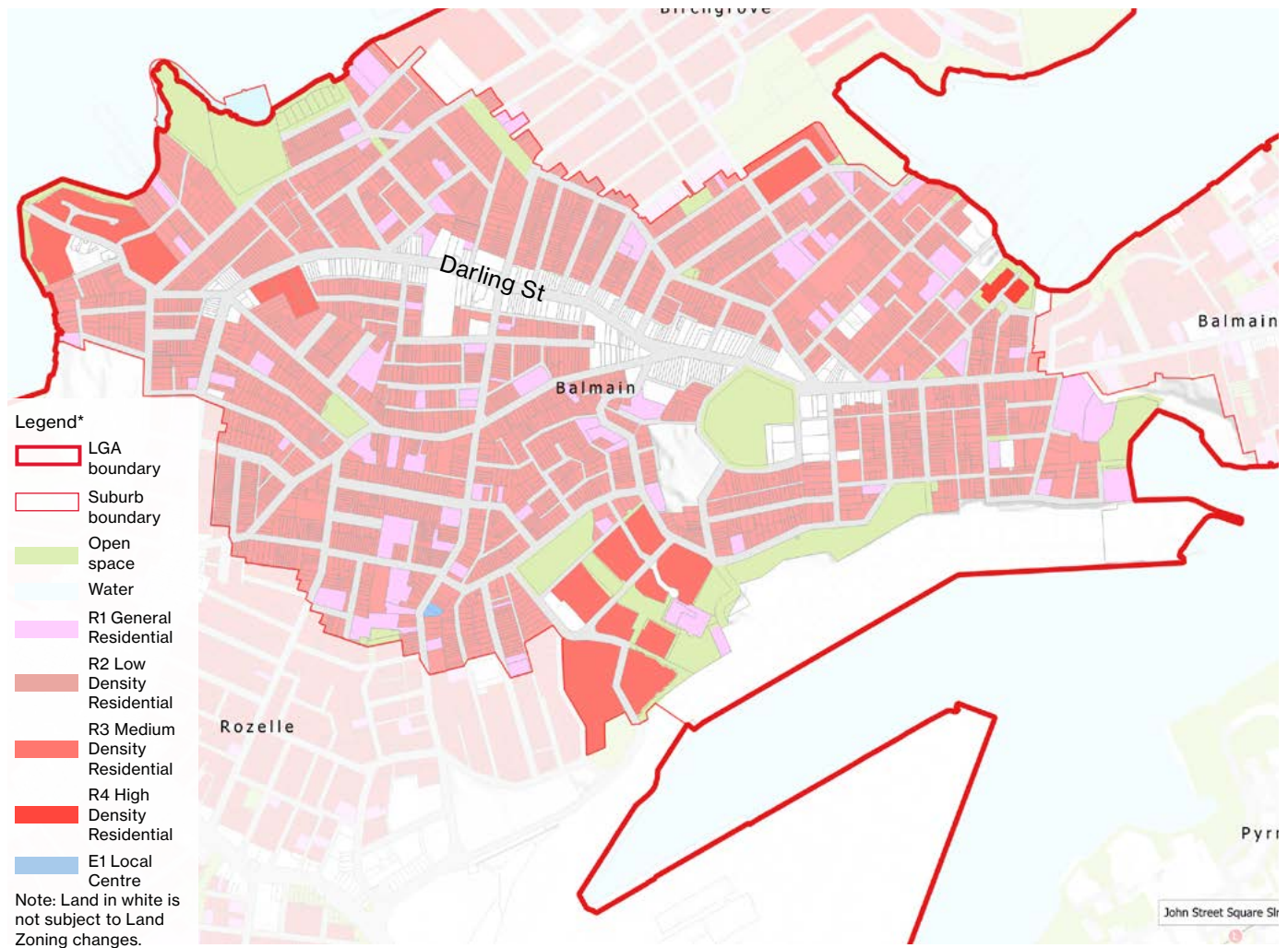
Proposed HOB controls

Mapping recommendations

Balmain



Existing land use zoning controls (Inner West LEP 2022)



Proposed land use zoning controls

Mapping recommendations



Existing HOB controls (Inner West LEP 2022)



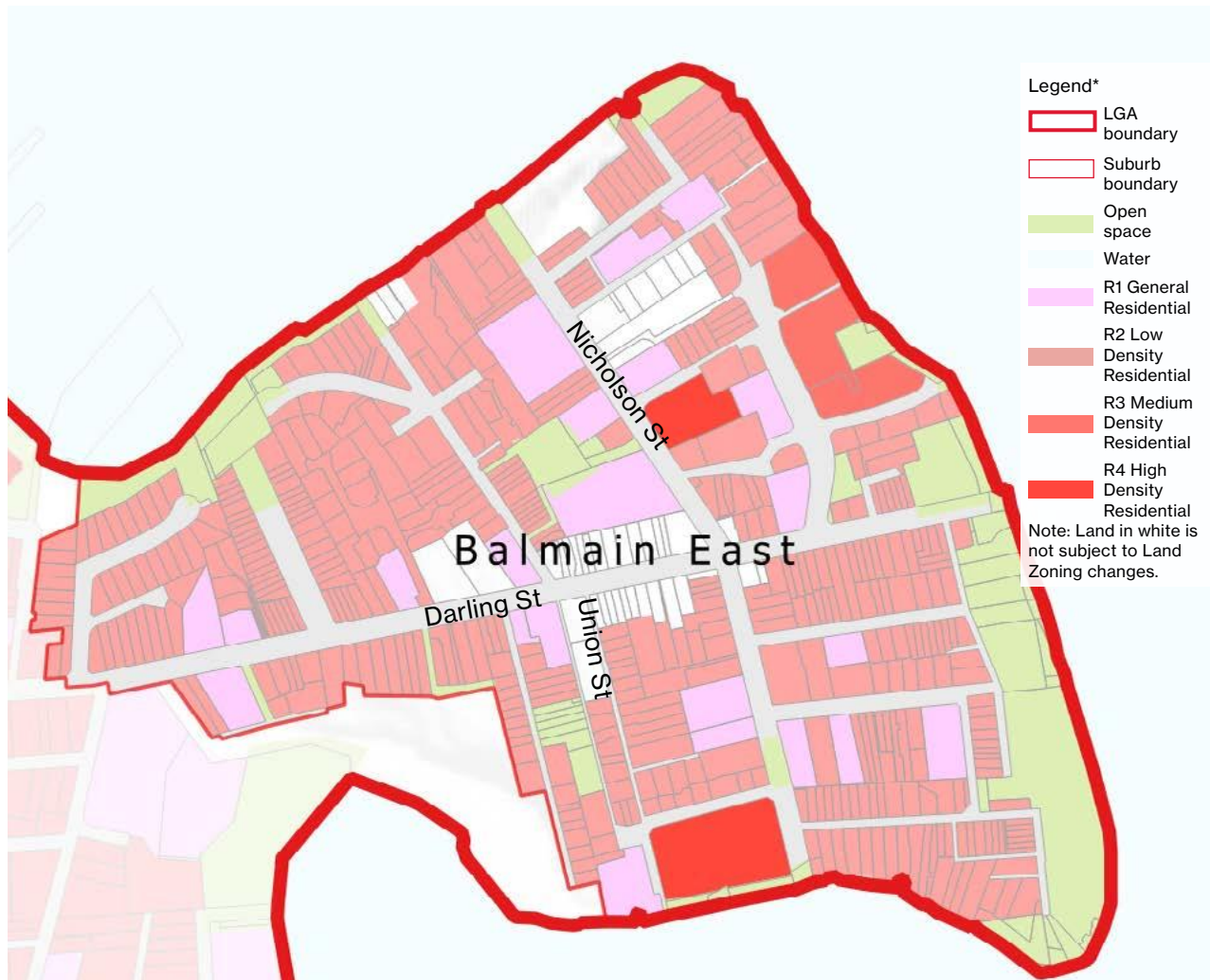
Proposed HOB controls

Mapping recommendations

Balmain East

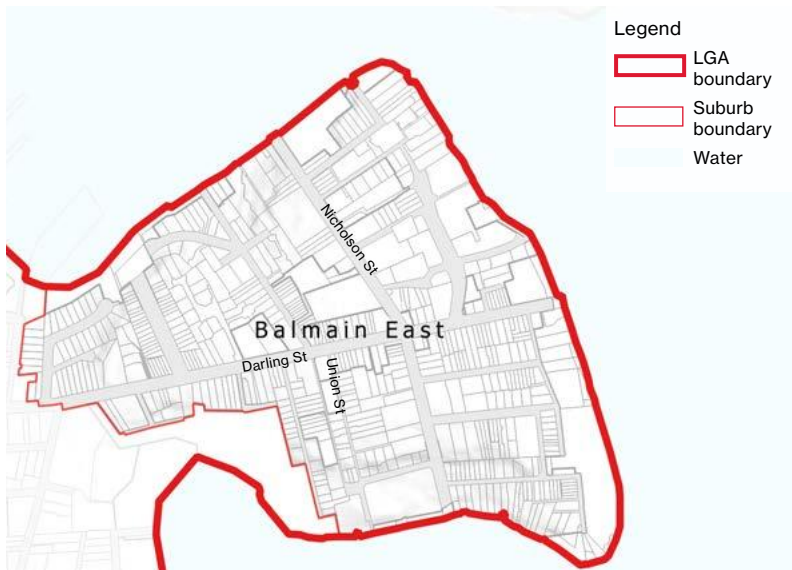


Existing land use zoning controls (Inner West LEP 2022)

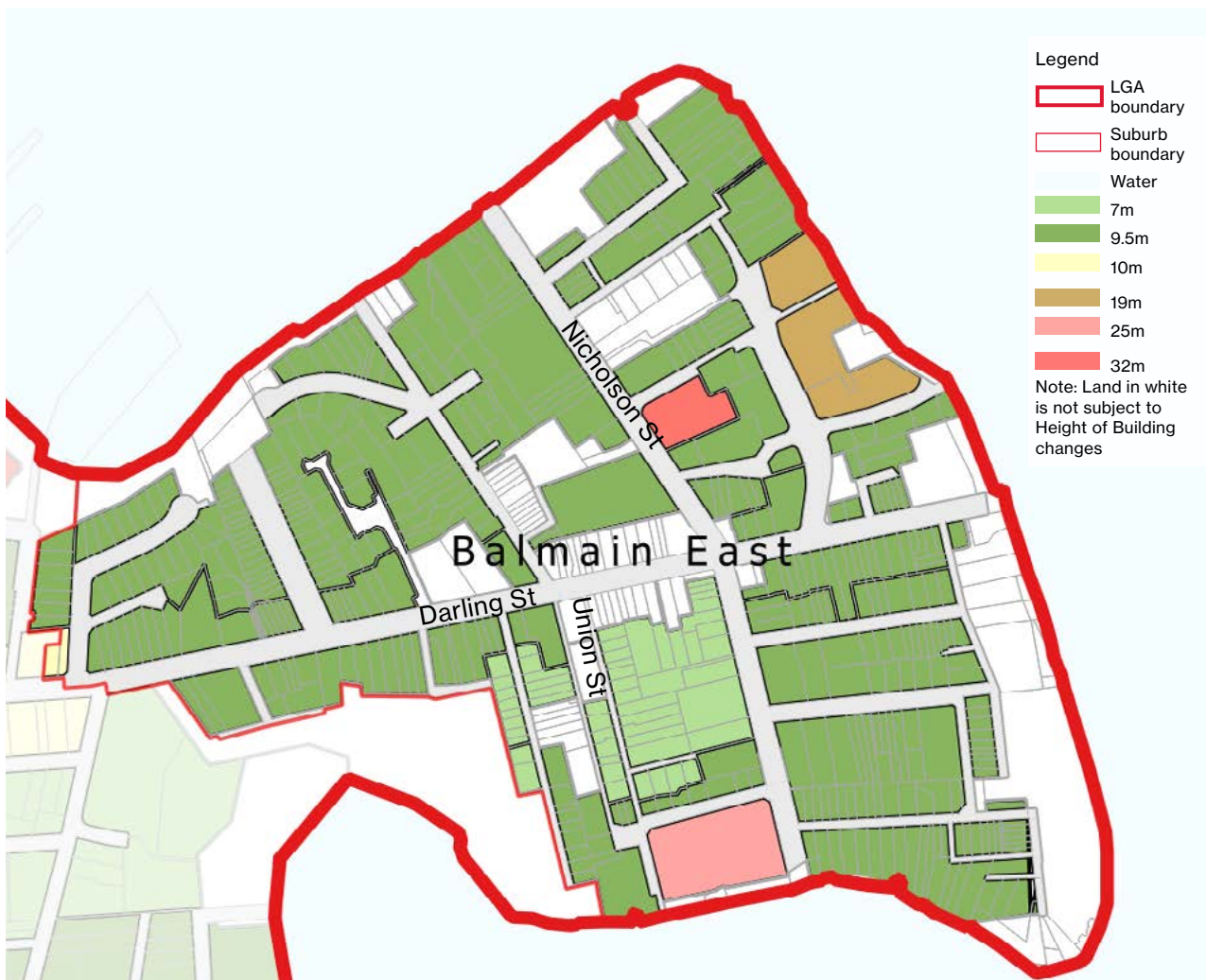


Proposed land use zoning controls

Mapping recommendations



Existing HOB controls (Inner West LEP 2022)



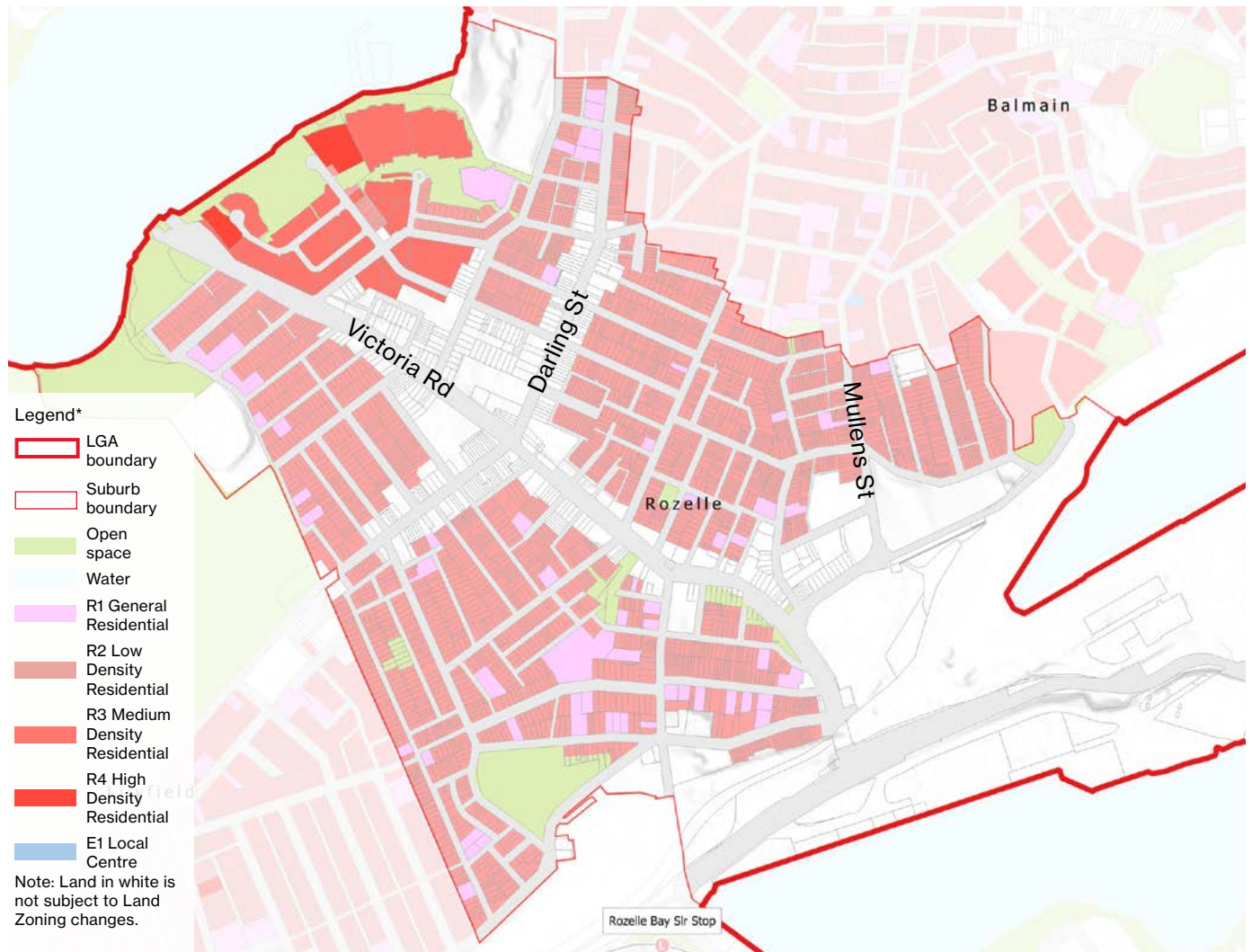
Proposed HOB controls

Mapping recommendations

Rozelle



Existing land use zoning controls (Inner West LEP 2022)



*Note: 613-615 Darling St, Rozelle, is proposed to be rezoned to E1 Local Centre

Proposed land use zoning controls

Mapping recommendations



Existing HOB controls (Inner West LEP 2022)



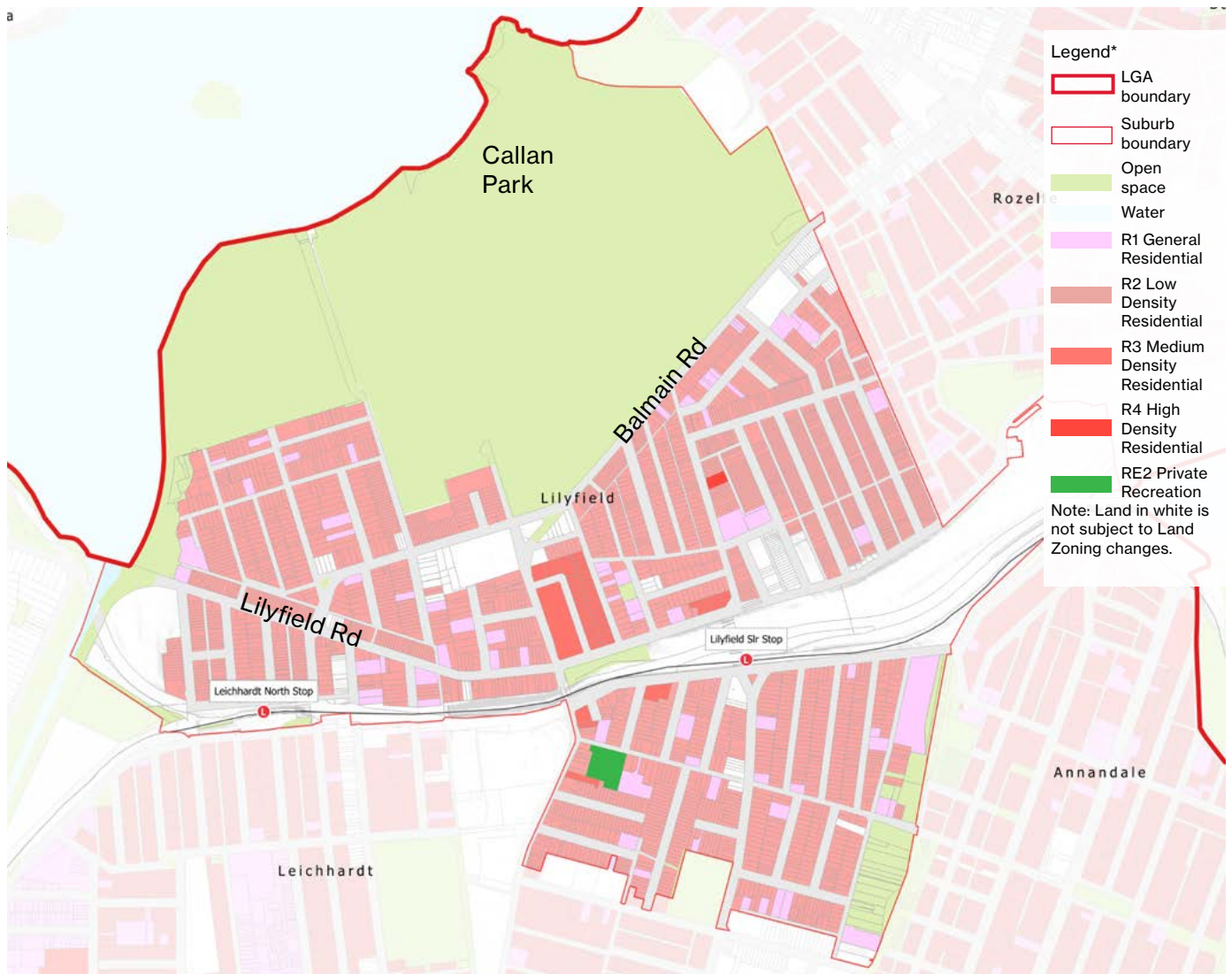
Proposed HOB controls

Mapping recommendations

Lilyfield



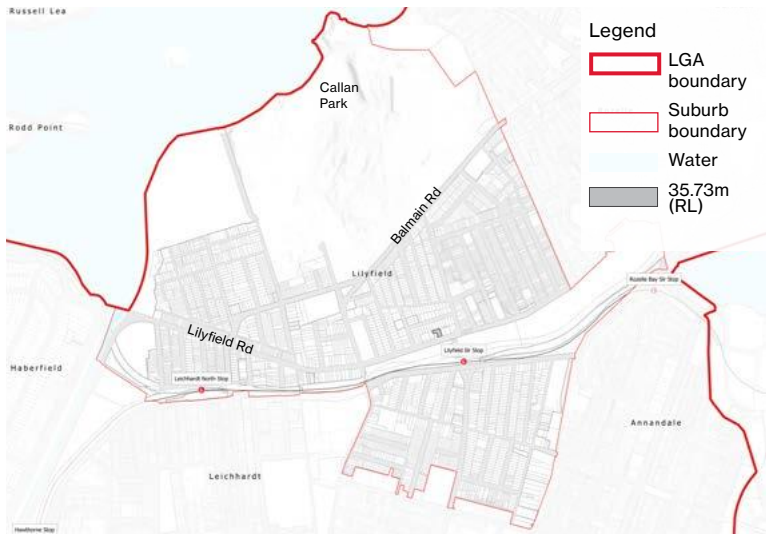
Existing land use zoning controls (Inner West LEP 2022)



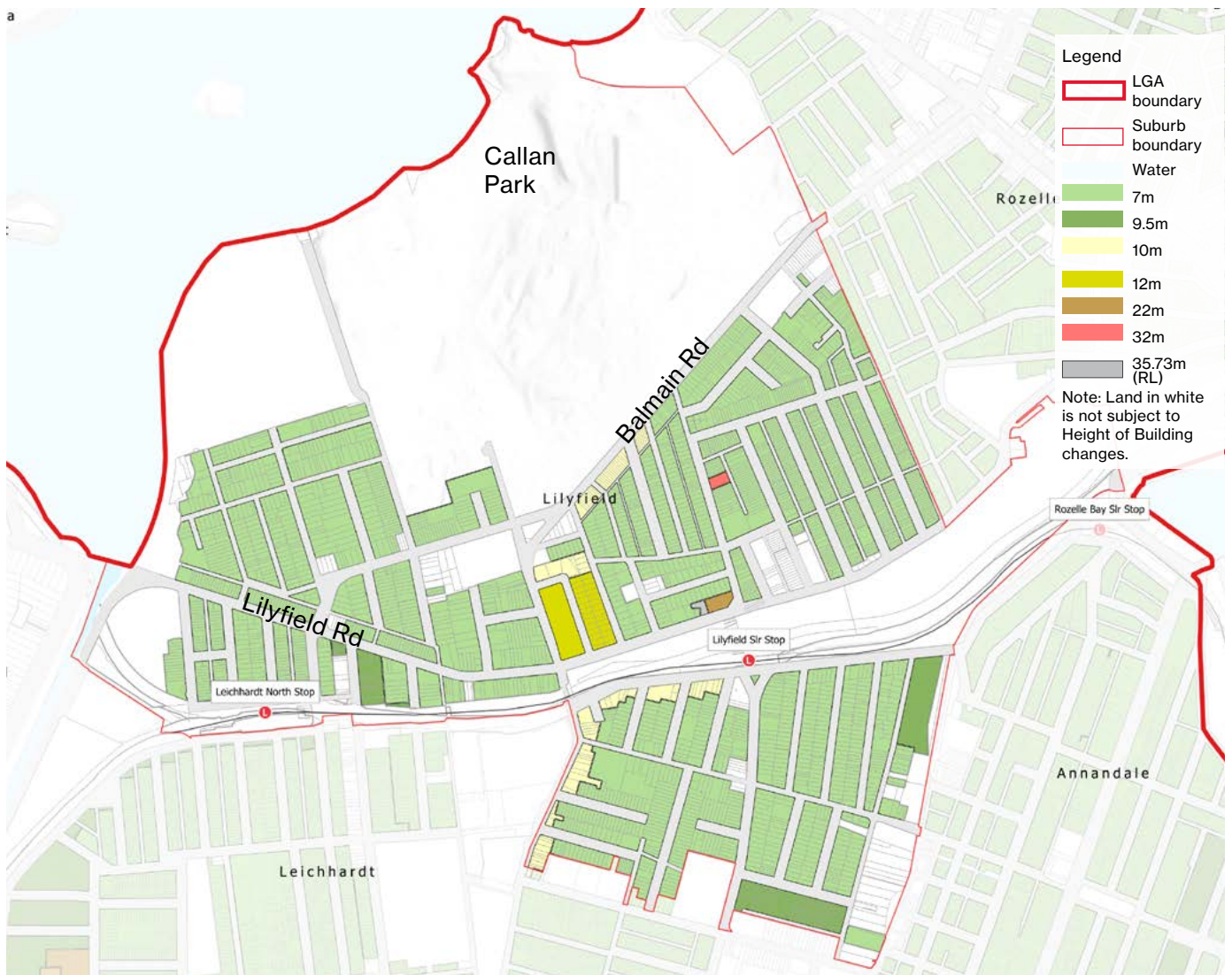
Proposed land use zoning controls

*Note: 88-92 Piper St, Lilyfield (Leichhardt Bowling Club) is proposed to be rezoned to RE2 Private Recreation.

Mapping recommendations



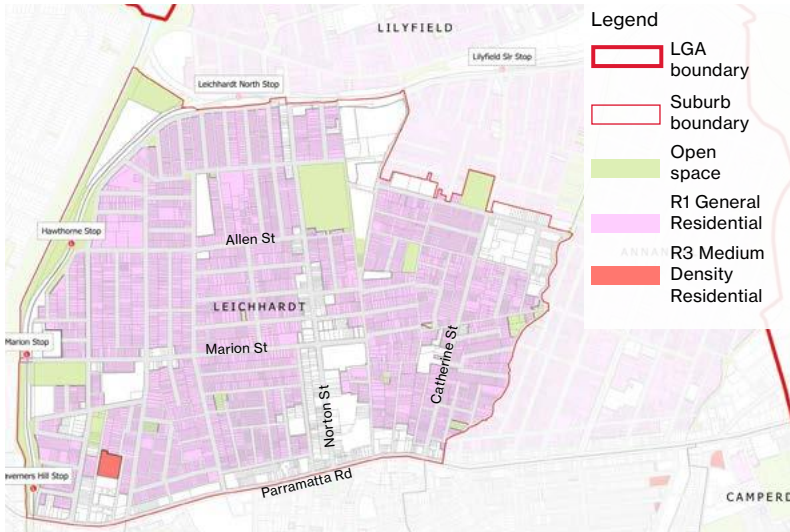
Existing HOB controls (Inner West LEP 2022)



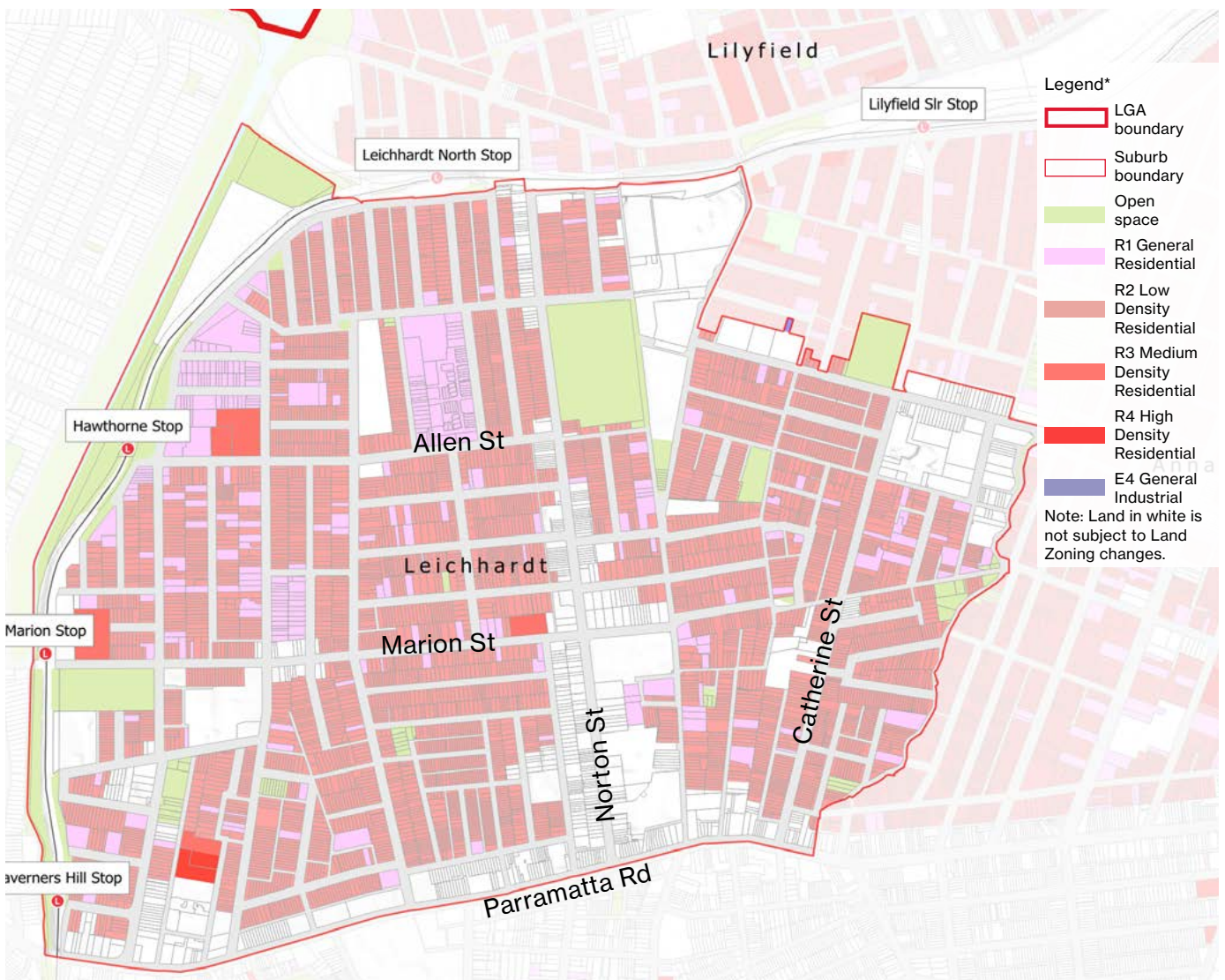
Proposed HOB controls (+ existing HOB controls for residential zoned land)

Mapping recommendations

Leichhardt



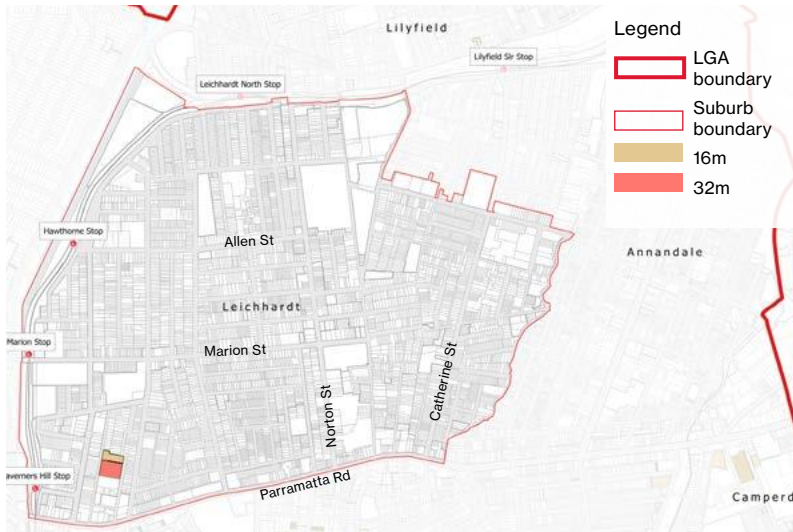
Existing land use zoning controls (Inner West LEP 2022)



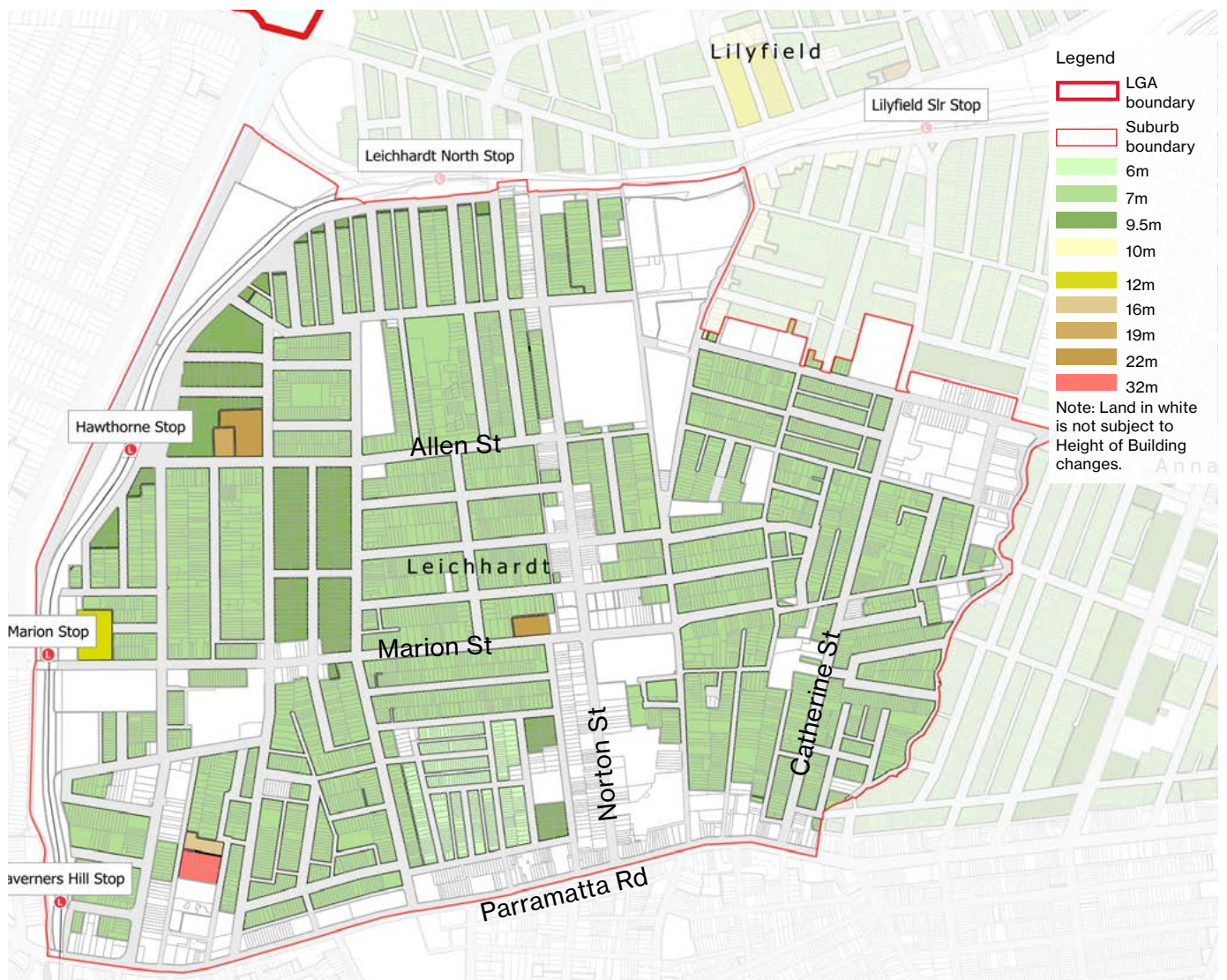
Proposed land use zoning controls

*Note: 87-89 Moore St, Leichhardt, is proposed to be rezoned to E4 General Industrial

Mapping recommendations



Existing HOB controls (Inner West LEP 2022)



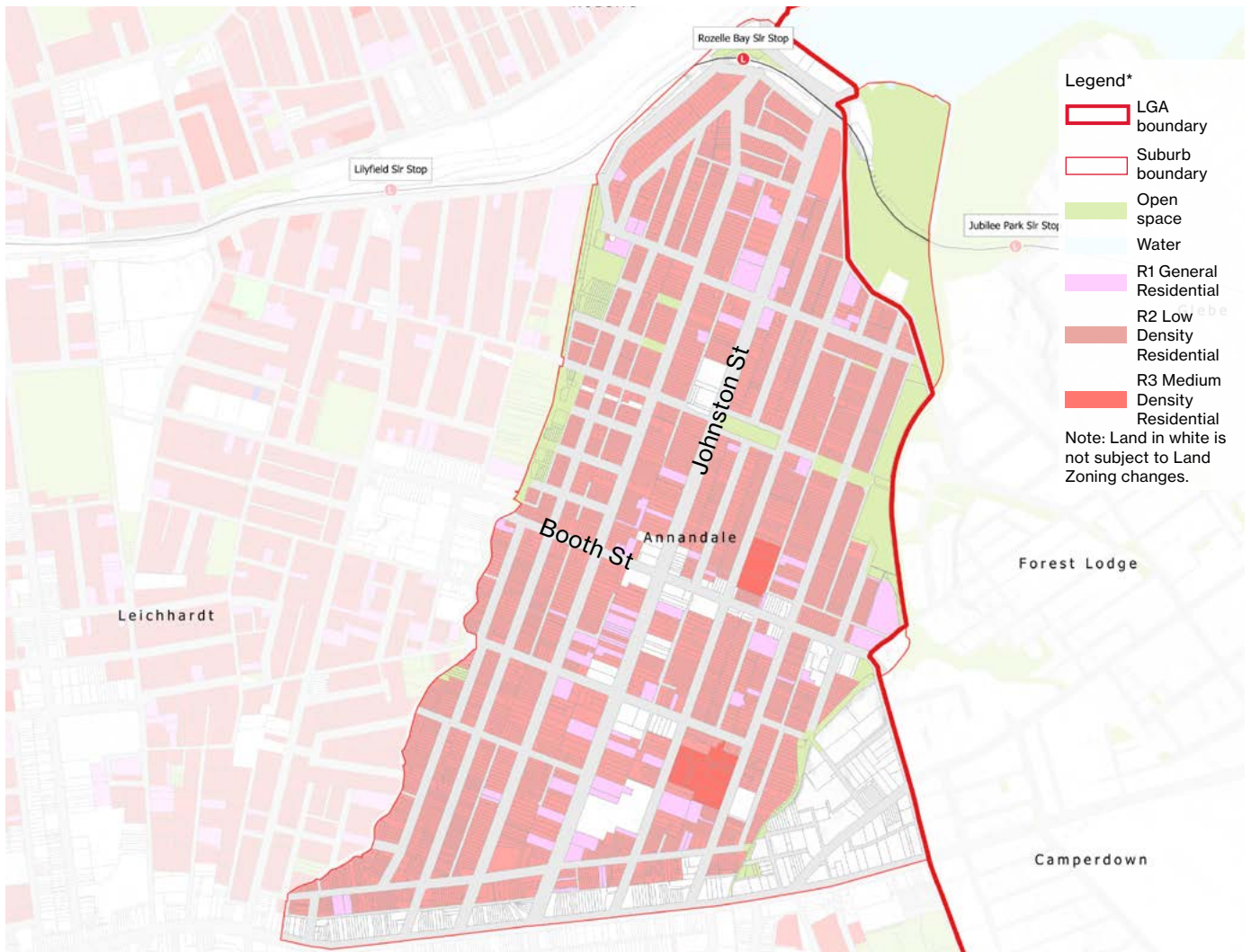
Proposed HOB controls (+ existing HOB controls for residential zoned land)

Mapping recommendations

Annandale



Existing land use zoning controls (Inner West LEP 2022)

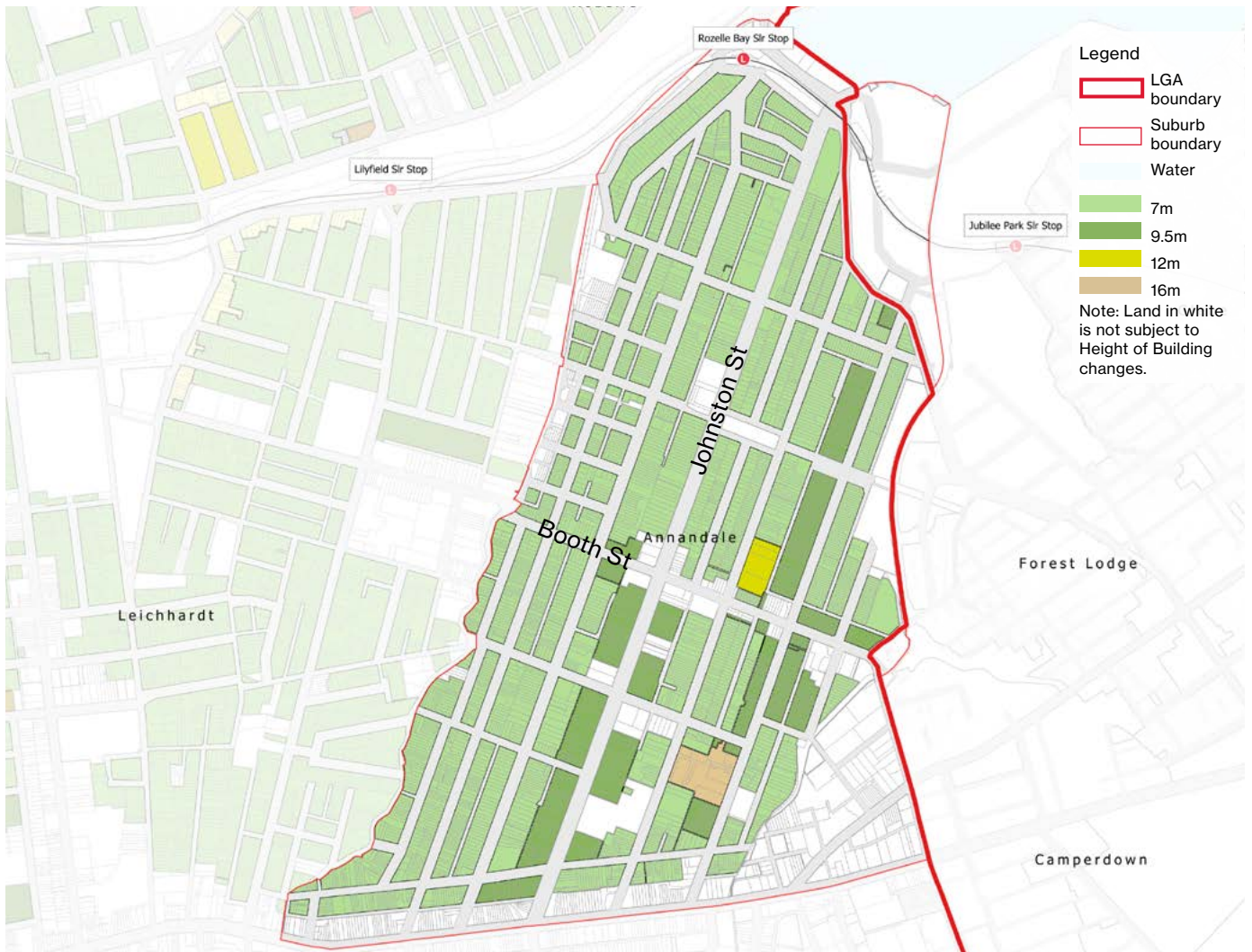


Proposed land use zoning controls

Mapping recommendations



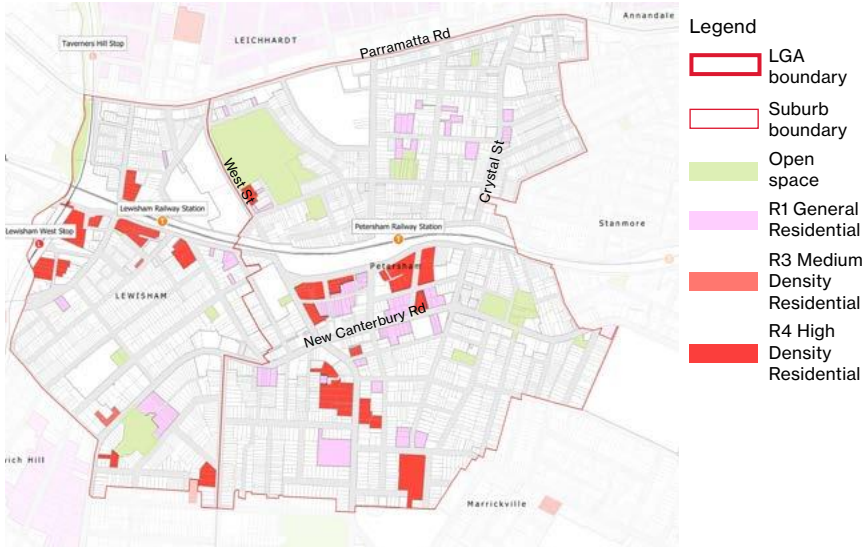
Existing HOB controls (Inner West LEP 2022)



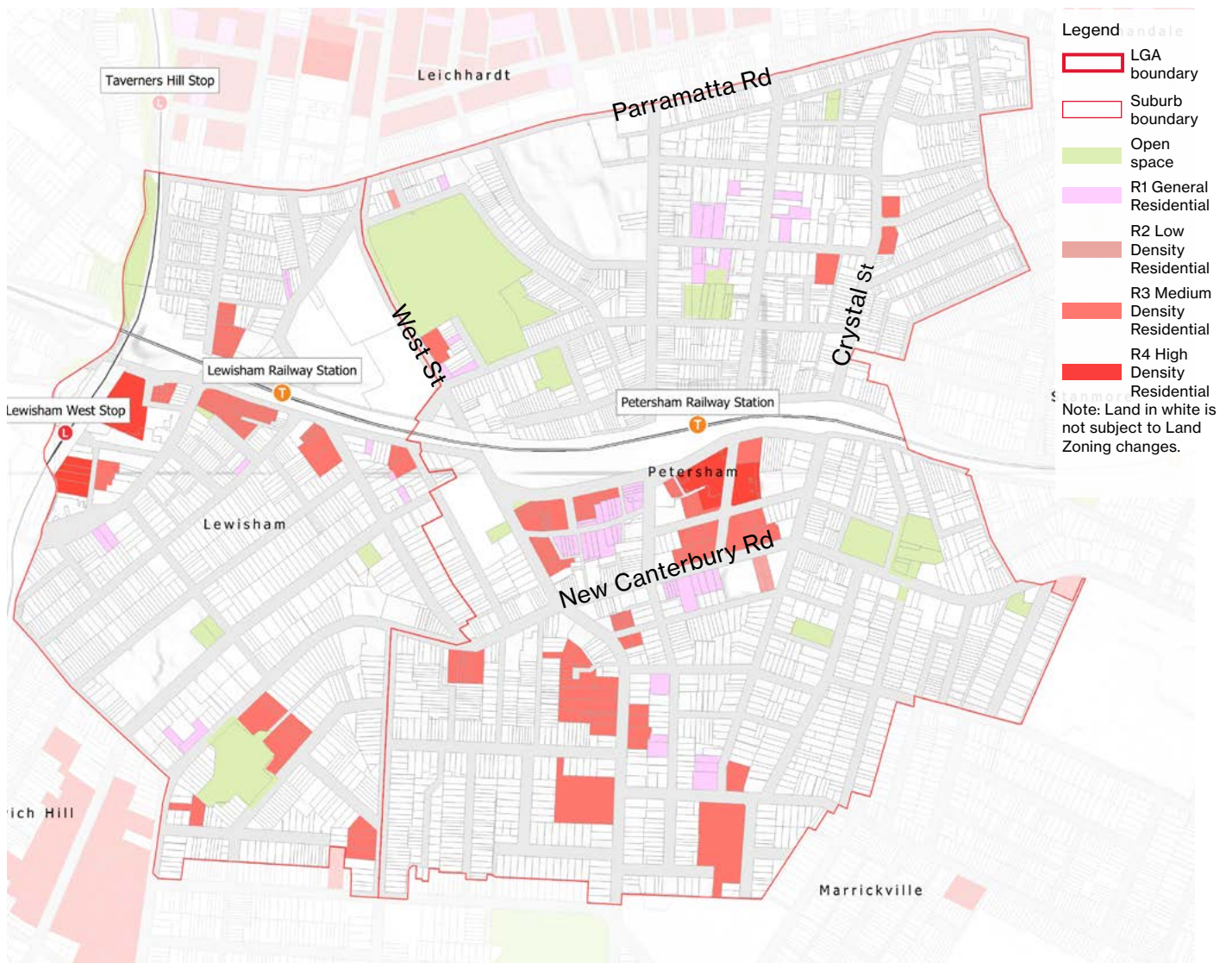
Proposed HOB controls

Mapping recommendations

Lewisham - Petersham



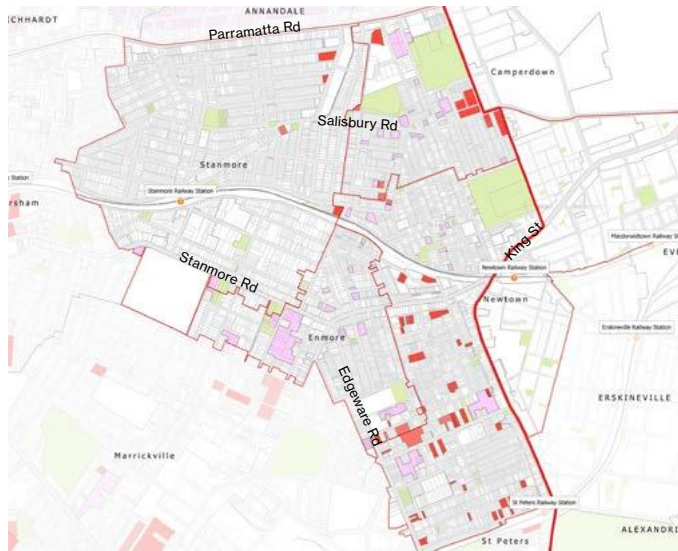
Existing land use zoning (Inner West LEP 2022)



Proposed land use zoning

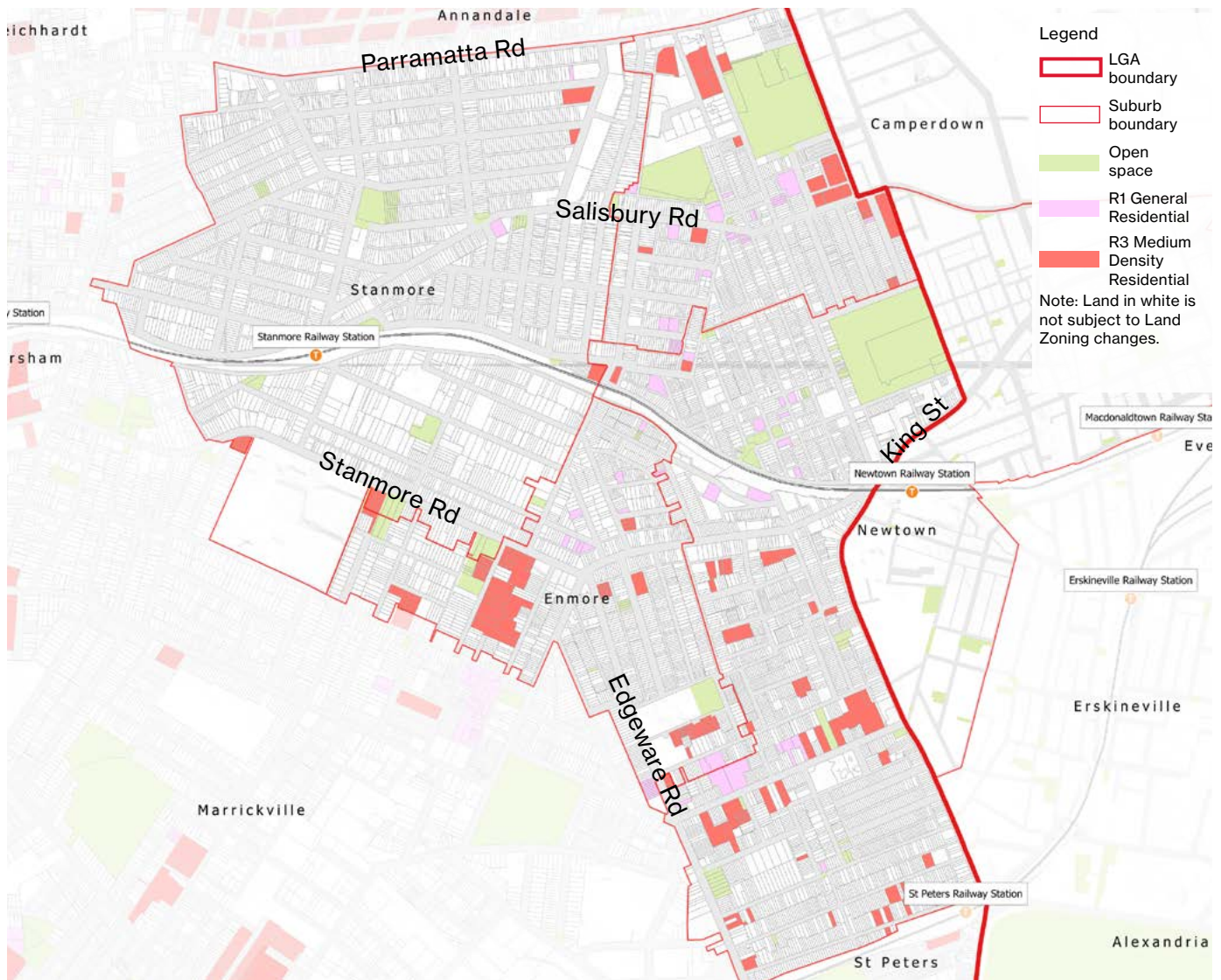
Mapping recommendations

Stanmore, Camperdown, Newtown, Enmore



- Legend**
- LGA boundary
 - Suburb boundary
 - Open space
 - R1 General Residential
 - R3 Medium Density Residential
 - R4 High Density Residential

Existing land use zoning (Inner West LEP 2022)

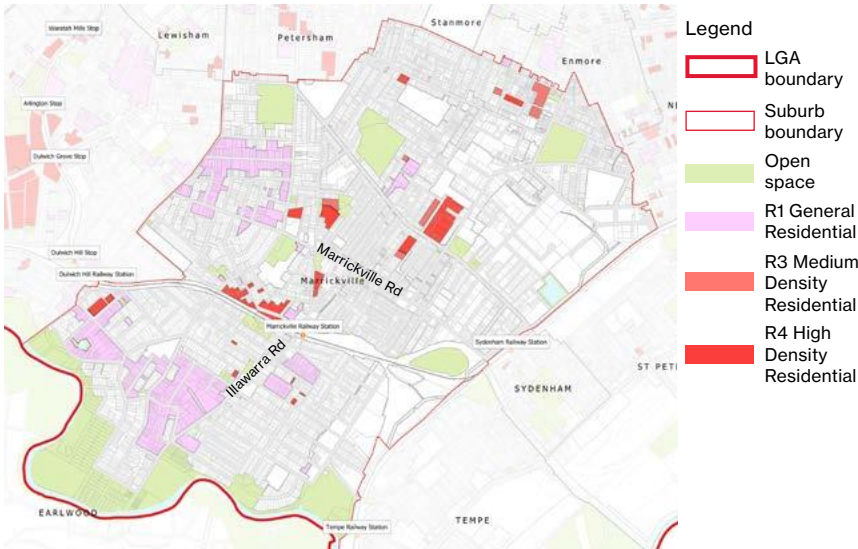


- Legend**
- LGA boundary
 - Suburb boundary
 - Open space
 - R1 General Residential
 - R3 Medium Density Residential
- Note: Land in white is not subject to Land Zoning changes.

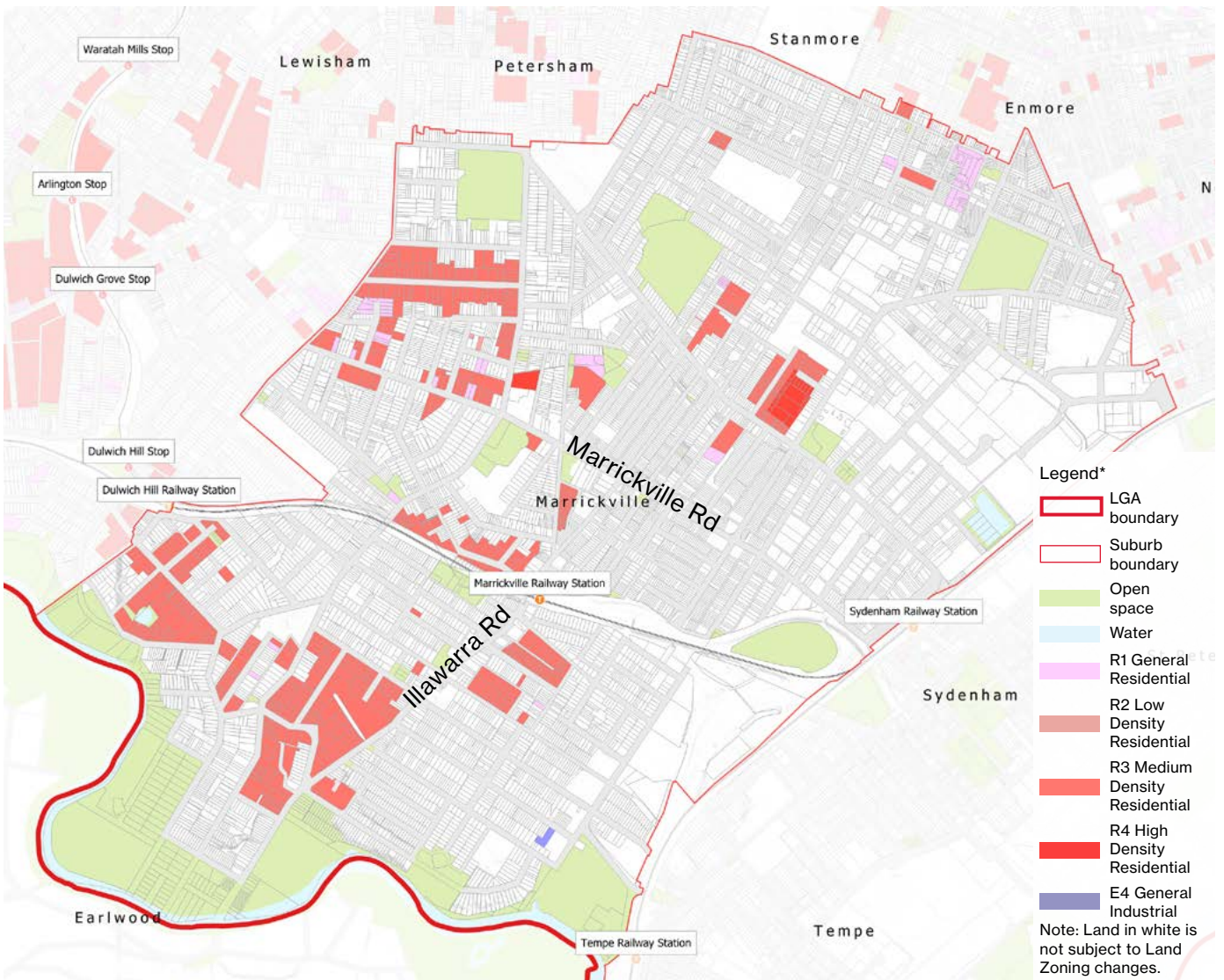
Proposed land use zoning

Mapping recommendations

Marrickville



Existing land use zoning (Inner West LEP 2022)

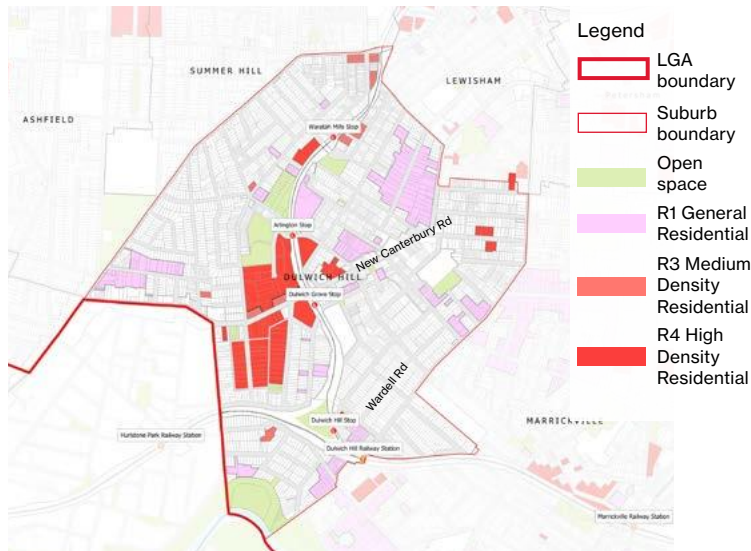


Proposed land use zoning

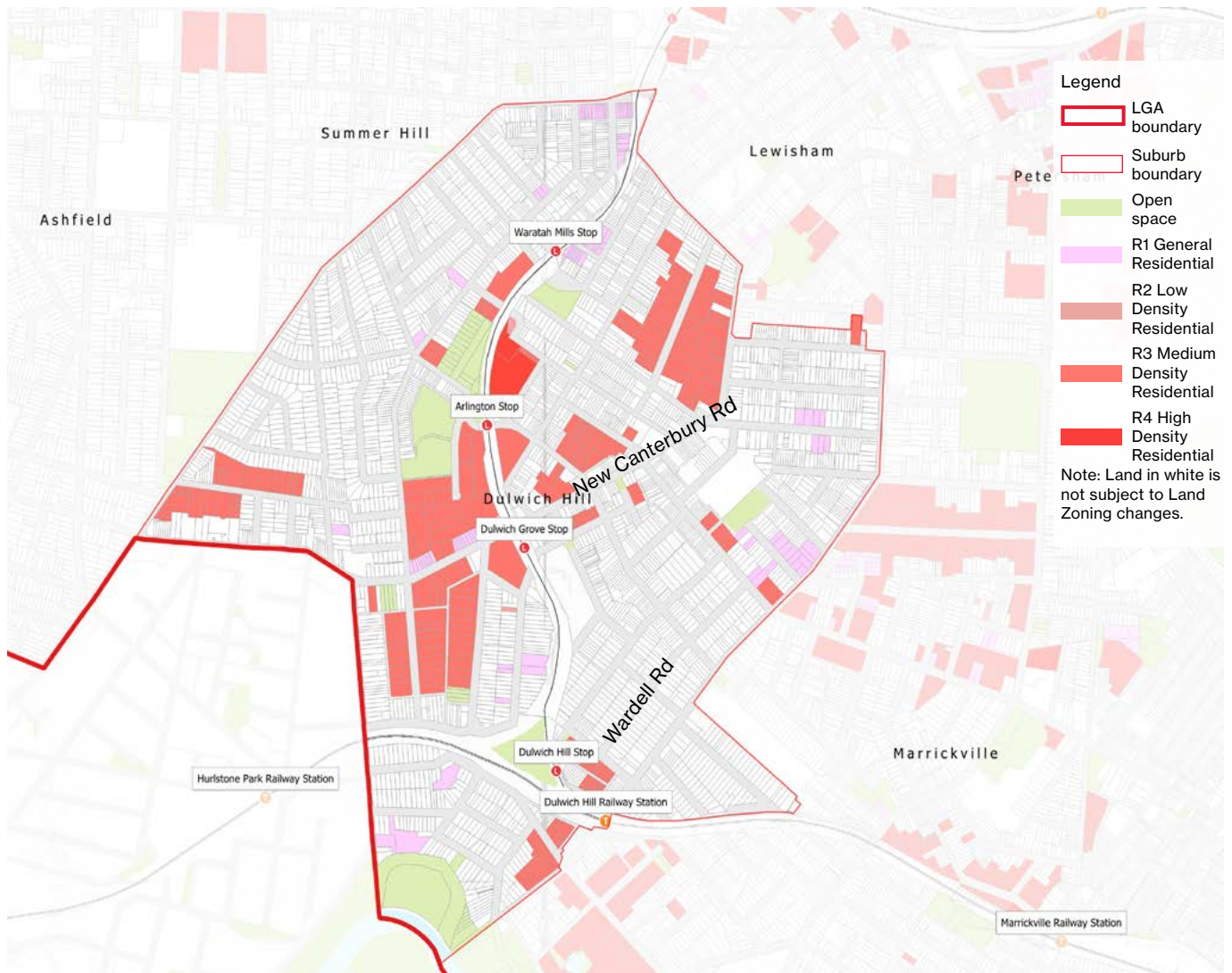
*Note: 57 Carrington Rd, Marrickville, is proposed to be rezoned to E4 General Industrial

Mapping recommendations

Dulwich Hill



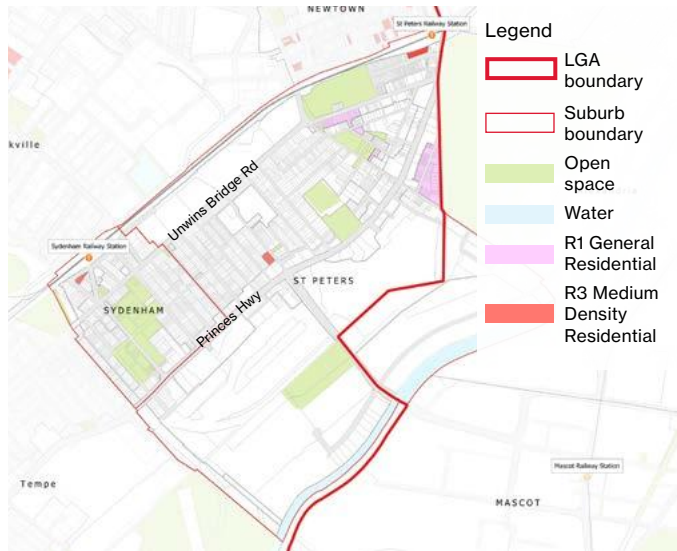
Existing land use zoning (Inner West LEP 2022)



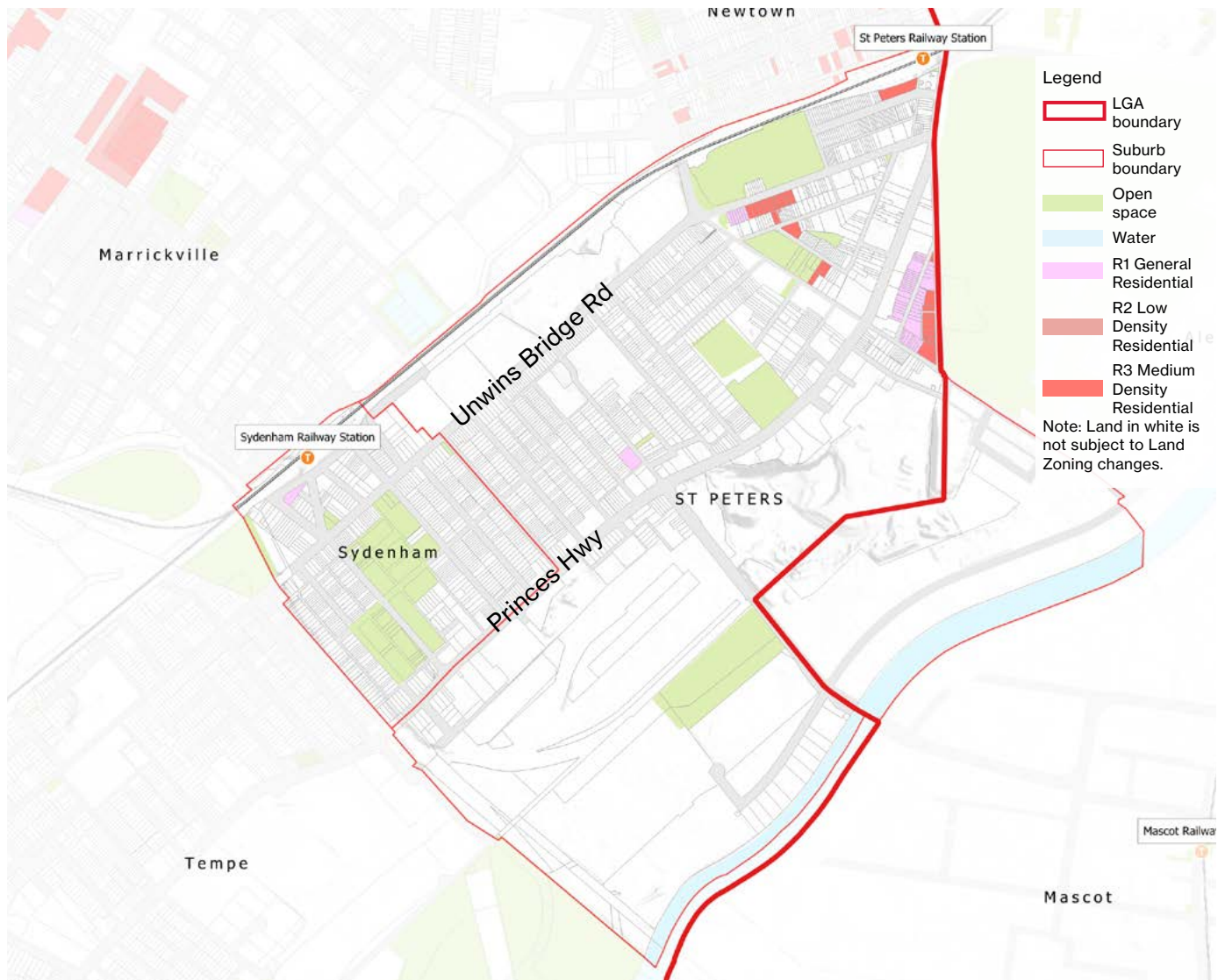
Proposed land use zoning

Mapping recommendations

St Peters - Sydenham



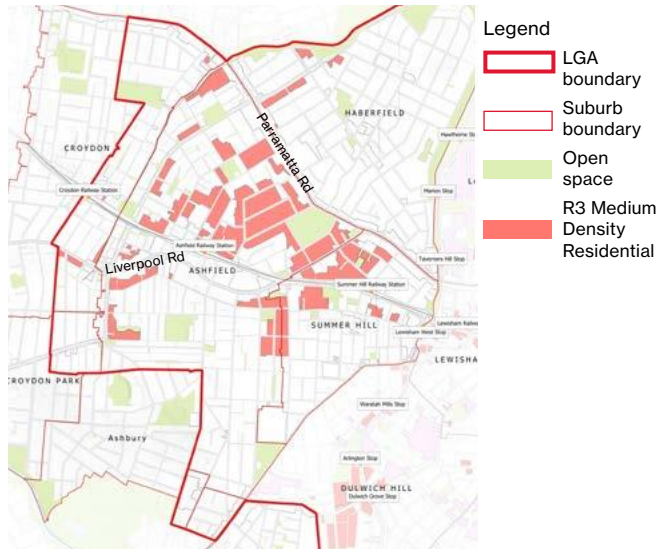
Existing land use zoning (Inner West LEP 2022)



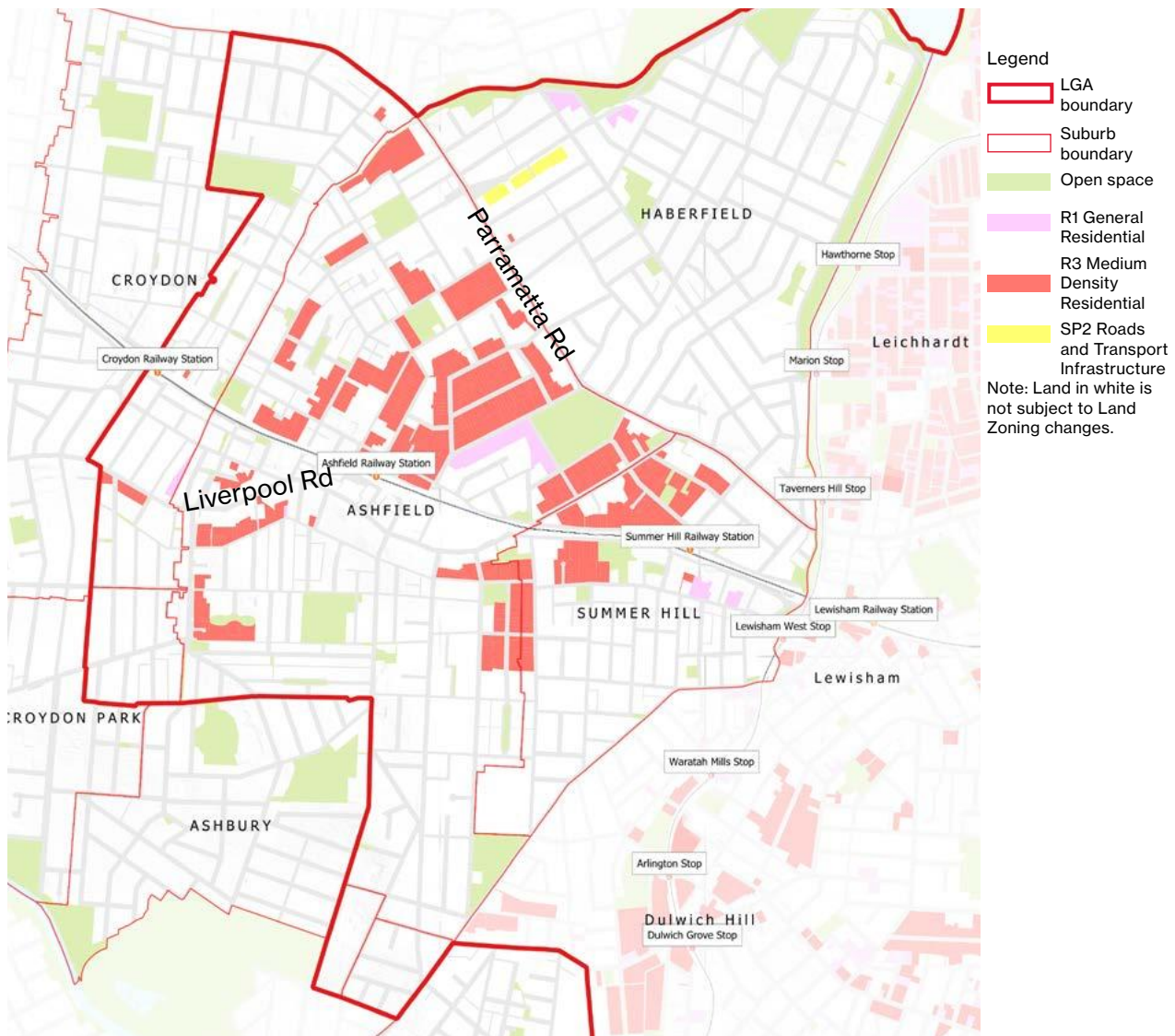
Proposed land use zoning

Mapping recommendations

Ashfield, Croydon, Summer Hill and Haberfield



Existing land use zoning (Inner West LEP 2022)



Proposed land use zoning

*Note: 3-15, 17 and 19 Wattle St, Haberfield, are proposed to be rezoned to SP2 Roads and Transport Infrastructure



CONCLUSION

4.1 Conclusion

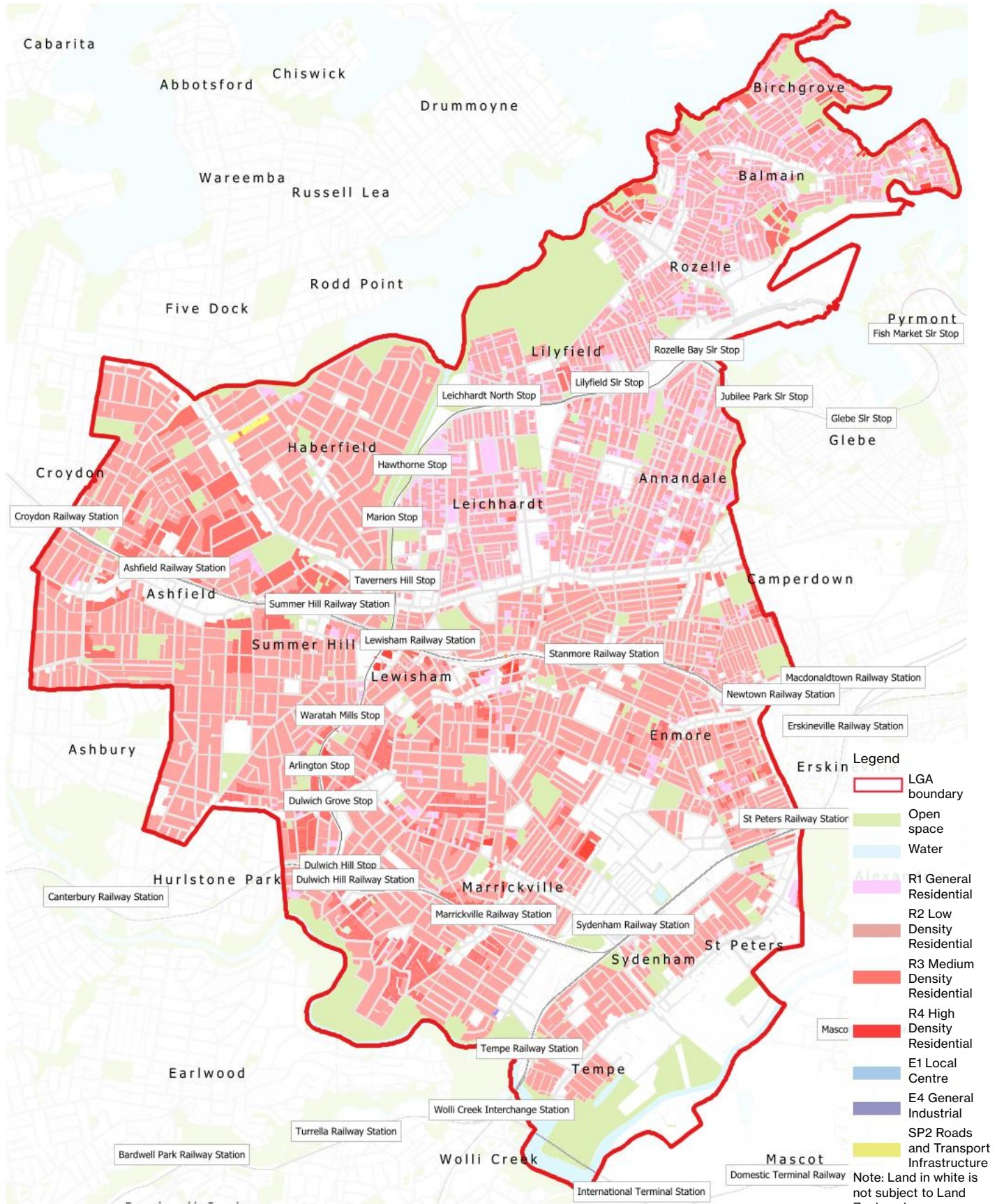
This Recommendations Report is the outcome of Stage 2 of this project. It includes our comprehensive place-based testing and recommended changes to land use controls for the R1 General Residential, R3 Medium Density Residential and R4 High Density Residential zones across the LGA, as well as our recommended Height of Building (HOB) controls for the former Leichhardt LGA area.

In addition to the residential zonings, the following spot rezonings are proposed. Refer to suburb maps for location:

- E1 Local Centre
(84-94 Mullens St, Balmain)
- E4 General Industrial
(87-89 Moore St, Leichardt and
57 Carrington Rd, Marrickville)
- RE2 Private Recreation
(88-92 Piper St, Lilyfield -
Leichardt Bowling Club)
- SP2 Roads and Transport Infrastructure
(Wattle St, Haberfield)

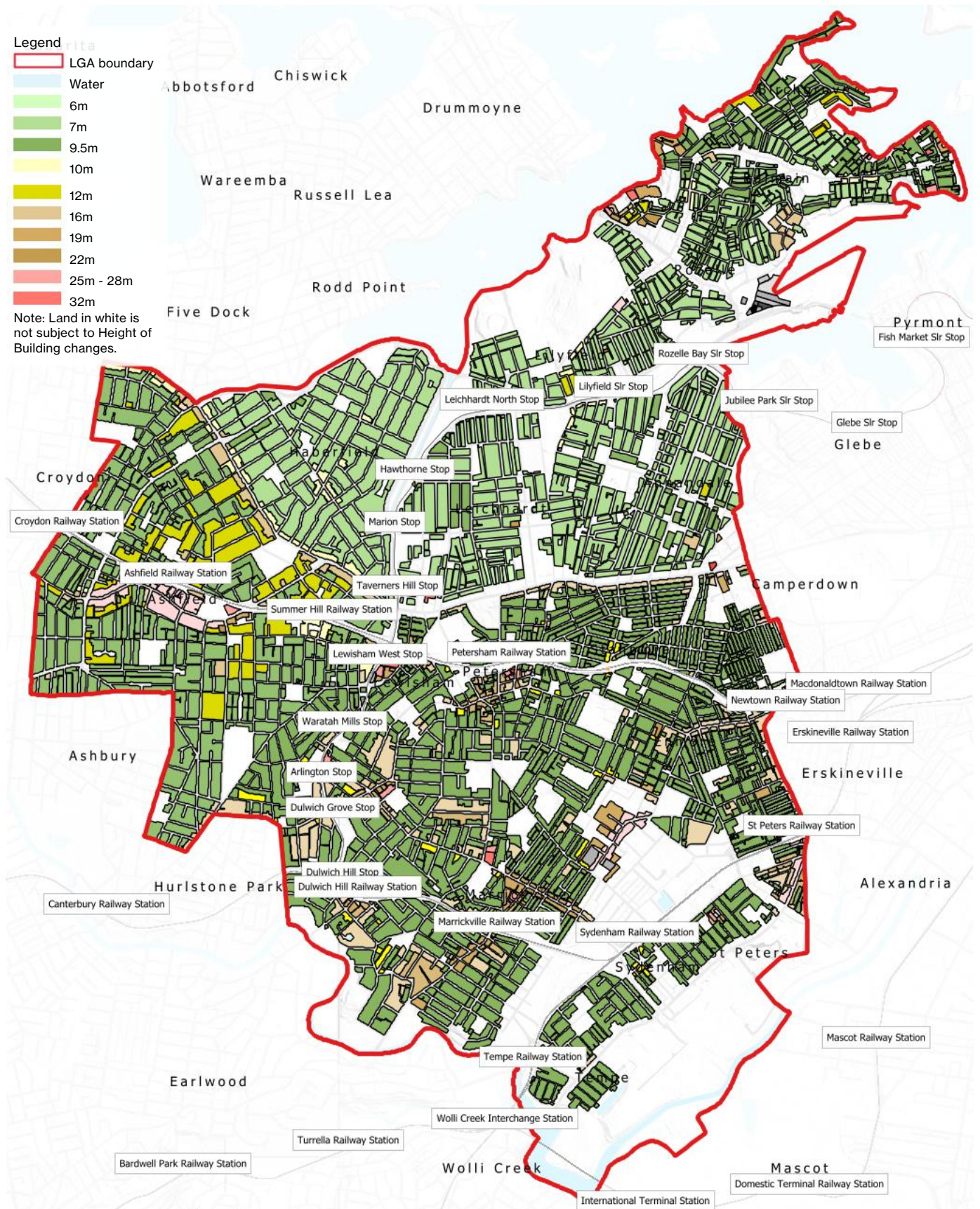
The Recommendations report is supported by the Stage 1 Research Report which encompasses the planning review and place-based analysis that has guided Stage 2 of this project.

Conclusion



Proposed changes to residential land use zoning controls (+ existing R2 zoned residential land)

Conclusion



Proposed changes to HOB controls for the former Leichhardt LGA (+ existing HOB controls across the LGA in all zones)

APPENDIX

5.1 Low and Mid Rise Housing reforms



The NSW Government's Low and Mid Rise Housing Policy is now in effect as part of the State Environmental Planning Policy (Housing) 2021. The policy aims to increase housing diversity and choice by allowing a broader range of low to mid rise housing typologies, as well as permitting increased density and height in well-located areas that offer convenient access to shops and public transport.

Implications of the Policy reforms on the Inner West LGA

The changes brought about by this policy and their implications for the Inner West Council are summarised in the adjacent table. Notably, the key changes impacting the Inner West LGA include the introduction of multi-dwelling housing and residential flat buildings (RFBs) within the R2 zone (in designated areas). Additionally, the policy permits increased height and density based on zoning classifications and proximity to train stations (in specified locations). Under this policy, R3 Medium Density Residential and R4 High Density Residential zones are allocated greater height and density allowances compared to R1 General Residential and R2 Low Density Residential zones.

While the NSW Government has released maps indicating potentially impacted areas, which encompass many centres within the Inner West LGA, a significant portion of this land is excluded from the policy. This exclusion applies to areas located within the Australian Noise Exposure Forecast (ANEF)* 20+ contour zone, and/or within a 200-metre radius of a high pressure or relevant pipeline, Transport Oriented Development areas and Heritage items.

Implications of the Policy reforms on this project

It is expected that the impacts of this policy on the study area will be minimal due to a substantial proportion of the land being excluded.

These reforms have not altered the principles by which we have reviewed the residential zones and heights across the Inner West LGA.

Low and Mid Rise reforms	
Dual occupancies	Dual occupancies permitted in R1, R2, R3 and R4 zones across the state.
Multi-dwelling housing	In nominated locations: <ul style="list-style-type: none"> – Multi-dwelling housing permitted in R1, R2, R3 and R4 zones. – Multi-dwelling (max 9.5m and 0.7:1)
Residential Flat Buildings (RFBs)	In nominated locations: <ul style="list-style-type: none"> – RFBs are permitted in R1 and R2 zones (max 9.5m and 0.8:1) – RFBs are permitted in R3 and R4 zones within 0-400m of station (max 22m/6 storeys and 2.2:1). – RFBs are permitted in R3 and R4 zones within 400-800m of station (max 17.5m/4 storeys and 1.5:1)
Shoptop housing	In nominated locations: <ul style="list-style-type: none"> – Shoptop housing permitted in R1 and R2 zones (max 9.5m)
Exclusions	<ul style="list-style-type: none"> – land with a high risk from natural hazards like bushfire and floods – land located close to dangerous goods pipelines and high aircraft noise – land that contains a heritage item – Transport Oriented Development (TOD) areas – the Bathurst, Hawkesbury, Blue Mountains and Wollondilly local government areas due to bushfire, flooding and evacuation risks (Bathurst has no land suitable for the policy).

Key reforms under Low and Mid Rise Housing Policy



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