



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

APPENDIX 2

Housing Investigation Area Master Plans Report

May 2025

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INNER WEST HOUSING INVESTIGATION AREA MASTER PLANS



Hassell

May 2025



Figure 1: Varying housing types on Livingstone Road, Marrickville



Figure 2: Existing sandstone rocky outcrop, Hilltop Avenue, Marrickville

We acknowledge and respect the Traditional Custodians of the unceded land upon which we work across the Inner West, the Gadigal and Wangal peoples.

We honour their Elders past and present whose knowledge and wisdom has, and will, ensure the continuation of cultures and traditional practices.

Even across all the layers of development Country is still with us.

EXECUTIVE SUMMARY

MORE HOUSING FOR THE INNER WEST

The Inner West is a vibrant and diverse community, known for its culture, distinctive character and strong sense of place. Its proximity to the city, lively atmosphere, and excellent amenities make it an attractive place to live.

NSW Government Housing Reforms Housing

The NSW State Government is implementing housing policy reforms to address the current housing crisis by increasing the availability of housing and improving diversity and affordability. These include:

- Transit Oriented Development (TOD), which permits medium-density residential development within 400m catchments of selected train stations, including those in the Inner West, i.e. Marrickville, Dulwich Hill, Ashfield, and Croydon; and
- Diverse and well-located low-medium rise housing (LMR), focusing on targeted centres and transport nodes to support medium-density residential development.

These reforms utilise a broad approach that relies on uplift within 400m and 800m station and centre catchments. However, this approach fails to acknowledge the unique characteristics of each location including existing street layout, topography, local character, or environmental constraints such as flooding, nor does it consider social and recreational infrastructure such as parks and open spaces. As a result, this approach can lead to significant impacts on the local character and heritage conservation areas.

Further, Council's feasibility investigations have indicated that these proposed controls are unlikely to result in large development uptake in the Inner West, especially in the short to medium term. A number of headwinds make it very challenging for the proposed planning controls to be feasible as a result of the cumulative influence of high existing-use values (and therefore the cost to consolidate a development site), elevated construction costs and relatively soft end sale values of completed apartments.

Housing Investigation Areas Master Plans

Hassell have been engaged by the Inner West Council (IWC) to develop Housing Investigation Area (HIA) master plans by taking a place-led approach for tailored solutions for housing uplift. This approach aims to provide an alternative to the State's Housing Reforms that is unique to the Inner West. The HIA work has been completed in two stages, being:

- **HIA Stage 1** – focuses around Marrickville – Dulwich Hill and Ashfield – Croydon.
- **HIA Stage 2** – focuses on other parts of the local government area (LGA) which are well-located and well-serviced such as parts of Leichhardt, Petersham, Lewisham, Marrickville, St Peters and Sydenham.

HIA Stage 1 Master Plans

The master plans for HIA Stage 1 provide a framework that establishes a vision for high density and high amenity neighbourhoods and unlocks the potential of these areas to deliver new housing and jobs.

The Marrickville – Dulwich Hill Master Plan responds to local context by establishing a growth corridor in a circuit, connecting transport nodes, corridors and activity centres and distributing densities in well-located and well-serviced areas. This includes a substantial density uplift in Marrickville Town Centre, Dulwich Hill Village and Dulwich Hill Station. Open space and natural assets are also leveraged by increasing densities around parks and other key community facilities.

The Ashfield-Croydon Master Plan uniquely responds to the existing context by concentrating housing density within Ashfield Town Centre, station catchments and a series of north-south and east-west urban spines. The key east-west spines include Liverpool Road and Norton Street to the south of railway corridor and Elizabeth Street to the north of railway corridor.



This document has been prepared as a collaboration between Inner West Council and Hassell

Key North-south spines proposed for additional density include Milton Street / Frederick Street, Holden Street, Bland Street and Charlotte Street.

Targeted heritage investigations were also undertaken for HIA Stage 1 master plans to review the significance of certain existing heritage listed items and Heritage Conservation Areas (HCA).

To ensure that new development is supported with necessary infrastructure, delivery of new transport, social and recreational infrastructure is proposed through mechanisms such as development incentives, key sites and land acquisition. This includes new public open spaces and expansion of existing open spaces as well as new active transport connections at key locations to create walkable, connected and liveable neighbourhoods.

HIA Stage 2 Master Plans

HIA Stage 2 identifies areas of the LGA outside of Stage 1 which are well-located and well-served for additional housing opportunities. The master plan for these areas provides a framework to deliver a place-based response for low and medium density housing outcomes.

Large areas of the LGA outside of Stage 1 were investigated for uplift through a process of eliminating constrained sites such as those affected by heritage, flooding, high aircraft noise exposure, significant strata sub-division, small lot sizes, restricted street widths and employment lands.

New housing opportunities have been identified in Leichhardt, Petersham, Stanmore, Lewisham, Marrickville, St Peters and Sydenham for low and medium density housing while predominantly retaining the character of these areas.







Implementation of the Master Plans

HIA Stage 1 and 2 master plans aim to retain and manage the unique character of the Inner West through the densification process. This includes offsetting densities from areas of high character value and recommending development controls which require new developments to positively respond to the local context through appropriate built form transitions, minimising adverse amenity impacts, lowering traffic impacts through limiting on-site parking and protecting and enhancing Inner West neighbourhoods, parks, streets and places.









These master plans offer a place-based alternative to the NSW Government's one-size-fits-all housing reforms. In developing the master plan, feasibility was considered and appropriate incentives applied to ensure that development is more likely to occur over the short to medium term as compared to the NSW Government's proposed controls. These demonstrate that strategic and place-based planning can achieve both housing supply and high-quality urban outcomes by focusing on local context, walkability, and the preservation of neighbourhood character. Through a balance of density and design, these plans ensure that growth supports – rather than undermines – the vibrant, liveable, and diverse communities that define the Inner West.

INNER WEST HOUSING INVESTIGATION AREAS STRUCTURE PLAN

Legend

-  HIA 1 Boundary
-  HIA 2 Boundary
-  Primary Structuring Corridor
-  Secondary Structuring Corridor
-  PRCUTS Stage 1
-  Bays Precinct 1.2km Catchment Investigation Area





Land Use and Density

-  Local Town Centre
-  High Density Residential
-  Medium Density Residential
-  Medium-Low Density Residential
-  Low Density Residential
-  Infrastructure / Education
-  Existing E1 Local Centre Zone (no proposed changes)
-  Key Sites

Open Space and Public Domain

-  Existing Public Open Space
-  Proposed New Public Open Space
-  Inner West Blue-Green Grid - Connectivity
-  Key Site Open Space Delivery
-  Waterway

Connectivity and Movement

-  Railway Line and Stations
-  Light Rail Line and Stops
-  400m-800m Catchment
-  Potential Active Transport Connections

Heritage



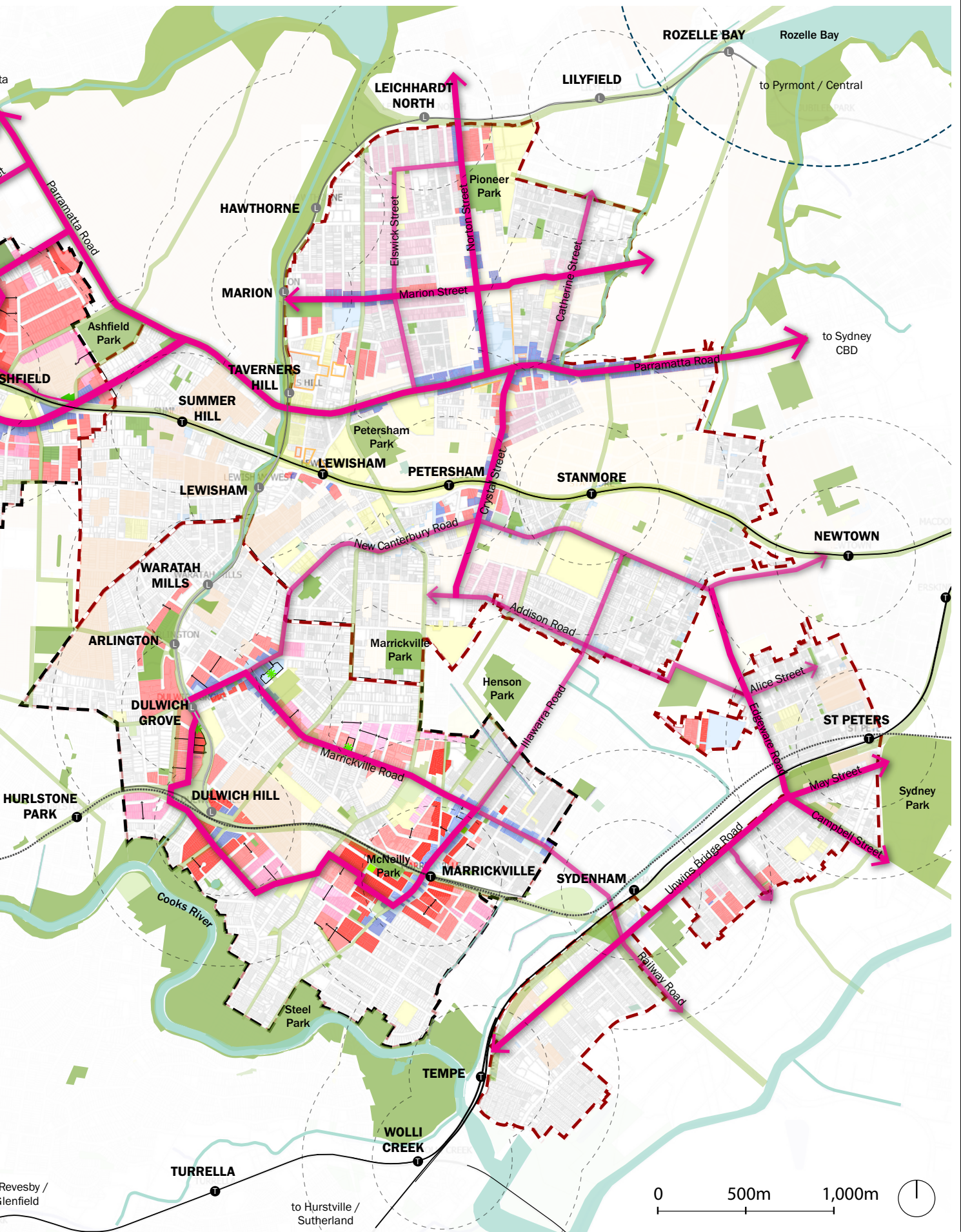
-  Heritage Conservation Areas
-  Heritage Item - Archaeological



Figure 3: Inner West Housing Investigation Areas Structure Plan



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PART A

INTRODUCTION,

PLANNING

CONTEXT,

VISION AND

PRINCIPLES

1. INTRODUCTION

1.1. Project Overview

Inner West Council is working together with the NSW Government, to create more well-located homes close to transport, jobs, and services. Parts of Inner West are affected by the NSW Government Housing Reforms, including:

- Transit Oriented Development (TOD);
- Diverse and Well located Housing – Low Medium Rise Housing (LMR); and
- Parramatta Road Corridor Urban Transformation Strategy (PRCUTS).

Inner West is undertaking place-based planning to create an alternate approach to the State's Housing Reforms and Strategies. This alternate approach would facilitate new housing opportunities across the LGA aligning with the NSW Government's housing targets. This place-based approach will deliver better outcomes than those provided under blanket controls proposed by the NSW Government Housing reforms.

1.2. Purpose of the Master Plans

The Master Plans seek to improve housing outcomes for the Inner West community, aiming to create more housing while respecting local characteristics. They focus on three Housing Investigation Areas (HIAs) undertaken in two stages, being:

→ Stage 1 HIA

- Marrickville - Dulwich Hill
- Ashfield - Croydon

→ Stage 2 HIA

- Summer Hill, Lewisham, Petersham, Stanmore, Leichhardt, St Peters, Sydenham and Tempe

Refer to the Housing Investigation Area study boundaries in figure 4 overleaf. Not all parts of the study area are proposed for change.

Inner West's alternate approach aims to ensure that housing solutions not only meet numerical targets but also make a place-based urban design response that enables high density residential in well-connected and accessible areas near railway stations; low-medium residential density around town centres and light rail stops; and provides transitions to existing low density areas.

The Master Plans offer broader benefits, including incentives to encourage redevelopment and identify sites for the provision of new community infrastructure, such as open space and community facilities.

1.2.1. Report Structure

For ease of understanding, this report has been structured into five parts, being:

Part A: Introduction, Planning Context, Vision and Principles

Provides the project overview and summarises the key findings from strategic and local planning context analysis.

Part B and C: Housing Investigation Areas

Provides the summary of master planning studies for:

- Stage 1 HIA (Dulwich Hill-Marrickville and Ashfield-Croydon); and
- Stage 2 HIA (Summer Hill, Lewisham, Petersham, Stanmore, Leichhardt, St Peters, Sydenham and Tempe).

For each HIA Stage, the following is provided:

- **Place Analysis**
 - Key findings of the challenges and opportunities
- **Urban Design Framework**
 - Overview of the structure plan and urban design framework.
- **Sub-Precincts**
 - Overview of the proposed key changes of each sub-precinct that underpin the overall structure plan and the key outcomes.
- **Proposed Maps**
 - Proposed map amendments which will inform changes to the IWLEP 2022 such as proposed land use zoning, floor space ratio (FSR) and height of building (HOB) controls.

Part D: Affordable Housing Contribution

Provide the affordable housing contribution rate guidance for HIA Stage 1 and Stage 2.

Part E: Development Incentives

Provide the development incentives mechanism for HIA Stage 1 and Stage 2.

Part F: Yield Estimate

Provide the methodology and indicative dwelling yield estimate for HIA Stage 1 and Stage 2.

Further, the supporting design guide provides detailed design guidance regarding intended built form outcomes, landscaping, vehicular access, parking and associated development controls.

1.3. Investigation Areas

Stage 1 Housing Investigation Areas

The Stage 1 HIA Master Plans identify housing opportunity areas including potential community infrastructure and open space to accommodate population increase. The study areas cover parts of Ashfield, Croydon, Dulwich Hill, and Marrickville train stations (approximately 800m catchment) and Dulwich Grove, Arlington and Waratah Mills light rail stops (approximately 400m catchment). These Master Plans were informed by technical studies including:

- Connecting with Country
- Biodiversity
- Flooding
- Heritage
- Social Infrastructure Needs
- Transport
- Sustainability
- Feasibility

Stage 2 Housing Investigation Areas

The Stage 2 HIA Master Plans identify additional housing opportunity areas across the remainder of the railway station, light rail stops and local centre catchments, including Summer Hill, Lewisham, Petersham, Stanmore, Leichhardt, St Peters, Sydenham and Tempe. Large areas in the LGA were investigated in detail through the Master Planning process and sub-areas have been strategically selected for uplift to support new housing opportunities, specifically where sites are not constrained by:

- 100 year and probable maximum flood (PMF) affected properties
- Heritage Conservation Areas (HCAs) (except where in a local centre) and Heritage Items (HIs)
- Sydney Airport's Australia Noise Exposure Forecast (ANEF) 30+
- Employment (Industrial) Lands (E3/ E4 zones).
- Haberfield HCA and Camperdown Precinct (part of Tech Central)
- Bays West and surrounding suburbs such as Rozelle and Balmain as The Bays precinct is a TOD accelerated project with planning being undertaken by the NSW State Government

The precinct boundaries for Stage 1 and Stage 2 HIAs are illustrated in the following figure.

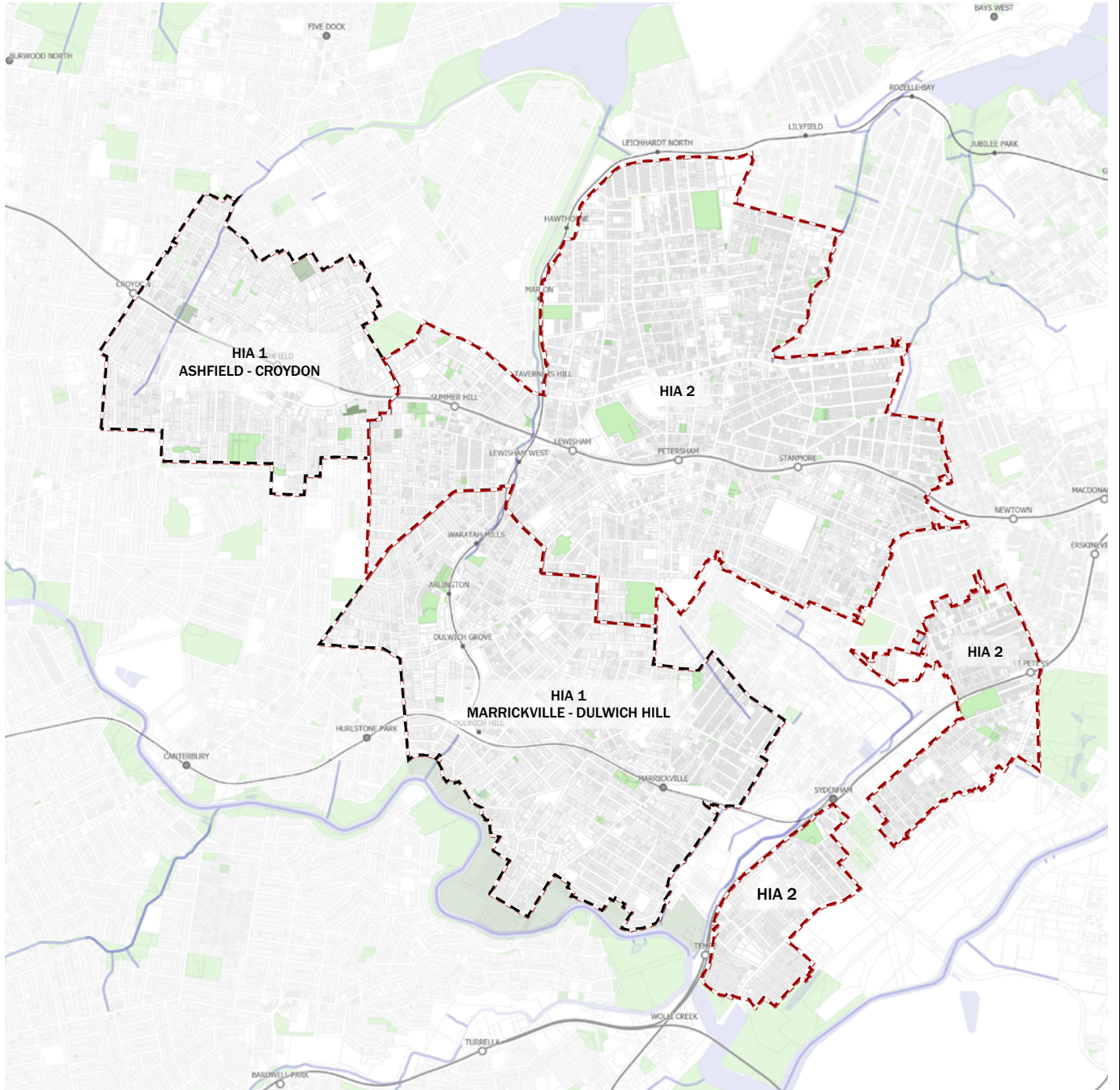
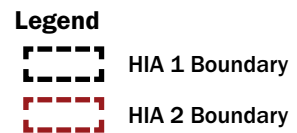


Figure 4: Housing investigation area precinct boundaries



1.4. Housing Reforms Policies

1.4.1. National Housing Accord

The Australian Government has agreed to a National Housing Accord (Accord) with states and territories, local government, institutional investors and the construction sector.

The Accord includes an initial aspirational target agreed by all parties to build one million new well-located homes over 5 years from mid-2024.

Translated to an Inner West Council context, this means enabling the delivery of 1,500 dwellings per year over the coming 5 years across the Inner West Council area.

1.4.2. NSW Government Housing Reforms

Transport Oriented Development (TOD)

The NSW Government's TOD Program planning reforms have been implemented through an amendment to the State Environmental Planning Policy (Housing) - Chapter 5 Transport Oriented Development (TOD Housing SEPP).

These planning controls apply within 400 metres of 37 stations to deliver more affordable, well-designed and well-located homes. Marrickville, Dulwich Hill, Ashfield and Croydon stations within the Inner West are affected by these TOD reforms.

Within 400m of each station, the TOD reforms allow residential flat building and shop top housing development:

- Up to 22m for residential flat building, 24m for shop-top housing in height (6 storeys)
- With a floor space ratio up to 2.5:1
- A minimum lot width of 21m and no minimum lot size
- Require a mandatory affordable housing contribution of 2% of gross floor area delivered on-site and in perpetuity for developments with a gross floor area of 2,000m² or more

The following map illustrates the properties affected by the TOD Housing SEPP within Ashfield, Croydon, Marrickville and Dulwich Hill.

Low-Mid Rise Housing (LMR)

In addition to the TOD reforms, low and mid-rise (LMR) housing reforms apply across NSW. The intent is to enable greater housing diversity by allowing low and mid-rise housing within 800m walking distance from a NSW Government mapped town centre or the entrance of a nominated train, metro or light rail station in R1, R2, R3 and R4 residential zones.

LMR permits dual occupancies, terraces, town houses and manor houses (2 storey apartment building) in the R1, R2, R3 and R4 residential zones. Residential flat buildings and shop top housing of between 3-6 storeys are permitted in R3 and R4 residential zones as set out below.

Within 0-400m from a nominated station/centre in the R3 and R4 zones the LMR reforms allows residential flat buildings and shop top housing development:

- Up to 22m for residential flat building, 24m for shop-top housing in height (6 storeys)
- With a floor space ratio of 2.2:1
- No minimum lot size/width

Within 400-800m from a nominated station/centre in the R3 and R4 zones the LMR reforms allows residential flat buildings and shop top housing development:

- Up to 17.5m in height (4 storey)
- With a floor space ratio of 1.5:1
- No minimum lot size/width

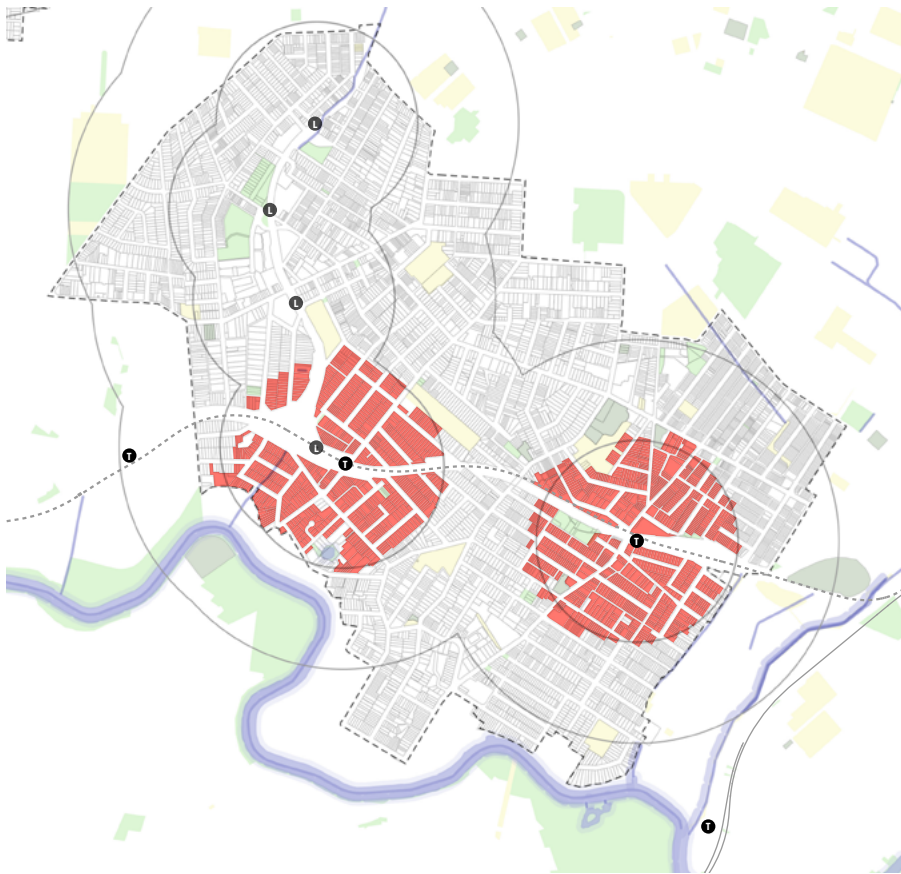


Figure 5: TOD Housing SEPP affected properties within Marrickville and Dulwich Hill (affected lots sourced from NSW Government website)

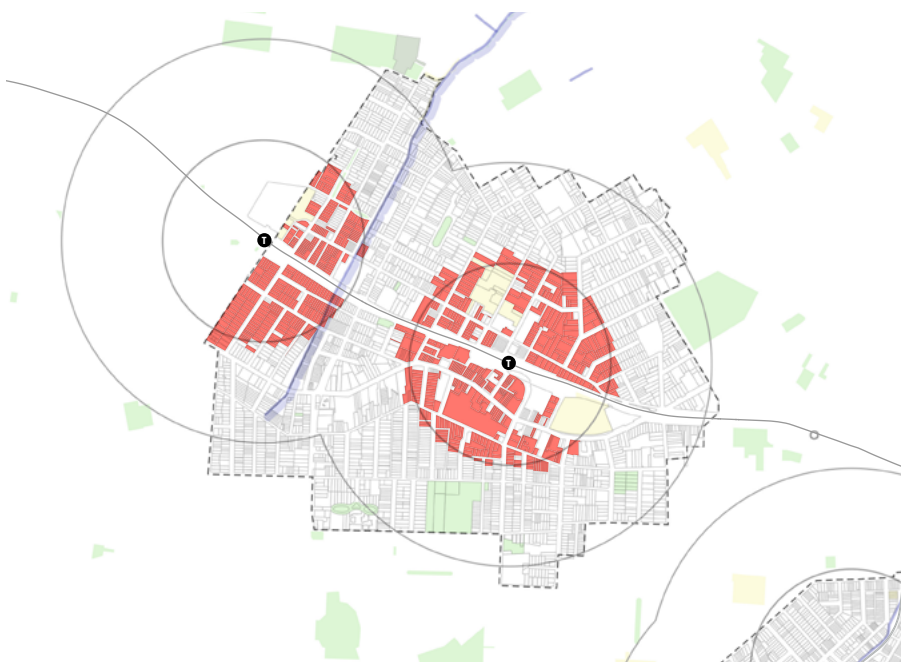


Figure 6: TOD Housing SEPP affected properties within Ashfield and Croydon (affected lots sourced from NSW Government website)

1.5. Starting with Country

By Djinjama

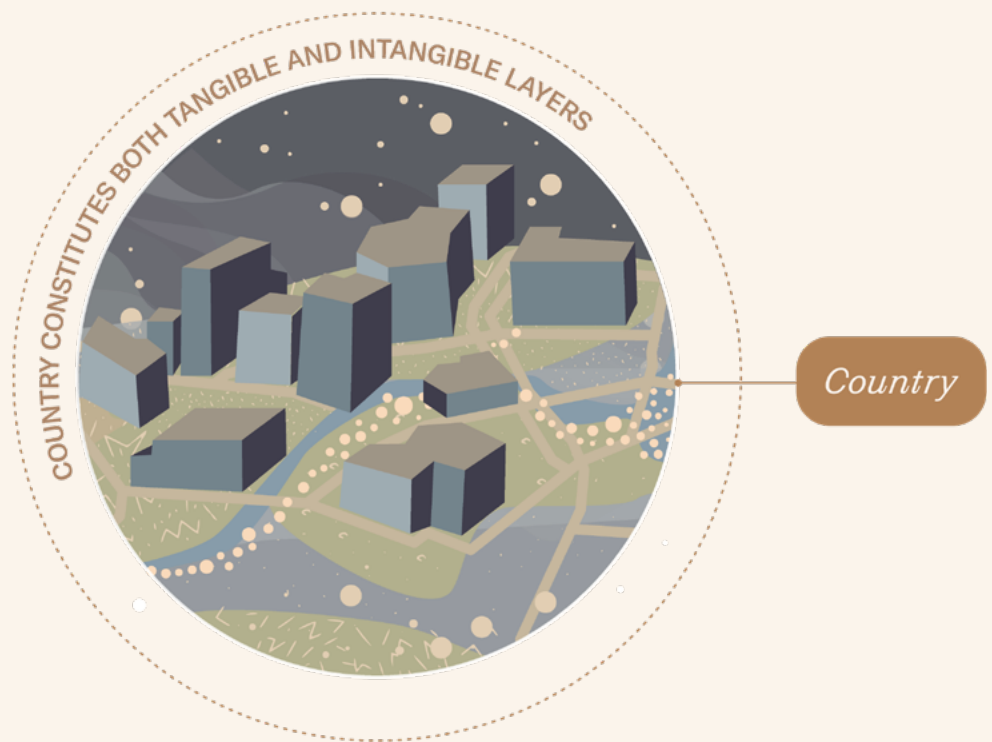


Figure 7: Layers of Country (Source: Djinjama)

The Inner West Council or Local Government Area (Inner West) has been home to the Gadigal and Wangal Peoples for thousands of generations of people.

Despite recent impacts of colonisation, Indigenous Peoples remain in the Inner West, loving and caring for their homes, their Country. Of course invasion has been harmful, however it does not remove that deep connection that has always been there, nor the aspirations to care for Country as has always happened. Colonisation cannot affect that Aboriginal Peoples always have and always will be on Country in the Inner West.

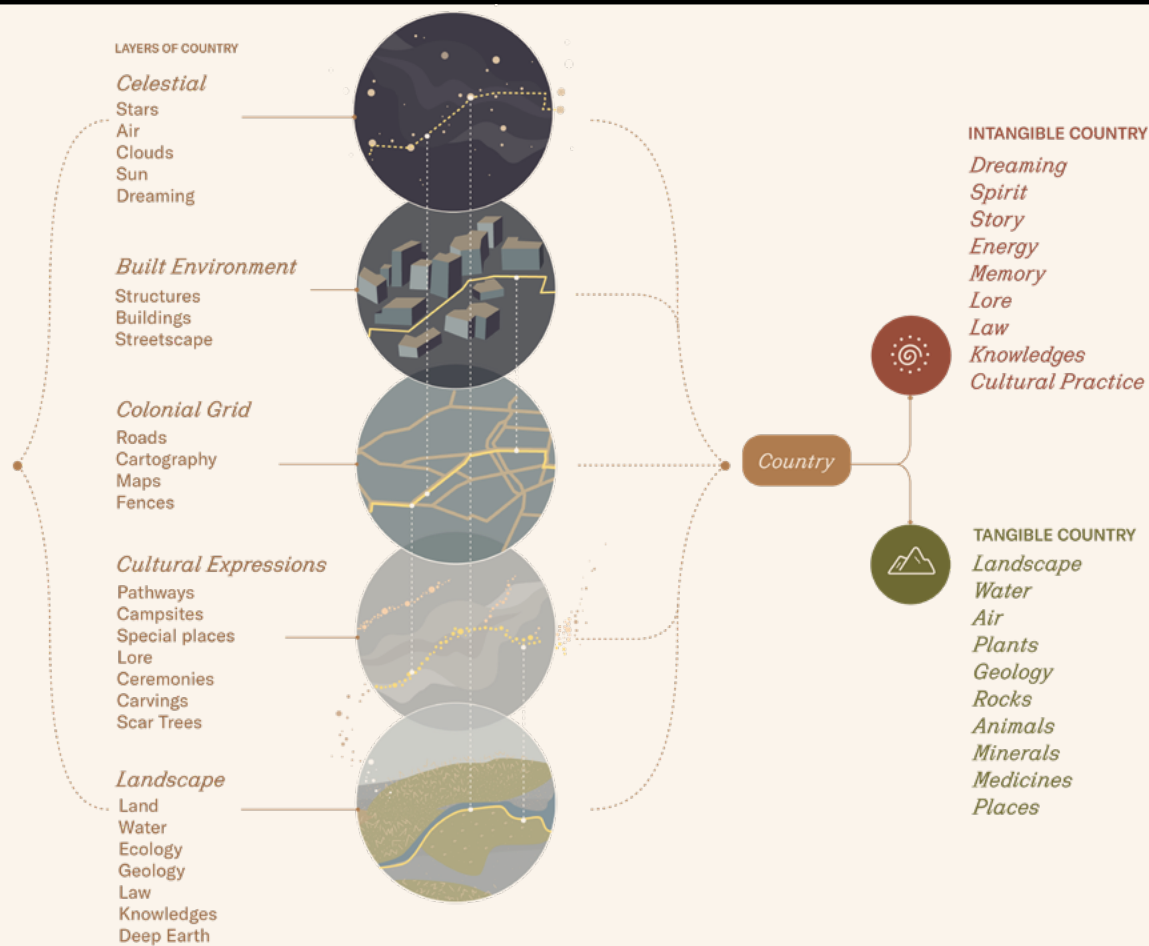
Country

Aboriginal Peoples' experiences of Country are critical to our wellbeing and identities. Country is alive and full of story. Country, for Aboriginal Peoples, is the places and spaces from which we originate. Our Ancestors still exist on Country as spirit or lifeforces.

Country does not only constitute the tangible aspects seen in the world around us, but the intangible also. The tangible aspects of Country include the landscape, water, air, plants, geology, rocks, animals, minerals, medicines, and places. Intangible parts of Country includes the knowledges and cultural practices, identity, and reciprocal relationships, belonging and wellbeing, songs, stories and art. Even if the tangible parts of Country have been changed due to colonisation, urbanisation and gentrification, the intangible aspects still exist within the landscape, held in spirit, story, energy and memory.

Despite dispossession of the land, Aboriginal People's connection with Country is not destroyed because the landscape has changed.

In pre-colonial times the Inner West was characterised by rolling plains and hills, still evident in the slopes and contours of the land. It is bounded by two major waterways—the Parramatta and Cooks Rivers—with numerous smaller ephemeral waterways flowing into these two major rivers. These waterways have formed the flow and shape of the landscape, and continue to do so.



Geology

Geographically and geologically, the Inner West is divided in three sections: north, central and south; the characteristics of the geography and geology of this area varies in each of these sections. In the north section the underlying sandstone is associated with soils described as shallow, sandy and skeletal soils.

The central area is dominated by underlying Ashfield Shale and Blacktown Residual soils (landscapes dominated by sites where deep soils have formed from in situ weathering of parent materials). In the southern section there is presence of overlaying sandstone and alluvial soils.

Hydrology

For thousands of years, water systems have served as vital hubs for social and ceremonial gatherings, trading, initiation, marriage, and lore-related activities. For Indigenous Peoples, water systems have deep cultural connotations.

In the Gadigal and Wangal landscape, the Cooks and Parramatta Rivers and the Harbour's waters are no more than four kilometres away from any location inside the Inner West's terrain. To reach these waterways, as well as the resources they held, travel would be easier and short across the mild terrain due to the understorey being kept free through controlled burning. These burning methods managed the understorey vegetation, thereby facilitating access and movement between and towards streams, rivers, estuaries, wetlands, and bay areas.

Many of the waterways in the Inner West are now constrained by colonial methods such as channels or pipes. This has reduced the opportunities for water to access the ground, supply critical nutrients for plants to flourish, and all to benefit.

Flora

The Sydney Turpentine Ironbark Forest that makes up a substantial portion of the pre-colonial Ecological Community Types in the Inner West originally ran from Darlinghurst in the east, to Bankstown in the west, to Dural-Galston in the north, to Sutherland in the south with some small patches in Edgecliff and Heathcote. Unfortunately only 0.5 percent of its original extent remains intact. Remnants mostly occur in the Hills Shire, Hornsby, Ku-ring-gai, Parramatta, Ryde, Sutherland and Georges River Local Government Areas. Good examples can be seen in small reserves such as Wallumatta Nature Reserve and Newington Nature Reserve.

Sydney Turpentine Ironbark Forest can be described as an open forest, with dominant canopy trees including Turpentine (*Syncarpia glomulifera*), Grey Gum (*Eucalyptus punctata*), Grey Ironbark (*Eucalyptus paniculata*) and Thin-leaved Stringybark (*Eucalyptus eugenoides*).

Starting with Country Cont'd

By Djinjama

Movement

Prior to colonisation, Aboriginal Peoples in the Sydney Basin and the Inner West area relied upon the waterways for trade, fresh water, food, crafting resources and transport. Likewise pathways were created, used and kept clear by Aboriginal Peoples using fire to enable faster movement around the area between resources sites, places of inhabitation, hunting and to access caring for Country obligations.

Many contemporary roads follow these original walking paths. At times running along ridgelines, the original tracks formed the east-west and north-south connections as identified by Elders.

The main waterways in the Inner West area that the Gadigal and Wangal utilised were Sydney Harbour and the Parramatta River to the north and Cooks River to the south. These main rivers and connecting waterways were the highways of Country. Canoes were used for fishing, trade and transport all over Sydney and made from bark of native trees. For fishing, men would use carved spears and women used weaved lines with hooks to catch them. The Cooks River was used for trade as far south as the Illawarra and west to other parts of Western Sydney.

Non Human Kin Movement

Non-human kin movements occur in the Inner West through the waters, land and skies that flow through it. Fish are known to still travel through Cooks River, with adult eels migrating downstream to saltwater to mate and reproduce, and young eels moving upstream into freshwater to mature. On land, large mammals such as kangaroos, wallabies and emus who once shared this Country no longer have safe access to this area due to habitat destruction. Smaller kin like possums and bandicoots who have more easily adapted to the modified landscape still move through the land through connected canopies, rarely crossing large open spaces until later at night when human activity is at its lowest.

Birds still live on and move through this Country, with the most spotted native species being urban birds i.e. noisy miners, ibises, cockatoos, magpies and ducks. Like small mammals, they move through this area following tree canopies, and are less constrained to human barriers such as weirs and fences due to their ability to fly. Similarly, flying foxes and bats have also been identified in this area, mostly clustered around areas with connected street trees.

Cultural and Spatial Expressions

Originally a place of cultural fire (also called firestick farming), fire both shapes the landscape and is a practice of caring for Country. Firestick farming involves the process of intentionally setting fire to the undergrowth to enable new shoots to come through for food sources (both for humans and non-humans), and activate the seedbank for dormant seeds. Burning Country enabled easier hunting of terrestrial animals such as kangaroos and emus, as well as flying fauna such as birds and bats.

The area known as the 'Kangaroo Ground' is likely to have been an important hunting ground and place for firestick farming. Abundant kangaroos lived in forested areas such as the Sydney Turpentine Ironbark Forest. Kangaroos were both a food source and their furs provided warmth through the cooler months, and there is ample archaeological evidence that Aboriginal Peoples utilised the area that became known as the Kangaroo Ground.

The area was part of land known as Bulanaming (or the District of Bulanaming). Bulanaming stretched from Petersham to Cooks River and included some "undesirable" wetland called the Gumbramorra Swamp, which was between Marrickville and Sydenham. Gumbramorra Swamp drains into the Cooks River and Sheas Creek. The area was and is significant to Aboriginal Peoples due to the abundance of flora, fauna and making resources. Gumbramorra Swamp was an important source of freshwater suggesting this area could have been a place of permanent occupation.

Biodiversity

The Inner West currently demonstrates a lack of biodiversity. There are no remnants of the original vegetation communities at both study sites due to extensive land clearing for human use. Though green spaces border the Cooks River near Marrickville, it is largely composed of non-native grassed lawn (i.e. Marrickville Golf Course and HJ Mahoney Park), providing limited habitat along the riparian corridor. The rail corridor in Ashfield/Croydon also contributes to the limited movement of land animals throughout the site.

Green Corridors

Wildlife corridors are vegetative characteristics that connect larger areas of remnant bushland and allow fauna mobility. Preferably, these features are remnant bushland, but they can also be remnant trees, native plantings, and gardens. Movement of fauna promotes interbreeding, recolonisation, and dispersal, all of which increase a species' long-term survivability. Additionally, the mobility of fauna aids in the spreading of seeds and pollen, increasing the viability of native plant populations.

Although continuous corridors are ideal, discontinuous corridors can still be enhanced by habitat enhancement and still aid in the migration of fauna, hence, an opportunity to reconnect green areas within the area.

Caring for Country

Active participation in the curation of landscapes is an important part of Aboriginal cultural heritage. The landscapes first observed by European people were the result of many millennia and generations of care and intentional abundance production. A mosaic of different vegetation types and age classes were developed and maintained to ensure there was enough food, habitat and resources for all kin species. The use of fire was one of the tools people used to recycle nutrients and promote fresh green grass and herbs which would attract herbivores to places recently burnt. Some vegetation types do not respond well to fire and as such these areas, such as rainforest, were protected from fire. By applying fire to the vegetation surrounding a rainforest area and preventing it from burning into the rainforest, these places were maintained and protected from seasonal wildfire through the removal of leaf litter and fine fuels.

Some species of original vegetation are dependent on fire to open up seed pods, clear space for them to colonise and promote a new generation of plants. Through the prevention of fire by the removal of Aboriginal Peoples from Country and suppressing their fire practices, the new colony enabled a situation where the bush became thick and scrubby, blocking access for easy movement across the landscape and creating a wildfire hazard with devastating consequences. Today, wildfires constantly threaten our built communities. The current revival of cultural fire activities and stewardship is empowering Aboriginal Peoples to come together, share knowledge and support the return of caring for the land in a way that it needs to be healthy and resilient.

Connections and Sightlines

Elders have identified that sightlines across Country from hilltops are important for Aboriginal Peoples for observing movements on Country.

As indicated by Elders, in the Inner West, the north-south connections are as important as the east-west connections. Planning, infrastructure and architecture currently does not reflect this. The urban structure and architecture could improve these connections while also responding to the key sightlines of the Inner West.

Starting with Country Cont'd

By Djinjama

People

Records as early as 1793 describe the clans that inhabited the Inner West—the Gadigal and Wangal.

The Gadigal are known to be a harbour-dwelling group who, at the point of colonisation, inhabited an area in the southern part of Port Jackson extending from South Head to Iron Cove, and to Petersham in the south-west with their southern boundary being the meeting of the Cooks River and Alexandra Canal.

The Wangal are the neighbouring group to the Gadigal. These early accounts suggest that Wangal Country begins at approximately Memel (Goat Island), running around Iron Cove along the Balmain Peninsula, extending west along the south shore of the Parramatta River to Parramatta. Recent investigations indicate that the southern boundary of Gadigal and Wangal Country could lie within a remnant of the river running north-south through Dulwich Hill.

While precise clan borders are not certain, the social, cultural and economic requirements of each clan group extended beyond their own clan Country.

Aboriginal Peoples of Sydney, like other groups, moved in accordance with the seasons, travelling throughout Country following physical markers and climatic changes in the environment. Should one clan wish to move into or through another's area, there were protocols of behaviour to ensure this happened safely and with respect. This involved stopping at the boundary, lighting a smoky fire and waiting until someone came to attend to them.

Housing

Colonial dispossession and subsequent gentrification have forced Indigenous Peoples away from their traditional homelands. Restrictions to access to Country and the traditional resources of Country has resulted in the impoverishment of Indigenous Peoples, meaning we can no longer afford to live on Country nor to utilise our original ways of being to find food, shelter and water. As such, housing needs to consider and be inclusive of the needs of the Indigenous community.

The design of housing for Indigenous Peoples, as noted by Take 2 Housing Design Indigenous Australia, has emerged as an architectural sub-discipline, combining the collection of specialist knowledge and skills.

Among Indigenous Peoples experiencing homelessness, 60% were living in severely crowded dwellings (15,000), 19% were in supported accommodation for the homeless (4,800), 9% were in improvised dwellings, tents or sleeping out (2,300), and the remainder were staying temporarily with other households, living in boarding houses, or living in other temporary lodgings.

Stable and secure housing is fundamentally important to human health and wellbeing. While there are other factors in play, housing circumstances such as tenure, affordability, location and size are key determinants of physical and mental health. The impacts and history of colonisation and the relationships between Indigenous Peoples to Country add to the importance of housing conditions as a determinant of health for Indigenous Peoples.



Figure 8: Midden
(Source: Djinjama Country and Culture Opportunities Report, 2025)

1.6. The Regenerative Design Opportunity

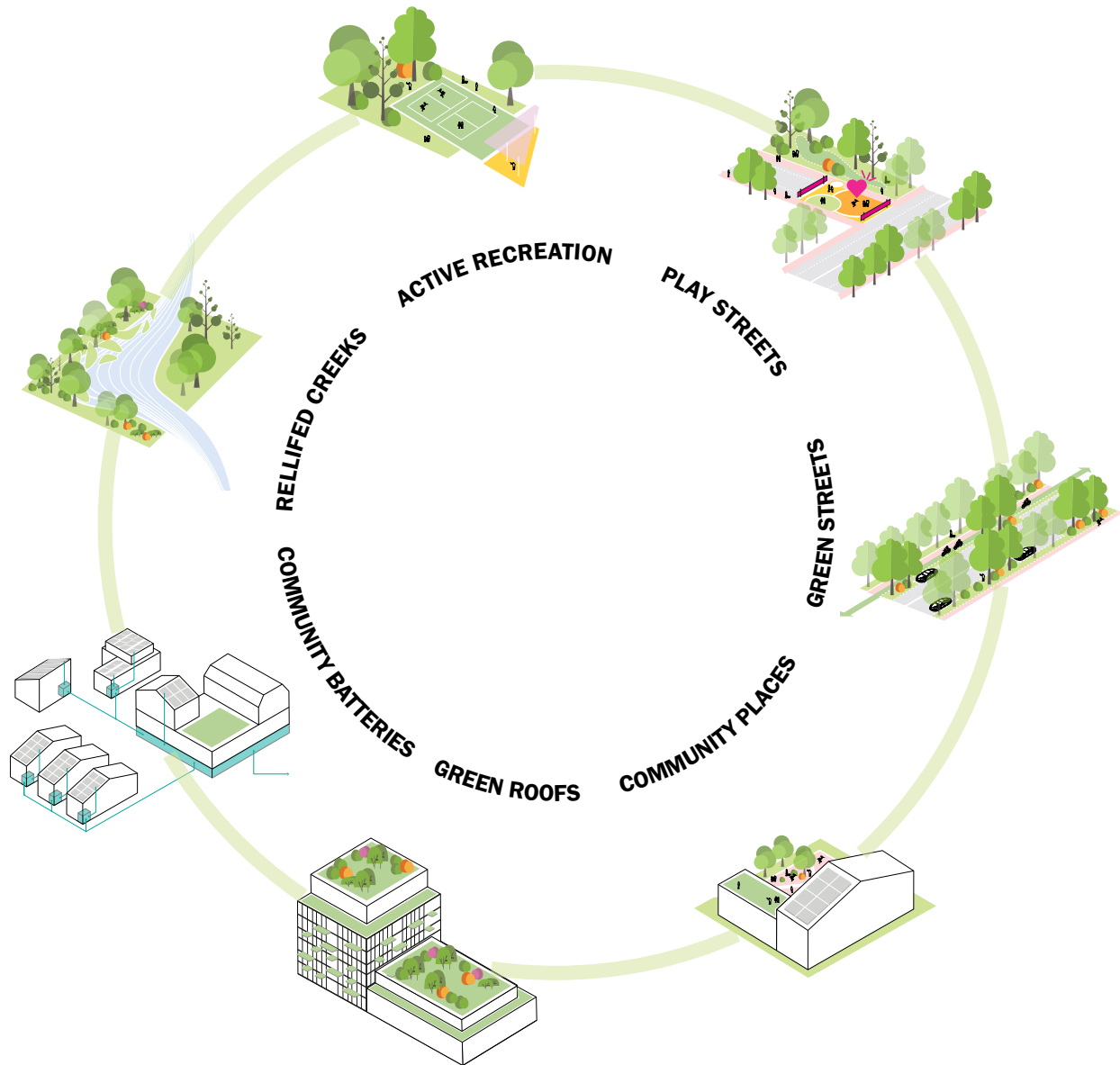


Figure 9: Regenerative design opportunities

In response to the ongoing housing crisis, we recognise an urgent responsibility to act with both immediacy and foresight. The issue of housing supply is not occurring in a vacuum - it is happening at the nexus of a cost-of-living crisis and a climate emergency. Increasing the supply of diverse and affordable housing is only part of the solution. Equally important is ensuring that current and future residents and communities experience lasting benefits, with no unintended negative impacts—either now or into the future.

The HIA master plans adopts regenerative design as a central strategy to instil climate resilience and in turn lower the cost of bills for future households whilst addressing housing supply. The plan places equal emphasis on creating long-term benefits for current and future communities while ensuring that these benefits do not come with unintended social or environmental costs. Regenerative design goes beyond sustainability to deliver net-positive outcomes that restore and enhance both natural systems and human wellbeing.

At the core of the plan is a commitment to climate resilience, guiding action across four interconnected focus areas, being:

- Housing quality;
- Energy infrastructure;
- Blue-green grid strategy; and
- Community infrastructure.

Housing Quality

High-quality housing is positioned as a critical component of equity and resilience. The plan advocates for homes that are thermally efficient, healthier to live in, and more resistant to extreme weather, citing standards like Passivhaus that dramatically reduce energy consumption while improving indoor air quality. These design strategies address the urgent issue of energy poverty, particularly for low-income renters who are disproportionately affected by high energy bills and climate-related health risks.

Energy Infrastructure

Energy infrastructure plays a similarly transformative role. The integration of community batteries and Virtual Power Plants (VPPs) allows for collective energy storage and distribution, especially beneficial in denser housing contexts where individual solar solutions may not be feasible. These technologies not only reduce reliance on the grid and lower costs but also contribute to resilience during power outages and heatwaves. By offering both environmental and financial returns, they provide councils with opportunities to reinvest in community resilience

Blue-Green Grid Strategy

The plan aligns with the Council's Blue-Green Grid strategy, which in part aims to address the urban heat island effect and enhance biodiversity. By integrating nature-based solutions throughout the built environment, the plan emphasises that every urban space—no matter how small—can contribute meaningfully to ecological health and resident wellbeing. This approach also helps mitigate heat impacts, reducing the energy required to cool homes and improving safety during extreme temperatures.

Community Infrastructure

Community infrastructure is identified as a vital element in strengthening social cohesion, particularly as neighbourhoods densify. Facilities like green spaces, cooling centres, and shared energy or mobility hubs are designed to support not just daily life, but also the ability of communities to respond to and recover from shocks such as natural disasters or pandemics.

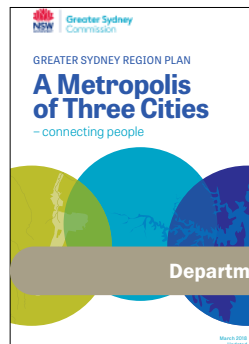
In summary, the Inner West HIA Master plans uses regenerative design as a lens to re-imagine housing development as a catalyst for broader social and environmental regeneration. It presents a blueprint for how communities can thrive in the face of climate challenges while fostering equity, resilience, and connectedness for generations to come.

2. STRATEGIC AND LOCAL PLANNING CONTEXT

2.1. Strategic Planning Context Summary

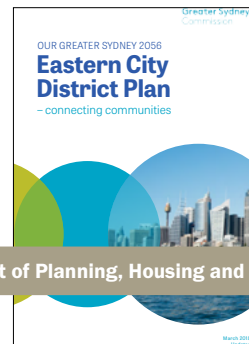
The following NSW Government strategic planning directions and guidelines relevant to Housing Investigation Areas were considered in the preparation of the Master Plans:

- Eastern City District Plan 2018, Greater Sydney Commission
- Guidance to Transport Oriented Development 2021, NSW DPPI
- Connecting with Country, Government Architect NSW
- Sydney Green Grid, Government Architect NSW
- Better Placed, Government Architect NSW
- Greener Places, Government Architect NSW
- Biodiversity in Place, Government Architect NSW
- Local Character and Place Guidelines 2021, NSW DPPI
- Future Transport 2056, Transport for NSW.



A Metropolis of Three Cities

The Eastern City District Plan is a strategic framework developed by the Greater Sydney Commission to guide land use planning and infrastructure development within Sydney's Eastern City District, which includes the Inner West Local Government Area (LGA). As part of the Eastern Harbour City, the Inner West LGA is expected to accommodate housing growth while preserving its character. The plan supports urban renewal & higher-density housing in Leichhardt (Parramatta Rd Corridor) and Dulwich Hill (Sydenham-Bankstown Corridor), leveraging public transport.



Eastern City District Plan Strategic Plan

This strategic plan was created under the EP&A Act. The Inner West TODs at Marrickville and Ashfield are both local centres under the District Plan. All study areas offer important housing for the communities that work in the Harbour City CBD and Parramatta CBD - each accessible by train from the Inner West.



TOD SEPP

The State Environmental Planning Policy (Housing) 2021 - also known as the Housing SEPP, has been amended to allow greater residential heights and densities around designated stations. New planning controls apply FSR, Height of Building and site criteria for development.



Draft Connecting with Country

This policy is a framework for developing connections with Country to inform the planning, design, and delivery of built environment projects in NSW. It is intended to help project development teams - advocating ways they can respond to changes and new directions in planning policy relating to Aboriginal culture and heritage, as well as place-led design approaches.



Sydney Green Grid

Created by GANSW (Government Architect NSW), this policy identifies a network of high-quality green space connecting town centres, public transport hubs, and major residential areas. Known as the Sydney Green Grid, it is an integral part of the Greater Sydney Region and District Plans.



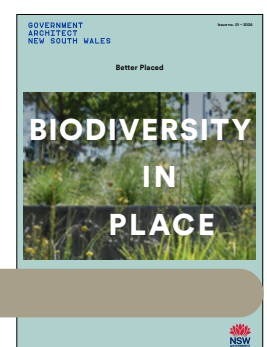
Better Placed

This policy establishes a baseline for expected good design across all projects in NSW. Better Placed establishes the value of good design and identifies key concepts, good processes, and objectives for good design outcomes.



Greener Places

This policy is a Green Infrastructure policy produced by the Government Architect NSW to guide the planning, design, and delivery of Green Infrastructure in urban areas across NSW.



Biodiversity in Place

In response to the global biodiversity crisis, this policy is a guidance framework to support nature recovery and enhance biodiversity. It advocates for a range of methods to enhance biodiversity across different development settings, including apartment buildings, streets, parks, and broader corridors.

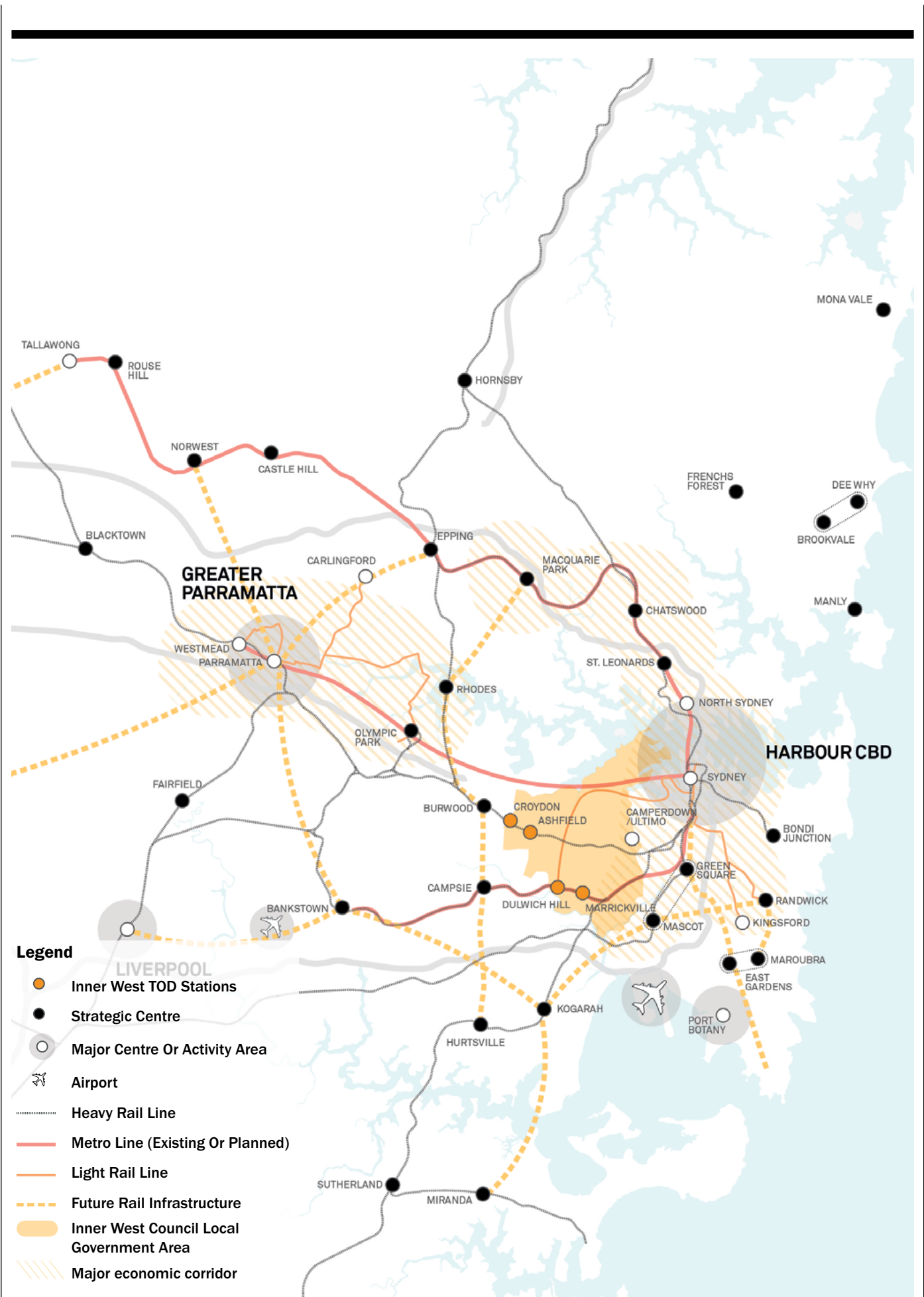


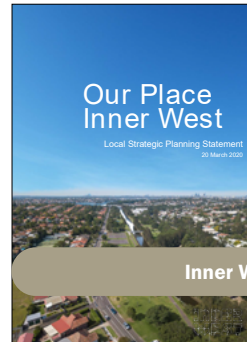
Figure 10: Regional strategic context

Strategic and Local Planning Context Cont'd

2.2. Local Planning Context Summary

The following local planning strategies and plans relevant to the Housing Investigation Areas were considered in the preparation of the Master Plans:

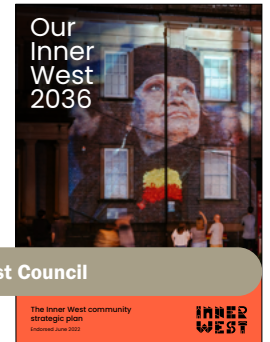
- Our Place Inner West – Local Strategic Planning Statement, 2020, Inner West Council
- Inner West Local Housing Strategy, 2019, Inner West Council
- Inner West Employment and Retail Lands Strategy, 2019, Inner West Council
- Inner West Community Strategic Plan 2022, Inner West Council
- Inner West Cycling Strategy 2023, Inner West Council
- Inner West Integrated Transport Strategy 2019, Inner West Council
- Inner West Blue-Green Grid Strategy 2023, Inner West Council
- Place Plan – Marrickville Town Centre and Dulwich Hill Town Centre 2023, Inner West Council
- Guide to Urban Cooling Strategies 2017, Paul Osmond and Ehsan Sharifi (Low Carbon Living CRC)



Inner West Council

IWC Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) provides a locally specific approach to guide the Local Environment Plan, Development Control Plan and Development Contributions Plan. It sets out a structure plan to guide future planning across the Inner West. Housing targets were established as part of an associated Housing Strategy.



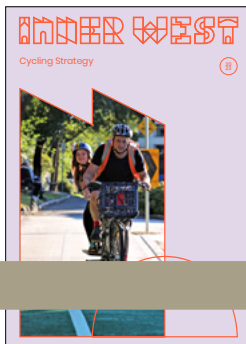
Inner West Community Strategic Plan

Provides the community's vision for the future, long term outcomes for the Inner West. Five strategic directions inform decision making for Council across themes of sustainability, liveability, transport, culture, economy, health / wellbeing and civic leadership.



Guide to Urban Cooling Strategies

This document provides practical guidance for built environment professionals and regulatory agencies seeking to optimise development projects to moderate urban micro-climates and mitigate urban heat island effects in major urban centres across a range of climates in Australia.



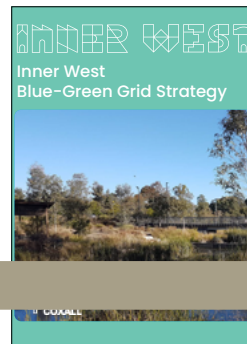
Inner West Cycling Strategy

The Inner West Cycling Strategy along with the associated Action Plan outlines priorities, actions and projects to expand the bike network and support more people riding a bike.



Inner West Public Domain Design Guide

Establishes a Council-wide, cohesive vision to assist and guide the design, upgrade and implementation of the Inner West's streets and public spaces.



Inner West Blue-Green Grid Strategy

The Strategy provides an aspirational vision for creating a network of interconnected open spaces. 85 key routes connect schools, open spaces, metro and train stations and key points of interest across the Inner West.



Public domain and urban design studies across the study areas

A range of public domain master plans exist for the Marrickville and Dulwich Hill local centres. In addition, urban design studies by SJB in 2022 identified approaches to reach the IWC Housing Strategy targets stemming from the Local Strategic Planning Statement.

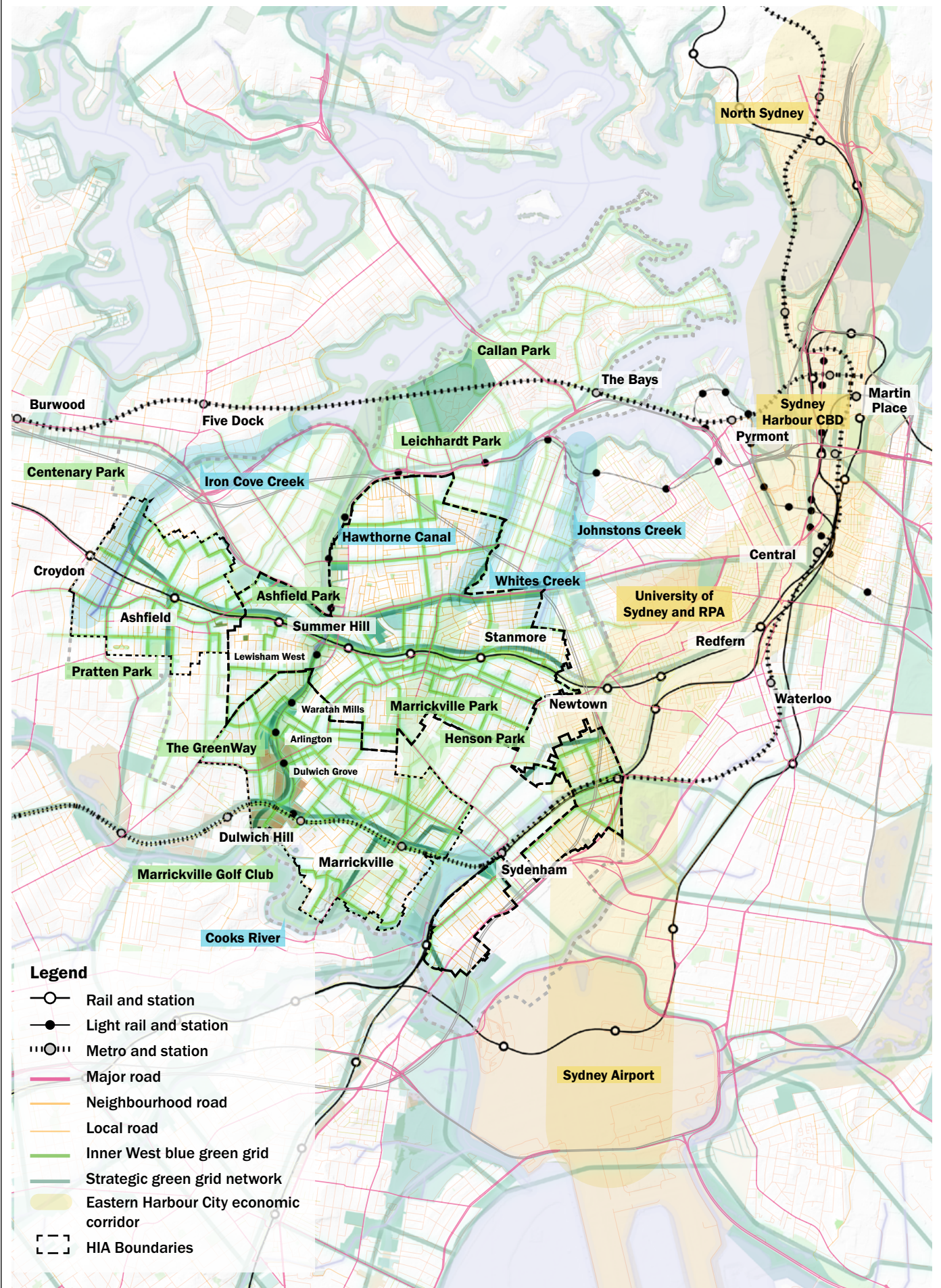


Figure 11: District strategic context.

3. VISION AND PLACE PRINCIPLES

3.1. Vision

The vision for the Housing Investigation Area Master Plans is:



The Inner West's neighbourhoods are a place of community delight. They are distinct villages; a network of places that provide new housing in dense, sustainable and liveable ways.

The Inner West's neighbourhoods are supported by a network of neighbourhood centres, each with their own identity, leafy parks and community places.

Each neighbourhood supports amenity oriented development - where housing is near to centres, community infrastructure, parks and stations.

Figure 12: A community-positive Inner West future.



Figure 13: Inner West HIA Structure Plan

Legend

- HIA 1 Boundary
- HIA 2 Boundary
- Primary Structuring Corridor
- Secondary Structuring Corridor
- PRCUTS Stage 1
- Bays Precinct 1.2km Catchment Investigation Area
- Land Use and Density**
- Local Town Centre
- High Density Residential
- Medium Density Residential
- Medium-Low Density Residential

- Low Density Residential
- Infrastructure / Education
- Existing E1 Local Centre Zone (no proposed changes)
- Key Sites
- Open Space and Public Domain**
- Existing Public Open Space
- Proposed New Public Open Space
- Inner West Blue-Green Grid - Connectivity
- Key Site Open Space Delivery
- Waterway

Connectivity and Movement

- Railway Line and Stations
- Light Rail Line and Stops
- 400m-800m Catchment
- Potential Active Transport Connections

Heritage

- Heritage Conservation Areas
- Heritage Item - Archaeological

3.2. Place Principles

Eight place principles were identified which guided the Master Plan and urban design framework for the Housing Investigation Areas.



Country and Environment

- Consider original / pre-colonial Country systems and settings including topography and waterways to inform the planning and design of new housing and density uplift areas.
- Care for Country— consider the impacts and benefits to the health and wellbeing of Country within the development of new housing and density uplift areas.
- Protect and expand remaining clusters and corridors of the original Ecological Communities.
- Support biodiversity enhancement including the Bandicoot Protection Area through appropriate endemic planting in the public and private realms.
- Promote tree canopy cover through deep soil zone provision and appropriate siting of buildings.
- Respect and consider planning around Aboriginal cultural heritage areas.
- Create space for cultural expression, cultural practices and care for Country by Aboriginal Peoples.
- Avoid density increases in high hazard flood areas until such time as mitigation measures ameliorate the risk.
- New developments do not lead to adverse flood impacts on other properties by incorporating water sensitive design approach and building layout placement.



Open Space and Public Domain

- Reinforce the Inner West Blue-Green Grid as the primary corridors to locate housing density and strengthen green connections throughout the open space network.
- Deliver new public open spaces and community infrastructures at key locations to meet the needs of the growing population.
- Identify street corridor widening at key streets for public domain and active transport improvements.



Land Use and Density

- Lead with amenity-oriented development by locating higher intensity developments close to shops, open space, community infrastructure and public transit.
- Align the level of housing density with the role, function, scale and hierarchy of Inner West's centres.
- Reinforce the urban structure of the precincts by strengthening centres, main streets, plazas and open space destinations in addition to stations.
- Support lot amalgamation that limits lot isolation to accommodate increased development density, whilst acknowledging the characteristic grain of neighbourhoods and streets through building and public realm design.
- Design new development to accommodate its intended function efficiently, whilst also providing flexibility for potential changes in use through appropriate floor to floor heights, access to natural light and careful attention to the arrangement of building structure.



Connectivity, Access and Movement

- Establish new mid-block active transport connections at key locations to increase permeability and enhance access to key destinations including public transit, centres or community infrastructure.
- Prioritise pedestrian and cycle access over private vehicles to promote active and public transport mode use.
- Minimise private car parking, with limited to no parking preferred.
- Strategically locate servicing and vehicular access at secondary streets, minimising conflicts with pedestrians and cyclists along primary and active streets.



Built form and Heritage

- Provide housing densities and building scales that visually frame streets and public spaces and contribute positively to neighbourhoods.
- Ensure new development supports neighbourhood amenity and character with appropriate heights, setbacks, building dimensions and separations.
- Ensure buildings respect likely future development outcomes and consider the potential impacts on sunlight access to adjoining properties, communal and public open spaces.
- Development in or adjacent to heritage items and HCAs respects the historic site and built characteristics including scale, sight lines, and materiality.
- Provide appropriate transitions in scale and height between heritage and new developments.
- Minimise wind tunnel effects through building configurations, orientation and height.
- Implement a design excellence framework in assessing development proposals ensuring developments are designed to deliver high quality outcomes.



Society and Culture

- New housing creates opportunities to continue living in the local area through various stages of life.
- New development maximises opportunities to provide affordable and social housing in perpetuity.
- Density aligns with the Inner West Council's Recreation and Active Neighbourhoods strategies, supporting active lifestyles through design.



Local Centre Activation

- Ensure developments within local centres.
- Support an appropriate mix of uses, with ground level activation.
- Contribute to the economic viability and vibrancy of centres.
- Create opportunities for businesses and jobs.
- Support the night-time economy and key entertainment precincts.



Sustainability

- The planning framework incentivises enhanced sustainability outcomes.
- New development supports the realisation of low carbon neighbourhoods.
- Strategically locate buildings and infrastructure to enhance passive design and energy efficiency.
- Developments mitigate urban heat islands through innovative design solutions and on site tree canopies.
- New development supports and aligns with the Inner West Council's Zero Waste Strategy.

3.3. Country Recommendations

By Djinjama

The following recommendations prepared by Djinjama have been incorporated where relevant into the urban design approach, principles and design guideline content. Some recommendations also relate to Inner West Council activities, and can inform public realm design and operational activities.

Country

1. Start with Country in all planning, design and architecture responses. This includes considering the health and wellbeing of both the tangible aspects of Country, and the intangible. Ensure improvements on the health and wellbeing of Country are planned into developments with measurements and assessments included in development applications.
2. Recognise the original (pre-colonial) features of the landscape and natural spaces, reinstate the original topography and lie of the land, reinterpret features that have been destroyed, protect and enhance existing features.
3. Protect and expand remaining clusters and corridors of the original Ecological Community Types i.e. the Sydney Turpentine Ironbark Forest and Sydney Coastal Sandstone Foreshores Forest. Develop a long term succession plan for the replacement of planted invasive trees with endemic trees that belong to the Sydney Turpentine Ironbark Forest and Sydney Coastal Sandstone Foreshores Forest Ecological Communities. Development applications should outline how proposed developments will protect cultural values related to vegetation, as well as biodiversity.
4. Developments of new areas should identify and create potential “sponge” areas—urban areas with abundant natural areas such as trees, lakes and parks or other good design intended to absorb rain and prevent flooding.
5. Respond to waterways by restoring natural systems and re-establishing and re-naturalising riparian corridors and ensuring cultural values relating to water are integrated into development including structures and planning. Development applications should improve the condition of waterways and demonstrate how cultural values are respected including buffers around waterways as advised by the Aboriginal community.
6. Water being able to access the ground and soils is essential to the health and wellbeing of all entities who benefit from Country. Developments must demonstrate how they are integrating strategies that enable ground permeability.
7. Open spaces are a priority within the Inner West’s Blue-Green Grid strategy. Recognise, maintain and highlight these spaces; development applications must demonstrate how they are reinforcing and encouraging the linkage of ecological (green) systems along physical networks within the development area.
8. Increasing urban green infrastructure improves environmental conditions. Developments should demonstrate how they are conserving and creating green infrastructure through a network of natural and semi-natural areas with environmental elements that support green spaces to recover and thrive.
9. Diverse green corridors with mixes of endemic trees, shrubs and groundcovers along all streets will assist in the filtration of air thereby improving air quality and providing equity to clean air. Developments of new areas must demonstrate how they are integrating abundant diverse endemic species.
10. Native fauna tend to preference areas where there are fewer people. Planning and developments must integrate spaces where it is biodiverse, low light pollution, low noise and few people.

Urban structure

1. Development must occur in a way that minimises colonial dominance over the landscape and Indigenous Peoples' cultural safety and their perspectives should be measurably integrated into planning outcomes.
2. Developments should respond to the original cultural connections of Aboriginal Peoples from this part of Country by encouraging connectivity both from east-west and also north-south, as well as protect and provide access to the broader experiences of Country from high points.
3. Development submissions should provide a statement on how cultural knowledge has been integrated into their submission, for instance in regard to the environment, caring for Country and culture, and opportunities for enterprise and economic development.
4. Building heights and orientations can alter the natural path of winds. Developments should demonstrate how they will limit the creation of wind tunnels using lot orientations and sizes as well as building heights and orientations.
5. During development identify high points in the landscape that may be used for cultural observations and knowledge sharing. Maintain and protect any open spaces that are sited on a high point. Provide public access and amenity to high points.

Housing

1. Indigenous Peoples have specific and differing requirements in relation to the design of their homes. Developments must ensure design processes start with meaningful engagement with Indigenous Peoples who will be living in the housing to ensure it is relevant to their lives and ways of being.
2. Affordable and social housing initiatives should be aspirational, with allocated homes for Indigenous Peoples reflective of their higher rates of homelessness, overcrowding, affordability and lower rates of home ownership.
3. All architecture including housing demonstrably reflects Country. Developments that include housing should ensure the design of homes should demonstrably reflect the specific part of Country on which they are located in the form, layout, materiality, size and colours.

Country Recommendations Cont'd

By Djinjama

Heritage

1. Developments must provide strategies demonstrating how they will recognise, protect and enhance Aboriginal Peoples' histories, stories, heritage and culture—pre-colonial and contemporary—within the development of public spaces and structures.
2. Enable historical and contemporary cultural practices, care for Country activities, and connections to Country in developments. Demonstrate in development applications how culture is being celebrated and protected.
3. Strengthen cultural connections to the Inner West, and celebrate Aboriginal cultures and language through naming or dual language naming of streets, parks, squares, structures, areas and other locations.
4. Developments must provide strategies sharing how they intend to reinforce memory of Country and its connections by acknowledging those who walked this land before in art, design, soundscapes or wayfinding, in collaboration with Indigenous Peoples.
5. Undertake cultural values assessments and Aboriginal heritage requirements to determine significant sightlines, sites, stories and songlines, pre-colonial movement corridors, and areas of cultural value. Ensure Aboriginal Peoples are included in on-site reviews of areas of high cultural values or sensitive Aboriginal heritage sites, and appropriate management of archaeological resources is implemented. These should be integrated into spatial planning and layout of developments and structures, and development proposals should note how Aboriginal cultural heritage and values have informed decisions and designs, and how any potential damage to Aboriginal cultural heritage and values will be mitigated.

Movement

1. Identify areas of importance relating to Aboriginal Peoples' historical cultural expressions relating to travel. Design for movement and connection between sites that respond to traditional movements across the landscape. Ensure pathways and active transport links integrate with existing systems. Recognise areas that cannot be connected through storytelling, narratives and artworks. Developments should ensure any Aboriginal stories or histories shared through art or other means are done so by Aboriginal Peoples.
2. Developments and planning must be proactive in relation to creating spaces for Aboriginal Peoples to access and care for Country. Care for Country and access to Country opportunities should be noted in development proposals.
3. Developments should strengthen and improve existing and natural urban corridors to benefit both terrestrial and aerial fauna. Improve access for non-human kin, identify key barriers (i.e. rail corridors) and implement a variety of fauna crossings throughout the sites.
4. Active transport opportunities should be introduced during planning to enable connections with Country. In particular, through biodiverse and green spaces and along waterways.

Open space and community Resilience infrastructure

1. The built environment and infrastructure poses the largest threat to the preservation of Aboriginal cultural and spatial expressions. Create spaces for cultural expression of all cultures, diversity and richness to strengthen diverse communities, in particular ensure Aboriginal spatial expressions and needs are considered in developments.
2. Aboriginal spatial expressions may differ from Western uses of public and private spaces. Take time to undertake meaningful engagement with Indigenous Peoples to understand their aspirations for their access to and uses of spaces. Developments should provide reporting of their engagements in submissions.
3. Enhancing biodiversity in cities is most effective where there are fewer people. Developments and planning must use nature-based solutions to create dedicated spaces for nature and biodiverse environments.
4. Developments should demonstrate how they are creating healthy microbiomes through planting trees in 'tree families' and using diverse, endemic planting palettes for green spaces and street planting. Habitat creation must be supported in developments through dense endemic planting and the provision of artificial habitats in identified areas of high fauna activity. Developments should indicate how they intend to actively monitor wildlife through use of ongoing measuring and monitoring of biodiversity to ensure it keeps improving. Use warm, downward lighting along streets to avoid interference on kin flying paths.
5. Developments should demonstrate how they are providing a Country-centred holistic approach to their planning by expanding and improving wildlife corridors to ensure fauna kin have safe spaces on Country.
1. Developments should indicate how they intend to mitigate urban heat islands through the allocation of green spaces along building facades and roofs. Connected canopy cover should be integrated into developments to support human and non-human movement through the area.
2. To achieve a Country positive approach, it is important to achieve climate positive outcomes. Buildings within uplift areas should utilise passive design and cross-ventilation to cool buildings naturally.

3.4. Sustainability Recommendations

By Atelier Ten

The following recommendations prepared by Atelier Ten have been incorporated where relevant into the urban design approach, principles and design guideline content. Some recommendations go beyond the scope of the planning framework, and can inform future Inner West Council strategies.

The Ashfield and Marrickville DCPs have many strong overlaps in their environmental and sustainability policies. However, several gaps remain that could be addressed to align both DCPs with uplift recommendations.

Key areas for improvement

Enhanced Renewable Energy Generation

Both DCPs encourage energy-efficient design and passive solar access, but neither mandates renewable energy installations, or space for future renewable energy equipment. Introducing requirements for solar PV systems or renewable energy integration would ensure developments align with the New South Wales Government's net-zero carbon goals.

Water Reuse and On-Site Recycling

While WSUD principles are well-integrated in both DCPs, the use of greywater systems is only encouraged, not mandated. To meet uplift recommendations, both DCPs should require greywater reuse systems and strengthen WSUD policies for all new developments.

Net-Zero Carbon Building Standards

Currently neither DCP addresses net-zero carbon targets or carbon offsetting. To align with the uplift recommendations, both DCPs should introduce net-zero carbon goals and offset programs for developments that cannot achieve full de-carbonisation. It would be beneficial to incorporate a section in the DCPs requiring all developments above a certain size (e.g., 8 storeys or more) to submit a carbon neutral strategy as part of the planning process.

Mandatory Green Roofs and Urban Greening

Neither DCP mandates green roofs (with some requirements for green walls), limiting their impact on urban cooling and biodiversity. Both DCPs should require green infrastructure (i.e., green roofs) for certain building types to support sustainability (e.g., 8 storeys or more).

Advanced Thermal Performance Standards

Currently the Ashfield DCP meets BASIX thermal comfort requirements but lacks higher R-values or air tightness. The Marrickville DCP does include some of these items more rigorously, and includes passive design and ventilation but no high-performance thermal standards. Recommendations for alignment would include introducing air tightness testing on medium to high rise developments, higher R-value requirements, triple glazing, and thermal mass strategies. Incentivising advanced certification like Passivhaus for ultra-low energy buildings may also be considered.

Waste Minimisation in Construction and Operation

Ashfield's DCP already includes waste management plans, but Marrickville does not set specific construction and demolition waste recycling targets. Introducing construction and demolition waste diversion targets in line with Green Star (90% diversion) would align both DCPs and promote circular economy goals and best practices.

Biodiversity Offsetting and Habitat Creation

Both DCPs focus on biodiversity through tree management and native planting, but Marrickville lacks a formal biodiversity offset policy. Introducing biodiversity offsets and defining wildlife corridors would strengthen both frameworks. Enforcing biodiversity assessment plans would assist with this process.

Energy and Water Reporting for Developments

The Ashfield DCP focuses on upfront compliance with BASIX but does not require ongoing reporting or performance tracking for energy and water usage. The Marrickville DCP also focuses on BASIX compliance during the planning stage without requiring post-construction monitoring or reporting for energy or water consumption (although some monitoring equipment is mandated). Introducing post-construction energy and water tracking and requiring regular performance audits would ensure that developments not only meet their initial sustainability targets but also maintain long-term environmental performance.

BASIX Uplift:

It is recommended that a 5 point BASIX uplift over the Sustainable Buildings SEPP for both Energy and Water across all residential developments (including low, medium and high rise) be implemented as a general incentive clause.