AGENDA

EXTRAORDINARY COUNCIL MEETING

TUESDAY 28 APRIL 2026

7:30 PM

Location Ashfield Service Centre, 260 Liverpool Road, Ashfield

Live Streaming of Council Meeting

In the spirit of open, accessible and transparent government, this meeting of the Inner West Council is being streamed live on Council's website. Any part of this meeting that is held in closed session will not be recorded.

Council meetings are streamed live on Council's website. This allows our community greater access to Council proceedings, decisions and debate.

Accessibility

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Persons in the public gallery are advised that under the *Local Government Act 1993*, a person may NOT record a Council meeting without the permission of Council.

Any persons found recording without authority will be expelled from the meeting.

"Record" includes the use of any form of audio, video and still camera equipment or mobile phone capable of recording speech.

An audio recording of this meeting will be taken for the purpose of verifying the accuracy of the minutes.

Statement of Ethical Obligations

The Mayor and Councillors are bound by the Oath/ Affirmation of Office made at the start of the Council term to undertake their civic duties in the best interests of the people of the Inner West Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act or any other Act, to the best of their skill and judgement.

It is also a requirement that the Mayor and Councillors disclose conflicts of interest in relation to items listed for consideration on the Agenda or which are considered at this meeting in accordance with Council's Code of Conduct and Code of Meeting Practice.

AGENDA

1 Acknowledgement of Country

2 Apologies and Request for Remote Attendance

3 Statement of Ethical Obligations

4 Disclosures of Interest (Part 4 (Pecuniary Interests) and Part 5 (non-pecuniary conflicts of interest) of Council's Code of Conduct)

5 Moment of Quiet Contemplation

6 Reports for Council Decision

ITEM		Page
C0426(2) Item 1	Inner West Affordable Housing Policy	**4**
C0426(2) Item 2	Public Exhibition - Draft Inner West Development Control Plan	**100**

7 Reports with Confidential Information

Reports appearing in this section of the Business Paper are confidential in their entirety or contain confidential information in attachments.

The confidential information has been circulated separately.

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C0426(2) Item 3	Leichhardt Park Aquatic Centre - Project Update	**796**

Item No: **C0426(2) Item 1**

Subject: **INNER WEST AFFORDABLE HOUSING POLICY**

Prepared By: Simone Plummer - Director Planning

RECOMMENDATION

1. **That Council publicly exhibit the draft Inner West Affordable Housing Policy for a period of at least 28 days beginning in May and seek feedback from relevant stakeholders and the community on the proposed policy.**

2. **That following the conclusion of the exhibition period, the draft Inner West Affordable Housing Policy, including Engagement Outcomes Report and any recommended changes to the policy, be brought back to Council at the August 2025 Council meeting.**

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

2: Liveable, connected neighbourhoods and transport
4: Healthy, resilient and caring communities

EXECUTIVE SUMMARY

In compliance with the Code of Meeting Practice issued by the Office of Local Government in 2025, Council has not held any pre-meeting briefings in respect of the matters discussed in this report. This report is therefore the first time Council has been presented with the relevant information to inform its decision making on the matters in this report.

This report sets out the outcomes of Council's review of the 2022 Inner West Affordable Housing Policy and presents a new draft Inner West Affordable Housing Policy (*Attachment 1).*

The report recommends that Council publicly exhibit the draft Policy for 28 days to seek feedback from the community and key stakeholders, before Council finalises the Policy and considers adopting it.

The draft Policy sets out Council's objectives, principles and delivery priorities for increasing the supply of affordable rental housing for Very Low, Low and Moderate income households. It focuses on priority cohorts, including key/essential workers; older people (including older women); young people; families in need (including women and children escaping domestic violence); Aboriginal and Torres Strait Islander peoples; people with disability or at risk of homelessness; culturally and linguistically diverse communities; and artists and cultural creators.

A central feature of the draft Policy is a proposed contributions framework to help secure Affordable Housing through Council/State-led precinct planning and proponent-led planning proposals. The draft Policy flags that Council will prepare an Affordable Housing Contribution Scheme (AHCS) for uplift land under precinct planning, based on up-to-date feasibility analysis. For proponent-led proposals that seek to amend *Inner West Local Environmental Plan 2022* (IWLEP) to increase or enable residential capacity, the draft Policy proposes an Affordable Housing contribution of 10% of additional residential gross floor area where residential uses are already permitted, and 7.5% where residential uses are not currently permitted. Proponents may

make contributions through a monetary payment, dedication of dwellings, dedication of land, or a combination of these options, subject to the draft Policy's requirements.

BACKGROUND

At the Council meeting held on 30 September 2025, Council resolved the following in part:

5. *That Council base our policy regarding acquisition of affordable housing through private development in upzoned areas on the City of Sydney's principles that have been successfully implemented. This is to include:*
   a) *Adoption of 2% affordable housing contribution, moving to 3% after 3 years, across all privately owned land in upzoned areas;*
   b) *Consideration of a 1% affordable housing contribution on all non-residential lands within the local government area, with the plan for phasing and introduction of this to be included in the studies for the State 2 of Our Fairer Future Plan; and*
   c) *Inclusion of a 20% affordable housing contribution for any additional proposed floor space beyond the baseline provision, in upzoned areas. This is to be based on the City of Sydney's policy and to be determined through Stage 2 investigations of the Fairer Future Plan.*

16. *That in order to support Our Fairer Future Plan, the following policy work commence to be brought to Council for consideration prior to exhibition:*
   a) *A new Local Infrastructure Delivery Plan and update to the Inner West Contributions Plan to cater for the increased local infrastructure demands across the LGA;*
   b) *A harmonised Development Control Plan based on both feedback from development stakeholders and the Draft Design Guides; and*
   c) *The Inner West Affordable Housing Policy be reviewed as outlined in Attachment 1 Engagement Outcomes Report with the addition of a definition of affordable as per the Housing SEPP as housing for very low, low and moderate income households, with tenants not to pay more than 30% of their gross household income in rent.*

At the Council meeting held on 17 February 2026, Council considered initial procedural advice on the preparation of the new Affordable Housing Policy and City of Sydney's Affordable Housing Program (per Council's 30 September 2025 resolution), Council resolved the following in part:

4. *That the draft Affordable Housing Policy for community consultation be reported to the April 2026 council meeting.*

Atlas Economics was appointed in January 2026 to assist in the review of the Inner West Affordable Housing Policy (adopted 2022) and preparation of new Affordable Housing Policy and Contributions Scheme. The new draft Policy is at *Attachment 1*.

Informal Engagement with Community Housing Providers

To assist the draft Policy preparation, Atlas held informal discussions with the following Community Housing Providers (CHPs) that have current or potential future involvements in the Inner West:

- St George Housing - Monday 23 February 2026
- Metro Housing - Monday 23 February 2026
- Link Wentworth - Monday 23 February 2026
- Hume Housing – Tuesday 17 February 2026
- Bridge Housing – Friday 27 February 2026

Topics covered included:

1. views on the suitability of locations for Affordable Housing,
2. approaches to growing Affordable Housing stock,

3. how CHPs secure land for development, and
4. the suitability of different methods of contributions (completed dwellings, monetary contributions and land).

Feedback from the CHPs on this is available in supporting analysis prepared by Atlas at *Attachment 2.*

Review of the City of Sydney's Affordable Housing Program
As outlined in the officer report to Council's 17 February 2026 meeting, Atlas' review also includes an appraisal of City of Sydney's Affordable Housing Program, specifically the following contribution rates:

- Non-residential developments
  A rate of 1% on all developments containing non-residential uses, applied to the total non-residential floor area. Analysis of this will be incorporated into broader economic feasibility testing for Our Fairer Future Plan Phase 2.

- Planning Proposal Land
  A rate on any land subject to a Planning Proposal for residential uplift, applied to the additional residential floor area achievable under the Planning Proposal. Currently, various rates of between 12 and 21% apply depending on location, but City of Sydney propose to change this to a flat rate of 20%.

Atlas has undertaken notional testing of the proposed City of Sydney rate of 20% on nine example Planning Proposals and Housing Delivery Authority proposals in the Inner West. In summary, Atlas' analysis does not support this particular rate for implementation in Inner West LGA, for the following reasons:

1. The City of Sydney's existing planning controls are higher to start with than the Inner West.
2. The value of development is naturally higher in the City of Sydney and therefore, the rest of the development (that is not dedicated as Affordable Housing) is better placed to offset the Affordable Housing contribution (20% of residential planning uplift), helping to preserve feasibility.
3. Many proponent-led proposals received in Inner West LGA are on sites where housing is currently prohibited (e.g. Zone E3 Productivity Support or E4 General Residential) and a rezoning is proposed as part of the proposal. A single flat rate of 20% would apply to all residential GFA proposed on the site and would likely be unachievable in these circumstances.

In zones where residential uses are not permitted, i.e. sites zoned E3 Productivity Support or E4 General Industry, a separate lower percentage has been proposed at 7.5%. While the percentage for industrial areas is lower than the 10% residential rate, these areas do not currently allow residential development and therefore the quantum of affordable housing will be higher because it will be applied across the entire residential component of the development. While they are flat rates that will apply to the local government area, the equivalent monetary contribution rate by location grouping takes account of local variations in land value. Any rate that is higher than 10% for residential or 7.5% for industrial areas will likely not be feasible.

Further information on this is available at *Attachment 2.*

Guide for Council-led Affordable Housing on Operational Land in NSW
In February 2026, the NSW Office of Local Government issued a new guide to assist councils to explore using operational land for Affordable Housing (included at *Attachment 3*).

This guide acknowledges a record-low supply of long-term rental homes is placing a significant financial strain on tenant cohorts seeking Affordable Housing. It recognises that the cost of suitably located land is often a significant barrier to creating more Affordable Housing and seeks to assist councils in leveraging under-utilised operational land to facilitate such projects.

This guide has been taken into account in the preparation of the draft Policy, specifically use and management policy positions. The steps outlined above will be followed as governance and distribution arrangements are prepared at a future stage.

DISCUSSION

The draft Policy

The draft Policy contains the following components:

1. Strategic Context
2. Affordable Housing Contributions in proponent led proposals
3. Administration and Implementation

Key Changes from Current Affordable Housing Policy

The key changes between the current and proposed draft policies can be summarised as follows:

Topic	2022 Adopted Policy	Draft Policy
Tenant Selection and Rent-setting	• Rent setting in line with definition of Affordable Housing: no more than 30% of a household's gross income • Tenants must be Very Low, Low, Moderate income households • Target cohorts include Key workers, young and elderly residents, CALD, families, people with disability and people with indigenous backgrounds	• No change to rent-setting • All cohorts from the current Policy, plus inclusion of Artists and cultural creators
Affordable Housing Contribution Rate Council will seek for Proponent-led Proposals	15% of additional residential GFA sought by a proposal (above that which is currently allowed)	• For sites where residential is already permitted: 10% of additional residential GFA sought (above that which is currently allowed) • For sites where residential is not currently permitted: 7.5% of residential GFA sought (above that which is currently allowed)
Method of contributing Affordable Housing (monetary or in-kind)	• Preference for in-kind contributions: on-site dwellings • Dwelling contributions: mix of sizes, 'tenure blind', consistent with Apartment Design Guide • Monetary contribution option available • Planning Agreements using RLV (Residual Land Value) uplift sharing	• Preference for equivalent monetary contributions. In-kind options are alternatives, subject to Council's and CHP's agreement • In-kind options: dwelling and land dedication options available • Dedicated dwellings allowed (minimum GFA of 50sqm) • Land dedication option specified (minimum land area of 800sqm)

Monetary Contribution Calculation	50% of land value increase captured via VPA	GFA × Contribution Rate (%) × Location based $/sqm rate
Indexation	No fixed formula for contribution indexation	Annual indexation linked to median strata prices (NSW Rent & Sales Report). New rate = old rate × (updated median price ÷ former median price)
Exemptions	Not explicitly listed	Social housing, boarding houses, group homes, superlot subdivision with no net additional lots
Governance of Affordable Housing	• Appoint 1+ CHPs to manage Council's portfolio • Establish an Affordable Housing Fund reserved for funding projects including maintenance and provision of more housing • Informed by Hill PDA Study (2019), which referenced possibility of leveraging against assets to expand portfolio	• Nominate 1+ not for profit CHP to transfer cash and in-kind contributions to, in order to leverage and invest in Inner West and allow a more proactive growth of community housing sector • Prioritise Tier 1 CHPs and/or those with Inner West experience • Work with nominated CHP/s to identify opportunity sites • Partnerships for fixed period of 5 years, with option to extend • Single CHP initially to concentrate distributions. • Options for use of funds in early stage (before a critical mass achieved): - purchase existing dwellings, - aggregate funds for developments, - land and funding packages where land is made available by supplementary sources for Affordable Housing dwellings, - leveraging to maximise quantum of dwellings • Arrangements will be delivered through a Governance and Distribution Framework

Affordable Housing Contribution Scheme (AHCS)
The draft Policy states that an AHCS will be prepared by Council. An AHCS is the mechanism required to implement Affordable Housing Contributions through IWLEP. It requires preparation of a Planning Proposal and endorsement of the NSW Department of Planning, Housing and Infrastructure. It is proposed to bring the draft AHCS Planning Proposal to Council in August together with the Engagement Outcomes Report on the draft Policy.

Once in place, the AHCS will apply a contribution rate on any land proposed for housing uplift under Council or State-led precinct planning. This AHCS will be informed by up-to-date feasibility analysis, will initially apply to housing uplift land under Our Fairer Future Plan Phase 1 and will factor in Council's resolution of 30 September 2025: *"adoption of the officers recommendation for a 2% affordable housing contribution, moving to 3% after 3 years, across all privately owned land in upzoned areas.*"

The AHCS will be updated over time – informed by new feasibility testing – to incorporate further Council or State-led housing uplift over time.

Proponent-led proposals
Under the draft Policy, for any proponent-led proposal that seeks to amend IWLEP to allow additional housing uplift, Council will seek a proportion of the additional residential floorspace as an Affordable Housing contribution.

This could apply on land outside of an AHCS, but could also apply within an AHCS, where a proponent seeks floorspace above that achieved by the Council or State-led precinct planning.

The following contribution rates will be sought:

On sites where residential uses are already permitted	10% of the additional residential Gross Floor Area (GFA) proposed*
On sites where residential uses are not already permitted	7.5% of the additional residential GFA proposed

** Meaning residential GFA proposed above that currently permitted on the site by environmental planning instruments*

Contributions can be mdade via planning agreement in the form of equivalent monetary contributions, or in-kind dedication of dwellings or land, or a combination of these three forms. They must be to the satisfaction of Council and its nominated CHP and follow requirements in the draft Policy.

Current and Future Management of Affordable Housing
Council currently owns and manages 25 affordable housing units within the LGA. These units are currently managed on Council's behalf by Link Wentworth Housing Limited, under a Property Management Agreement. This CHP is responsible for managing and coordinating all tenancy and property matters ensuring compliance with statutory Affordable Housing requirements, including tenure periods, tenant queries and establishing maximum rent amounts (in conjunction with Council).

Council also manages an Affordable Housing Fund, which comprises funds allocated for Affordable Housing initiatives, including monetary contributions received from Planning Agreements with proponents.

The draft Policy proposes the appointment of a not-for-profit CHP to own and manage Affordable Housing stock on Council's behalf. Under this arrangement, all monetary and in-kind contributions would be distributed to the nominated CHP/s, who will take on ownership and management responsibilities during their term.

To enact these positions, the draft Policy proposes that a Governance and Distribution Framework be prepared by Council. The Framework is a public facing document endorsed by Council that outlines how and to who Affordable Housing Contribution Funds are distributed to. In order to prepare the Framework, a formal process of selection, appointment and contractual and funding agreements will be required. This process will be reported separately to the Policy and AHCS.

The benefits of the proposed approach, in terms of growing and leveraging contributions for Affordable Housing stock in the LGA (outlined in further detail in **Attachment 2**). These matters will be discussed in detail in a future report to Council on the Governance and Distribution Framework.

Advocacy
The draft Policy carries over and simplifies the advocacy positions in the current Policy, namely that Council will:

- advocate for a minimum target of 30% of new dwellings on government-owned land be designated as subsidised housing (Affordable Housing or Social Housing) in perpetuity and managed by a CHP,
- work with Property NSW for securing under-utilised or surplus government land,
- continue to collaborate with other councils and actively lobby relevant NSW Government ministers and agencies to encourage a more comprehensive approach to provision of Affordable Housing, and
- advocate for cash contributions paid in lieu of a loss of low-rental housing within the LGA to be retained by Council.

Engagement Plan
The draft Policy will be exhibited online for 4 weeks in May 2026 and community feedback to be sought via Your Say Inner West (YSIW). The exhibition will be promoted to YSIW subscribers by email and via social media and digital notice boards at libraries and services centres.

Council's Housing for All Local Democracy Group and other relevant stakeholders such as Homes NSW, Aboriginal Housing Office, NSW Department of Planning, Housing and Infrastructure, Community Housing Industry Association (CHIA), Faith Housing Alliance, Shelter NSW, CHPs and other not for profit housing providers will also be consulted directly.

In addition, a roundtable will also be organised with CHIA, Faith Housing Alliance, CHPs and other not for profit housing providers.

During the engagement, Council officers will be available to discuss the project in-person with members of the community, at Ashfield Service Centre on Tuesdays, Wednesdays and Thursdays, between 9am and 5pm.

LEGAL AND RISK IMPLICATIONS

Further consideration of the Governance and Distribution Framework and procedure will be provided as this element of the Policy is further developed.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the implementation of the proposed recommendations outlined in the report.

ATTACHMENTS

1. ⇩ Draft Affordable Housing Policy
2. ⇩ Supporting Analysis for Draft Affordable Housing Policy (Atlas Economics)
3. ⇩ NSW Government Circular and Guide for Council Led Affordable Housing on Operational Land

INNER WEST

Affordable Housing Policy

Draft for Exhibition
April 2026



Original version prepared for Inner West Council by Atlas Economics.

Published by Inner West Council

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The original version of this document was adopted by Council on xxx.

A revised version of this document was adopted by Council on xxx.

This version supersedes all other policies addressing Affordable Housing of Inner West Council, former Ashfield Council, Leichhardt Council and Marrickville Council.

Document	**[Insert Title] Policy**	***Uncontrolled Copy When Printed***	
Custodian	[Insert Relevant Council Officer]	Version #	Version X
Adopted By	Council	ECM Document #	xxxxxxxx
Next Review Date	[Insert date no later than 3 years post adoption e.g. August 2025]		

The below history of the document must be updated and must be accurate, all owners of Policies are to ensure that all previously adopted versions of the policy are included in the below table and that all previous versions have been appropriately removed from circulation to ensure staff are utilising the right document.

Amended by	**Changes made**	**Date Adopted**
[Council Department]	[Describe reason for major changes]	Day Month, Year
E.g. Governance & Risk	E.g. Part 6: Value of token gifts and benefits raised to $100	17 August 2022

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Glossary of Terms and Abbreviations

Terms used in the Policy are defined in Table 1.

Table 1: Terms and Definitions

Term	Definition
Affordable Housing	Housing for Very Low, Low and Moderate income households, being such households as are prescribed by the regulations or are provided for in an environmental planning instrument, as defined by the Environmental Planning and Assessment Act 1979.
Affordable Housing Guidelines	The State Environmental Planning Policy (Housing) 2021 (Housing SEPP) further defines Very Low, Low and Moderate income households into those who either pay no more than 30% of gross income in rent, or those eligible under the National Rental Affordability Scheme (NRAS) and pay no more rent than would be charged under NRAS.
Community Housing provider (CHP)	Note: Affordable housing is not the same as social housing. It is open to a broader range of household incomes than social housing. Households do not have to be eligible for social housing to apply for Affordable Housing, though people who are eligible for social housing may also be eligible for Affordable Housing.
Contribution in-kind	Contribution of a completed dwelling or land that is dedicated (gifted) to Council.
Contribution Rate (%)	The percentage contribution rate that is used in the calculation of a contribution requirement.
Creative workers (specifically artists and cultural creators)	There is no Australian statutory definition. Creative Australia groups 'creative work' into two broad groups: • Creative services (advertising and marketing, architecture and design, software and digital content) • Cultural production (film, TV and radio, music and performing arts, publishing, visual arts) Under this framework, creative workers can include: • Artists and cultural creators • Creative professionals • Technical and production roles Only Artists and cultural creators are listed here. These include: • Musicians and singers • Actors and performers • Writers and poets • Visual artists For the purposes of eligibility for Affordable Housing, the specified income bands (Very Low, Low and Moderate incomes) additionally apply.

Term	Definition
Equivalent contribution rate ($)	The dollar contribution rate that is used to calculate an equivalent monetary contribution in lieu of a contribution in-kind.
Environmental Planning Instrument (EPI)	Environmental Planning Instruments are Local Environmental Plans (LEPs) and State Environmental Planning Policies (SEPPs) that are made under the *Environmental Planning and Assessment Act 1979*.
Equivalent monetary contribution	The monetary contribution payable in lieu of a contribution in-kind. The equivalent monetary contribution applies the contribution rate (%), the equivalent contribution rate ($) and the development capacity of a development (GFA).
Gross floor area (GFA)	As defined in the *Inner West Local Environmental Plan 2022* and the standard template instrument
Key workers	There is no Australian statutory definition. The following list of sectors (and example occupations) are loosely based on the UK definition of "key workers" - people whose jobs are critical to public services and national infrastructure (UK Government, 2021). • Health and social care ○ Doctors, nurses and midwives ○ Care workers including aged care ○ Pharmacists and healthcare support staff • Education and childcare ○ Teachers and teaching assistants ○ Nursery and childcare staff • Public safety and national security ○ Police ○ Firefighters ○ Prison staff ○ Armed forces • Transport ○ Rail, aviation and public transport workers ○ Logistics and delivery drivers • Utilities and communications ○ Electricity, gas and water workers ○ Telecommunications staff ○ Postal workers • Food and necessary goods ○ Food production and processing ○ Supermarket and food retail workers ○ Supply chain and distribution • Government and critical services ○ Some civil servants ○ Justice system staff For the purposes of eligibility for Affordable Housing, the specified income bands (Very Low, Low and Moderate incomes) additionally apply.

Term	Definition
Low Income	Households whose gross incomes are 50% or more but less than 80% of the median household income for Greater Sydney, as applicable, as reported by Australian Bureau of Statistics.
Moderate Income	Households whose gross incomes are 80% to 120% of the median household income for Greater Sydney, as applicable, as reported by Australian Bureau of Statistics.
National Rental Affordability Scheme	The National Rental Affordability Scheme (NRAS) is a 2008 Australian Government initiative designed to increase affordable rental housing by offering tax/cash incentives to providers who rent new dwellings 20% below market rates.
National Regulatory System for Community Housing	A regulatory system for providers delivering community housing and related services.
Nominated CHP	Registered not-for-profit community housing provider classified as Tier 1 under the National Regulatory Code for the National Regulatory System for Community Housing that is nominated by Council to receive, administer and manage contributions received under this Scheme.
Public Benefit	Shortened term for 'material public benefit' where work undertaken (e.g. park, public open space, roads, community facilities) deliver public infrastructure for public use.
Social Housing	Social housing is government subsidised, long-term rental housing for people on very low incomes. It includes public, community and Aboriginal housing. Public housing is managed by NSW Government while community housing is managed by non-government organisations (community housing providers).
Subsidised (non-market) Housing	Collectively term that refers to rental housing that available to eligible households at subsidised rents. Includes social housing and Affordable Housing.
Very Low Income	Households whose gross incomes are less than 50% of the median household income for Greater Sydney, as applicable, as reported by Australian Bureau of Statistics.

1 Strategic Context and Background

1.1 Policy Purpose and Objectives

Purpose

The Inner West Affordable Housing Policy (**the Policy**) aims to increase the provision of Affordable Housing in the Inner West local government area (**LGA**).

The Policy provides the background for and sets out where and how much contributions toward Affordable Housing are required where proposals seek to enable or increase the residential capacity of land in the Inner West LGA. Additionally, the Policy details how Affordable Housing should be managed and operated in the LGA.

The Policy sets out:

- Inner West Council (**Council**) objectives for Affordable Housing in the LGA.
- How Council will facilitate the delivery of Affordable Housing.
- Council's requirements for Affordable Housing.
- What Council will do with Affordable Housing contributions received.

The Policy guides Council's approach to providing Affordable Housing for the community and defines Council's role in advocating for Affordable Housing outcomes.

Council is committed to increasing the type and supply of Affordable Housing to meet the needs of its community. The Policy outlines Council's guiding principles and approach for Affordable Housing, identifies target tenant cohorts and outlines a consistent and transparent process for the receipt and governance of contributions from development.

Objectives

The objectives of the Policy are to:

1. Recognise the need for affordable rental housing to support sustainable and diverse communities.
2. Enhance economic productivity and support the sustainability of local businesses in the Inner West LGA.
3. Improve access to Affordable Housing for Very Low, Low and Moderate income households, or a combination.
4. Ensure there are opportunities for Very Low to Moderate income workers to live in the community in which they are employed.
5. Facilitate opportunities for Government and community housing providers (**CHPs**) to supply affordable rental housing in the LGA.
6. Outline the requirements for making a contribution for Affordable Housing in addition to the infrastructure needs of the local community, in accordance with a local environmental plan (**LEP**) or other environmental planning instrument (**EPI**).

The Policy sets the overarching policy direction for the LGA and is reflected in the following documents:

- **Affordable Housing Contribution Scheme** (AHCS) required to insert a clause into the Inner West Local Environmental Plan 2022 (**IWLEP**), allowing collection of Affordable Housing contributions from development on identified (mapped) land.
- **Governance and Distribution Framework** (the Framework) which will detail how Council will administer Affordable Housing contributions (cash, land or housing stock).

The Framework details the process Council will undertake to define how it deals with Affordable Housing stock, cash and land and the terms on which it will form strategic partnerships with the community housing sector and NSW Government. Following a nomination process of a partner community housing provider and execution of a funding agreement, the distribution of Affordable Housing contributions can occur.

Figure 1 illustrates the suite of documents, their relationship and process, and respective decision makers responsible.

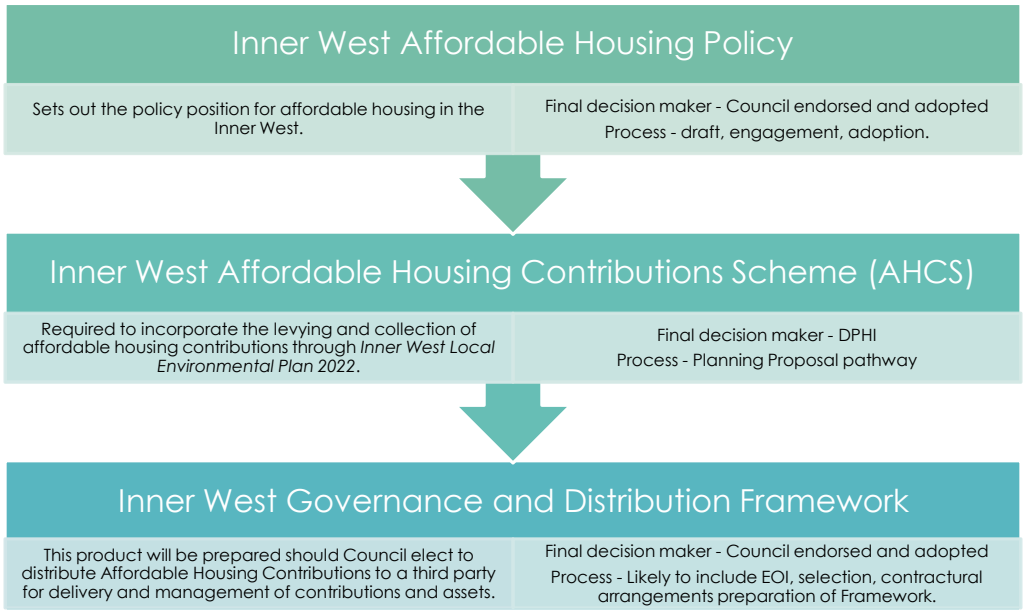


Figure 1: Suite of Affordable Housing Documents

The Policy is consistent with the Inner West Local Strategic Planning Statement (2020) and Inner West Housing Strategy (2020). The Policy replaces the Inner West Affordable Housing Policy (2022).

The Policy was adopted by Council on xxx and came into effect on xxx, replacing Inner West Affordable Housing Policy (May 2022).

1.2 Application of the Policy

The Policy applies to all land within the Inner West LGA including:

- Establishing and collecting Affordable Housing contributions for developments, with contributions required as a condition of consent a result of a clause in the IWLEP and an AHCS being in place.
- Ensuring that proposals that seek to enable or increase the residential capacity of land include an appropriate quantum of Affordable Housing contributions.

The Affordable Housing contributions requirements in this Policy do not apply to the following types of residential development that may be enabled by a proposal:

- Social and affordable housing (excluding those delivered under initiatives of the Housing SEPP), including boarding houses (as defined by the Housing SEPP).
- Group homes and hostels.
- Superlot subdivision that does not result in the creation of a residential lot (e.g. subdivision for the purposes of further subdivision, subdivision for a public purpose or a residue lot).
- Subdivision that does not result in the creation of an additional lot (e.g. boundary adjustment).

Section 1 describes the objectives and principles of the Policy, application of the Policy and the rationale and need for Affordable Housing. It also lists Council's priorities and actions.

Section 2 details when and how much Affordable Housing contributions are required in circumstances of proponent-led proposals and how an Affordable Housing contribution requirement can be satisfied.

Section 3 details the administration matters that arise from implementation of the Policy. This includes how contributions are indexed, used and managed and how the Policy will be monitored.

1.3 Affordable Housing Principles

The Policy is guided by affordable rental housing principles informed by the Housing SEPP. The affordable rental housing principles are:

- Affordable Housing aims to create mixed and balanced communities.
- Affordable Housing is provided and managed so that a socially diverse residential population representative of all income groups is developed and maintained.
- Affordable Housing is made available to Very Low, Low and Moderate income households, or a combination.
- Affordable Housing is rented to a mix of eligible tenants at an appropriate rate (%) of gross household income.
- Land provided for Affordable Housing must be used for the purposes of the provision of Affordable Housing.

- Provision for Affordable Housing is a long-term commitment and buildings must be managed so as to maintain their continued use for affordable rental housing.
- Affordable Housing must consist of dwellings constructed to a standard that, in Council's opinion, is consistent with other dwellings in the area.

The Affordable Housing Guidelines (**the Guidelines**) (or the NSW Ministerial Guidelines on Affordable Housing) additionally provide guidance on tenancy management and financial management which aim to ensure the financial viability of the community housing sector whilst balancing affordable outcomes for tenants.

Income Eligibility Limits by Household Size

Income eligibility limits by household type are contained in the Guidelines and listed in Table 2 based on applicable percentages of the Greater Sydney median income. The income eligibility limits are updated and published each financial year.

Table 2: Income Eligibility Limits, Greater Sydney (2025-26)

Household Types*	Very Low (<50% Median Income)	Low (50%-<80% Median Income	Moderate (80%-120% Median Income)
Single Adult	$36,000	$57,600	$86,400
Single Adult +1	$46,800	$74,900	$112,300
Single adult +2	$57,600	$92,200	$138,200
Couple	$54,000	$86,400	$129,600
Couple +1	$64,800	$103,700	$155,500
Couple +2	$75,600	$121,000	$181,400

Source: NSW Government (refer to income eligibility limits for affordable housing)

*households denoted with "+1" and "+2" indicate households with dependents under 18 years

Target Tenant Cohorts

Council is committed to protecting and increasing the supply of housing stock that can be affordably rented by Very Low, Low and Moderate income households, including target groups identified as having particular housing needs in the Inner West. Council will seek to assist all groups identified below, where practicable, rather than giving preference to one or more groups over others.

- Key workers* and employees working shifts.
- Older people, including older women and long-term residents of the LGA.
- Young people, including those with a social, cultural or economic association with the LGA.
- Certain family cohorts, including sole parent families, and women and their children escaping domestic violence.
- Aboriginal and Torres Strait Islander peoples.

- People with special housing or access needs, including people with a disability, those at risk of homelessness, and people from culturally and linguistically diverse communities.
- Artists and cultural creators**.

*there is no Australian statutory definition for a "key worker", however it is widely understood to represent workers who provide important services to a community. These are often lower- to moderate-income workers and those jobs must be done in person. Common examples include teachers and childcare workers, nurses and allied health staff, police and emergency services, aged care and disability support workers, cleaners, hospitality workers and retail service workers. Refer to the definitions table (Table 1) for guidance on key workers and occupations.

A "key worker" can be distinguished from an "essential worker". There is also no Australian statutory definition for an "essential worker", however it is generally understood to represent workers whom society cannot function without. For example, the workers who were critical to keeping society functioning during the COVID-19 pandemic (e.g. healthcare workers, police, fire and emergency services, supermarket workers, utility workers and transport and logistics workers. "Essential workers" could be thought of as a subset to "key workers".

**there is no statutory definition for a "creative worker". A creative worker is generally someone who produces, performs, designs or supports cultural or creative content within the creative industries or in creative occupations. Refer to the definitions table (Table 2) for guidance on creative workers (in particular artists and cultural creators).

All the above tenant cohorts **must** satisfy the income requirements of Affordable Housing, i.e. they must fall within the Very Low, Low or Moderate income bands.

Satisfying The Affordable Housing Principles

Affordable Housing contributions made must satisfy the Affordable Housing Principles in accordance with the following requirements:

- Affordable Housing dwellings are dedicated free of cost:
  - the location, size and quality of Affordable Housing dwellings must be to the satisfaction of Council and its nominated CHP. If not to the satisfaction of both parties, Council may require that the contribution is made by way of a monetary contribution.
  - constructed to the standard of other dwellings, not externally distinguishable from other housing.
  - provided to Council in perpetuity, to be maintained in continued use as Affordable Housing.
  - owned by Government or a nominated CHP, or as otherwise provided for in the Governance and Distribution Framework adopted by Council.
  - rented to Very Low, Low and Moderate income households in target tenant cohort groups at no more than 30% of gross income.
- Monetary contributions are:
  - pooled and distributed to Council's nominated CHP, or as otherwise provided for in the Governance and Distribution Framework adopted by Council.
  - used to build Affordable Housing in the Inner West LGA or adjoining area.
- Residual (surplus) rent is to be used for improving, replacing, maintaining and providing additional Affordable Housing in the LGA.

Below are examples of households who could be eligible for Affordable Housing in the LGA under the Policy.

Working out Tenant Eligibility
Example 1 Sam is a university lecturer and single parent with a 10-year-old son. His gross salary is $110,000 per annum. Based on the income eligibility thresholds (2025-26), Sam and his son are considered to be a Moderate income household. As a sole parent family, Sam and his son are one of the target tenant cohorts of the Policy. If Sam and his son were housed as Affordable Housing tenants in the Inner West, they would pay rent of no more than $635 per week. This represents 30% of Sam's gross income. **Example 2** Mary is an aged care trainee worker who lives on her own. Her gross salary is $55,000 per annum. Based on the income eligibility thresholds (2025-26), Mary is considered to be a Low income single household. As a health and social care worker, Mary is one of the target tenant cohorts of the Policy. If Mary were housed as an Affordable Housing tenant in the Inner West, she would pay rent of no more than $317 per week. This represents 30% of Mary's gross income.

1.4 Council's Affordable Housing Priorities

Council considers Affordable Housing as a critical part of the Inner West's social and economic wellbeing. There is also national and community-wide acknowledgement that more affordable housing is needed.

While the responsibility for the provision of subsidised housing (mostly social housing) has primarily rested with the State Government and to a lesser extent Federal Government, Council acknowledges that local governments also have an important part to play in enabling the provision of Affordable Housing.

Council recognises that a multi-pronged approach is needed to achieve the policy objective of increasing the provision of Affordable Housing in the Inner West LGA. The following actions are proposed:

- An Affordable Housing Contribution Scheme (AHCS) will apply to land where the IWLEP is amended by a Council or state-led process to enable or increase the residential development capacity. Further areas will be included in the AHCS as development standards, zone and/ or land uses are amended via a Council of state-led process.
- Requirement for land that is subject to proponent-initiated proposals to increase or enable residential capacity to contribute to Affordable Housing (as detailed in this Policy).
- Strategic partnerships with the community housing sector, in recognition of mission-aligned objectives, their specialist expertise and structural tax advantages in developing and managing Affordable Housing dwellings.
- A Governance and Distribution Framework will outline the distribution of Affordable Housing (cash, dwellings, land) to the community housing sector (and a nominated CHP) to enable the 'multiplier effect', i.e. assets that are on the CHP's balance sheet can be leveraged to grow more stock.
- Identification of Council-owned land that is surplus to requirements or with the potential to be repurposed for Affordable Housing to be investigated in partnership with the community housing sector.
- Advocacy to State Government for an increase in subsidised housing (including Affordable Housing) in the Inner West LGA, and at the minimum for no net loss of Affordable Housing following redevelopment.

The Policy does not preclude the nominated CHP from divesting dwellings to improve management, maintenance or renewal of its housing portfolio, however there must be reinvestment in the LGA to ensure no net loss of dwellings. This will be secured through a funding agreement with the CHP and a covenant/ interest registered on title.

Council's Affordable Housing priorities are consistent with the NSW Department of Planning, Housing and Infrastructure (DPHI) – Office of Local Government's *Guide for Council-led Affordable Housing on Operational Land in NSW* (NSW DPHI – OLG, 2026).

Advocacy

Council will advocate for a minimum target of 30% of new dwellings on government owned land to be designated as subsidised housing (affordable and/ or social housing) in perpetuity and managed by a CHP. Council will work with Property NSW (a division of Department of Finance, Services and Innovation) for securing under-utilised or surplus government land suitable to contribute to affordable housing supply and supporting social infrastructure.

The primary responsibility of ensuring the adequate supply of both social and Affordable Housing to meet the community's housing needs remains with the State and Federal governments.

At the State level, Council will continue to collaborate with other councils and actively lobby relevant State Government ministers and agencies to encourage a more comprehensive approach to the provision of Affordable Housing.

Council will also advocate for cash contributions paid in lieu of a loss of low-rental housing under the Housing SEPP (Chapter 2, Part 3) within the Inner West LGA to be retained by Council. Currently cash contributions paid by developers in lieu of a loss of low-rental housing under the Housing SEPP provisions are transferred to the NSW Government with no requirement that the funds be used to provide Affordable Housing within Inner West LGA.

1.5 Context and Rationale for Affordable Housing

Housing is generally considered to be 'affordable' when households that are renting or purchasing can meet their housing costs and still have sufficient income to pay for other basic needs such as food, clothing, transport, medical care and education.

What is Affordable Housing?

"Affordable housing" (also referred to as Affordable Housing, in capitalised letters "**A**" and "**H**") has a statutory definition under the NSW planning system. Affordable Housing is defined in the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) and Housing SEPP as being rental housing for certain eligible households.

In the context of the Inner West local government area (LGA), households eligible for Affordable Housing are:

- on a Very Low income, earning less than 50% of the Greater Sydney median household income.
- on a Low income, earning 50% to less than 80% of the Greater Sydney median household income.
- on a Moderate income, earning 80% to less than 120% of the Greater Sydney median household income.
- Eligible for rental accommodation under the National Rental Affordability Scheme (NRAS). The NRAS program is ending in mid-2026.

As a commonly used rule of thumb, housing is considered to be affordable where households pay no more than 30% of their gross household income on rent or mortgage payments. This is often regarded as the point at which such households are at risk of having insufficient income to meet other living costs and deemed to be in 'housing stress'. Those paying more than 50% of gross income are regarded as being in 'severe housing stress'.

Under the Housing SEPP, Affordable Housing is to be charged as follows:

- For Very Low, Low and Moderate income households - at rents of no more than 30% of gross household income.
- For NRAS-eligible households - at rents that would have been charged under NRAS.

Affordable Housing is different to social housing. Social housing is secure and affordable rental housing for people on very low incomes, often with special needs or for priority housing-need households. It includes public housing (managed by State Government), community housing (managed by a CHP) and Aboriginal housing (managed by the Aboriginal Housing Office). Social housing is allocated through the NSW social housing eligibility system which is managed by NSW Government.

Why is Affordable Housing Needed

Many current and future residents of the LGA are likely to fall outside the eligibility criteria for social housing but need to spend more than 30% of their gross household income on rent or mortgage payments to live in the LGA. This includes a young person seeking to live near where they grew up, a recently separated or divorced person with children for whom conventional home ownership may no longer be economically viable, households dependent on one (or even two) low or median waged worker, or an older person on a reduced retirement income.

A lack of affordable housing affects the quality of life of individual families by requiring them to sacrifice basic necessities to pay for their housing. It also has a serious impact on employment growth and economic development in an area through the loss of young families and workers in lower paid essential service jobs which can adversely affect local economies and contributes to labour shortages in some areas of metropolitan Sydney.

A lack of Affordable Housing can contribute to a lack of labour supply among very low to moderate income earners who are essential in providing various services including childcare, aged services, health care, tourism, hospitality and emergency services, but whose wage increasingly does not allow them to access housing close to where they work. Affordably priced housing is thus an important form of community infrastructure that supports community wellbeing and social and economic sustainability, including a diverse labour market and economy, and strong and inclusive communities.

The location of affordable housing is a key issue in terms of social equity and sustainability. Providing for a mix of Affordable Housing for different target groups in well-located areas provides for social mix and reduces the potential stigma that can be associated with such accommodation. Locating such housing close to transport and services also provides for the needs of key groups including those with a disability and the frail aged by reducing car dependency and the cost of transport, which can be a significant impost on households and on the environment.

Who is Responsible for Affordable Housing?

The NSW planning system has various delivery pathways for Affordable Housing.

- The EP&A Act (section 7.32) enables developer contributions for Affordable Housing to be required as a condition of consent if authorised by an Environmental Planning Instrument (EPI) in accordance with a contributions scheme.
    - Developer contributions can take the form of land, completed dwellings or a cash (monetary) contribution. They can also be referred to as 'outright contributions'. These contributions are received by the consent authority (or local council) and are to be applied for the purposes of Affordable Housing in the area, or adjoining area. These contributions can be managed by the consent authority or more commonly distributed to the community housing sector for delivering Affordable Housing.

- Affordable Housing contributions received under the EP&A Act (as authorised by an EPI such as an LEP) can be distributed to a CHP to deliver Affordable Housing. If the contributions are in the form of completed dwellings, they can also be distributed to a CHP to manage and leverage to grow further stock.

- The Housing SEPP has initiatives that require or incentivise certain residential development proposals to provide a quantum of floorspace for Affordable Housing.
  - Under the infill incentive provisions (Chapter 2, Part 2, Division 1), a floor space ratio bonus or height bonus of up to 30% is available to a residential flat building or shop top housing proposal, if 15% of the gross floor area (GFA) is to be used as Affordable Housing for a period of 15 years.
  - Under the Transport Oriented Development (**TOD**) provisions (Chapter 5), residential flat buildings or shop top housing on land within 400 metres of a nominated train or metro station is permitted with higher densities. At least 2% of the GFA is to be used for Affordable Housing "in perpetuity" (forever).

Affordable Housing that is delivered under the Housing SEPP is not an 'outright contribution' like it is under the EP&A Act. Here the Affordable Housing remains in private ownership (and can be traded), and is managed by a registered CHP for the duration of the period:

- 15 years in the case of the infill incentive provisions; and
- In perpetuity in the case of the TOD provisions.

The Community Housing Sector

The community housing sector plays an important role in the delivery and management of affordable rental housing. In NSW the community housing sector is comprised of not-for-profit (**NfP**) and for-profit CHPs.

- NfP CHPs are charities whose purpose is the development and/or management of subsidised housing. They enjoy tax concessional status (Federal and State) and are exempt from local fees and charges.
- For-profit CHPs could be real estate agencies who manage Affordable Housing which they own, or manage housing through a fee-for-service arrangement on behalf of private sector landlords, including Affordable Housing delivered through the Housing SEPP.

CHPs do not receive regular or recurrent funding and rely on Government capital grants, funding subsidy programs and developer contributions to fund delivery of Affordable Housing.

The National Regulatory System for Community Housing (**NRSCH**) is the national system for the regulation of CHPs across NSW, QLD, SA, TAS, ACT and NT. The NRSCH is intended to support growth and development of the community housing sector. The NRSCH is a voluntary registration system. CHPs are not obliged to register but registration may be a precondition of funding or assistance from policy and funding agencies.

There are three categories of NRSCH registration:

- Tier 1 CHPs undertake development at scale and have the greatest capacity for property management.
- Tier 2 CHPs undertake smaller-scale development (ongoing or one-off) and also manage housing tenancies.
- Tier 3 CHPs do not generally undertake development activities and primarily perform a management role.

Tier 1 and 2 CHPs have a large balance sheet (from their housing asset base) and the ability to leverage their balance sheet to secure debt finance for development. This is subject to the capacity to service the debt - generally from operating surpluses (the amount that rental income exceeds management expenses) in the business.

NfP CHPs have expertise in the design of purpose-built Affordable Housing and bring structural tax advantages (i.e. they enjoy Federal, State and local tax concessions) and have access to cheaper debt finance (through Housing Australia). Accordingly, they can build housing more cost-effectively than the private sector or Government can. Importantly, they can leverage assets on their balance sheet to grow more housing stock.

If developer contributions (cash or stock) received under the EP&A Act are distributed to a NfP CHP, they can leverage their balance sheet to grow housing stock, while simultaneously using their tax advantages to build the housing cost-effectively. There is consequently a '**multiplier effect**' when Affordable Housing contributions are distributed to the community housing sector.

2 Affordable Housing Contributions in Proponent-led Proposals

2.1 Enabling or Increasing Residential Capacity of Land

Where a proposal seeks to amend the IWLEP or other EPI to enable or increase the residential capacity of the land, Council will seek a proportion of the proposed residential floorspace as an Affordable Housing contribution. This could be in circumstances where additional residential floorspace is sought on land where the AHCS applies, or on land where no AHCS applies.

The Affordable Housing contributions will be required in the process of proposals that seek to amend development standard or zone or uses of land. This could be in:

- a planning agreement wherein a landowner may offer to enter into a planning agreement with Council to make an Affordable Housing contribution wherein Council's Voluntary Planning Agreements Policy would apply; or
- stated in some other EPI.

This chapter provides guidance on how the Affordable Housing contribution requirement is applied.

2.2 Contribution Requirement

Affordable Housing contribution rates are required in addition to other statutory fees and charges, including local infrastructure contributions (section 7.11 or section 7.12 of the EP&A Act), state and regional infrastructure contributions and water and sewerage infrastructure charges.

Applicable contribution rates will be given effect by amendment of this document by Council resolution.

A contribution requirement will be calculated based on the specified contribution rate applicable to a proposed development, subject to its location.

The contribution rate (%) by proposal type on full implementation of the Policy are in Table 3.

Table 3: Contribution Rate (%) by Proposal Type

Proposal Type	Contribution Rate (%)
Residential uses are permitted in the land use zone Proposal seeks to increase residential development capacity through: • Increase to Floorspace ratio (FSR) • increase to Height of building	10% of additional residential GFA "Additional residential GFA" refers to the residential GFA that is enabled by the proposal above that currently permitted on the site
Residential uses are not permitted in the land use zone Proposal seeks to enable residential development capacity through: • Insertion of Additional permitted use • Change of land use zone	7.5% of residential GFA As residential uses are not currently permitted, any residential GFA would be additional

Table 4 lists equivalent monetary contribution rates by location. These represent the market value of new apartments, at the time of writing.

The achievable sale prices of new apartments depend on a range of factors, including but not limited to location, aspect, quality of finishes and communal facilities. The grouping of Inner West suburbs into five areas reflects the comparability of residential pricing levels which is underpinned by location and amenity (transport accessibility, retail and urban amenity, proximity to Sydney CBD).

Table 4: Equivalent Monetary Contribution Rate ($) by Location Grouping

North	Central	West	East	Waterfront
$15,000/sqm GFA	$13,000/sqm GFA	$12,000/sqm GFA	$11,000/sqm GFA	$17,000/sqm GFA
Annandale Camperdown Leichhardt Stanmore	Dulwich Hill Lewisham Marrickville Petersham Summer Hill	Ashbury Ashfield Croydon Croydon Park Hurlstone Park	Enmore Newtown St Peters Sydenham Tempe	Balmain Balmain East Birchgrove Haberfield Lilyfield Rozelle

The equivalent monetary contribution would be calculated by multiplying the percentage (%) contribution rate in Table 3 with the dollar ($) contribution rate in Table 4.

Note: Table 8 sets out the formula for the indexation of equivalent contribution rates as at 1 July of each financial year.

Figure 2 illustrates the suburbs within the location grouping.

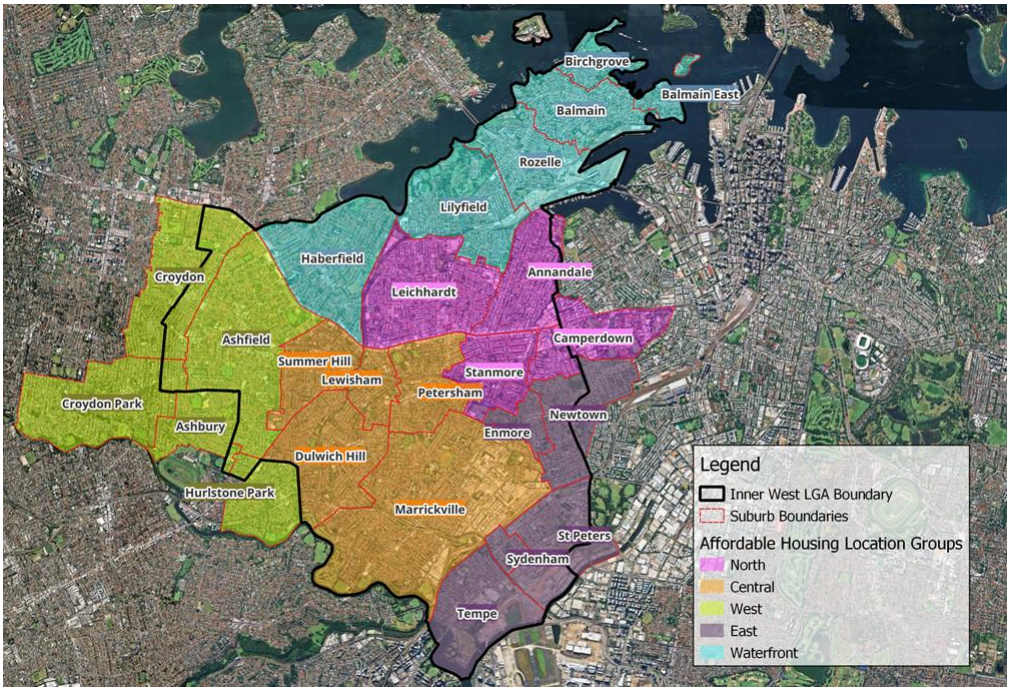


Figure 2: Map of Location Grouping

Source: Atlas Economics

2.3 Satisfying a Contribution Rate

Council prefers Affordable Housing contributions in the form of equivalent monetary contributions (refer to section 2.3.1). In some instances, Council may agree to receive Affordable Housing contributions in the form of:

- Dedication of completed dwellings (refer to section 2.3.2).
- Dedication of land (refer to section 2.3.3).

The method of contribution must be acceptable to Council and its nominated CHP. A draft Voluntary Planning Agreement (**VPA**) letter of offer should indicate the method of contributions, i.e. contribution in-kind (dwellings or land) or equivalent monetary contribution.

Where a monetary contribution is made, Council requires evidence that the condition of consent has been satisfied prior to the granting of a Construction Certificate.

Where dedication of completed dwellings is made, the contribution is satisfied when title to the dwellings is transferred to Council following registration with the Land Registry Services.

Where dedication of land is made, the contribution is satisfied when title is transferred to Council at issuance of the Subdivision Certificate.

2.3.1 Equivalent Money Contribution

Where an offer to make a contribution in-kind (completed dwellings/ land) is not accepted by Council, an equivalent monetary contribution will be required instead. The equivalent monetary contribution is calculated by multiplying the contribution rate (%) by the equivalent contribution rate ($) by the applicable residential floorspace (GFA).

Calculating a Contribution

The examples show calculation of an equivalent monetary contribution with reference to contribution rates (%) in Table 3 and equivalent monetary contribution rates ($) in Table 4.

Table 5: Calculating a Contribution Requirement

Example 1

Land with an area of 1,400sqm in Petersham is zoned MU1 Mixed Use, with an FSR control of 3:1. It is currently subject to a contribution requirement of 2% (as provided for in the IWLEP). The existing controls would permit a mixed use development (shop top housing) of 700sqm commercial GFA and 3,500sqm residential GFA.

A proponent proposes a higher FSR of 4:1. This would enable 700sqm commercial GFA and 4,900sqm residential GFA. The proposal enables an increase to residential capacity of 1,400sqm GFA.

The Affordable Housing contribution is calculated as:

Additional Residential GFA x 10% = 1,400sqm GFA x 10% = 140sqm

An equivalent monetary contribution is calculated as.

Additional Residential GFA x 10% x contribution rate* ($) =
(1,400sqm GFA x 10% x $13,000/sqm) = $1,820,000

The Affordable Housing contribution on the base FSR 3:1 is calculated as:

Residential GFA x 3% = 3,500sqm GFA x 2% = 70sqm

An equivalent monetary contribution is calculated as.

Residential GFA x 2% x contribution rate ($) =
(3,500sqm GFA x 2% x $13,000/sqm*) = $910,000

The total Affordable Housing monetary contribution is therefore $2,730,000.

* as per Table 4 Equivalent Monetary Contribution Rate

Example 2

Land with an area of 2,000sqm in Camperdown is zoned E4 General Industrial. A proposal proposes to rezone the land to MU1 Mixed Use with an FSR 3:1, for 800sqm commercial GFA and 5,200sqm residential GFA.

The Affordable Housing contribution is calculated as:

Residential GFA x 7.5% = 5,200sqm GFA x 7.5% = 390sqm

An equivalent monetary contribution is calculated as:

Residential GFA x 7.5% x contribution rate ($) = (5,200sqm GFA x 7.5% x $15,000/sqm*) = $5,850,000

Note the examples are simplified with no exemptions available. The dollar rates would be subject to indexation.

* as per Table 4 Equivalent Monetary Contribution Rate

2.3.2 Dedication of Dwellings

The Affordable Housing contribution requirement may be satisfied through the dedication of completed dwellings free of cost and to the satisfaction of Council. The completed dwellings must meet the following requirements:

- Align with the Affordable Housing Principles in section 1.2.
- Be in a location, and of a size and quality of dwelling that is to the satisfaction of Council and its nominated CHP and generally to the standard of new housing in the locality.
- Not be distinguishable from market housing within the development, i.e. it is 'tenure blind'.
- Total gross floor area (**GFA**) exceeds 50sqm. If the GFA is less than 50sqm, a monetary contribution will be required instead.

The requirements that underpin the suitability of the dedication of dwellings is further detailed in Schedule 1.

Where a slightly larger dwelling than required is dedicated, there will be no refund or offset of other contributions. Where only part of the contribution is satisfied through dedication of completed dwellings, any remaining requirement is to be paid as an equivalent monetary contribution with reference to rates in Table 4.

If an offer of completed dwellings is not to Council's satisfaction, it will require an equivalent monetary contribution.

Calculating a Contribution

The examples show calculation of the relevant requirement with reference to contribution rates (%) in Table 3 and equivalent monetary contribution rates ($) in Table 4 (if applicable).

Table 6: Calculating a Contribution Requirement
Example 1 Land with an area of 1,400sqm in Dulwich Hill is zoned MU1 Mixed Use, with an FSR control of 3:1 and is subject to an Affordable Housing contribution requirement of 2% (as provided for in the LEP). The existing controls would permit a mixed use development (shop top housing) of 700sqm commercial GFA and 3,500sqm residential GFA. A proponent proposes a higher FSR of 4:1. This would enable 700sqm commercial GFA and 4,900sqm residential GFA. The proposal enables an increase to residential capacity of 1,400sqm GFA. The Affordable Housing contribution is calculated as: Additional Residential GFA x 10% = 1,400sqm GFA x 10% = 140sqm The Affordable Housing contribution on the base FSR 3:1 is calculated as: Residential GFA x 3% = 3,500sqm GFA x 2% = 70sqm The total Affordable Housing dedication requirement is therefore 210sqm GFA. If 180sqm GFA is dedicated, the remaining contribution (30sqm GFA) can be satisfied through an equivalent monetary contribution. A monetary contribution is calculated as: 30sqm GFA x $13,000/sqm = $390,000
Example 2 Land with an area of 2,000sqm in Camperdown is zoned E4 General Industrial. A proposal proposes to rezone the land to MU1 Mixed Use with an FSR 3:1, for 800sqm commercial GFA and 5,200sqm residential GFA. The Affordable Housing contribution is calculated as: Residential GFA x 7.5% = 5,200sqm GFA x 7.5% = 390sqm to be dedicated If 360sqm GFA is dedicated, the remaining contribution (30sqm GFA) can be satisfied through an equivalent monetary contribution. A monetary contribution is calculated as: 30sqm GFA x $15,000/sqm = $450,000 Note the examples are simplified with no exemptions available. The dollar rates would be subject to indexation.

2.3.3 Dedication of Land

The acceptability of land for dedication is subject to Council's discretion in consultation with its nominated CHP.

The value of the dedicated land should be equivalent to the monetary contribution calculated under the Policy. An independent valuation of the land to be dedicated should be obtained by the proponent. Council may choose to engage its own valuation (at the proponent's cost) to review the proponent's valuation provided.

If an Affordable Housing contribution is made via the dedication of land, it must meet the following requirements:

- Align with the Affordable Housing Principles in section 1.2
- Have a minimum land area of 800sqm.
- Not be:
  - contaminated land requiring remediation,
  - subject to flood planning area or tidal inundation constraints,
  - subject to heritage affectations under IWLEP Schedule 5 or the State Heritage Register,
  - subject to high aircraft noise (Sydney Airport ANEF 25+ noise contours), or otherwise satisfied for acoustic treatment in accordance with the Australian Standards or
  - within 200m of a relevant pipeline with the meaning of State Environmental Planning Policy (Transport and Infrastructure) 2021, section 2.77.
- Have access, locational and site characteristics comparable to the proposed development.

If the assessed land value is less than the equivalent monetary contribution, any remaining requirement is to be satisfied as a monetary contribution. If the assessed land value is higher, no offset or refund is applicable.

Calculating a Contribution

The example shows where a contribution is made through part dedication of land/ part monetary contribution with reference to the equivalent contribution rates ($) in.

Table 7: Calculating a Contribution Requirement
Land with an area of 3,000sqm in Camperdown is zoned E4 General Industrial. An R4 High Density Residential zone and FSR 2:1 is proposed to permit a residential flat building development at 6,000sqm GFA. The Affordable Housing contribution is calculated as: Residential GFA x 7.5% = 6,000sqm GFA x 7.5% = 450sqm An equivalent monetary contribution is calculated as:

Residential GFA x 7.5% x contribution rate ($) =
(12,000sqm GFA x 7.5% x $15,000/sqm) = $6,750,000

If contribution through land dedication is proposed, consideration should be given to whether the floorspace associated with the dedicated land can be transferred and developed elsewhere on the site. If the floorspace potential (GFA) is foregone with the land that is dedicated, the calculation would be different.

The two scenarios are illustrated as follows:

Scenario 1 - GFA cannot be transferred/ developed elsewhere

- If the land proposed for dedication (1,090sqm) is valued at $6,800,000, its value is more than the equivalent monetary contribution of $6,750,000 required. If accepted, no offset or refund is applicable.
- If the land proposed for dedication (800sqm) is valued at $5,000,000, its value is less than the equivalent monetary contribution of $6,750,000 required. A monetary contribution of $1,750,000 is required.

Scenario 2 - GFA can be transferred/ developed elsewhere

- The land should be transferred to Council at a nominal cost ($200/sqm).
- If the land proposed for dedication measures 800sqm, a monetary contribution of $6,590,000 is to be made, calculated:

Equivalent monetary contribution - nominal cost of $160,000 (800sqm x $200/sqm)

= $6,750,000 - $160,000 = $6,590,000

Note the examples are simplified with no exemptions available.

Other Public Benefits Offered

The requirement for Affordable Housing contributions could be waived or reduced at Council's sole and absolute discretion where a proponent has made an offer to enter into a voluntary planning agreement to provide other agreed material public benefits of a commensurate scale and value.

Viability Testing in Proponent-initiated Proposals

Where a proposal seeks to amend a development standard or zone or uses of land to enable or increase the residential capacity of the land, and also seeks to make an Affordable Housing contribution that is lower than the contributions as required under the Policy, an open book validation approach could be taken.

The proponent should provide a feasibility analysis that includes:

- Development parameters, cost and revenue assumptions and target hurdle rates.
- Supporting documentary evidence (including contract of sale for land, cost plan, valuation report).

Council would commission a peer review of the feasibility analysis at the cost of the proponent.

In the alternative, Council would commission (at the cost of the proponent):

- A feasibility analysis by an appropriately qualified land economist.
- A cost plan by an appropriately qualified quantity surveyor.

The proponent agrees to provide all information requested by Council's engaged consultants.

3 Administration and Implementation

3.1 Introduction

This section details the administration matters that arise from implementation of the Policy. This includes Council's housing priorities and advocacy agenda. The section additionally details how contributions are indexed, used and managed and how the Policy will be monitored.

3.2 Making a Contribution and Indexation of Rates

Affordable Housing contributions received under this Policy could be in the following circumstances:

- Required as a condition of consent.
- Offered, accepted and executed via a planning agreement.

Affordable Housing contributions executed via a planning agreement are subject to Council's VPA Policy. The ordinary process of VPAs would apply. This would culminate in the planning agreement being registered on the land title and added to Council's voluntary planning agreements website register and State Government website (as required).

Following the making of the IWLEP amendments, contribution payments will be required:

- **Monetary contribution** - at the Construction Certificate stage.
- **Dedication of completed dwellings** - at the issue of Occupation Certificate (or as otherwise legally permitted).
- **Dedication of land** - at the Subdivision Certificate stage.

The contributions will need to be updated at the time of payment to the most recent indexed values, in accordance with the indexation formula set out in this section.

Indexation of Contribution Rates

The equivalent contribution rates ($) will be adjusted annually by Council within one week of the first business day after 1 July or within one week of the issue of the Quarterly Rent and Sales Report, whichever occurs last. Rates will be adjusted to movement in the median price of strata dwellings in the Inner West LGA. This is published quarterly in the *NSW Government Rent and Sales Report, Table 3. Sale Prices - NSW LGAs*.

Table 8: Indexation of Equivalent Contribution Rates ($)
The indexation calculation is as follows, applicable as at 1 July of each financial year for the ensuing 12 months: New equivalent contribution rates ($) = equivalent contribution rates x (updated median price/ former median price)

All equivalent monetary contributions should be indexed at the time of payment to ensure they are reflective of these adjustments. Affordable Housing contributions required as part of a condition of consent will be indexed at the time of consent.

Making Payment

- If the proponent is unable to make payment at the time required, Council must be provided with evidence to this effect. In such cases, a deferred payment can be arranged via a bank guarantee where:
- The bank guarantee is furnished by an Australian bank for the total or outstanding contribution amount plus interest.
- The bank guarantee requires the bank to unconditionally pay the guaranteed sum to Council at the time specified in the agreement or within any further time period advised by Council where a variation to the original agreement has been approved.
- The proponent will be required to pay all costs incurred in the establishment, operation, administration or discharge of the bank guarantee.
- The bank's obligations are discharged when payment to Council is made in accordance with the bank guarantee, or when Council notifies the bank in writing that the bank guarantee is no longer required (and arrangements are made for its return to the bank), or if the related consent lapses.

The decision to accept a deferred payment is at the sole and absolute discretion of Council.

3.3 Use and Management of Contributions

How Contributions are to be Used

Contributions of Affordable Housing dwellings are to be gifted/ dedicated free of cost to Council for transfer to its nominated CHP, or as otherwise provided for in the Governance and Distribution Framework adopted by Council.

Contributed dwellings are to remain Affordable Housing in perpetuity, or until replaced with Affordable Housing dwellings in the Inner West LGA and are to be owned and managed in accordance with the Affordable Housing Principles under the Policy.

Monetary contributions will be paid to, received, pooled and managed by Council in its sole and absolute discretion. As sufficient funding becomes available, Council will consult with its nominated CHP on the opportunity to combine contributions received by Council under the Scheme, with the CHP's own resources and/ or with the resources of agencies such as Homes NSW, Housing Australia, Landcom, etc.

Management of Funds

The pooling of monetary contributions will have consideration for:

- Immediate use of contribution funds for purchase of dwellings for Affordable Housing in the Inner West LGA.
- The aggregation of contribution funds for Affordable Housing development in the Inner West LGA.
- Land and funding packages, where land is made available by supplementary sources for developing Affordable Housing dwellings.
- How the funding will be leveraged to maximise the quantum of Affordable Housing dwellings.

Priority will be given to NfP CHPs registered as Tier 1 under the National Regulatory Code, and who have appropriate experience in the LGA. Council will nominate a NfP CHP to receive Affordable Housing contributions received. The appointment will last for a term of at least five years, after which a new tender will be issued for the next term.

The nominated CHP will take ownership and management responsibilities for any monetary or in-kind contributions gained during their term. Affordable Housing contributions so transferred to the nominated CHP will be done so on the condition that they will be retained for the purpose of Affordable Housing in the Inner West LGA, in perpetuity. Any withdrawal of Affordable Housing dwellings must be replaced with an equivalent dwelling and be subject to Council's agreement.

A Governance and Distribution Framework will be prepared that will outline how funds received or dwellings procured/ delivered will be used and the requirements for reporting and transparency. This will be secured through a funding agreement executed with the nominated CHP and a covenant/ interest registered on title.

Council may provide direction on the CHP's procurement in relation to target demographics or locations for Affordable Housing and how these speak to Council and state-led planning processes.

Management of Affordable Housing

Management of Affordable Housing that is delivered under the EP&A Act (from developer contributions) will be undertaken by Council's nominated CHP.

Management of Affordable Housing that is delivered under various initiatives of the Housing SEPP will be managed by a registered CHP (Tier 1, 2 or 3 under NRSCH).

Management of Affordable Housing must be in line with the definition of Affordable Housing and the Guidelines which provides guidance on a range of tenant management matters.

The Policy aims to ensure that Affordable Housing is available:

- That meet the requirements of Very Low, Low and Moderate income households.
- At rents of no more than 30% of a household's gross income.

- In a manner that NfP CHPs can meet associated finance and other operating costs and be financially sustainable.

Council acknowledges that rents set must ensure tenants pay an amount they can afford. Council also acknowledges the importance of the NfP CHP being financially sustainable.

3.4 Monitoring of the Policy

The Policy will be reviewed a minimum of once every term of Council, or more frequently as required. The review will consider:

- Dollar contribution rates against market sales activity.
- Quantum of Affordable Housing contributions received, including type, quality and locational characteristics of contributions in-kind (dwellings, land) received.
- Total amount of monetary contributions received, pooled and awaiting pooling.
- Allocation of funds for the purchase of dwellings for Affordable Housing.
- Allocation of funds to Council's nominated CHP and Affordable Housing delivery outcomes.
- Council's policy advocacy initiatives and agenda.
- Maintenance and management issues.

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Atlas Economics

9 April 2026

Daniel East
Inner West Council

Sent via email: daniel.east@innerwest.nsw.gov.au

Dear Daniel,

Re: Inner West Affordable Housing Policy

Atlas Economics (**Atlas**) is engaged by Inner West Council (**Council**) to assist with a review and update of the Inner West Affordable Housing Policy (**the Policy**).

Background

In September 2025, Council endorsed Our Fairer Future Plan subject to post-exhibition amendments for submission to NSW Government for implementation via a State-led fast track approved pathway.

Council additionally made the following resolutions in relation to the Policy:

5 That Council base our policy regarding acquisition of affordable housing through private development in upzoned areas on the City of Sydney's principles that have been successfully implemented. This is to include:

a. Adoption of 2% affordable housing contribution, moving to 3% after 3 years, across all privately owned land in upzoned areas;

b. Consideration of a 1% affordable housing contribution on all non-residential lands within the local government area, with the plan for phasing and introduction of this to be included in the studies for the State 2 of Our Fairer Future Plan; and

c. Inclusion of a 20% affordable housing contribution for any additional proposed floor space beyond the baseline provision, in upzoned areas. This is to be based on the City of Sydney's policy and to be determined through Stage 2 investigations of the Fairer Future Plan.

16 That in order to support Our Fairer Future Plan, the following policy work commence to be brought to Council for consideration prior to exhibition:

a. A new Local Infrastructure Delivery Plan and update to the Inner West Contributions Plan to cater for the increased local infrastructure demands across the LGA;

b. A harmonised Development Control Plan based on both feedback from development stakeholders and the Draft Design Guides; and

c. The Inner West Affordable Housing Policy be reviewed as outlined in Attachment 1 Engagement Outcomes Report with the addition of a definition of affordable as per the Housing SEPP as housing for very low, low and moderate income households, with tenants not to pay more than 30% of their gross household income in rent.

Atlas has reviewed and prepared an updated Policy which addresses resolutions 5c and 16c. This letter outlines the analysis and rationale that underpin key recommended policy positions relating to the governance of affordable housing, affordable housing contributions for proposals seeking additional floorspace and methods of contribution.

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Governance of Affordable Housing

The governance of Affordable Housing relates to how affordable housing contributions (dwellings, cash or land) are used and managed. Before examining the issue of governance, it is useful to define affordable housing.

WHAT IS AFFORDABLE HOUSING?

"Affordable housing" (also Affordable Housing, in capitalised letters "**A**" and "**H**") has a statutory definition under the NSW planning system. Affordable Housing in the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) and *State Environmental Planning Policy (Housing) 2021* (**Housing SEPP**) is rental housing for certain eligible households.

In the context of the Inner West local government area (**LGA**), households eligible for Affordable Housing are:

- on a Very Low income, earning less than 50% of the Greater Sydney median household income.
- on a Low income, earning 50% to less than 80% of the Greater Sydney median household income.
- on a Moderate income, earning 80% to less than 120% of the Greater Sydney median household income.
- Eligible for rental accommodation under the National Rental Affordability Scheme (NRAS), which is ending in mid-2026.

As a commonly used rule of thumb, housing is considered to be affordable where households pay no more than 30% of their gross household income on rent or mortgage payments. This is often regarded as the point at which such households are at risk of having insufficient income to meet other living costs and deemed to be in 'housing stress'. Those paying more than 50% of gross income are regarded as being in 'severe housing stress'.

Under the Housing SEPP, Affordable Housing is to be charged as follows:

- For Very Low, Low and Moderate income households - at rents of no more than 30% of gross household income.
- For NRAS-eligible households - at rents that would have been charged under NRAS.

Affordable Housing is different to social housing. Social housing is secure and affordable rental housing for people on very low incomes, often with special needs or for priority housing-need households. It includes public housing (managed by State Government), community housing (managed by a community housing provider) and Aboriginal housing (managed by the Aboriginal Housing Office). Social housing is allocated through the NSW social housing eligibility system which is managed by NSW Government.

THE COMMUNITY HOUSING SECTOR

The community housing sector plays an important role in the delivery and management of Affordable Housing. In NSW the sector is comprised of not-for-profit (**NfP**) and for-profit community housing providers (**CHPs**).

- NfP CHPs are charities whose purpose is the development and/ or management of subsidised housing. They enjoy tax concessional status (Federal and State) and are exempt from local fees and charges.
- For-profit CHPs could be real estate agencies who manage Affordable Housing which they own, or manage housing through a fee-for-service arrangement on behalf of private sector landlords.

CHPs do not receive regular or recurrent funding and rely on Government capital grants, funding subsidy programs and developer contributions to fund delivery of Affordable Housing.

The National Regulatory System for Community Housing (**NRSCH**) is the national system for the regulation of CHPs across NSW, QLD, SA, TAS, ACT and NT. The NRSCH is intended to support growth and development of the community housing sector. The NRSCH is a voluntary registration system. CHPs are not obliged to register but registration may be a precondition of funding or assistance from policy and funding agencies.

There are three categories of NRSCH registration:

- Tier 1 CHPs undertake development at scale and have the greatest capacity for property management.
- Tier 2 CHPs undertake smaller-scale development (ongoing or one-off) and also manage housing tenancies.
- Tier 3 CHPs do not generally undertake development activities and primarily perform a management role.

Tier 1 and 2 CHPs have a large balance sheet (from their housing asset base) and the ability to leverage their balance sheet to secure debt finance for development. This is subject to the capacity to service the debt - generally from operating surpluses (the amount that rental income exceeds management expenses) in the business.

NfP CHPs have expertise in the design of purpose-built Affordable Housing and bring structural tax advantages (i.e. they enjoy Federal, State and local tax concessions) and have access to cheaper debt finance (through Housing Australia). Accordingly, they can build housing more cost-effectively than the private sector or Government can. Importantly, they can leverage assets on their balance sheet to grow more housing stock.

If developer contributions (cash or stock) received are distributed to a NfP CHP, the CHP can leverage their balance sheet to grow housing stock, while simultaneously using their tax advantages to build the housing cost-effectively. There is consequently a '**multiplier effect**' when contributions are distributed to the community housing sector.

In updating the Policy for Council, Atlas met with a number of CHPs, a summary of discussions is at Schedule 1

CHP VALUE-ADD TO AFFORDABLE HOUSING OUTCOMES

Given that the core business of NfP CHPs is the provision of Affordable Housing, their involvement enables economies of scale and portfolio optimisation, which assists development feasibility, and thereby, enables the delivery of further Affordable Housing.

There is corroborating evidence for this end-to-end value-add of NfP CHPs, i.e. from delivery to management.

- Financial modelling of the **delivery of dwellings** (Paxon, 2022) finds that:
  - Collaboration with a CHP result in a potential cost saving to a local council of up to approx. $60,000 per dwelling. This is due to the ability of a CHP to access additional financing sources.
  - A positive multiplier of up to 27% exists when housing stock is transferred to a CHP. This is because the housing stock can be leveraged to deliver up to 27% additional Affordable Housing. In simple terms, for one dwelling that could be delivered, 1.27 dwellings could be delivered if existing housing stock were transferred to a CHP. This is the 'multiplier effect' referred to earlier.

    This multiplier effect can be observed at play in the NSW asset vesting program (early 2010's), which was designed to grow the community housing sector. There were a number of key steps in the program:

    - The NSW Government funded development of around 6,000 dwellings, which were to be transferred to CHPs upon completion.
    - Competitive tenders by CHPs included commitments to leverage (borrow against) the value of the transferred dwellings to finance some 1,300 additional affordable housing dwellings (a multiplier of 21%).

    While the success of the program is largely viewed as mixed, the program is considered a catalyst in growing the size, diversity and professional capacities of the community housing sector (AHURI, 2017).
- When it comes to the **operation and management of dwellings** (existing or newly completed housing),
  - NfP CHPs enjoy tax concessional status (Federal, State and local) and therefore have a lower operating cost base than the private sector or Government.
  - Community housing tenants pay a proportion of their income in rent plus Commonwealth Rental Assistance (**CRA**). Therefore, because CHPs are eligible for CRA, their revenue income is higher than if the housing is managed by Government.

  Financial modelling of the operational phase of housing finds a higher return on investment when managed by CHPs compared to when managed by Government (Equity Economics, 2021).

As the Paxon study (2022) observes, a local council may forego some excess revenue (operating surpluses) when management of housing is transferred to a CHP, however this should be balanced against the following factors:

- Risks avoided by the local council in not being responsible for tenancy and asset management;
- Financial efficiencies achievable by a CHP, with operating surpluses achieved from housing can be recycled into further Affordable Housing; and
- The opportunity for further housing outcomes where management by a CHP is combined with ownership.

Being in the business of community housing, NfP CHPs have the know-how and expertise to design, build and manage. They also bring structural tax advantages and have access to cheaper debt finance, which means they can build housing more cost-effectively than the private sector or Government can. Critically, they can leverage assets on their balance sheet to multiply housing stock.

There is value in utilising a NfP CHP for end-to-end governance of Affordable Housing, from delivery to operation and management of Affordable Housing.

Notwithstanding the regulation of NRSCH-registered CHPs, the governance arrangements of Affordable Housing would necessarily cover operational matters, divestment and recycling, accountability and reporting requirements.

CURRENT POLICY POSITION

Council's current policy position on governance is to:

- Appoint one or more CHPs to manage Council's Affordable Housing portfolio.
- Establish an Affordable Housing Fund which is dedicated to funding Affordable Housing projects, including maintenance and provision of more Affordable Housing. The Affordable Housing Fund is deposited with:
  - Excess rent (operating surpluses) from Council's Affordable Housing portfolio.
  - Monetary contributions for Affordable Housing from planning agreements.
  - Monetary contributions levied under any Affordable Housing contribution scheme.

Funds accumulated in the Affordable Housing Fund are reserved for expenditure on Affordable Housing projects including maintenance of Council's Affordable Housing dwellings and increasing the supply of social and Affordable Housing within the Inner West LGA.

The above policy position was informed by a Hill PDA study (2019) which also referred to the possibility of Council being able to leverage against the assets to expand the housing portfolio.

RECOMMENDED POLICY POSITION

While Council's current policy position enables the receipt of some excess rent from the housing portfolio, it does not result in the most value-for-money affordable housing outcomes. This is because:

- Assets on Council's balance sheet do nothing for multiplying stock, unlike assets on a CHP's balance sheet.
- Leverage of the assets by Council to expand the housing portfolio would present an inferior return on investment compared to similar leverage by a CHP given the CHP has:
  - Core development expertise and capability;
  - Tax concessional status;
  - Access to cheaper debt finance; and
  - Access to Homes NSW's direct dealing pathway available to a CHP or homelessness provider.

There is potential for a positive multiplier of between 21% and 27% when existing housing stock is transferred to a CHP (Paxon, 2022 and AHURI, 2017).

Furthermore, s7.32(2) of EP&A Act require that any Affordable Housing contributions received as a condition imposed under the same, is to be "*used for the purpose of providing affordable housing*". The current policy position that states funds accumulated in the Affordable Housing Fund are, *inter alia*, to "increase the supply of social and affordable housing" would appear to be incompatible with the EP&A Act provision which authorises the imposition of contributions as a condition of consent.

Atlas recommends that Council consider:

- Policy actions enabling the community housing sector to scale and grow.
- Accepting dedicated dwellings as a contribution only if acceptable to Council and its nominated CHP, otherwise preferencing cash contributions.
- Distributing/ transferring Affordable Housing contributions (dwellings, cash or land) to a nominated/ partner CHP.
- Working with the nominated/ partner CHP to identify site opportunities for Affordable Housing.

This would contribute to the growth of the community housing sector, who are integral to the delivery, operation and management of Affordable Housing.

In broad terms, the following step/ actions would be required:

- Seek and select a partner CHP for a fixed period of years with option/s to extend. A CHP categorised as Tier 1 under NRSCH would have capacity and capability for development at scale and property management. They also have the highest level of performance requirements, regulatory engagement and compliance reporting.

- Execute a funding agreement with the nominated CHP which covers matters such as use and management of funds, tenant selection and rent-setting, reporting and audit obligations, distribution and payment arrangements.
- Distribute assets held or received (dwellings, cash or land) to the nominated CHP.

It would be important to select a single CHP initially, so that distributions are not too small/ diluted to have meaningful impact. In future years if contribution receipts warrant, more CHPs could be added to the distribution list.

In the early years, the quantum of cash contributions may not be sufficient to undertake development of housing. Council could pool the contributions for:

- Immediate use to purchase of dwellings for Affordable Housing in the Inner West LGA.
- Affordable Housing development in the Inner West LGA.
- Land and funding packages, where land is made available by supplementary sources for developing Affordable Housing dwellings.

The nominated CHP will take ownership and management responsibilities for any contributions gained during their term. Affordable Housing contributions so transferred to the nominated CHP will be done so on the condition that they will be retained for the purpose of Affordable Housing in the Inner West LGA, in perpetuity. Any withdrawal of Affordable Housing dwellings must be replaced with an equivalent dwelling and be subject to Council's agreement.

A Governance and Distribution Framework (**the Framework**) should be developed. This would contain the principles and approach to how Council will administer Affordable Housing contributions (cash or housing stock). The Framework would detail the process Council will undertake to define how it deals with Affordable Housing stock, cash and land and the terms on which it will form strategic partnerships with the community housing sector and NSW Government. Following a nomination process of a partner CHP and execution of a funding agreement, the distribution of Affordable Housing can occur. Development and adoption of the Framework would be subject to a separate future decision-making process by Council.

The foregoing recommendations are consistent with the *Guide for Council-led Affordable Housing on Operational Land in NSW* (DPHI, OLG, 2026).

Tenant Selection and Rent-setting

CURRENT POLICY POSITION

The current policy position states Council's commitment to protecting and increasing the supply of housing stock that is affordable to Very Low, Low and Moderate income households. A list of target groups is nominated, whom Council acknowledges require housing assistance.

AMENDED POLICY POSITION

Atlas recommends the following inclusions in the Policy:

- Clarification that an income eligibility requirement is applicable to all target cohorts. While a tenant may be one of the target tenant cohorts of the Policy, they must also be a Very Low, Low or Moderate income household.
- Rent-setting is in line with the definition of Affordable Housing and the Affordable Housing Guidelines, and that rents are set at no more than 30% of a household's gross income.
- Acknowledgement of the importance of NfP CHPs being financially sustainable.

This is important because not all Affordable Housing will be managed by Council's nominated CHP. Affordable Housing that is delivered under various initiatives of the Housing SEPP could be managed by registered CHPs appointed by proponents of those developments.

Contribution-in-kind and Requirements

CURRENT POLICY POSITION

Council's current policy position does not go into much detail into the nature of in-kind contributions (dwellings or land) that would be expected or acceptable. There is generally an expressed desire to receive contributions (dedication) of completed dwellings.

The current policy position is silent on the contribution (dedication) of land.

AMENDED POLICY POSITION

Pursuant to recommendations that Council take actions to build scale and capacity in the community housing sector, with any contributions in-kind (dwellings or land) accepted only if they meet with CHPs' operational requirements.

CHPs unanimously express aversion to strata-titled dwellings in scattered locations as they result in poor operational outcomes, putting pressure on rents that are already subsidised.

The recommended position is for the contribution (dedication) of completed dwellings to be subject to acceptance by Council and its nominated CHP. Schedule 1 of the Policy has guiding principles and standards on the suitability of dedicated dwellings. If dwellings are not suitable for dedication, equivalent monetary contributions are required.

An offer of land dedication to satisfy the Affordable Housing requirement is expected to be rare. A site would need to be sufficiently large for a portion of land to be excised for dedication.

The acceptability of land for dedication is also subject to Council's discretion and approval in consultation with its nominated CHP. A minimum area of 800sqm is suggested, enabling a separate building to be developed, owned and managed by the nominated CHP. Design advice could be sought to validate the minimum site area requirement.

Contribution Rates on Additional Floorspace

CURRENT POLICY POSITION

The current policy position is for:

- Planning proposals and development applications within an Affordable Housing Contribution Scheme (**AHCS**) area to contribute to Affordable Housing at the rate prescribed by the AHCS.
- Planning proposals and development applications outside an AHCS area to contribute to Affordable Housing, subject to feasibility investigations.
    - Council's Affordable Housing target is 15% of residential floorspace.
    - If Council's target is not feasible, applications will be considered on a case-by-case basis in accordance with Council's VPA Policy.

Resolution 5c requires investigation into a 20% Affordable Housing contribution for any additional proposed floor space beyond the baseline provision, in upzoned areas.

While the resolution requires the investigation during Stage 2 of the Fairer Future Plan, Atlas has undertaken the investigations now given the current policy position (as detailed above).

CITY OF SYDNEY'S AFFORDABLE HOUSING PROGRAM

The City of Sydney (**the City**) has 2 tiers of Affordable Housing contributions, as detailed in the *City of Sydney Affordable Housing Program* (**the Program**) and provided in the *Sydney Local Environmental Plan 2012* (**SLEP**):

- Clause 7.13 of SLEP which provides for broad-based contributions LGA-wide at:
    - 1% on non-residential GFA, 3% on residential GFA.
    - Equivalent monetary contribution rates calculated in the Program adopted by the City on 26 June 2023.
- Clause 7.13B SLEP which provides for additional Affordable Housing contributions on Planning Proposal Land (as specified in Schedule 6C of the LEP) at:
    - Contribution rates specified in Schedule 6C.
    - Equivalent monetary contribution rates calculated in the in the Program adopted by the City on 26 June 2023.

The contribution rate that is applicable to Planning Proposal lands will be determined through the planning proposal process. Once determined, the contribution rate is specified in the SLEP, i.e. inserted into Schedule 6C. The Program describes the approach taken to establish an appropriate contribution rate for Planning Proposal lands.

- Where there is a planning proposal to increase the FSR of a site, an Affordable Housing contribution requirement will apply to the new floor area (which is the floor area enabled by the planning proposal).
- The Program nominates contribution rates (%) by precinct (inclusive of the 3% clause 7.13 contribution rate):
    - Central Sydney 13%
    - West precinct and South precinct 12%

- East precinct 21%

- The Program nominates a monetary contribution rate based on the median strata dwelling price in Sydney LGA.

In 2024, the City commenced a review of the Program with a planning proposal proposing to:

- Implement precinct-based dollar ($) equivalent contribution rates to reflect the difference in the value of housing across the Sydney LGA. The proposed rates are:
  - East precinct - $20,000/sqm GFA
  - Central precinct - $17,500/sqm GFA
  - West precinct - $15,000/sqm GFA
  - South precinct - $12,500/sqm GFA
- Phasing-in the precinct-based dollar ($) rates over four years from adoption by Council of the proposed changes.
- Where land is rezoned to increase its development capacity, an Affordable Housing contribution requirement will be required on the new gross floor area (which is the new gross floor area enabled by the planning proposal):
  - All precincts - 20% of (new) residential gross floor area*.
  - Central precinct - 2% of (new) non-residential gross floor area.

*includes the 3% broad-based contribution rate which applies to all residential GFA (including that which is already permitted). This means an additional 17% applies to 'new' residential floorspace' that is enabled by the proposal.

SUITABILITY FOR IMPLEMENTATION IN THE INNER WEST

This section examines the City's proposed 17% contribution rate[1] applied to residential floorspace enabled by a planning proposal. This is referred to as "**additional contributions**", as they are additional to any fees and charges that are already applicable, i.e. local and regional infrastructure contributions, Affordable Housing contributions.

The rationale for 'additional contributions' where a proposal increases or enables residential capacity, is for some of the financial value arising from the additional residential capacity to be shared with the community. That which is 'shared' with the community is also termed 'planning gain'. There are different ways in which planning gain could be appropriated, it could be additional contributions to Affordable Housing and/ or community infrastructure.

This section tests the implications of requiring additional Affordable Housing contributions at 17% in two scenarios.

A hypothetical 1,200sqm site consolidated from three single dwellings (400sqm each) in a rezoned area of Phase 1 Our Fairer Future Plan (Dulwich Hill/ Marrickville) is assumed. The site is permitted for a residential development to FSR 3.5:1 (10 storeys) or 4,200sqm GFA, which could be equivalent to 47 apartments.

A planning proposal could seek to amend the FSR control in one of two scenarios as follows:

- Scenario 1 - proposal seeks to amend FSR to 4.5:1.
- Scenario 2 - proposal seeks to amend FSR to 5.5:1.

Being in Phase 1 of Our Fairer Future Plan, a 2% Affordable Housing contribution already applies.

SCENARIO 1	SCENARIO 2
Proposed FSR 4.5:1 (approx. 12 storeys)	Proposed FSR 5.5:1 (approx. 15 storeys)
Gross Floor Area (GFA) = 5,200sqm (1,200sqm x 4.5)	Gross Floor Area (GFA) = 6,600sqm (1,200sqm x 5.5)
Apartments = 60 dwellings (avg. 90sqm GFA per unit)	Apartments = 73 dwellings (avg. 90sqm GFA per unit)
Residential GFA enabled by proposal = 1,200sqm GFA (5,200sqm - 4,200sqm)	Residential GFA enabled by proposal = 2,400sqm GFA (6,600sqm - 4,200sqm)
Affordable Housing contributions - 2%	**Affordable Housing contributions - 2%**
Test Additional contributions - 17%	**Test Additional contributions - 17%**

The financial value arising from Scenario 1 and 2 is different - this is reflected in the value of the land.

[1] 20% contribution rate, including the 3% broad-base contribution rate (clause 7.13 SLEP)

A developer calculates the amount they can pay for a development site by estimating how many apartments are possible, how much those apartments could be sold for (on completion) and how much it would cost to develop the apartments. After deducting the cost of development and allowing for a margin for risk/ return from the sale prices that could be realised, the amount that remains is the maximum amount a developer can pay for the site. This amount is commonly referred to as '**the Residual Land Value**'.

Planning proposals carry cost and risk. The litmus test for "additional contributions" is **incentive**. If after the additional contributions and the proponent is no better off (or even worse off) than under the existing planning controls, there will be no incentive to undertake the planning proposal and assume the associated cost and risk.

The feasibility results are shown in Table 1, with two sets of performance indicators at the bottom of the table:

- Development margin is the developer's profit for the investment and risk.
- Residual land value is how much the developer can afford to pay the landowner for the site.

The performance indicators are helpful to show if there is "incentive" after the payment of additional contributions.

Table 1: Impact of additional Affordable Housing contributions, Scenario 1 and 2

	BASE CASE	PROPOSED (SCENARIO 1)		PROPOSED (SCENARIO 2)	
FLOORSPACE RATIO (FSR)	3.5:1	4.5:1	4.5:1	5.5:1	5.5:1
GROSS FLOOR AREA (SQM)	4,200	5,400	5,400	6,600	6,600
RESIDENTIAL GFA ENABLED BY PP (SQM)	-	1,200	1,200	2,400	2,400
TOTAL UNITS	47	60	60	73	73
RESIDENTIAL UNITS ENABLED BY PP	-	13	13	26	26
(BASE) AFFORDABLE HOUSING (%)	2%	2%	2%	2%	2%
ADDITIONAL AFFORDABLE HOUSING (%)	-	17%	10%	17%	10%
(BASE) AFFORDABLE HOUSING	0.9	1.2	1.2	0.9	1.5
ADDITIONAL AFFORDABLE HOUSING	-	2.2	1.3	4.4	2.6
MARKET UNITS	47.0	56.6	57.5	67.1	68.9
GROSS REVENUE					
MARKET UNITS	$69,090,000	$84,885,000	$86,250,000	$100,680,000	$103,410,000
LESS: SELLING COSTS	$1,727,250	$2,122,125	$2,156,250	$2,517,000	$2,585,250
LESS: GST	$6,280,909	$7,716,818	$7,840,909	$9,152,727	$9,400,909
NET REVENUE	$61,081,841	$75,046,057	$76,252,841	$89,010,273	$91,423,841
COST					
CONSTRUCTION	$31,020,000	$39,600,000	$39,600,000	$48,910,000	$48,910,000
PROFESSIONAL FEES	$3,102,000	$3,960,000	$3,960,000	$4,891,000	$4,891,000
FEES AND CHARGES	$1,704,220	$2,093,830	$2,175,500	$2,483,440	$2,550,780
INTEREST	$5,015,671	$6,391,536	$6,396,250	$7,879,822	$7,889,249
DEVELOPMENT COST	$40,841,891	$52,045,366	$52,083,750	$64,164,262	$64,241,029
PERFORMANCE INDICATORS					
DEVELOPMENT MARGIN (20%)	$8,168,378	$10,409,073	$10,416,750	$12,832,852	$12,848,206
RESIDUAL LAND VALUE	**$12,071,572**	**$12,591,617**	**$13,752,341**	**$12,013,159**	**$14,334,606**

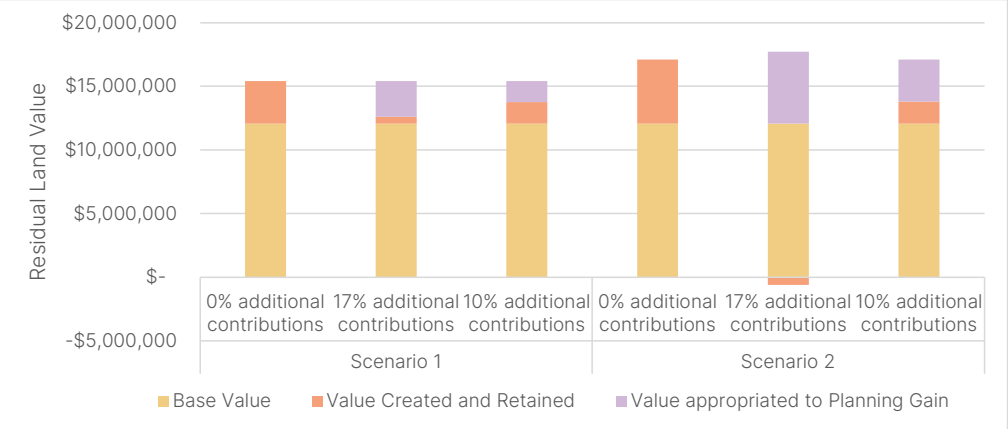
The simple modelling exercise shows that at existing controls (FSR 3.5:1) and 2% affordable housing contributions, a developer could afford to pay approx. $12 million for the site. That could involve a payment of $4 million to the owner of each 400sqm block, representing a premium over what they could achieve as single dwellings.

Figure 1 shows a visual comparison of the Residual Land Value after the increase in residential capacity sought:

- **Base Value** refers to the Residual Land Value under the existing controls (which includes 2% Affordable Housing).
- **Value Created and Retained** refers to the portion of value created by the planning amendment that is retained (by developer or landowner) after "additional contributions" are made to Affordable Housing at 17% and 10%.
- **Planning Gain** refers to the portion of value that is 'contributed' to Affordable Housing at 17% and 10%.

The sum of Base Value (beige) and Value Created and Retained (orange) is equivalent to the Residual Land Value shown in Table 1 (last row). The Planning Gain (lavender) is not reflected in the Residual Land Value as it has already been appropriated as Affordable Housing contributions.

Figure 1: Comparison of Results, Scenario 1 and 2



Under the two planning proposal scenarios, after making an additional Affordable Housing contribution at 17%, the Value Retained is modest (Scenario 1) or negative (Scenario 2). This means the proponent is marginally better off (Scenario 1) or worse off (Scenario 2) and would have little incentive to undertake a planning proposal.

At an additional Affordable Housing contribution of 10%, the resultant Residual Land Values in the two planning proposal scenarios offer a more attractive incentive to undertake the planning proposal.

DIFFERENT PLANNING AND MARKET CONTEXT

The analysis shows that the City's additional contributions rate of 17% is not suitable for implementation in the Inner West. This is due to a number of reasons:

- Firstly, the Sydney LGA existing density controls are much higher to start with than the Inner West. For example, in the R1 areas in Forest Lodge and Glebe, FSRs are generally upwards of 1.25:1 in the Sydney LGA. In comparison, FSRs in similar R1 areas the Inner West LGA are lower (0.6:1). Development in a low density area (where there are existing single dwellings) requires a minimum density threshold (this could be at a minimum FSR 1.5:1 or higher) to be feasible. This means that in the Sydney LGA, for a development to be feasible, the increase in density does not need to be as large as it would need to be if the base FSR was say only 0.6:1.
- Secondly, because the value of development is higher in the City, the rest of the development (that is not contributed as Affordable Housing) is better placed to offset the cost of the additional contributions, helping to preserve feasibility. While the cost of land in the City is commensurately higher, the achievability of higher end sale values (for completed product) provides more headroom for 'additional contributions'.

The above factors are illustrated in the following two simple scenarios, also using a hypothetical 1,200sqm site.

- Scenario 3 - 1,200sqm site falls within a Low- and Mid-rise (**LMR**) area in the Inner West LGA and is currently permitted to FSR 1.5:1. A proposal seeks a higher FSR of 3.5:1.

  Scenario 3 illustrates how even though the 'additional residential floorspace' enabled by a planning proposal may be high, the capacity for a development to contribute to Affordable Housing is not necessarily proportionate.
- Scenario 4 - 1,200sqm site in the Sydney LGA currently permitted to FSR 3.5:1, a proposal seeking FSR 5.5:1.

  Scenario 4 enables a comparison against Scenario 2 (above) by accounting for the different pricing dynamic that exists between the Inner West and Sydney LGAs.

SCENARIO 3 (DULWICH HILL/ MARRICKVILLE)	SCENARIO 4 (SYDNEY LGA)
Existing FSR 1.5:1 (4 storeys), 1,800sqm GFA	Existing FSR 3.5:1 (approx. 10 storeys), 4,200sqm GFA
Proposed FSR 3.5:1 (approx. 10 storeys)	Proposed FSR 5.5:1 (15 storeys)
Gross Floor Area (GFA) = 4,200sqm (1,200sqm x 3.5)	Gross Floor Area (GFA) = 6,600sqm (1,200sqm x 5.5)
Apartments = 47 dwellings (avg. 90sqm GFA per unit)	Apartments = 73 dwellings (avg. 90sqm GFA per unit)
Residential GFA enabled by proposal = 2,400sqm GFA (4,200sqm - 1,800sqm)	Residential GFA enabled by proposal = 2,400sqm GFA (6,600sqm - 4,200sqm)
Affordable Housing contributions - 0%	**Affordable Housing contributions - 3%**
Test Additional contributions - 17% and 10%	**Additional contributions - 17%**

Table 2 shows a simple feasibility calculation in Scenario 3 where a similar site in Dulwich Hill/ Marrickville:

- Has the potential to be developed to the existing controls (FSR 1.5:1) and no Affordable Housing contributions are payable.
- Has a proposal that seeks greater development potential to FSR 3.5:1. An additional Affordable Housing contribution of 17% and 10% is applied to the residential floorspace enabled by the proposal.

The same performance indicators are shown at the bottom of the table:

- Development margin is the developer's profit for the investment and risk.
- Residual land value is how much the developer can afford to pay the landowner for the site.

Table 2: Impact of additional Affordable Housing contributions, Scenario 3

	BASE CASE	PROPOSED (SCENARIO 3)	
FLOORSPACE RATIO (FSR)	1.5:1	3.5:1	3.5:1
GROSS FLOOR AREA (SQM)	1,800	4,200	4,200
RESIDENTIAL GFA ENABLED BY PP (SQM)	-	2,400	2,400
TOTAL UNITS	20	47	47
RESIDENTIAL UNITS ENABLED BY PP	-	27	27
(BASE) AFFORDABLE HOUSING (%)	-	-	
ADDITIONAL AFFORDABLE HOUSING (%)	-	17%	10%
(BASE) AFFORDABLE HOUSING	-	-	-
ADDITIONAL AFFORDABLE HOUSING	-	4.6	2.7
MARKET UNITS	20.0	42.4	44.3
GROSS REVENUE			
MARKET UNITS	$30,000,000	$63,615,000	$66,450,000
LESS: SELLING COSTS	$750,000	$1,590,375	$1,661,250
LESS: GST	$2,727,273	$5,783,182	$6,040,909
NET REVENUE	$26,522,727	$56,241,443	$58,747,841
COST			
CONSTRUCTION	$13,200,000	$31,020,000	$31,020,000
PROFESSIONAL FEES	$1,320,000	$3,102,000	$3,102,000
FEES AND CHARGES	$740,000	$1,569,170	$1,639,100
INTEREST	$2,136,400	$4,996,764	$5,006,554
DEVELOPMENT COST	$17,396,400	$40,687,934	$40,767,654
PERFORMANCE INDICATORS			
DEVELOPMENT MARGIN (20%)	$3,479,280	$8,137,587	$8,153,531
RESIDUAL LAND VALUE	**$5,647,047**	**$7,415,923**	**$9,826,656**

The simple modelling exercise shows at the existing controls (FSR 1.5:1), a developer could afford to pay approx. $5.6 million for the site (equivalent to $1.9 million for each 400sqm block). It is unlikely three such adjoining properties could be found in the area (Dulwich Hill/ Marrickville), unless the properties were vacant sites.

The table shows that with higher development potential (FSR 3.5:1), a developer could afford to pay more.

- If a 17% Affordable Housing contribution were required, the developer could afford to pay $7.4 million ($2.5 million for each 400sqm block). At these price points, either vacant land or properties with buildings at the end of their economic useful life would be needed as candidates for site purchase.
- If a 10% Affordable Housing contribution were required, the developer could afford to pay $9.8 million ($3.3 million for each 400sqm block). It is conceivable three single blocks could be found at these price points, offering a modest premium paid over what they could achieve as single dwellings.

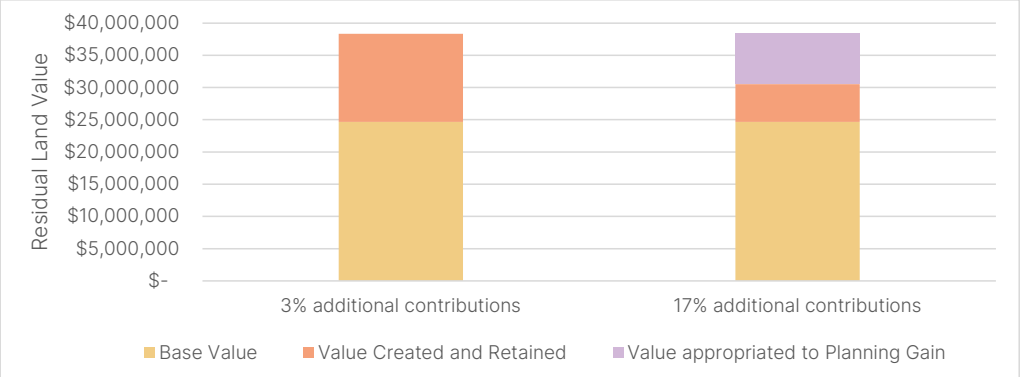
In short, it is not a given that a high quantum of additional residential floorspace (2,400sqm) translates into a corresponding high capacity to contribute to Affordable Housing. This is because higher residential floorspace capacity does not necessarily result in a proportionate increase in financial value. There is a minimum density that applies before higher residential floorspace capacity results in a proportionate increase in financial value. Relevantly, outside of rezoning areas, densities in the Inner West LGA are relatively low.

Consequently, many proponent-led proposals (both under Planning Proposal and Housing Delivery Authority processes) have occurred more frequently in land use zones that do not permit residential uses (i.e. E3 Productivity Support and E4 General Industrial). In many of these sites the cost threshold for site purchase can be lower.

As earlier highlighted, the base densities in the Sydney LGA are generally much higher than those in the Inner West LGA. Therefore any 'new' residential floorspace enabled by a planning proposal in the Sydney LGA is more likely to be accompanied by a proportionate increase in financial value. Accordingly, the imposition of a 17% contribution on the 'new' residential floorspace can appropriate some of the financial value to be shared with the community.

Figure 2 shows a comparison of the Residual Land Value in Scenario 4 where a hypothetical site in the Sydney LGA seeks an increase in FSR from 3.5:1 to 5.5:1.

Figure 2: Comparison of Results, Scenario 4 (Sydney LGA)



Similar to Figure 1, the sum of Base Value (beige) and Value Created and Retained (orange) is equivalent to the Residual Land Value shown in Table 2 (last row). The Planning Gain (lavender) is not reflected in the Residual Land Value as it has already been appropriated as Affordable Housing contributions.

After making an additional Affordable Housing contribution at 17%, the Value Retained results in a development proposition still more attractive than the base case and thereby is an incentive to undertake the planning proposal.

The higher pricing dynamic that operates in higher value markets (such as the Sydney LGA) provides more headroom to tolerate additional contributions where greater residential capacity is enabled by a planning proposal.

RECOMMENDED POLICY POSITION

Given the planning and market context in the Inner West LGA, Atlas recommends Council consider the following:

- In rezoning areas (e.g. Our Fairer Future Plan, Parramatta Road Corridor) where a proposal seeks to increase the residential capacity of land beyond the rezoned planning controls, an additional Affordable Housing contribution rate of 10% is to apply to the 'increase in residential capacity' enabled by the proposal.

  The base Affordable Housing rate (e.g. 2%) would still apply to the increase in residential capacity, with an additional contribution of 10% also applying to the increase in residential capacity.
- Outside rezoning areas where a proposal seeks to increase the residential capacity of land, an Affordable Housing contribution is to be assessed by Council.
- In areas where a proposal seeks to enable the residential capacity of land (i.e. where residential uses are not permitted), an Affordable Housing contribution rate of 7.5% is to apply to the residential floorspace proposed. Whist lower than the 10% rate applied to the *increase in residential capacity*, these areas do not currently permit residential uses and therefore the 7.5% rate would apply to the entire residential GFA proposed.
- Where there are items of material public benefit offered in a planning agreement, the requirement for additional Affordable Housing contributions could be reduced or waived.

The purpose of nominating percentage (%) contribution rates is to signal to the market Council's expectations in circumstances of a proponent-led proposal to increase or enable the residential capacity of land.

Where a proposal seeks to enable or increase the residential capacity of the land but proposes an Affordable Housing contribution lower than the contributions as required under the Policy, an open book validation approach could be taken. This is where the proponent's feasibility analysis including supporting documentary evidence is provided to enable review by Council's appointed expert consultants at the proponent's cost.

The updated Policy nominates a series of equivalent dollar ($) contribution rates, grouped by location. The grouping of suburbs into five groups reflects their comparability of residential pricing levels which is underpinned by location and amenity. While 25 equivalent dollar rates could be developed for each of the 25 suburbs in the LGA, the suggested grouped approach balances the simplicity of implementation with the appropriate level of precision.

The application of these equivalent dollar rates ($) accounts for local differences in property values, e.g. apartments in the northern part of the LGA are more valuable than apartments in the southern part of the LGA. This differentiation of dollar rates ensures the contribution burden is appropriate even though the contribution rate (%) is a flat rate.

We trust Council finds this analysis helpful as it reviews its Affordable Housing policy.

Yours sincerely

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SCHEDULE 1

Discussions with CHP Representatives

Representatives from Atlas and Council met with representatives from CHPs - Hume Housing, Metro Housing, Link Wentworth, St George Community Housing and Bridge Housing.

CHPs were asked for their views on:

- The suitability of locations for Affordable Housing in the Inner West LGA.
- Their approach to growing Affordable Housing stock and how they secure land for development.
- The suitability of different methods of contributions (dwellings, land, cash).
- Management of housing generally.

Table S1-1 contains a summary of the discussion outcomes.

Table S1-1: Summary of Engagement Outcomes

CHP FEEDBACK	IMPLICATIONS FOR POLICY
SUITABILITY OF LOCATIONS FOR AFFORDABLE HOUSING	
Anywhere in the Inner West LGA would be suitable given the high level of accessibility and amenity	None. No need to specify locations.
APPROACH TO GROWING AFFORDABLE HOUSING STOCK	
A multi-pronged approach is generally taken: • Securing land ◦ Look at sites already owned ◦ Consider buying sites with development potential (could be single dwellings or existing apartment blocks on torrens title) ◦ Consider opportunities in the Direct Dealing Pathway (with Homes NSW) • When there is a suitable site, they consider their capital sources, which could be: ◦ Government funding (Federal, state government) ◦ Debt finance (commercial, Housing Australia) secured against their balance sheet ◦ Equity	As CHPs rely on a blended capital stack comprised of debt, equity and debt funding, contributions from Council are helpful. These contributions could be the 'missing part' of the capital stack that enables a project to proceed.
CHPs overwhelmingly prefer to develop and own housing stock so that: • The housing stock is robust, durable and fit-for-purpose • They have control of operational matters (e.g. maintenance contracts, repairs) • The housing stock is on their balance sheet, which means they can leverage their balance sheet to grow more stock	The distribution and transfer of contributions (dwellings, land, cash) would support efficient operation and growth of the community housing sector.
HOW LAND IS SECURED	
CHPs note the difficulty of securing land in high value areas such as the Inner West LGA. There are a number of avenues they take. • They look at sites they already own, in particular where those sites have the potential to be developed to higher density • They consider buying sites with development potential • They could be gifted land by Council or purchase land from Council at concessional rates. Land on a leasehold tenure is raised as an issue for debt finance • They consider the Direct Dealing pathway (with Homes NSW) where land owned by NSW Government is explored	A key challenge for CHPs in the Inner West. Council-owned land would be helpful but a requirement to replace existing parking in a basement places a large burden on the feasibility of development. Any contributions from Council could help: • CHPs purchase housing stock view a view for future development • Provide 'gap funding' in the capital stock for a project
SUITABLITY OF CONTRIBUTION METHODS	
All CHPs note the ill-suited nature of single, scattered strata-titled units. They are overwhelming not preferred as these units are: • Expensive to maintain (strata fees are payable) • Often not suitably designed as rental stock	Cash contributions should be preferred. In circumstances where completed dwellings are considered suitable (by Council and its nominated CHP), dedication could be acceptable.

Department of Planning, Housing and Infrastructure
Office of Local Government

Circular to Councils

Subject/title	Council- Led Affordable Housing on Operational Land in NSW
Circular Details	Circular No 26-03 / 18 February 2026 / A886828
Who should read this	Councillors / General Managers / Planning staff
Contact	Policy Team 02 4428 4100 / olg@olg.nsw.gov.au
Action required	Information for Council to Implement

What's new or changing?

- The Office of Local Government (OLG) has released the Guide for Council-Led Affordable Housing on Operational Land in NSW (the Guide).

What will this mean for council?

- The Guide provides councils with the knowledge and resources necessary to consider the use of identified surplus operational land to meet affordable housing demand in their local government area.

Key points

- The NSW Government recognises the challenges faced by councils including the scarcity of suitable land which is a significant obstacle to affordable housing delivery.
- NSW councils have a critical role to play in supporting affordable housing.
- The Guide provides clear and practical guidance to councils embarking on affordable housing projects utilising operational land and aims to contribute to expanding affordable housing options.
- The Guide has been developed in response to requests from councils for additional information in using government land for housing.
- The Guide aligns with the National Housing Accord and the shared objectives of many councils to enhance housing supply and affordability at the local level.
- It has been developed by OLG in consultation with key stakeholders across NSW Government agencies, local government and the community housing sector.

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Where to go for further information

A copy of the Council-Led Affordable Housing on Operational Land in NSW Guide is available on the OLG website at https://www.olg.nsw.gov.au/councils/policy-and-legislation/guidelines-and-policy-information-resources-for-councils/guidelines-codes-and-practice-notes/

For further information, contact OLG's Sector Policy and Frameworks Team on (02) 4428 4100 or by emailing olg@olg.nsw.gov.au .



Brett Whitworth
Deputy Secretary, Office of Local Government

Department of Planning, Housing and Infrastructure

Office of Local Government

olg.nsw.gov.au

Council Led Affordable Housing on Operational Land in NSW

Guide to assist councils to explore using operational land for Affordable Housing

February 2026





Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Published by NSW Department of Planning, Housing and Infrastructure

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Council Led Affordable Housing on Operational Land in NSW

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More information

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Minister's Forward



I am pleased to present this guide that serves as a resource for local councils in New South Wales. This guide offers a strategic framework for effectively utilising operational land for affordable housing, a mission of utmost importance for our communities.

Affordable housing is a cornerstone of a thriving, inclusive society. This guide aims to empower local councils with the knowledge, tools, and best practices to make significant strides in addressing the pressing issue of housing affordability.

By fostering partnerships, leveraging resources, and adopting innovative approaches, we can create sustainable solutions that not only meet the immediate housing needs of the people of NSW but also lay the foundation for stronger, more resilient communities in the long term.

I extend my gratitude to all those who have contributed to the development of this guide and thank the many stakeholders who have shared their expertise and experience.

I trust that this guide will serve as a valuable reference for local councils as they embark on the crucial mission of providing affordable housing opportunities for the people of New South Wales.

NSW GOVERNMENT

The Hon. Ron Hoenig
NSW Minister for Local Government

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Introduction

This resource is designed to support local councils in New South Wales (NSW) as key partners in delivering better housing outcomes for people across the state. Councils also have a key role in helping NSW to meet targets under the National Housing Accord, a strategic initiative committed to delivering hundreds of thousands of homes by 2027 to address the pressing issues of housing supply and affordability challenges.

Affordable housing is critical for fostering community diversity, stimulating local economies, and promoting long-term sustainable housing, socio-economic growth, and well-being. The current stock of affordable housing in NSW has struggled to keep pace with population growth, and demand.

A record-low supply of long-term rental homes places a significant financial strain on low-income renters, including essential workers, single-parent families, and older individuals, while exacerbating homelessness. Moreover, certain regions face heightened pressure on long-term rental markets due to the increasing popularity of short-term rental accommodation properties.

One of the most significant challenges in making affordable housing a reality often comes down to the cost of acquiring well-located land. This guide acknowledges this challenge, and positions councils to play a vital role in overcoming it.

The cost of suitably located land is often a significant barrier to affordable housing

By leveraging under-utilised operational land for affordable housing projects, councils can facilitate access to homes for those in need. It is important to note that there are practical and legislative limitations to the amount of land a council can readily provide.

This guide is an early reference point for councils considering the use of operational land for affordable housing. It offers step-by-step guidance on various aspects of using operational land for affordable housing.

It covers the identification of suitable under-utilised land, management of affordable housing initiatives on council-owned land at every stage, accessing grants and support mechanisms available to councils, and showcasing real-world success stories through case studies of council-led affordable housing projects on operational land.

Key contacts and additional resources are provided at the end of this guide to help councils make meaningful progress in addressing the pressing issue of affordable housing.

Key Terms

Affordable housing

Affordable housing is housing that is appropriate for the needs of a range of very low to moderate income households and priced so that these households are also able to meet other basic living costs, such as food, clothing, transport, medical care and education (NSW Affordable Housing Ministerial Guidelines 2023-2024).

As a rule of thumb housing is usually considered affordable if it costs less than 30% of gross household income

The State Environmental Planning Policy (Housing) 2021, also known as the Housing SEPP, outlines the eligibility thresholds that must be met to access affordable housing. These thresholds are based on a percentage of the median household income for Greater Sydney or the Rest of NSW, as follows:

a) very low-income household—earns less than 50% of the median income,

b) low-income household—earns between 50 and 80% of the median income,

c) moderate-income household—earns between 80 and 120% of the median income.

Under the Housing SEPP, affordable housing eligibility should be income based; however councils may also identify priority groups as sub criteria.

Affordable housing is different from **'housing affordability'** which is a general term used to describe a range of market forces that influence the cost of housing payments. Councils may influence housing affordability by implementing land-use planning measures, but this is distinct from facilitating affordable housing supply for eligible households.

Affordable housing is also different from **'lower-cost housing'** which could be housing delivered through cost-saving construction methods, lower-quality housing, or housing located in areas with lower land values.

'Social housing' is secure and affordable rental housing for people on very low incomes with housing needs. Eligibility requirements for social housing are set by the NSW Government. Applications are managed through the NSW Housing Pathways system.

'Public housing' is managed by Homes NSW while community housing is managed by non-government organisations.

'Aboriginal housing' is specifically for Aboriginal people. These properties are managed by Homes NSW or community housing providers, including Aboriginal Community Housing Providers.

Each housing provider manages its tenancies in accordance with the *Residential Tenancies Act 2010*.

Operational land

Operational land refers to council-owned land that has no special restrictions on its use, apart from those that may apply to any piece of land. It is distinct from 'Community land' which is classified to reflect the importance of the land to the community because of its use or special value or significance to the local community.

Generally, community land is intended for public access and use, or where other restrictions applying to the land create some obligation to maintain public access.

Community land cannot be sold, leased or licensed for more than 21 years and must have a plan of management prepared for it. If community land is to be leased for more than 21 years (including options), the Minister for Local Government must approve the special circumstances justifying the long term. The term of lease or license must not exceed 30 years (including any option to renew).

Housing providers

This guide refers to Community Housing Providers and Aboriginal Community Housing Providers. In this guide, they are collectively referred to as 'Housing Providers'.

Further information on community housing is available on the Department of Communities and Justice website: https://www.facs.nsw.gov.au/housing/ help/ways/community-housing

Exploring the benefits of using operational land for housing

The high cost of suitable land is often cited as a major obstacle in addressing the critical need for affordable housing. Local governments play a vital role in facilitating affordable housing through land use planning, advocacy, and strategic partnerships.

Councils can make a substantial impact by harnessing under-utilised operational land for affordable housing in partnership with the NSW Government and Housing Providers to address local housing needs.

Affordable housing projects require financial subsidies due to high land and construction costs and reduced rental income. By providing operational land through discounted sale, gifting or long-term lease arrangements councils can help make affordable housing developments more viable to meet community needs.

Additionally, councils can expand the reach of affordable housing initiatives by considering strategic land purchases adjacent to under-utilised operational land.

State-owned land for Affordable Housing

While this guide relates to the use of council owned operational land for affordable housing projects, the NSW Government is taking similar proactive steps to explore the use of state-owned land for affordable housing through a land audit.

One notable project under this initiative is the examination of surplus Crown Land in regional NSW. This project is a partnership between Crown Lands, Homes NSW, Landcom, local councils, and Local Aboriginal Land Councils in Albury, Cooma, Forbes, North Tuncurry and Tamworth.

Similarly, local councils can play a role to engage closely with their communities in identifying and assessing under-utilised operational land that can be repurposed for affordable housing initiatives.

By working together, we can unlock the potential of these resources and make significant strides in addressing the critical need for affordable housing.

Understanding local Affordable Housing needs

Before considering the use of council operational land for affordable housing initiatives, it is helpful to gather up to date data on local housing needs. This will support the council's

decision-making process, partnership development and the pursuit of funding opportunities. Table 1 below provides data sources that may assist with determining housing needs.

Table 1: Data sources for determining housing needs and opportunities

Category	Considerations
Demographic Analysis	Consider including a demographic breakdown of the local population, highlighting groups that may have specific housing needs, such as essential workers, seniors, families, individuals with disabilities, or indigenous communities.
Economic and employment data	Incorporate data on local employment opportunities, wage levels, and job sectors. This information can help identify income levels and employment stability in your area, which directly impact affordable housing requirements.
Major developments	Consider major employment generating developments that are being planned in the local area as these will also impact on housing demands.
Current housing inventory	Provide an overview of the community's existing housing stock, including the types of housing (apartments, single-family homes, etc.), condition, occupancy rates, and affordability status. Consider in addition, the availability of social and affordable housing.
Homelessness statistics	Include data on homelessness in the community, detailing the number of homeless individuals or families and their specific needs.
Public transport and infrastructure	Evaluate the accessibility of public transport and essential infrastructure, as proximity to these amenities can influence housing preferences and needs.
Market conditions	Analyse local housing market conditions, including trends in property values, rental rates, and market demand. This information can help assess whether there is a gap between market-rate housing and what residents can afford.
Community surveys and feedback	If available, incorporate the results of community surveys or feedback sessions that gauge local sentiment on affordable housing. This can provide valuable insights into community priorities and concerns.
Future population projections	Consider including population growth projections for the area, as they can help anticipate future housing demands and requirements.

Category	Considerations
Government Policies and Regulations	Discuss any relevant state or local government policies, incentives, or regulations that impact affordable housing initiatives in the region.
Partnerships and stakeholders	Highlight key stakeholders and partners in the community, such as non-profit organisations, housing developers, or advocacy groups, who can play a role in addressing affordable housing needs.
Case studies	Share success stories or case studies from other areas that have effectively addressed local affordable housing needs. This can provide inspiration and guidance for your own initiatives.
Mapping tools	Consider including maps or geographical information system (GIS) data that illustrate housing affordability, proximity to amenities, or areas with the greatest housing need. Visual representations can be powerful tools for conveying information.

Much of this data may already be available from councils' work in implementing their Community Engagement Strategy as part of developing their Community Strategic Plan, their Local Strategic Planning Statements and other plans (for example, it may be included in the councils Integrated Planning and Reporting Framework).

In some cases, councils are additionally required to prepare Local Housing Strategies to translate the housing objectives identified through their Integrated Planning and Reporting Framework, their Local Strategic Planning Statements, as well as regional and district housing targets, into detailed plans that can be implemented at the local level.

The Local Housing Strategy Guideline and template is available to help councils prepare these strategies and set them out in a consistent format.

Affordable housing policies can be drawn from the Integrated Planning and Reporting Framework and be integrated into various planning documents, such as councils' Delivery Programs, Operational Plans, Local Housing Strategies, Local Strategic Planning Statements, or dedicated social and affordable housing strategies or policies, depending on the councils approach.

Local councils know their local communities best which make them well placed to facilitate housing solutions that respond to local needs

The Local Government Housing Kit provides data and evidence on affordable housing need and provides examples and advice on establishing a clear vision for affordable housing. More resources for building the local evidence base are at the end of this guide.

By combining affordable housing policies with ongoing community engagement efforts, councils can foster more positive community perceptions of affordable housing. This proactive approach makes it easier for councils to assess affordable housing developments positively, mitigating potential community opposition.

How to identify suitable land for Affordable Housing

Local councils generally have a good understanding of operational land that may be suitable for use as affordable housing, such as land located in areas that are well serviced, in close proximity to amenities and have convenient access to public transport. Table 2 below outlines criteria that should be used to identify potential land parcels for release, development and delivery of affordable housing.

Table 2: Criteria and considerations for identifying suitable land

Criteria	Considerations
Adequate size	Ensure the land is of sufficient size (typically more than 800 square metres) to accommodate affordable housing projects. It is worth considering instances where merging adjacent parcels into a single site could enhance the development's overall viability and impact.
Zoning compatibility	Verify that the land is, or can be, appropriately zoned to allow for residential housing development.
Yield potential	Assess the land's yield potential based on factors like size and permissible building height, which may accommodate multi-dwelling or residential flat building configurations.
Proximity to essentials	Seek locations within 800 meters of a town centre or 1,200 meters of a major transport hub or assess accessibility using the Public Transport Accessibility Level (PTAL) to ensure convenient public transport access.
Adequate road access	Confirm that the land has or is able to secure suitable road access, such as sealed roads, dual lanes, or arterial roads.
Nearby services and amenities	Consider the land's proximity to shopping facilities, medical services, and other essential amenities.

Criteria	Considerations
Infrastructure availability	Ensure the presence of essential infrastructure, including water, power, and sewer systems is, or that it will be available.
Community need	Examine whether the land is situated in areas with a high percentage of low-income households, small renting households, or where there is a demonstrated need for affordable housing. Note: Councils should look holistically at opportunities across their local government area as affordable housing tends to be spread across the area. In areas of undersupply, there may be no development opportunities however there may be opportunities in other locations not exhibiting a current need. In addition, areas with low percentage of low-income households may be evidence of a lack of affordable housing supply which is preventing low-income households from locating there.
Environmental considerations	Evaluate potential environmental constraints, such as flood risk, bushfire danger, contamination potential, and the biodiversity value of the land.

Access Land iQ to identify sites

Councils have been granted access to the Land iQ platform, with all 128 councils provided a single license to access the system. Land iQ provides advanced, multiple-criteria site searching including land size, planning controls, constraints, infrastructure and proximity to services to help find potential sites for particular land uses, or test particular sites for different land uses.

To find out more contact the team at Land iQ via the Land iQ Help Desk.

Councils should contact Homes NSW and Landcom to discuss and prioritise land parcels. Contact details are available at the end of this guide.

Prioritising Affordable Housing project sites

Further criteria can be considered when prioritising potential sites for affordable housing initiatives. Table 3 below outlines several factors that may assist with this process.

Table 3: Additional factors for assessing site suitability

Criteria	Factors
Optimising affordable housing quantity	Assess the potential of the affordable housing project to maximise the number of high-quality affordable homes.
Serving diverse communities	Evaluate the project's ability to cater to the housing needs of very low to moderate-income households, including those from diverse backgrounds and communities. For example, consider what other needs those households have such as access to public transport, education, community and other support services.
Alignment with local strategies	Consider how the project aligns with local strategic planning, housing strategies, and established targets.
Enhancing neighbourhoods	Examine the potential for the project to contribute to place- making and enhance the local neighbourhood by introducing greater housing diversity.
Community support	Gauge the level of community support and engagement for the proposed project.
Suitability of current planning controls over the site and need for rezoning	Assess the financial feasibility of developing and maintaining quality affordable housing, ensuring its long-term sustainability and financial viability. Consider development permissibility and capacity of current planning controls and whether the site can accommodate additional density.
Timely completion	Consider whether the project can be completed within reasonable timeframes to address housing needs promptly.

The NSW Movement and Place Built Environment Indicators is a useful resource to plan and evaluate the suitability of a project site. Councils may also choose to engage suitably qualified professionals, such as urban design and architectural consultants, to conduct in- depth neighbourhood and site studies for site assessment and prioritisation.

The process of prioritising sites can be streamlined if council has made clear decisions on its expectations for the delivery of affordable housing on council owned land.

For example:

- Does the council expect to make any financial return on its land? Note the risk of an expectation of financial return eroding the feasibility of affordable housing or limiting opportunities.

- Does the council want to facilitate affordable housing for a specific cohort/s?
- Is there an appetite to deliver some private market housing as part of the project or does the council want to maximise the affordable housing outcomes?

Confirming councils' strategic direction when using land for affordable housing

Recent research produced by the Paxon Group Report and commissioned by the Community Housing Industry Association NSW reveal that "*Local Councils generally recognise it was preferred to have a property development that consisted entirely of affordable housing dwellings, rather than it having a mixture of private/market and affordable housing because of the negative effect of strata fees on project economics, the challenges of obtaining economies of scale and the resource intensity of having to manage affordable housing that is scattered throughout larger property developments that contain very limited affordable housing*." The Community Housing Industry Association is of the view that this appears to be more an issue with developer contributions where affordable housing is delivered in-kind as part of a larger strata development. Purpose built mixed tenure projects delivered by community housing providers and or councils can address the drawbacks as they tend to have a larger component of affordable housing and less fragmented ownership. They are purpose built and can address operational issues up front through the design process.

Central Coast Council has a commitment to fostering mixed-tenure developments encompassing social, affordable, and private rental/owner- occupied components through its Affordable and Alternative Housing Strategy. Council considered this approach important to "improve social inclusion, reduce stigma and have the ability to cross subsidise the social or alternative housing components of a development."

It is important to identify the council's expectations for affordable housing developments at the outset. This will help streamline decision-making processes throughout the project's lifecycle, ensuring clarity, and alignment in pursuit of affordable housing.

Partnerships for maximising affordable housing impact

Local councils are encouraged to explore strategic partnerships with various entities, including government agencies like Landcom and Homes NSW, Housing Providers and Aboriginal Land Councils. These organisations possess the necessary resources, expertise, legislative authority, regulatory oversight and reporting requirements, and delivery frameworks to facilitate the development and long-term management of affordable housing.

Partnering with a Housing Provider can optimise affordable housing delivery by enabling them to access financing from commercial lenders, institution investors or Housing Australia

especially when favourable land ownership arrangements, grant funding, or other concessional terms are available.

Aboriginal Community Housing Providers are expanding in size and capabilities, with some having access to land resources, as many Aboriginal Land Councils are now registered under the National Regulatory System for Community Housing (NRSCH) or the NSW Local Scheme.

Additionally, councils may consider partnerships with private sector developers and not-for-profit organisations to achieve affordable housing goals, noting that most community housing providers are not-for-profit.

For guidance on such collaborations, councils should refer to the Public Private Partnership (PPP) Guidelines, which can be found on the Office of Local Government website.

These legislative guidelines outline the procedures councils must follow when considering or implementing PPPs for infrastructure and service delivery, ensuring compliance with the Act's requirements.

Advantages of partnering with housing providers

- **Innovation and sustainability:** At the forefront of innovative housing design, construction, environmental sustainability, and long-term asset management.
- **Specialised expertise:** Unique expertise, innovation, and a track record in delivering and managing high-quality affordable housing tailored to local needs on council-owned land.
- **Regulatory oversight:** Highly regulated by the NSW Registrar of Community Housing, ensuring adherence to industry standards.
- **Alignment with local needs:** Housing providers are motivated to collaborate with councils as council-owned land often aligns with local needs and is well located, enhancing project feasibility by attracting funding and investments.
- **Participation in urban renewal:** Many housing providers actively participate in various State Government urban renewal initiatives.
- **Social support:** Community housing providers integrate support services alongside tenancy management. This focuses on community building, tenant wellbeing, sustaining tenancies, and improving opportunities. This can result in tenants transitioning into the private housing market and in some cases in achieving home ownership. Local community housing providers can also provide benefits through active local management.

- **Concessions:** Most housing providers are not-for-profit with charitable purposes. They also have access to tax concessions which reduces the cost of delivery, compared to partnering with the private sector.

Community housing providers represent a key partner for councils in delivering affordable housing projects as they can bring debt and equity as well as greater access to grant funding. Homes NSW is the NSW Government agency that maintains relationships with community housing providers including performance management where government funding or contributions are provided.

Homes NSW can also support councils with end-to-end delivery processes including tendering and contracting, reducing complexity and costly duplication in commissioning infrastructure while also reducing costs to community housing providers.

Program data over recent years from Homes NSW demonstrates that Housing Provider involvement significantly boosts overall funds for affordable housing projects, as demonstrated in the table below.

Table 4: Analysis of Government funding programs and CHP contributions

Government Program	DCJ Grant	CHP Contribution	Total Government Investment
Affordable Housing Innovations Fund 2007	55.5%	44.5% (12.6% contribution and 31.9% debt)	$24.3M
Social Housing Growth Fund 2009	70%	30%	$182.6M
Community Housing Innovation Fund Programs 2021 to 2025	51.61%	49.39%	$308.7M

Leveraging capital through Housing Australia

Traditionally, housing assistance programs have been channelled through Housing Providers. However, local governments in NSW now have an additional avenue to explore. They can seek support from Housing Australia for concessional loans, grants, or equity finance.

These financial resources can be instrumental in funding social and affordable housing projects, as well as the critical enabling infrastructure required to bring these projects to fruition. Local councils have the flexibility to apply for Housing Australia funding independently or choose to collaborate with Housing Providers.

Housing Australia oversees the implementation of the Federal Government's commitments, which form a part of the substantial $10 billion Housing Australia Future Fund. These changes signify a significant development in the landscape of affordable housing financing, opening up exciting opportunities for local councils to make meaningful strides in addressing housing challenges.

The National Housing Infrastructure Facility Social and Affordable Housing also provides an avenue for local councils to access financing for affordable housing.

Options to release and manage operational land for Affordable Housing

Councils should assess the advantages and potential drawbacks of various approaches for releasing and managing operational land for affordable housing, as detailed in Tables 5 and 6 below. It is also essential for councils to consider their obligations under the *Local Government Act 1993* (LG Act), which mandates specific actions when councils are:

- exercising functions (s355) providing financial assistance (s356)
- forming a corporation, partnership, trust, joint venture or other entity (s358) considering a Public Private Partnership (ss 400B-400N).

Councils should seek independent legal counsel for expert advice to ensure they are meeting the legislative requirements under the LG Act, and other relevant laws, when considering releasing and managing land for affordable housing.

The Homes NSW Programs and Partnerships branch can offer support to councils in various ways:

- Facilitating land transaction agreements with Housing Providers and other partners
- Securing council contributions for affordable housing in perpetuity, including land
- Ensuring ongoing performance oversight of Housing Providers in the management of affordable housing projects.

Once land is identified (very early in the affordable housing planning phase) – a council must decide how they will release operational land for affordable housing. The following tables provide options to release operational land for affordable housing as well as options to develop and manage affordable housing projects.

Table 5: Options to release operational land for Affordable Housing

Options	Advantages	Disadvantages
Sale at a discount: Provides financial return to councils. Not suitable where preferred Housing Provider cannot finance the purchase.	• Provides a financial return in addition to socio outcomes (depending on discount, interest and capacity of Housing Provider to purchase) • Agreement terms can ensure delivery and prudential management of project • Agreement can also ensure a council's registerable interest over land means that the land value is reinvested for affordable housing in perpetuity • Relatively simple and quick • Low financial risk • CHP can leverage equity and grow affordable housing stock • May suit larger projects with a community housing provider or private developer.	• Discount may be unfeasible for Housing Provider or insufficient to deliver optimal affordable housing outcomes • Tendering complexity in determining discount • Council must transfer land from its ownership, reducing its land stock • Potential reputational risk of public land sale even though the sale is for a use that delivers a tangible public benefit • Potential failure if the Housing Provider is not carefully chosen or the agreement is not carefully brokered.

Options	Advantages	Disadvantages
Gifting: Council decides to transfer the land from ownership for no monetary benefit Suitable where council has limited resources to administer disposal, development or manage the construction, where there is an urgency to release land for affordable housing or where council prefers a simple, quick option with low financial risk.	• Maximises socio-economic value or land for public benefit • Removes land supply barriers. CHP can leverage equity and grow affordable housing stock • Provides large contribution by council towards affordable housing in the form of developable land • Provides maximum support to the feasibility of the affordable housing development • Minimises monetary cost to council as construction costs are generally met by Housing Provider through borrowings, equity or grants • Relieves council from ongoing costs of ownership such as maintenance, asset recycling and insurances • Agreement terms can ensure delivery and prudential long-term project management • Investment may be made secure – council or Homes NSW may place a registerable interest over land, so land value is reinvested for affordable housing in perpetuity and require consent for any future asset recycling • If the Housing Provider ceases to exist or winds up, national community housing law requires ownership of community housing assets to be transferred to another Housing Provider or the housing agency • Simplest and quickest option • Low financial risk.	• Council must transfer land from its ownership, reducing its land stock • Perception of there being no financial return from land to bolster council's financial position and/or invest in other community priorities in the future even though councils are increasing and securing affordable housing stock • Potential reputational risk of gifting public land, even though the sale is for a use that delivers a tangible public benefit • Failure if the Housing Provider is not carefully chosen or agreement is not carefully brokered.

Options	Advantages	Disadvantages
Leasing: Long term lease at peppercorn/discount rent Suitable where a council's key objective is to retain the asset, or where there is a complex transfer, or where there is an expectation that the land will be returned to council in the future.	• Council retains ownership of the land and regains control or it at the end of the agreed lease period • Lease terms can ensure delivery of project and ongoing maintenance during lese term and how (in what state) assets will be returned to the council • Allows for future council and community to decide to take back land.	• Housing Provider's lack of ownership and lease tenure would impact project feasibility as land cannot be used to secure finance and restrict access to grant funding. This limits the ability for additional affordable housing to be leveraged in the future • Housing Providers may be less willing to invest as this may impact feasibility of affordable housing • Need to consider the transition of tenancies and land and asset condition at end of lease • Affordable housing may not be retained in perpetuity • Implications to council from ongoing costs of ownership such as maintenance, asset recycling, depreciation and insurances. Potential funding gap between operating costs and rental revenue. • Potentially classified as a Public Private Partnership (PPP) under the LG Act. If so, this results in onerous requirements and potentially significant legal costs for council.

Options	Advantages	Disadvantages
Joint Venture/Partnership: Requires an active council role in development decision making, risks and rewards sharing in accordance with the LG Act. Suited to large scale redevelopments and multiple sites.	• Council retains active role in decision making and control to ensure delivery • Council shares cost with partner • It may be more appropriate for sites suited to a range of public benefit not just affordable housing and best supported by joint venture and shared assets and costs.	• Council may lack the expertise to co-manage • More complex and resource intensive • Requires Ministerial approval is Special Purpose Vehicle (such as a corporation or trust) or a significant Public Private Partnership (PPP) of over $50M is to be used Note: See OLG Guidelines for 'Formation of Corporations and Entities" and Public Private Partnerships (PPP) Guidelines.

During the affordable housing planning phase – a council must decide which project and management option will best facilitate the development, delivery and maintenance of quality affordable housing.

Table 6: Options to develop and manage affordable housing projects

Options	Advantages	Disadvantages
Management by an Affordable Housing Provider • Potentially complex to establish/administer • Potential for council to become a registered CHP	• Housing Providers are expert, prudent affordable housing managers • Housing Providers also have efficiencies of scale from managing a larger portfolio of properties than just those delivered by the council. They also are entitled to GST and land tax concessions which reduce operating costs. • Attracts funding and finance free of covenants • Provides long-term, regulated management of affordable housing assets • Investment in community housing into the future is secure. Council or Homes NSW may place a statutory interest over land so land value is reinvested for affordable housing in perpetuity, and may require consent for any future asset recycling • If the Housing provider ceases to exist or is wound up, national community housing law requires ownership of community housing assets to be transferred to another Housing Provider or housing agency • Provides flexibility in where the affordable housing in located over time which can help optimise Housing Provider viability and can be more responsive to tenants' and local housing needs	• Affordable housing not 'locked in' to a specific piece of land. It can be moved to a new parcel of land or elsewhere within the LGA over time. However, it would generally be a condition of development consent that the project provides affordable housing in perpetuity and a positive covenant or registered interest is placed on the land.

Options	Advantages	Disadvantages
Management by a Joint Venture entity (i.e. via a Legal Agreement): • Section 358 or 400(d) of the LG Act may apply, requiring prior approval from the Minister for Local government	• Common mechanism to secure agreement between parties • Range of legal agreements that can be structured to needs (such as contract for sale, lease, voluntary planning agreements, etc.) • Council maintains a level of control over operational matters • Council can require statutory interest in value of land to be used for affordable housing in perpetuity and consent for asset transfer if a Housing Provider is wound up • Council and Housing Provider responsible if issues arise • Non-compliance with the agreement can be pursued though courts.	• May be time and resource intensive to reach agreement and seek Ministerial approval • Can be difficult to amend • Requires council expertise and active monitoring over time • Council takes on a degree of risk and liability with respect to the development and ongoing management of the housing component.
Management though a Special Purpose Vehicle (For example, Land Trust) • Section 358 or 400(d) of the LG Act may apply, requiring prior approval from the Minister for Local government • Trusts of this nature may typically be a community or non-for-profit entity	• Keeps at 'arm's length' the development, liabilities and risk from the council • Can have a specific focus, such as development of certain types of affordable housing within the LGA • May be able to receive council assets without council requiring an open procurement process • May be able to be structured as a charitable entity with financial concessions and benefits • An incorporated company could be the trustee of the trust, it can be a company limited by a guarantee • The Board of Directors can include representation from council, Housing Provider and representative from investment part, and/or the community.	• If a Public Private Partnership, council remains responsible for issues • Significant cost and process to establish and resource over time • Once assets are transferred, they are no longer owned by council • Generally, only assets within the Special Purpose Vehicle can be used for borrowing • Requires careful consideration and legal and taxation advice to ensure charitable status • Additional decision-making layer, increased resourcing and risk for the Housing Provider.

Options	Advantages	Disadvantages
Management by Council	• Council retains complete control over the building and management of the affordable housing project into the future • Council ownership and control may be a positive for the community.	• Developing and managing affordable housing is not a primary role for a council • Council may lack the expertise and funds to build and manage affordable housing • Implications to council from ongoing costs of ownership such as maintenance, asset recycling, depreciation and insurances. Potential funding gap between operating costs and rental revenue. • Project cannot leverage off the borrowing power of a Housing Provider

Table 7: Key steps to use suitable operational land for affordable housing in partnership with Housing Providers

Key Steps	Helpful Contacts	Resources
1: Audit Council's operational land to assess potential sites • Is an affordable housing project in line with Council's Community Strategic Plan, land use plan and housing strategies? • Is potentially suitable land available in an appropriate place, close to support services, public transport etc.? Does the potential land meet Council's criteria for affordable housing? (see Table 2) • Does the project have the potential to be supported by the community, subject to design, operation etc.? Tip: If no operational land is suitable, consider other affordable housing incentives such as reclassifying land, using planning levers or streamlining approval processes for affordable housing developments.	Homes NSW NSW Planning Portal DPHI Planning Land iQ	
2: Site prioritisation and feasibility assessment • Talk to Homes NSW to obtain and adapt existing site feasibility assessment tools for affordable housing or engage an expert • Consider site suitability against Council's criteria for affordable housing projects • Consider initial discussions with local Housing Providers to gauge viability, objectives and identify potential roadblocks before significant investment. Tip: Look for affordable housing grants that may be available at this stage or a later stage of the project.	Homes NSW DPHI Planning	Site feasibility assessment tool Council's criteria for the affordable housing project Government Architect NSW advisory notes

Key Steps	Helpful Contacts	Resources
3: Determine key partners to support delivery and decide land transaction and management options (Tables 5 & 6 above) • Clarify legal requirements • Consider potential title transfer processes (if applicable) • Get independent legal advice on options • Contact Homes NSW to discuss options, potential Housing Provider partners and get support to negotiate land transaction and project management agreements. Tip: Bring the likely Housing Provider partner/s into the conversation as early possible to get their expert input.	Homes NSW DPHI Planning	Site feasibility assessment tool Council's criteria for the affordable housing project Government Architect NSW advisory notes Community Housing Industry Association (CHIA NSW) local council resources

Key Steps	Helpful Contacts	Resources
4: Development – Procurement Phase **Prepare project feasibility assessment** • Determine project cost, timeframes, impacts, risks and feasibility • Assess legal and regulatory considerations • Consider engaging suitably qualitied professionals to undertake neighbourhood and site studies such as property development consultants, urban design and architectural consultants. **Matters for Consideration** **Value Reinvestment:** This is a consideration in council's approach to developing land and seeking development partners. Councils should explore strategies for ensuring ongoing reinvestment of the value of their contribution to affordable housing within the local government area, particularly if the affordable housing is ever sold or repurposed. **Social and economic impact:** Analyse opportunities to maximise the project's social and economic impact. **Regulatory compliance:** Ensure the project adheres to all relevant regulatory requirements and standards. **Risk mitigation:** Implement measures to minimise various risks to the council, including financial, reputational, operational, and outcome-related risks.	DPHI Homes NSW and Housing Provider Consider engaging experts	

Key Steps	Helpful Contacts	Resources
5: Consult with community about proposed option/s, finalise and approve best option • Prepare a consultation and engagement plan • Keep the community informed and consulted throughout the process about what Council is proposing and why Present preferred option to Council for approval to proceed. **Tip**: Early consultation with the community helps remove or manage concerns, or perceptions about affordable housing projects, and speeds up the DA process. Noting that community consultation on affordable housing projects is often challenging and requires considered planning. Resources are available to assist with community conversations. This step will largely depend on the partnership model chosen by council - council could select a partner first and undertake this work with the partner or seek proposals from prospective partners as part of an EOI/tendering process.	CHIA NSW Homes NSW	CHIA resources for local councils
6: Finalise contractual arrangements with key partners and establish governance arrangements • Broker agreement/s with the Housing Provider and/or other partners with Homes NSW support to maximise project success and ensure Council's investment is safe • Establish Steering Group or appropriate governance structure and report regularly to Council • Identify grants or other funding opportunities with partners. **Tip**: Regular meetings with key partners including the Housing Provider can keep the project on track.	Homes NSW and Housing Provider CHIA NSW	CHIA NSW resources for local councils

Key Steps	Helpful Contacts	Resources
7: Concept design • Work with the Housing Provider and community to develop concept design, including the look, feel, number and mix of affordable housing units Tip: Check-in with the local community at this point to gather input to the design and help build community support for the project.	CHIA NSW	CHIA NSW's Affordable Housing Toolkit
8: Pursue grant opportunities and prepare documents for applications • Research eligibility requirements • Prepare and submit relevant documentation This will depend on the delivery model the selected partner may do this instead of council. Tip: Consider seeking expert advice to prepare supporting material.	Homes NSW	
9: Construction tender and build • Tender for building partners and commences build (after Planning Consent - see Step 10) • Steering/Project Governance Group meets regularly to oversee construction is occurring to time, budget and specification This will depend on the delivery model the selected partner may do this instead of council. Tip: Consider setting up a website or webpage to communicate project timeframes, costs, progress and outcomes.	Homes NSW and Housing Provider CHIA NSW	

Key Steps	Helpful Contacts	Resources
10: Planning Consent (Development Application Assessment) • Submit all relevant documentation, including plans to the consent authority • Negotiate and consult on any changes required • Conduct public notification of the development as required • Consider a pre-DA meeting with consent authority. • Submit final plans for approval to consent authority • Obtain a Construction Certificate Tip: Contact DPHI Planning or Council to ask about fast-track approval options. A process of community consultation and engagement before public notification can help build community support for the project and prevent objections.	Homes NSW and Housing Provider CHIA NSW	CHIA NSW – Resources for local councils
11: Implementation and maintenance • Tenant selection process by Housing Provider according to agreed policy on priority and need • Regular meeting of Steering/Project Governance Group to ensure smooth implementation and maintenance, as agreed and depending on model approach • Communications, including media release and opening	Funding bodies regarding communications	

Key Steps	Helpful Contacts	Resources
12: Monitoring and Evaluation • Steering/Project Governance Group agrees KPIs and monitoring and evaluation strategy to ensure project is meeting ongoing affordable housing needs locally Tip: Agree KPIs, monitoring and evaluation strategy early on.	Homes NSW	National Regulatory Code for the National Regulatory System for Community Housing

Case studies

Coomea Street, Bomaderry – Shoalhaven City Council

The Coomea Street project in Bomaderry is a testament to the successful collaboration between Shoalhaven City Council (SCC), Southern Cross Housing (SCH), and the NSW Department of Communities & Justice (DCJ), now Homes NSW. This partnership is transforming Council operational land in Coomea Street, Bomaderry, into a new development featuring 39 affordable housing units of varying sizes, ranging from 1 to 3 bedrooms.

In 2017, as part of its original Affordable Housing Strategy work, SCC worked with key partners, including SCH, Property Council of Australia, Edmiston Jones Architects, and the community, to initially identify and consider the potential of three parcels of existing operational land. These parcels were originally acquired by SCC in the 1980s to provide potential additional car parking for the Bomaderry CBD in the longer term and were occupied by older fibro dwellings.

Council and its key partners envisioned a more impactful use for the Bomaderry site through an innovative exemplar affordable housing project. An initial two-day workshop involving key stakeholders led to the design of a hypothetical project on the proposed site. SCC subsequently acquired two adjacent properties to create a larger developable parcel and, after evaluating various options, generously gifted the entire site, valued at approximately $2.25 million to SCH.

With the support of DCJ, SCC negotiated a Community Housing Assistance Agreement to transfer the operational land to the affordable housing provider (SCH).

The agreement includes stringent contractual assurances for the maintenance of community housing stock in perpetuity.

The gifting was complemented by DCJ's funding through a NSW government Community Housing Innovation Grant Fund. Funding was also obtained to facilitate the timely assessment of the project's Development Application (DA), which involved approval from the Regional Planning Panel. SCH covered the significant remaining project costs, and SCC refunded the DA fees. The project funding breakdown is as follows:

- SCC $ 2.25 million
- DCJ $ 4.8 million
- SCH $13+ million.

Early community consultations on concept and design work helped streamline the DA process. Each dwelling within the development is fully self-contained, with private open spaces, parking spaces, outdoor community gardens, a BBQ area, and a children's playground.

A local builder from the Illawarra South Coast has completed construction work. The development will be officially opened early in 2026. This project, enriched by extensive community engagement, is overseen by an experienced steering group composed of SCH, SCC, and DCJ.

For further information, please contact the Homes NSW at CAH@homrd.nsw.gov.au or Shoalhaven City Council at council@shoalhaven.nsw.gov.au.

Images of Coomea Street development







Goonellabah Projects - Lismore City Council

Lismore City Council's plan to increase the availability of affordable housing in the region has come to fruition through a strategic partnership involving the Council itself, the NSW Government's Landcom, the DCJ (now Homes NSW), and a Community Housing Provider.

This collaborative effort will result in the construction of 56 new affordable housing units, representing a total investment of $20 million.

Landcom, Council and the CHP have entered into a Heads of Agreement to oversee the development of these units, with 16 units to be situated on Bristol Circuit in Goonellabah exclusively for key workers.

Council is looking for a ‘land for housing swap’ at this site so it will end up potentially owning two of the dwellings.

This is a quite unique case study in that Council has an MoU with the Federal Government to use unexpended funds from a historic grant, Building Better Regional Cities (BBRC) specifically on affordable housing initiatives. Council’s contribution to this project is the land and $2.5 million from the BBRC funds.

The site at Cynthia Wilson Drive, is also in Goonellabah and it is likely to generate around 40 dwellings. Council is contributing the land as a gift, while DCJ will provide $5 million in support of the development.

The Northern Rivers Reconstruction Corporation is also making a valuable contribution of $2.5 million that can be utilised across both sites.

As per the Heads of Agreement, Landcom will assume the role of project manager for both sites, while the housing units will be owned and/or managed by a CHP. This arrangement ensures that the council incurs no ongoing maintenance or property management costs, and it is not required to contribute to the construction expenses. Furthermore, this collaborative

effort empowers the CHP to leverage these new developments as collateral for securing additional funding for future affordable housing initiatives.

For more information contact Homes NSW at CAH@homes.nsw.gov.au or Lismore Council at council@lismore.nsw.gov.au.

11 Gibbons Street Redfern - City of Sydney

In July 2016, the City of Sydney granted conditional approval for the sale of the Redfern depot site at 11 Gibbons Street for the delivery of social and affordable housing dwellings. Like many affordable housing projects, delivery relied on the layering of contributions from multiple sources. In addition to Council selling the land at a significant discount, the project required funding from the NSW Social and Affordable Housing Fund to facilitate the creation of 162 units (42 social housing and 120 affordable housing units).

The land was surplus to the City of Sydney's requirements after the consolidation of a number of former depots into a new facility to better service the local government area.

The sale of the land for affordable housing was at a discount in recognition of the importance of affordable housing and the commitment of the City of Sydney to support the provision of affordable housing. The Council placed a covenant on title to ensure that the site was used for affordable housing in perpetuity as the need for affordable housing is ongoing.

This project marked the transformation of the depot into a thriving urban renewal initiative in the heart of Redfern. Completed in June 2021, the 18-storey building, comprises 162 units.

Among these, 27 units are adaptable for residents with disabilities, and 45% of the units are occupied by First Nations people, acknowledging Redfern's cultural significance, exceeding an original target of 25 per cent.

The development includes a ground floor commercial space, community recreation spaces and a playground. The building features "The Way Home" by an Aboriginal artist, Joe Hurst and is a symbol of connection and country for the Redfern community. Notably, the building meets an average 8-star rating under the Nationwide House Energy Rating Scheme (NatHERS) and is owned and managed by St George Community Housing.

For further information contact City of Sydney at council@cityofsydney.nsw.gov.au.

Images of development at 11 Gibbons Street, Redfern



Exterior of 11 Gibbons Street, Redfern



Interior of 11 Gibbons Street, Redfern



Lobby of 11 Gibbons Street, Redfern



Play area at 11 Gibbons Street, Redfern

Key contacts and resources

Key contacts

Agency/Department	Details
Department of Planning, Housing and Infrastructure | NSW Government	
Crown Lands	Website: Home | Crown Lands Strategic Policy Team strategicprojects@crownland.nsw.gov.au
Land iQ	Website: https://www.nsw.gov.au/departments-and-agencies/property-and-development-nsw/what-we-do/strategy-analytics-and-policy/land-iq Email: landiq@dpie.nsw.gov.au
Office of Local Government	Website: https://www.olg.nsw.gov.au/ Email: olg@olg.nsw.gov.au
Planning NSW	Website: Home | Planning Welcome to the NSW Planning Portal | Planning Portal - Department of Planning and Environment Email: housingpolicy@planning.nsw.gov.au
Homes NSW | NSW Government	
Aboriginal Housing Office	Contact us | Aboriginal Housing Office requests@aho.nsw.gov.au

Agency/Department	Details
Homes NSW Programs and Partnerships	Email: homesnsw-oceo@homes.nsw.gov.au Websites: Information on understanding affordable rental housing; Plan; Develop; Manage; Rent affordable housing and Homes NSW working with Councils: https://www.nsw.gov.au/housing-and-construction/social-affordable/affordable-rental-housing/understand The Local Government Housing Kit and Database: https://dcj.nsw.gov.au/about-us/families-and-communities-statistics/nsw-local-government-housing-kit.html
Land and Housing Corporation	Website Webform: https://www.dpie.nsw.gov.au/land-and-housing-corporation/contact-us Locked Bag 5022 Parramatta NSW 2124
Registrar of Community Housing	Registrar of Community Housing | NSW Government
Government Architect NSW | Planning	
Government Architect Data and insights Policy and Legislation	Plans for your area | Planning Policy and legislation | Planning Email government.architect@planning.nsw.gov.au or phone 02 9860 1450.

Resources

The resources below provide information about the legislative framework, incentives, and requirements to supply affordable and diverse housing in NSW.

Resource	Description
NSW Affordable Housing Ministerial Guidelines	Describes the framework for delivering affordable housing developed with financial assistance from the NSW Government or under state planning and is owned or managed by registered community housing providers.
Environmental Planning and Assessment Act, 1979	The EP&A Act aims to promote affordable housing, allowing councils to set consent conditions for affordable housing contributions in their areas.
State Environmental Planning Policy (SEPP)	The Housing SEPP encourages diverse housing development, including affordable rental and short-term rental accommodation, in suitable locations for various communities at all life stages.
Plan Affordable Rental Housing - Including planning agreements	Information for councils on preserving and expanding affordable housing, emphasising negotiated planning agreements allowing developers to provide affordable housing in exchange for incentives like density bonuses or land contributions. Offers tools, support and information to plan and deliver affordable housing.
Housing Snapshots	District and regional housing snapshots to help councils, planners, housing providers, and others understand housing demand, markets, and supply in their area, aiding the development of housing strategies.
Local Government Housing Kit	Provides housing strategy guidance and essential data, aligning with Housing Snapshots for enhanced housing needs understanding and strategy support.
Local Housing Strategy Guideline	Guidelines for councils to develop Local Housing Strategies.
Community Housing Industry Association NSW - Local Council Resources	Resources for councils to collaborate with community housing providers on housing initiatives. Includes the CHIA NSW Data Dashboard which shows the spread of community housing across NSW including who they are owned and managed by, the numbers of social and affordable homes built and to be built in NSW, etc.
Public Private Partnership (PPP) Guidelines	Outlines council procedures when considering or using PPPs for infrastructure and services in compliance with the Act.

Resource	Description
Formation of Corporations and Entities (Section 358) Guideline	This guidance must be used when forming separate entities to deliver affordable housing.
CHIA Local Council Partnerships for Provision of Affordable Housing	CHIA NSW has made available many other resources for local councils and can be found here: https://communityhousing.org.au/local-councils-and-community-housing/ The implementation guide for councils is being launched soon. It touches on common operational questions councils have raised with respect to the delivery of affordable housing.
Affordable Housing Reference Guide	Affordable housing guide developed by Urban Development Institute of Australia (UDIA) NSW with assistance from the Community Housing Industry Association NSW (CHIA NSW)
The National Regulatory Code	The National Regulatory Code for the National Regulatory System for Community Housing.

Item No: **C0426(2) Item 2**

Subject: **PUBLIC EXHIBITION - DRAFT INNER WEST DEVELOPMENT CONTROL PLAN**

Prepared By: Simone Plummer - Director Planning

RECOMMENDATION

1. **That Council endorse the draft Inner West Development Control Plan and Solar Panels Policy on front roof planes in Heritage Conservation Areas for a 28-day consultation period in accordance with the requirements of *Environmental Planning and Assessment Act 1979.***

2. **That the community consultation of the draft Inner West Development Control Plan be undertaken as outlined in this report and include:**
   a) **Newsletter notification to the whole LGA;**
   b) **At least two targeted feedback sessions with industry professionals; and**
   c) **A 'meet the planner' community drop-in session.**

3. **That Council delegate authority to the Director Planning to make any minor changes to correct any omissions, errors or inconsistencies to the draft Inner West Development Control Plan prior to exhibition.**

4. **That Council receive a post exhibition report for its consideration.**

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

1: An ecologically sustainable Inner West
2: Liveable, connected neighbourhoods and transport
3: Creative communities and a strong economy
4: Healthy, resilient and caring communities
5: Progressive, responsive and effective civic leadership

EXECUTIVE SUMMARY

In compliance with the Code of Meeting Practice issued by the Office of Local Government in 2025, Council has not held any pre-meeting briefings in respect of the matters discussed in this report. This report is therefore the first time Council has been presented with the relevant information to inform its decision making on the matters in this report.

Council officers have prepared a draft Inner West Development Control Plan (IWDCP) (Attachment 1) to replace the three current Development Control Plans that apply in the former Ashfield, Leichhardt and Marrickville Council areas. Together the current documents exceed 3,100 pages which is a rough indicator of the challenge to the user. The new draft IWDCP is just over 600 pages and includes explanatory diagrams and a plain English approach.

The draft IWDCP is principles-based and focuses on design quality and responding to local context. It also includes updated controls to reflect current Council policy and best practice, including Our Fairer Future Plan, affordable and accessible housing, maximum parking rates, all electric buildings and Connecting with Country.

This report summarises the content of the draft IWDCP, explains the development of an electronic DCP (eDCP), and sets out the proposed consultation approach. Council is asked to endorse the draft IWDCP for public exhibition.

BACKGROUND

A development control plan (DCP) sets out detailed planning controls that support the Local Environmental Plan (LEP). The Inner West LEP commenced in 2022, but multiple DCPs still apply across the local government area, reflecting the former council boundaries.

Preparation of a single consolidated Inner West DCP has been underway with varying levels of resourcing for several years. Council resolutions made over time have also guided the development of this draft.

At its meeting held on 18 November 2025, Council resolved the following:

1. *That Council notes the existing Development Control Plans (DCPs) are criticised for being overly complicated, archaic, and difficult to interpret.*

2. *That Council reviews and consolidates the three existing Development Control Plans (Ashfield DCP, Leichhardt DCP, and Marrickville DCP) into a single, simplified, principles-based Development Control Plan for the Inner West Local Government Area.*

3. *That Council develops the new DCP as a principles and objectives based instrument grounded in design quality, sustainability and climate resilience, and contextual responsiveness principles to prioritise design outcomes, provide flexibility for contextually appropriate development and enable professional judgment to guide site-specific design responses.*

4. *That Council incorporates the Design Guide and all previous Council resolutions and adopted motions relating to development controls, including solar panels in heritage conservation areas and considers the transition from high, medium and low density areas.*

5. *That Council examine the integration of the State Government's new pattern book designs within the new DCP to standardise design elements and provide clear visual guidance for applicants and the community.*

6. *That Council allocate the DCP review and consolidation as the first and priority project for the newly appointed City Architect to lead the DCP project and directly engage with local architects and planners, to ensure it reflects best practice.*

7. *That Council notes that the objectives of this DCP are to support high-quality, sustainable development outcomes and:*
    a. *Reduce the number of matters proceeding to the Land and Environment Court;*
    b. *Provide greater certainty for residents and applicants;*
    c. *Streamline development assessment processes; and*
    d. *Ensure consistency across the LGA.*

8. *That Council brings back a draft DCP to the April 2026 Council meeting for review prior to community consultation.*

At the Council meeting held on 17 February 2026, Council resolved, in part, the following:

6. *That the Inner West Development Control Plan be reported to the April 2026 council meeting.*

Attachment 2 lists the remaining Council resolutions relevant to drafting the Inner West Development Control Plan.

DISCUSSION

Council currently administers three area-based Development Control Plans (DCPs) within the Inner West, applying to the former council areas of Ashfield, Leichhardt, and Marrickville. A single comprehensive Inner West Development Control Plan (DCP) has been prepared to replace these DCPs. This report seeks Council endorsement to place the draft on public exhibition.

The draft Inner West DCP responds to outstanding Council resolutions, and updates development controls to reflect current Council policies and contemporary best practice. It includes:

- Our Fairer Future
- Affordable, adaptable and accessible housing
- Maximum parking rates
- All-electric buildings
- Designing with Country
- Desired Future Character statements for the entire LGA

The proposed IWDCP contains five parts:

Part 1 – Using the DCP

Explains the DCP's purpose, where it applies, the legislative context, and how to use it.

Part 2 – General Considerations for Development

Sets controls that apply to most development, such as urban design and built form, amenity and parking. It also provides guidance on broader matters, including signage, housing diversity and the night-time economy.

Part 3 – Land Use Controls

Sets controls for specific types of development, including residential (from single dwellings to residential flat buildings and boarding houses), commercial and mixed-use, and industrial development.

Part 4 – Place Specific Controls

Includes statements on Country and Desired Future Character, plus additional controls for specific places governed by the DCP, such as neighbourhoods, heritage conservation areas and master-planned sites

Part 5 – Definitions and Abbreviations

Defines key terms used in the DCP.

<u>Approach to the IWDCP</u>

The IWDCP has been informed by:

- Reviewing:
  - DCPs across Sydney, particularly in areas in which they excel.
  - NSW Government Guidelines
  - The NSW Housing Pattern Book
- Interaction and compliance with NSW Planning Legislation
- Discussions with regular applicants, planners, architects

- Industry standards
- Discussions with relevant teams in Council including resources recovery, strategic transport planning, asset planning, ecology, legal, development assessment, community services

Some matters were addressed differently between the previous DCPs while others have evolved in response to new policy directions. To demonstrate consistent application and for clarity the approach to these matters is outlined below;

Parking

The approach to parking in the IWDCP is consistent with the approach outlined with *Our Fairer Future Plan Design Guide* as it seeks to minimise car usage in the Inner West through the use of maximum car parking rates. This is also consistent with the approach currently use in Leichhardt DCP 2013. The maximum car parking rates in IWDCP have been informed through *Our Fairer Future Plan Design Guide* and pedestrian catchment modelling that varies maximum parking rates depending on a sites vicinity to public transport.

Council's Parking Strategy is currently on exhibition until 5 May 2026 and outlines how to manage parking better for residents, businesses and visitors. The Strategy aims to make existing parking better and to prioritise parking for people who need it most. It is consistent with the draft DCP and envisages maximum car parking rates as well as focussing on places where parking is hardest to find such as in town centres, around train stations and in dense neighbourhoods.

Heritage

The heritage approach in the IWDCP clarifies what is significant in an area and outlines how development can appropriately respond to that significance, while allowing for new development that respects heritage values. The intention is to provide a more flexible approach to developing in Heritage Conservation Areas (HCAs). This has been done through providing general heritage guidance in Section 2.12, and detailed heritage guidance for specific areas in Part 4. Additionally, it seeks to balance new development through transition zones to heritage items/areas, retention of significant street façades.

The purpose of the Solar Panels Policy shown in Attachment 3 is to provide clear guidelines for the installation of solar panels in heritage conservation areas. Under Clause 5.10(3) of the Inner West Local Environmental Plan 2022, development consent through a DA is not required for certain works in a Heritage Conservation Area (HCA) such as solar panels where the applicant has submitted a fast track Heritage Exemption Certificate (HEC) and received written confirmation from Council before works commence. The policy signals that treatment of energy efficiency solutions is in line with recent changes to the Heritage Act and in particular facilitates solar panels in HCAs even where located on the front roof plane.

Landscaping

The IWDCP's landscaping approach prioritises retaining space for tree planting within private development sites. This principle will be embedded more consistently through changes to be considered as part of Our Fairer Future Stage 2. Until then landscape area controls for Leichhardt remain in IWLEP2022 and consistent controls for deep soil zones are articulated within the IWDCP and will apply across the whole of the Inner West, including Marrickville and Ashfield.

Trees

Private-land tree removal controls have been reviewed and refined to provide a clearer and fairer assessment framework, while allowing flexibility for the removal of healthy trees in limited and well-justified circumstances.

Interaction with NSW Planning Legislation

Several planning approval pathways in NSW do not require consideration of the Inner West DCP, particularly relevant to the Inner West are Exempt and Complying Development and State Significant Development (SSD). The IWDCP therefore does not apply to design quality for larger SSD projects. The draft IWDCP is consistent with the NSW Apartment Design Guide.

General Approach

The resolution of the Ordinary Council meeting of November 2025 required specific attention to the following matters;

1. *That Council notes the existing Development Control Plans (DCPs) are criticised for being overly complicated, archaic, and difficult to interpret.*
   The draft IWDCP has created to be a streamlined document with a new logical layout as well as an E-DCP version to assist applicants, residents and industry professionals to find the information they are looking for.

2. *That Council reviews and consolidates the three existing Development Control Plans (Ashfield DCP, Leichhardt DCP, and Marrickville DCP) into a single, simplified, principles-based Development Control Plan for the Inner West Local Government Area.*

   The IWDCP (Attachment 1) is a single, principles based DCP that applies to the entire Inner West LGA, excluding the Balmain Leagues Club Site, Rozelle. This site will remain subject to the Leichhardt DCP 2000 because the existing planning framework has facilitated the current development approval on the site and has calculated development standards such as floor space using an alternate method to the rest of the LGA. This is to facilitate any future modification proposed by the Club.

3. *That Council develops the new DCP as a principles and objectives based instrument grounded in design quality, sustainability and climate resilience, and contextual responsiveness principles to prioritise design outcomes, provide flexibility for contextually appropriate development and enable professional judgment to guide site-specific design responses.*

   The IWDCP prioritises design outcomes and supports flexibility in site-specific design responses. Design quality is addressed through the amenity provisions and land-use controls in Part 3. Sustainability and climate resilience are addressed through DCP controls that are designed to complement and operate consistently with BASIX requirements under the State Environmental Planning Policy (Sustainable Buildings) 2022. Part 4 includes place-based controls that support flexibility in design while ensuring development responds appropriately to local context.

4. *That Council incorporates the Design Guide and all previous Council resolutions and adopted motions relating to development controls, including solar panels in heritage conservation areas and considers the transition from high, medium and low density areas.*

   The IWDCP incorporates *Our Fairer Future Plan Design Guide* through the place-based controls in Part 4, with relevant provisions also applied more broadly across the LGA

where appropriate, including controls that manage transitions between different development densities.

All other relevant Council resolutions and adopted motions relating to development controls have been incorporated into the development of the IWDCP, as detailed in **Attachment 2**.

As mentioned earlier in this report measures to support the increased uptake of solar panels across the Inner West—particularly within heritage conservation areas have been included through a separate draft *Solar Panels Policy in Heritage Conservation Areas*. The Policy has broadened the criteria for approval of solar panels and enables eligible works to be assessed via a heritage exemption certificate rather than a development application. An approval from Council is required in a Heritage Conservation Area (HCA) in order for the installation to be lawful under the *Environmental Planning & Assessment Act* and regulations. This approach provides a faster and cheaper pathway for applicants and allows Council resources to be prioritised toward the assessment of development applications. Endorsement and concurrent exhibition of the draft Solar Panels Policy with the Inner West DCP is sought, and the draft Policy is provided at **Attachment 3**.

5. *That Council examine the integration of the State Government's new pattern book designs within the new DCP to standardise design elements and provide clear visual guidance for applicants and the community.*

   The State Government's Pattern Book has been reviewed against the IWDCP, and the IWDCP is consistent with its principles.

6. *That Council allocate the DCP review and consolidation as the first and priority project for the newly appointed City Architect to lead the DCP project and directly engage with local architects and planners, to ensure it reflects best practice.*

   The DCP review was established as a priority project for the City Architect on commencement. He has played a key role in finalizing the preparation of the document. Prior to the appointment of the City Architect there has been direct engagement with local architects and planners during preparation of the IWDCP through Industry Professionals Engagements, with further engagement programmed in the exhibition and engagement plan set out later in this report, to ensure the DCP reflects best practice.

7. *That Council notes that the objectives of this DCP are to support high-quality, sustainable development outcomes and:*
   a. *Reduce the number of matters proceeding to the Land and Environment Court;*
   b. *Provide greater certainty for residents and applicants;*
   c. *Streamline development assessment processes; and*
   d. *Ensure consistency across the LGA.*

   The consolidation of the three existing DCPs into a single Inner West Development Control Plan supports more efficient and streamlined development assessment processes, ensures greater consistency in the application of controls across the LGA, and provides increased certainty for residents and applicants. The IWDCP has also undergone legal review to minimise ambiguity and reduce the likelihood of development matters proceeding to the Land and Environment Court.

8. *That Council brings back a draft DCP to the April 2026 Council meeting for review prior to community consultation.*

The draft Inner West Development Control Plan is provided in Attachment 1 for Council's endorsement to exhibit in April 2026.

Further refer to **Attachment 2** for Council officers response to other specific matters relating to the DCP from previous Council resolutions.

Consultation

Given the extended duration and complexity of the project, internal and external consultation has occurred in multiple forms over several years. This has allowed for a considered, well-informed, and balanced approach to the IWDCP. In addition to the preliminary consultation, the IWDCP will seek formal public consultation following the 21 April 2026 Council meeting.

Preliminary Consultation and Review

- Three (3) industry workshops with local architects and planners were held in 2024 and 2025 and the engagement outcomes incorporated into the IWDCP.
- Targeted internal consultation with relevant teams in Council.
- A survey distributed to Housing for All Local Democracy Group (LDG) members in 2026
- Targeted accessibility-focused consultation with the Access LDG
- An internal legal review.
- An external peer and plain English review by a planning consultant and a plain English specialist.

Future Public Consultation

An Engagement Plan has been developed and includes:

- A four-week engagement period
- An online Your Say Inner West (YSIW) survey
- Email to YSIW subscribers
- Newsletter notification
- Targeted information and feedback sessions with Industry Professionals
- An evening drop-in community information event
- A workshop with Local Democracy Group (LDG) members as part of the Building Our Community combined LDG event
- A dedicated Strategic Planning email address for submissions and enquiries
- A Strategic Planning telephone hotline operating Monday to Friday, 9.00am–5.00pm, to respond to community and applicant enquiries
- Consideration of the IWDCP by the Inner West Architectural Excellence and Design Review Panel.

Electronic DCP (eDCP)

Council currently publishes its Development Control Plans (DCPs) as separate PDF documents. While this is common across local government, PDFs can be difficult to access and use. Users must download and store the files, navigation can be cumbersome, and it can be hard to find the relevant controls quickly.

To improve accessibility, transparency and ease of use, Council has developed an electronic DCP (eDCP) to be hosted on Council's website. The eDCP enables users to read and navigate the DCP online, without first having to download lengthy documents, and makes it easier to find controls that apply to a proposal.

The eDCP is designed to work across devices, including laptops, tablets and mobile phones. It includes a search function and contents panel to help users move through the document. This will improve the experience for applicants, residents and practitioners and help people understand Council's planning requirements.

A downloadable PDF version of the DCP will continue to be available for users who wish to print the document or access it offline.

LEGAL AND RISK IMPLICATIONS

The draft Inner West Development Control Plan will be exhibited in accordance with the *Environmental Planning and Assessment Act 1979*.

FINANCIAL IMPLICATIONS

There are no ongoing financial implications arising from the draft Inner West Development Control Plan. Costs associated with the engagement of external consultants for the development of the draft IWDCP have been accommodated within the existing Strategic Planning budget.

ATTACHMENTS

1. ⇩ Draft Inner West Development Control Plan
2. ⇩ Previous Council resolutions related to the draft DCP
3. ⇩ Draft Solar Panels Policy

INNER WEST

Development Control Plan

Draft for Exhibition
April 2026





Aboriginal and Torres Strait Islander Statement

Inner West Council acknowledges the Gadigal and Wangal peoples of the Eora Nation, who are the traditional custodians of the lands in which the Inner West local government area is situated.

We celebrate the survival of Aboriginal and Torres Strait Islander cultures, heritage, beliefs and their relationship with the land and water. We acknowledge the continuing importance of this relationship to Aboriginal and Torres Strait Islander peoples living today, despite the devastating impacts of European invasion. We express our sorrow for past injustices and support the rights of Aboriginal and Torres Strait Islanders to self determination.

Inner West Council understands our responsibilities and role in working with the Aboriginal community to promote cultural heritage and history, address areas of disadvantage, and protect and preserve the environment as well as sites of significance to Aboriginal peoples. In doing so, we acknowledge that Aboriginal cultures continue to strengthen and enrich our community.

Today, diverse groups of Aboriginal and Torres Strait Islander peoples live and work across Inner West. We admire the resilience displayed in their significant achievements and in making immense contributions to both Council and the broader community.

Inner West Council is committed to embedding the values and perspectives of the Aboriginal and Torres Strait Islander communities to ensure we learn from the mistakes of our past and forge a positive future of long-lasting value built on mutual respect, equality and opportunity.

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PART 1

Using the DCP

1. Using the DCP

Overview

The Inner West Development Control Plan 2026 (the DCP) supports the *Inner West Local Environmental Plan 2022* (the LEP) providing a consistent set of planning controls to apply throughout the Inner West. The DCP provides a Local Government Area (LGA) wide approach to matters as diverse as amenity and risk management, transport, and waste minimisation while recognising and accommodating the distinct character of Inner West *neighbourhoods*.

The DCP:

- Guides assessment of development applications under Section 4.15 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*
- Applies to land covered by the LEP (excluding specific SEPP covered land)
- Applies to all development applications and certain complying development where required by SEPPs

Compliance with the DCP does not guarantee consent.

1.1 Where it Applies

Council adopted the *Inner West Development Control Plan 2026* on [date], and it came into effect [date].

This DCP applies to the land to which the *Inner West Local Environmental Plan 2022* applies (see **Figure 1.1**).

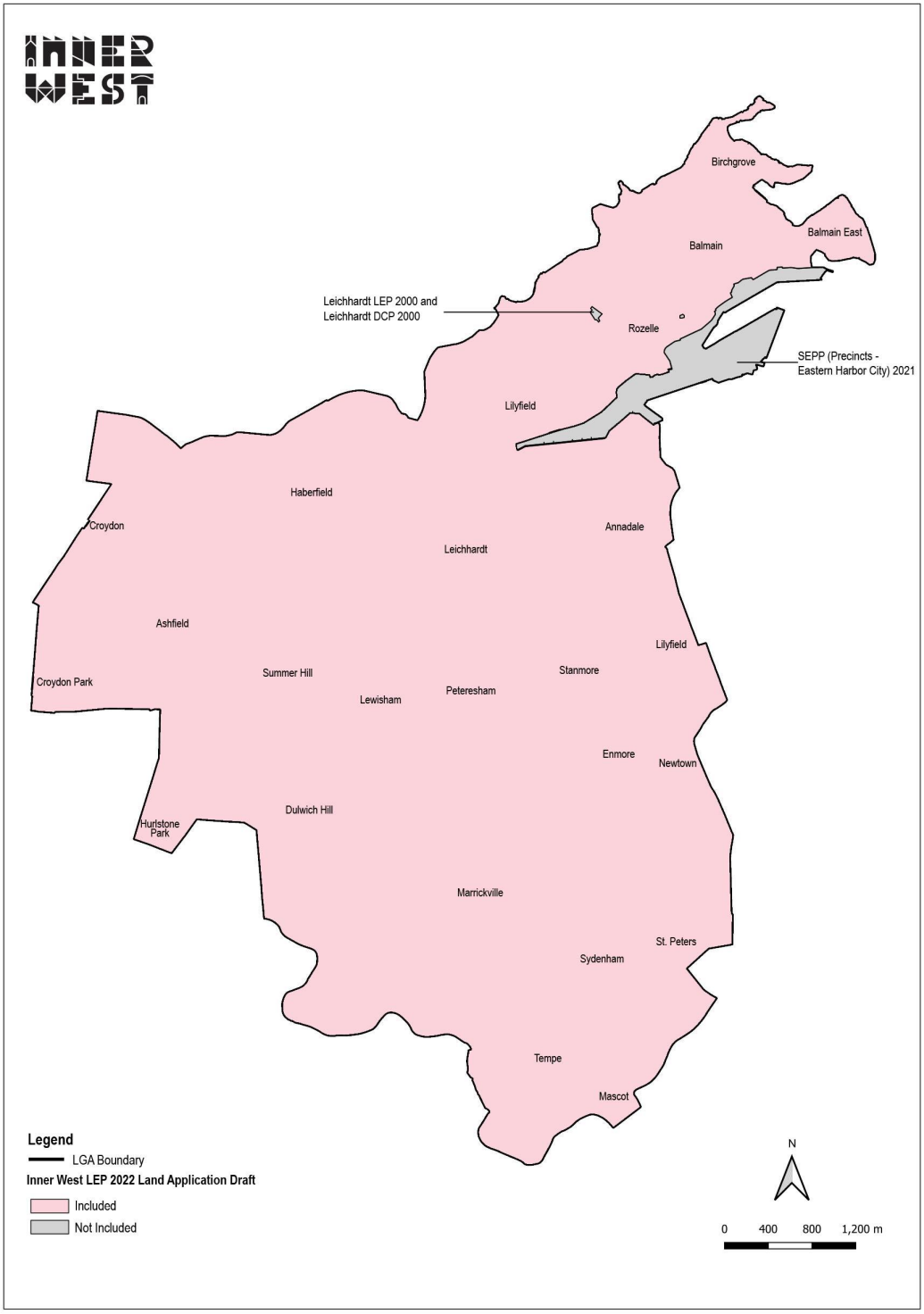


Figure 1.1. Land to which this DCP applies

- *This DCP excludes land covered by Balmain Leagues Club site and SEPP (Precincts – Eastern Harbour City) 2021. The Balmain Leagues Club site is subject to Leichhardt DCP 2000.*
- *Callan Park is subject to the Callan Park Act (Special Provisions) Act 2002 No. 139.*

1.2 Savings and transitional provisions

This DCP does not apply to an application under the *EP&A Act* which was lodged with Council, but not determined before, the commencement of this DCP. Any application lodged before the commencement of this DCP will be assessed in accordance with any relevant DCPs which applied at the time of application lodgement.

1.3 Purpose and Aims of this DCP

The purpose of this Development Control Plan is to provide more detailed requirements to facilitate development and to give effect to the aims and objectives, including the land use objectives, in the LEP and to guide the assessment of development applications in accordance with Section 4.15 of the EP&A Act.

The DCP aims to:

- To facilitate the achievement of the aims and objectives of the LEP
- To provide high quality, sustainable urban design outcomes.
- To enhance the unique, distinctive character of Inner West *neighbourhoods* and centres, while accommodating sustainable urban growth.
- To ensure development positively responds to the *desired future character* of the *neighbourhood*.
- To mitigate climate change and improve the resilience of the community and infrastructure of Inner West to future shocks and stresses.
- To ensure a reasonable level of amenity for residents, workers, and visitors.
- To maintain and enhance the significance of heritage places within Inner West.
- To ensure development responds to its context and to the needs of all people within the community.
- To protect endangered ecological communities, enhance habitat for *endemic species*, and increase tree canopy.
- To improve the safety, functionality, and diversity of the *public domain*.
- To support economic development and productivity, and a diversity of employment opportunities.

1.4 How To Use This DCP

Structure

The main body of this DCP is structured in five parts, each containing objectives and controls. Parts 1 to 4 work from the most general to the most specific, with Part 1 applying to all development applications, and Part 4 applying to specific areas.

In the event of an inconsistency between a control in a more general part of the DCP and a more specific part, the controls in the more specific part apply.

Parts and Sections

The five Parts of the DCP include:

Part 1 - Using the DCP - Explains what a DCP is and how it is used - (Step 1).

Part 2 - General Considerations for Development - Identifies and provides guidance for matters which will generally apply to all, or a large sub-set of, applications e.g. stormwater management, heritage, biodiversity, transport, amenity, waste management etc (Step 2).

Part 3 - Land Use Controls – Identifies and provides guidance for matters which apply to certain types of development e.g. residential, mixed use, commercial etc. The provisions in this Part over ride and similar provisions in Part 2 (Step 3).

Part 4: Place Specific Controls – (controls for *neighbourhoods*, *heritage conservation areas* and specific sites). Development is to be consistent with all other relevant provisions of the DCP. The provisions in this Part override similar provisions in Parts 2 and 3 where there is conflict (Step 4).

Part 5: Definitions and Abbreviations.

Each Part is subdivided into Sections. Each section of the DCP includes:

- Overview (plain English summary)
- Objectives (an objective is a statement of the *desired future character* or the outcome of a development)
- Controls (a control is a specific, measurable requirement or "rule" that a development is to meet to satisfy the objectives)

Alternative solutions or variations to controls may be considered if objectives of the DCP are met and Council is satisfied that the outcome will meet the Aims of the Plan.

1.5 Relationship to Other Documents

Introduction

This DCP is made in accordance with Division 3.6 of the *Environmental Planning and Assessment Act 1979* and Part 3 of the *Environmental Planning and Assessment Regulation 2021.* This Part outlines the other planning related documents that you may need to consider in preparing a development application.

Plans repealed by this DCP

This DCP revokes:

- *Comprehensive Development Control Plan 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill*
- *Leichhardt Development Control Plan 2013*
- *Marrickville Development Control Plan 2011*

which covered land for which this DCP now applies.

Inner West LEP 2022

The DCP is to be read alongside:

- *Inner West Local Environmental Plan 2022 (the LEP) (which prevails if inconsistent)*
- *State Environmental Planning Policies (SEPPs) (which prevail if inconsistent)*
- *Environmental Planning & Assessment Act 1979 (EP&A Act)*
- Environmental Planning and Assessment Regulation 2021
- *National Construction Code (NCC)*
- *Relevant Australian Standards*
- Council policies

A reference in this DCP to any Australian Standard or legislation includes a reference to any amendment or replacement as made.

The DCP replaces the former Ashfield, Leichhardt and Marrickville DCPs.

Infrastructure and Contributions

Population growth will increase demand for infrastructure and services.

Council uses a range of mechanisms to assess the increased demand, as follows:

- Sections 7.11 and 7.12 contributions under the EP&A Act
- *The Inner West Local Infrastructure Contributions Plan 2023*
- Infrastructure schedules identifying required facilities and priorities

Additional mechanisms include:

- Planning Agreements under the *Inner West Council Voluntary Planning Agreements Policy*
- State Housing and Productivity Contributions

Some site-specific *public domain* works may also be required through development.

Complying Development Certificates (CDCs)

Where complying development is required to comply with a DCP (under *SEPP Exempt and Complying Codes 2008)* it is to strictly comply with the applicable controls. Variations require a development application.

Development Applications (DAs)

DA lodgement requirements are updated regularly and are available on Council's webpage:

- DA *Lodgement* Requirements
- *DA Checklist*

Community Notification

Notification and consultation procedures for development applications, modifications and reviews are undertaken for DAs, modifications to DAs and reviews of DAs in accordance with Council's *Community Engagement Strategy*.

PART 2

General Considerations for Development

Item 2

Attachment 1

2.1 Connecting With Country

Introduction

Thousands of generations of Wangal and Gadigal have lived in, flourished on and cared for the area now known as the Inner West Local Government Area. Their deep and enduring relationships with Wangal and Gadigal Countries enabled a rich, cultural, environmental and physical knowledge of place, of Country. These relationships still exist, despite the impacts of colonisation and many changes to their Countries.

In 2023, the NSW Government published the Connecting With Country Framework (the Framework) to provide guidance on how to learn about and respond to Aboriginal knowledge and understanding of Country in the planning, design and delivery of contemporary built environment projects in NSW. The Framework draws on the experiences and stories of Aboriginal communities, cultural advisors and built environment professionals to help integrate traditional knowledges into the planning and design of our cities, towns, precincts, public places and significant *buildings.*

The introduction to the Framework describes the benefits of Connecting with Country as follows:

> *From green building practices and energy efficient technologies to regenerative landscapes, Aboriginal communities can lead the way in transforming the built environment to promote sustainability, resilience and community health. Their cultural practices reflect a deep understanding of the interconnectedness of all living things, and a commitment to building a more equitable world for generations to come.*

Meeting the challenges posed by climate change, pressures on housing supply and civic infrastructure, the need for accessible, high quality and versatile parks and open spaces, cultural places and health and education facilities, can all benefit from an understanding of Country.

2.1.1 What is Country

The Framework describes 'Country' as follows:

> *Country encompasses everything. It includes both living and non-living elements. It holds everything within the landscape, including Earth, Water and Sky Country, as well as people, animals, plants, and the stories that connect them.*

Country integrates tangible elements (all you can see and know) and intangible aspects (all that is not seen and unknowable). Aboriginal cultures and peoples belong to and originate from Country. Deep history wisdom along with contemporary understandings of places start with Country. Country holds all in interconnected networks, in which balance is achieved through caring for Country. Colonisation cannot remove or delete Country or Aboriginal Peoples' relationships to Country. Built environment projects have obligations to not cause harm to and improve the health and wellbeing of Country through their processes and outcomes.

2.1.2 Caring for Country

Caring for Country, as outlined by the Framework, is a cultural obligation that Aboriginal People undertake with a deep sense of responsibility, ownership and stewardship. Caring for Country includes caring for the wellbeing of Country's interconnected systems now and for the future. The term 'Caring for Country' is associated with a complex web of Aboriginal shared authority and management, and therefore we need to ensure we do not misappropriate it.

Reciprocity is critical to achieve mutually beneficial relationships between project and Country. If built environment projects can help Aboriginal People to fulfil their obligation and responsibility to care for Country, then Country will care for us all.

Five key Outcomes for Country are outlined by the Framework:

- **Healthy Country**: Healthy, interconnected natural ecosystems, supported by regenerative practices based on Aboriginal knowledge.
- **Healthy Community**: Provide opportunities for employment and capacity building within the Aboriginal community, and support Aboriginal communities' connection to their cultural identity, which supports positive health and wellbeing.
- **Protecting Aboriginal Cultural Heritage**: Ensuring Aboriginal cultural heritage is protected in the built environment, both through the design and development of projects, and by acknowledging and respecting the rights of Aboriginal people and community over their cultural intellectual property.
- **Cultural competency**: Implementing the Connecting with Country Framework through built environment projects provides educational opportunities for project teams, clients, and the public, to develop a deeper cultural awareness and respect for Aboriginal people and culture.
- **Better Places**: Adopting a Country-centred approach creates better places, informs sustainable designs, integrates with the broader landscape to form place-based design responses, and promotes strong community engagement to create welcoming and accessible places.

2.1.3 The Built Environment and Country

Projects in the built environment have responsibilities to Country, including to do no further harm to the health and wellbeing of Country; reinstating original ecologies and systems; integrating sustainable materials and construction methodologies; including First Nations Peoples as participants in significant projects to the community; creating welcoming and accessible spaces and place; and ensuring inclusive and fair procurement and post-construction occupation.

The Framework uses several key terms that are used in built environment projects. These have been further defined by the Australian Institute of Architect's First Nations Advisory Committee:

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Country Centred Design

Country Centred Design is a design methodology of First Nations Peoples. Country Centred Design integrates relationships, as well as tangible and intangible aspects of Country, in design outcomes. Country Centred Design is a process that enables deep history understandings, care for Country, stewardship activities, kinship, culture and cultural practices, spiritual and Indigenous ways of knowing to be integrated into the design process.

Designing with Country

Designing with Country is integrating the process of design holistically with Country through genuine First Nations' design methodologies, processes and perspectives. To be able to Design with Country you must be of Country. Designing with Country must be First Nations led. It is an approach to design that centres Country informed by First Nations knowledge systems, cultures and ways of being. Designing with Country requires designs to originate and find inspiration from First Nations' design thinking and the connection to the story, spirit, Ancestral memory, ecology and energy of Country as understood by local communities.

Built environment projects have an obligation to move from business-as-usual to a more inclusive and equitable approach in which understandings shared by Aboriginal Peoples about Country are integrated into the process and outcomes of the project. Adopting a Country Centred Design approach provides benefits of healthier environments and more inclusive communities. Creating more welcoming and accessible places – as advocated for by the Framework – produces more sustainable communities and better places for all. Inner West Council commits to the principles outlined by resources such as the Connecting with Country Framework to ensure projects in the Inner West on Wangal and Gadigal lands are culturally and Country responsive.

2.2 Subdivision

Overview

This section provides the design and planning rules for subdividing or joining (amalgamating) parcels of land. It ensures that new lot boundaries are functional, safe, and respect the character of the *neighbourhood*.

Before designing any proposal, please check the following requirements:

- **Minimum Lot Sizes**: Check Clause 4.1 of the ***Inner West LEP 2022*** for the specific minimum area required for your zone.
- **Heritage Impact**: If your land contains a *heritage item* or is located within a *Heritage Conservation Area*, you also are to comply with Section 2.12 (Heritage).
- ***Flood Risks***: For land affected by flooding, specific safety and design controls are found in Section 2.9 (Flooding and Foreshore Risk Management).

2.2.1 Lot Design

Objectives

O1. **Functional Lot Design:** To ensure new lots are sized and shaped to support high-quality, usable development.

O2. **Character Alignment:** To deliver lot layouts that reinforce the intended future identity and scale of the area.

O3. **Infrastructure and Growth:** To enable *roads*, utilities, and other infrastructure to support additional lots and associated development.

O4. **Acoustic Protection:** To limit residential density in areas subject to significant aircraft noise.

O5. **Local Character:** To ensure new development respects the site's characteristics and the surrounding *neighbourhood's* amenity.

Controls

C1. Design lots to:

a) Be rectangular or regular in shape with a depth greater than width

b) Ensure lot dimensions and area enable the location of a well-designed *dwelling* that complies with the relevant *building* controls of this DCP (including *setbacks*, solar access, and privacy)

c) Provide sufficient area for essential site requirements, including functional *private open space*, clothes drying areas, and bin storage

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d) Design lots and *roads* to ensure the proposed subdivision can accommodate necessary infrastructure

e) Orient and align so future *buildings* face the street and achieve optimal solar access

f) Avoid battle-axe lots

g) Ensure lot size and dimensions:

i. Protect natural landscape features such as ridgelines and rock outcrops

ii. Retain significant vegetation

h) Address site constraints including topography, services, easements, vehicle access, flooding, and overland flow

C2. Accompany proposals for Torrens title subdivision with a concept *building* plan that demonstrates compliance with relevant provisions:

C3. Provide splays to improve sight lines at intersections for vehicles, pedestrians and cyclists and to increase footpath area at corners, especially in centres, where a development proposes five or more dwellings or where the site area is 600m² or larger. Apply splays as follows:

a) 3 m x 3 m at street–street corners

b) 2 m x 2 m at street–lane and lane–lane corners

C4. Splays should, where adjacent to a *road* reserve, form part of a *road* reserve. In other cases, public access to the play areas should be provided.

C5. Do not create additional Torrens title residential lots within an Australian Noise Exposure Forecast (ANEF) contour of 30+.

C6. Ensure subdivision of land does not result in:

a) A net loss of *dwellings*

b) Isolated lots that cannot reach their redevelopment potential including compliance with the *NSW Apartment Design Guide (ADG)*

2.2.2 Strata and Stratum Title Subdivision

Objectives

O6. **Tenancy Alignment:** To ensure lot boundaries match the actual layout and use of separate tenancies.

O7. **Access and Common Areas:** To provide clear legal access and management for all shared spaces.

O8. **Sustainable Redevelopment:** To ensure the subdivision of commercial or industrial *buildings* does not prevent future upgrades or more sustainable redevelopment.

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O9. ***Affordable Housing:*** To secure the long-term availability of *affordable housing* within the community.

Controls

C7. The strata subdivision boundary is to relate appropriately to the boundary of separate occupancies and any associated spaces and be consistent with, and not cause the contravention of, any relevant development consents that apply to the land.

C8. Align strata subdivision boundaries with the boundaries of separate occupancies and associated spaces. Ensure consistency with all relevant development consents and avoid any contravention.

C9. Accommodate common pedestrian, vehicular, or service access within common property or a rights-of-way easement.

C10. Provide a separate letterbox for each occupancy and an additional letterbox for the owners' corporation, with clear numbering and the title "Owners' Corporation."

2.2.3 Community title subdivision

Objectives

O10. **Fit-for-Purpose Schemes:** To ensure the community scheme suits the site and its surroundings.

O11. **Effective Management:** To clearly identify and manage all shared areas within the development.

Controls

C11. Applications for community scheme subdivisions are to include a concept plan showing how the entire site will be redeveloped.

C12. All development lots and shared property are to align with the overall concept plan for the site.

C13. All land or facilities intended for common use are to be located within the "association property" (common area).

C14. A draft management statement is to be submitted with the application. This document is to outline how common areas will be maintained and how the scheme will interact with the *neighbourhood*.

2.2.4 Subdivision of industrial land

Objectives

O12. **Site Context:** To ensure lot sizes and layouts are practical for modern industrial operations and suit the specific constraints of the site.

O13. **Transport:** Provide secure, efficient access for all transport types.

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O14. **Protect Operations:** To prevent subdivisions that would make existing industrial uses unviable or harder to manage.

Controls

C15. Applications for industrial subdivision are to include a concept plan demonstrating that each new lot is functional. The plan is to show that the area, dimensions, and layout:

a) Support industrial operations that comply with this DCP

b) Suit the specific constraints and character of the location

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2.3 Site Isolation

Overview

This section addresses site isolation to ensure that development in the Inner West is coordinated and orderly. Site isolation occurs when a property is left in a position where it cannot be independently developed to its full potential because of the redevelopment of surrounding land. Council's priority is to prevent "orphan" sites that suffer from restricted development capacity or poor amenity.

Objectives

O1. **Equitable Development**: To ensure redevelopment does not unfairly prejudice the potential or future amenity of adjoining land.

O2. **Orderly Land Use**: To encourage the consolidation of lots where it results in superior urban design and shared infrastructure.

O3. **Procedural Transparency**: To provide a clear framework for applicants to demonstrate that reasonable efforts have been made to prevent site isolation.

Controls

C1. Development applications are to demonstrate that the proposed *building* form does not prejudice the equitable development of adjoining sites.

C2. For development applications in zones E1, E2, MU1, R3, and R4, a Concept Plan is to be submitted showing how any remaining sites can be developed under current planning controls.

a) The Concept Plan is to address *Building Height*, *Floor Space Ratio* (FSR), *setbacks*, and compliance with the *Apartment Design Guide*

b) A Concept Plan may be required for the entire street block (upon request)

C3. Where a proposal results in an isolated site, the applicant is to provide documentary evidence of a genuine attempt to purchase the adjoining site. Consistent with *Karavelas v Sutherland Shire Council (2004)*, this evidence is to demonstrate:

a) **Fairness:** The offer made was reasonable and based on independent data

b) **Reasonable Timeframes:** The neighbour was given sufficient time to respond to the offer

c) **Genuine Intent:** A documented willingness to negotiate in good faith

C4. Independent Valuation:

a) **Submission:** Applicants are to submit at least one recent independent valuation

b) **Expense Coverage:** The valuation is to account for reasonable expenses the owner of the isolated site would likely incur during a sale.

2.4 Amenity

Overview

This section outlines Council's requirements to ensure high-quality amenity for both residential and non-residential developments, including existing *dwellings*. It establishes controls for the following key areas:

- **Solar Access:** Achieving and maintaining reasonable direct solar access for new and existing *buildings* and open spaces.
- **Natural Ventilation and Daylight:** Ensuring *habitable rooms* have adequate daylight, and fresh air without relying solely on mechanical systems.
- **Visual Privacy:** Protecting visual privacy through skilful design, appropriate siting and/or screening.
- **Acoustic Privacy, Odour, Vibration and Air Quality**: Protecting residents from urban noise, odour, vibration and pollution through skilful design to ensure quiet, healthy, and hazard-free indoor living.
- **View Sharing:** Promoting the equitable sharing of significant views and protecting the public domain. The Inner West contains significant views of the Sydney Harbour, the city skyline, e.g. Sydney Harbour Bridge, ANZAC Bridge and the City skyline including features such as the Sydney Tower.

2.4.1 Solar Access

Objectives

O1. **Maximise Solar Access**: To maximise solar access to the principal living room (window) and *private open space* of new *dwellings* to improve residential amenity.

O2. **Maintain Solar access**: To maintain reasonable solar access for neighbouring properties, ensuring that *building* massing does not result in unreasonable loss of solar access *to private open spaces* or the main living room.

Controls

Solar access to dwellings within the development

C1. Ensure that at least one window of the principal living room of any *attached dwelling*, *dual occupancy*, *dwelling house*, *group home*, *hostel*, *secondary dwelling*, *semi-detached dwelling*, or non-ADG applicable *seniors housing* within the development site receives a minimum period of direct sunlight in midwinter (21 June) as follows:

a) **Category A:** Not less than 3 hours of solar access where the main living room windows face within 30° east and 20° west of true north

b) **Category B:** Not less than 2.5 hours of solar access where the main living rooms windows face within 30° and 70° east or 20° and 70° west of true north

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c) **Category C:** Not less than 2 hours of solar access where the main living room windows face east or west

C2. At least 50% of the private open space of any *attached dwelling*, *dual occupancy*, *dwelling house*, *group home*, *hostel*, *secondary dwelling*, *semi-detached dwelling*, or *seniors housing* within the development site is to receive at least two hours direct solar access between 9.00am and 3.00pm on 21 June (mid-winter).

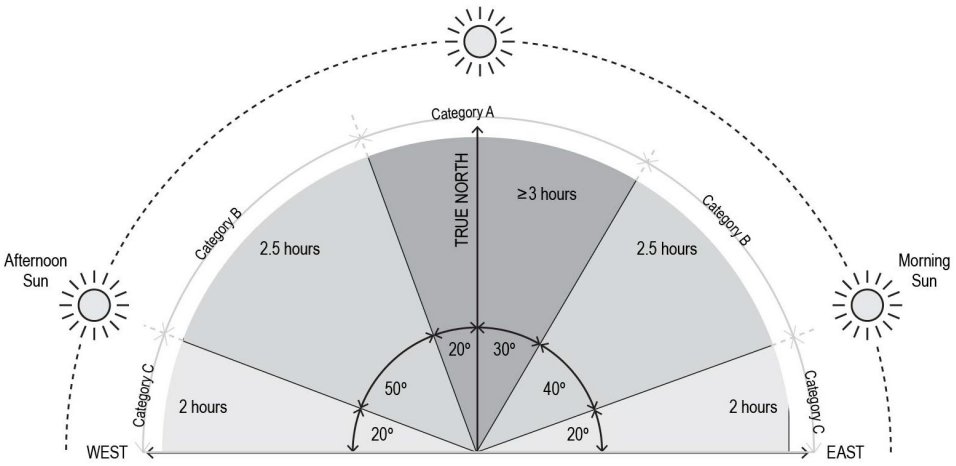


Figure 2.4.1 Minimum required sunlight to main living room window depending on principal living-room window orientation, and to private open space depending on orientation

Solar access to neighbours

C3. Ensure that at least one window of the principal living room of any attached dwelling, dual occupancy, dwelling house, group home, hostel, secondary dwelling, semi-detached dwelling, or Non-ADG applicable seniors housing on lots surrounding the development site receives a minimum period of direct sunlight in midwinter (21 June) as follows:

a) Not less than 3 hours of solar access where the main living room window faces within 30° east and 20° west of true north

b) Not less than 2.5 hours of solar access where the main living rooms window faces within 30° and 70° east or 20° and 70° west of true north

c) Not less than 2 hours of solar access where the main living room window faces east or west

C4. The *private open space* of neighbouring properties must retain the minimum amount of solar access between 9 am and 3 pm on 21 June specified in the following table:

Table 2.4.1 Minimum solar access requirements to *private open space*

Orientation of neighbouring private open space	Minimum solar access to be retained
North facing	At least three (3) hours
East or West facing	Two and a half (2.5) hours
South facing	Two (2) hours

C5. Where the principal living room window or *private open space* area on the neighbouring property currently receives less than two hours of solar access on 21 June, solar access is not to be further reduced.

C6. Development is not to overshadow *communal open space* by more than 50% at 12 pm (noon) on 21 June (the winter

Solar Access to Neighbouring Solar Panels and skylights

C7. The protection of solar access to existing or proposed solar photovoltaic (PV) systems or skylights on adjoining land will not be used as a basis for the refusal of a DA, provided the proposal complies with the primary built form controls (principally height, and *building* envelope) of this DCP. Site analysis is to consider the potential for future code-compliant development on neighbouring sites when installing solar panels.

Variation to Residential Solar Access Requirements

C8. Where a proposal seeks a variation to the solar access controls, the following criteria will be used to determine if the resulting sunlight amenity remains reasonable within the urban context:

a) Site and Contextual Constraints

i. **Orientation and lot characteristics**: The impact of specific site orientation and lot size, width and depth (e.g., south-sloping, shallow lots or narrow east-west lots) for both the subject lot and neighbouring lots

ii. **Topography**: How the relative levels and site topography between the subject site and adjoining *dwellings* influence the shadow cast

a) Design and Built Form Merit

i. **Envelope Compliance:** Whether the *building* otherwise complies with the primary standards for height, footprint, and *setbacks*. If the overshadowing is caused by a non-compliant or bulky element, the variation is generally not supported

ii. ***Dwelling* layout:** The specific floor layout of the affected *dwelling* eg location of living room, location of windows and proximity to side boundaries

iii. **Alternative Solutions:** Evidence that the applicant has explored alternative *building* forms (such as stepping or modified roof pitches) that would provide a superior solar outcome for neighbours

b) Impact on Sensitive Areas

i. **Living Areas vs. Services:** Priority is given to maintaining sunlight to primary living room windows and *private open spaces*. Solar access for laundries, bedrooms, studies, bathrooms, home offices or storage areas and the like is not protected under these controls.

ii. **Seasonal Duration:** The degree to which direct sunlight available during the critical period from March to September is reduced

iii. **Public and Communal Space:** The impact on the functionality, vegetation health, and year-round usability of any *communal open space* or *public domain* area

C9. ***Schools*** **and Child Care**: New development is not to result in unreasonable overshadowing of *Schools* and Centre-based Child Facilities.

a) At least 30% of outdoor play areas is to receive a minimum of three hours of direct sunlight between 9:00 am and 3:00 pm on the winter solstice (June 21)

b) *Building* design is to minimise shadow impacts on the windows of *Centre-based Child Care Facilities* and *school* classrooms to maintain natural lighting and thermal comfort.

2.4.2 Natural Ventilation and Ambient Daylight

Objectives

O3. **Liveable Spaces**: To ensure residential *buildings* are designed to provide *habitable rooms* with adequate direct access to natural ventilation and daylight

O4. **Passive Ventilation**: To avoid reliance on mechanical means of ventilation.

O5. **Daylight**: To reduce reliance on artificial lighting and energy consumption

Controls

C10. All *habitable rooms* in *residential accommodation* are to be serviced by an operable window. Note: This is in addition to any external door or skylight.

C11. Light wells, skylights and/or internal courtyards may be used as a source of daylight and/or ventilation, for *dwellings*, provided that another source of direct daylight (i.e window) is provided for principal living rooms.

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2.4.3 Visual Privacy

Objectives

O6. **Residential Amenity**: To provide a high standard of visual privacy for residents within their homes and private outdoor spaces.

O7. **Design Integration**: To ensure that living room windows, balconies, and decks are positioned and designed to minimise direct overlooking without relying on intrusive or high-*maintenance* screening.

O8. **Privacy to Neighbours**: To provide privacy for adjoining properties by carefully siting *building* openings and outdoor living areas to prevent unreasonable overlooking.

Controls

Building Layout and Siting

C12. All developments are required to address the following, unless otherwise specified under the ADG for ADG applicable development:

a) The principal living area is to be located on the ground floor to minimise elevated overlooking of neighbours

b) All side-facing windows are to be offset from the windows of neighbouring *buildings* to prevent direct line-of-sight

c) Windows and balconies are to be set back at least 900mm from side and rear boundaries

d) Ground-floor windows on the front façade must allow residents to see the street, while the internal floorplans are to be designed to protect occupant privacy

Privacy Mitigation Measures

C13. All developments must address the following, except where an inconsistency arises with the ADG for ADG applicable development, in which case the ADG prevails:

a) Where sightlines are available within a distance of 9m and 45 degrees to a neighbour's principal living room window or principal *private open space*, measures are to be applied to protect visual privacy. At least one of the following measures must be provided:

i. **Sill Height**: A minimum sill height of 1.6m above the floor, or

ii. **Translucent Glazing**: Fixed frosted glass to a height of 1.6m above the floor, or

iii. **Fixed Privacy Screens or Louvres**: Permanent screens with a minimum 75% block-out density to a height of 1.6m. External louvres must have gaps no wider than 30mm and be angled and fixed in place to block overlooking.

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b) **Boundary fencing**: Additional privacy screening is not required for ground floor windows when an adjoining side fence already blocks direct line of sight to a height of at least 1.6m above the *finished floor level*

c) Privacy screens may not be acceptable if they result in other amenity impacts e.g. overshadowing, and as a result sometimes balconies may not be supported

d) Planter boxes, *landscaping* and hedges may supplement privacy but cannot be used as the only method of screening

Decks, Balconies, and Roof Terraces

C14. All developments must address the following, except where an inconsistency arises with the ADG for ADG applicable development, in which case the ADG prevails:

a) Locate any deck or balcony at the front or rear of the *building* (not the side) if its *finished floor level* is more than 300 mm above ground level.

b) Decks, balconies, and roof terraces that are more than 300mm above ground must:

i. Be a maximum of 10sqm in area

ii. Have a maximum depth of 1.5m

c) Roof terraces may be of a larger dimension and size than identified in C14 (b), subject to demonstrating acceptable privacy impacts for neighbouring *dwellings*.

2.4.4 Acoustic Privacy, Vibration, Odour, and Air Quality

Objectives

O9. **Environmental Amenity**: To ensure the design and operation of developments maintain acceptable acoustic and air quality standards for both future occupants and the surrounding *neighbourhood*.

O10. **Passive Design and Thermal Comfort**: To prioritise *building* orientation and fabric performance that reduces reliance on mechanical heating and cooling, creating resilient and sustainable internal environments.

O11. **Noise and Pollutant Mitigation**: To protect residents from specific urban impacts—including *road* noise, aircraft noise, and localised air pollution—through integrated *building* siting and innovative construction techniques.

Controls

Site Layout and Design

C15. Mechanical plants, *building* services, on-site facilities (eg pools) and ventilation systems that produce noise and/or vibration are to be located to minimise impacts on surrounding residential properties and be adequately soundproofed.

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C16. For residential components of new development, noise-sensitive areas (living rooms, bedrooms) must be located away from *road* and rail corridors.

C17. Where commercial and residential uses are co-located or adjacent, the development must:

a) Protect residential amenity by limiting noise from all mechanical/hydraulic plants and the operations of commercial development (e.g. machinery, amplified music dropping equipment and deliveries)

b) Screen or locate garbage collection and AC plants away from neighbours

Apartments and Mixed-Use Development

C18. Apartments must provide comfortable environments for residents by complying with the Apartment Design Guide (ADG) and standards for busy *roads*.

C19. All non-ADG applicable *buildings* must be designed to enhance solar capture using light wells and internal articulation.

2.4.5 Views

Objectives

View Sharing: To provide for equitable view sharing by ensuring new developments are designed to minimise the loss of significant views from neighbouring properties and the *public domain*.

O12. **Design Sensitivity**: To ensure that *building* form, including rooflines, parapets, and bulk, is articulated and massed to preserve established view corridors or create new view corridors.

O13. **Equitable Public Access**: To maintain and enhance significant views from public places, including streets, parks, and waterfront reserves.

Controls

C20. In this DCP, a reference to views specifically refers to:

a) **Water views:** Including Sydney Harbour, Parramatta River, and Cooks River

b) **Significant landmarks:** The Sydney Harbour Bridge, Sydney Opera House, ANZAC Bridge, and the City Skyline (including features such as Sydney Tower)

c) **High value views**: Water views and significant landmark views are more highly valued than general district views or views without significant landmarks. The assessment of view loss will be conducted using the Tenacity principles (as established by the NSW Land and Environment Court)

C21. **Siting and *Building* Form**: New development must be sited and designed to achieve equitable view sharing. This includes:

a) **Massing:** Centering or splitting *building* mass to create or maintain lateral view corridors

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b) **Roof Articulation:** Utilizing pitched roofs, raked ceilings, or stepped floor plates to reduce the *height of building* elements that obstruct significant view lines

c) **Ceiling Heights:** Considering lower ceiling heights in critical areas of the *building* envelope where it would result in the preservation of a neighbour's significant view

d) **Service Integration:** Consolidating and screening service equipment (AC plant, lift motor rooms, and vents) away from primary view lines

C22. Where a balcony or terrace is located within a significant view corridor, transparent or open-style balustrades (e.g., frameless glass or thin metal pickets) may be required to maintain visual permeability.

C23. Avoid the use of solid masonry walls and balustrades or opaque privacy screens in areas that would unnecessarily block views to a significant landmark from a neighbouring property or the *public domain.*

View ***Impact Assessment***

C24. In assessing view loss, Council will apply the following four-step view sharing test as outlined in the *Tenacity Principle*:

a) **Step 1:** Assess the significance of the view being impacted (e.g., iconic water views are more protected than general district views)

C25. **Step 2**: Identify from where the view is currently enjoyed (e.g., views from main living areas and kitchens are prioritised over bedrooms or bathrooms)

a) **Step 3:** Assess the extent of the impact (e.g., is the loss negligible, moderate, or severe?)

b) **Step 4:** Assess the reasonableness of the proposal (e.g., if the development complies with all height and *setback* controls, some, or on occasion, all view loss may be considered unavoidable)

C26. Applications that may result in significant view loss are to provide:

a) Photomontages or 3D modelling showing the existing view versus the proposed view

b) Height poles on-site if requested by Council to verify the physical impact of the proposed development, with height to be certified by a Registered Surveyor

2.5 Transport, Access, and Parking

Overview

This section sets out requirements for parking, vehicle access, and related transport matters in the Inner West.

The Inner West Local Government Area (LGA) is divided into three parking areas based on how close they are to public transport. Figure 2.5.1 shows these areas and is used to work out the minimum and maximum parking rates for new developments. A high-resolution version of this map is available on Council's website.

New developments are to balance vehicle access with sustainable transport and pedestrian safety. The following rules provide specific formulas for calculating requirements for car parking, bicycle spaces, and end-of-trip facilities depending on a site's location and proposed use. The technical requirements for integrating electric vehicle chargers and shared mobility spaces are also outlined.

Mandatory design standards ensure that driveways, *basements*, and delivery areas are safely integrated without compromising local character, the streetscape or active transport networks.

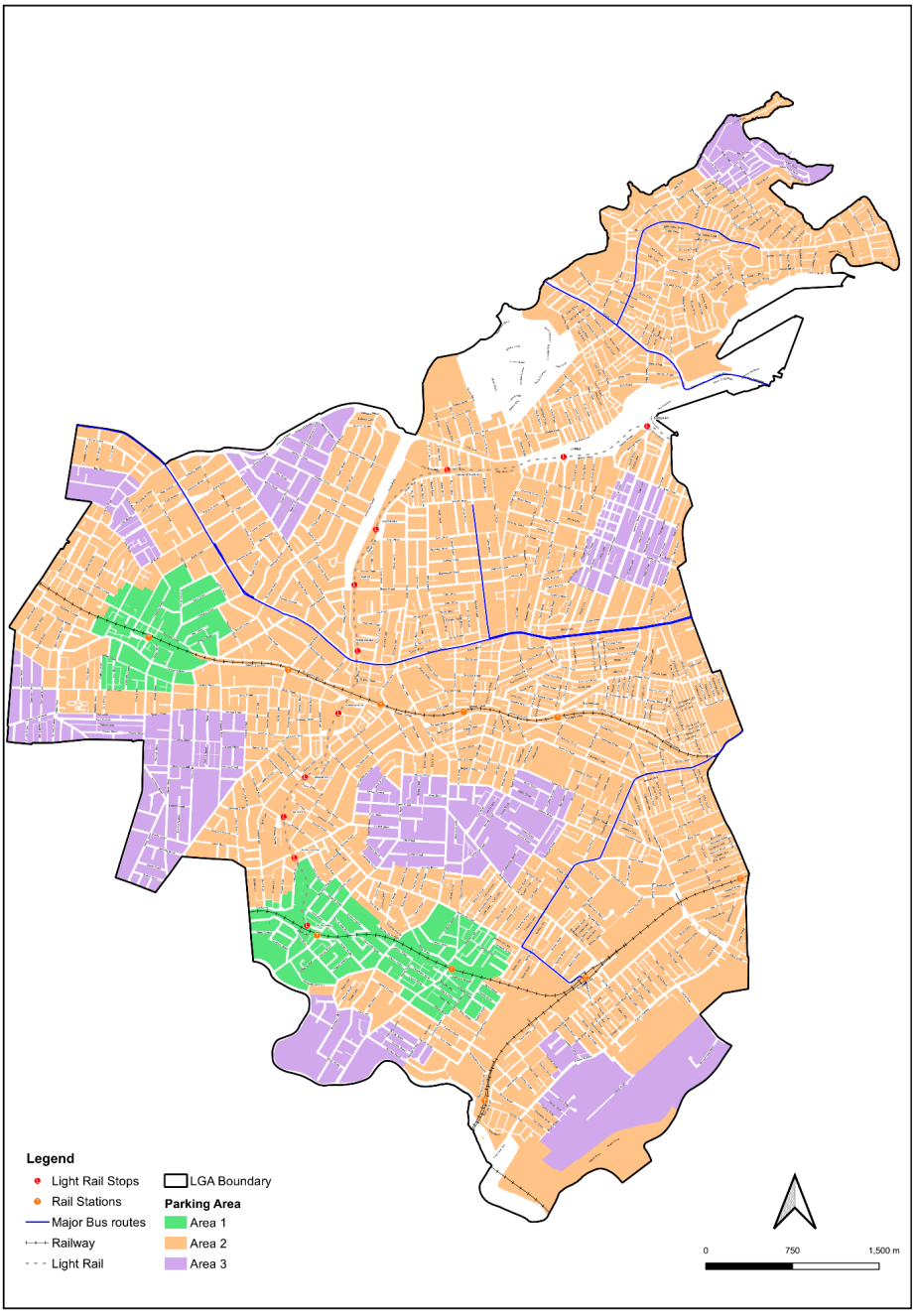


Figure 2.5.1 Parking Area Map

2.5.1 Parking Rates and Parking Management

Objectives

O1. **Local Need:** To ensure car parking provision is balanced, minimizing oversupply in transit-rich areas while providing adequate parking in less accessible locations.

O2. **Transport Types:** To support a transition from private vehicle use to public and active transport by tapering parking requirements in high-accessibility areas.

O3. **Private Management:** To ensure that car parking areas within developments are well managed, prioritise the needs of essential and vulnerable users, and provides a safe, legible, and functional environment for pedestrians and drivers within high-occupancy and educational developments.

Controls

C1. Provide car parking for *residential accommodation* in accordance with the rates detailed in Table 2.5.1. To calculate parking for *residential accommodation* developments, multiply the number of *dwellings* in each category by the corresponding rate in Table 2.5.1, and sum the totals.

C2. *Dwellings* within *residential flat buildings, shop top housing* and *independent living units* are to calculate parking rates based on the number of bedrooms in the apartment outlined in Table 2.5.1.

C3. Provide on-site car parking for employment uses in accordance with the rates detailed in Table 2.5.2. Apply the relevant rate to the appropriate measure for that use.

C4. Total parking is not to exceed the maximum permissible rates for each use in Table 2.5.1 and Table 2.5.2.

C5. Fractional *parking spaces* generated by the tables are to be rounded up or down following standard rules (i.e., less than 0.5 rounded down to zero, 0.5 or more rounded up to the nearest whole number).

C6. Car parking in excess of the maximum rates permissible is to be included in the calculation of *gross floor area* (GFA) for the development.

C7. In strata schemes, *parking spaces* are to be on a separate title from *dwellings*/commercial units to allow for internal transfer (*unbundled parking*). *Unbundled parking* does not apply to accessible car *parking spaces*, which are to be allocated to adaptable apartments.

C8. For mixed-use developments, parking is to be calculated and allocated to each specific use (apply Table 2.5.1 for residential and Table 2.5.2 for non-residential).

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Accessible Parking

C9. At least 20% of car parking provided is to be accessible and designed in accordance with Australian Standard *AS 2890.6*.

C10. Accessible *parking spaces* are to be located close to wheelchair accessible entrances or lifts.

C11. A continuous accessible path of travel is to be provided from each accessible *parking space* to the closest accessible public entrance.

Table 2.5.1. Car parking rates for *residential accommodation* based on location and proposed use

Development Type	Area 1	Area 2		Area 3	
	Maximum	Minimum	Maximum	Minimum	Maximum
Studio apartment	Nil	Nil	Nil	Nil	0.25
1 bedroom apartment	Nil	Nil	0.3	0.25	0.5
2 bedroom apartment	0.4	Nil	0.7	0.5	1
3+ bedroom apartment	1	Nil	1	1	1.25
Residential visitor parking per apartment	0.1	Nil	0.2	0.1	0.2
Boarding houses, *Co-living housing*, *group homes* and *hostels* per bedroom	0.25	Nil	0.25	Nil	0.25
Dwelling houses, *semi-detached dwellings*, *attached dwellings*, *dual occupancies*, *multi dwelling housing* and *secondary dwellings*	1	Nil	1	Nil	1
Residential care facilities	**All areas** Minimum 0.5 per worker Between 0.1 and 0.25 per unit Minimum 0.1 per unit for visitors				

Table 2.5.2. Required car parking rates for employment (non-residential) uses based on location and proposed use

Development Type	Area 1		Area 2		Area 3	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
Centre-based child care facility	Nil	0.05 per child + 0.125 per staff	Nil	0.05 per child + 0.125 per staff	0.05 per child + 0.125 per staff	0.1 per child + 0.25 per staff
Commercial premises	Nil	1 per 100sqm GFA	Nil	1 per 100sqm GFA	1 per 100sqm GFA	1 per 50sqm GFA
Entertainment facility, place of public worship, amusement centre, function centre and *information and education facility*	Nil	1 per 50sqm + 0.15 per employee	Nil	1 per 50sqm + 0.15 per employee	1 per 50sqm + 0.15 per employee	1 per 30sqm + 0.15 per employee
Hospital	Nil	0.1 per bed + 0.25 per staff	Nil	0.1 per bed + 0.25 per staff	0.1 per bed + 0.25 per staff	0.2 per bed + 0.5 per staff
	All areas: Hospitals are to make adequate provision for ambulance and patient transport					
Industry	Nil	1 per 200sqm GFA	Nil	1 per 200sqm GFA	1 per 200sqm	1 per 200sqm
Medical centre, health consulting rooms, community health service facilities and	Nil	1 per consulting room	Nil	1 per consulting room	1 per consulting room	2 per consulting room

veterinary hospital						
Recreation facility (indoor)	Nil	1 per 50sqm + 0.15 per employee	Nil	1 per 50sqm + 0.15 per employee	1 per 50sqm + 0.15 per employee	1 per 25sqm + 0.15 per employee
Specialised retail premises	Nil	1 per 150sqm GFA	Nil	1 per 150sqm GFA	1 per 150sqm GFA	1 per 100sqm GFA
Storage premises	Nil	1 per 400sqm GFA	Nil	1 per 400sqm GFA	1 per 400sqm GFA	1 per 200sqm GFA
Tourist and visitor accommodation	Nil	0.25 per bedroom + 0.25 per employee	Nil	0.25 per bedroom + 0.25 per employee	0.1 per bedroom + 0.1 per employee	0.25 per bedroom + 0.25 per employee
Warehouse or distribution centre	Nil	1 per 400sqm GFA	Nil	1 per 400sqm GFA	1 per 400sqm GFA	1 per 400sqm GFA
Other non-residential uses not specified above	Required parking to be confirmed through a traffic and transport impact assessment. The assessment is to demonstrate the development will not result in any adverse impacts on on-street parking in surrounding residential areas					

Car Park Management

C12. Car parking in strata schemes is to be *unbundled parking*.

C13. *Unbundled parking* does not apply to accessible car *parking spaces*, which are to be allocated to adaptable apartments.

C14. Ownership of car *parking spaces* is limited to owners of a *dwelling* or other lot within the same *building*, whether residential, commercial, or otherwise. Car *parking spaces* must not be owned by persons or entities who do not hold ownership of any other part of the *building*.

C15. In developments with 50 or more residential *dwellings*, convenient *parking spaces* are to be allocated to targeted users, including emergency vehicles, mobility parking, and service/delivery areas, to ensure efficiency and equitable access.

C16. For *car parks* associated with *early education and care facilities*, or *educational establishments*:

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a) Staff parking is to be separate from parents / carers parking, with clear signs in place

b) A safe pedestrian priority pathway is to be provided through the *car park* to the entrance

C17. Onsite parking is to be supplemented by kerbside short-stay parking subject to:

a) Parking restrictions that make short stay parking available at times relevant to *centre-based childcare facilities* and *schools*

b) Kerbside parking being located immediately adjacent to the *early education and care facility* or *school* on the same side of the street

c) Street traffic conditions that do not create an unsafe traffic environment for pick-up and drop-off

2.5.2 Delivery and servicing

Objectives

O4. **Servicing:** Design delivery and loading areas to be unobtrusive and sized to avoid disrupting *road* or footpath efficiency.

Controls

C18. Delivery and servicing facilities are to be designed to ensure:

a) Vehicles enter and leave the site in a forward direction

b) Adequate sight lines and slow vehicle speeds to avoid conflicts with pedestrians, cyclists, and other vehicles

c) Waste and loading operations occur on a level surface away from other site users

d) Sufficient side and vertical clearance for safe delivery and servicing operations clear of walls, ceilings, ducts, pipes, and other obstacles

e) Visual impacts on the development, streetscape, and adjacent premises are minimised

f) The number of driveways across footpaths is minimised, particularly in areas of high pedestrian activity

g) Facilities are not used for other purposes (e.g. storage or car parking)

h) The largest vehicle anticipated can be accommodated

i) All Vehicles can enter and exit without crossing the centre line of the public road

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C19. All loading and unloading is to occur within the on-site loading facility at all times. When the facility is not required for loading or unloading, it may be used temporarily for other purposes (such as car parking).

C20. Delivery and servicing facility designs are to comply with AS 2890.2:2018.

C21. Provide on-site delivery and service areas for large residential developments (50+ *dwellings*) and all new commercial, and industrial developments. This control does not apply to change of use or alterations/additions to an existing commercial or industrial premises.

C22. Access to an onsite loading facility is to be provided via a laneway or secondary frontage where possible.

C23. Large apartment developments (50+ *dwellings*) are to provide space for at least one medium rigid removalist truck and one service vehicle.

C24. The path for delivery and servicing vehicles through the site is to be:

a) At grade to minimise ramps

b) As direct as possible to minimise tight cornering and maintain sight lines

2.5.3 Design, Safety and Streetscape

O5. **Integrated and Unobtrusive Access:** To ensure vehicle access and parking are functional, safe and integrated into the design of a development.

O6. **Active Transport and Pedestrian Priority:** To prioritise the safety, comfort, and movement of pedestrians and cyclists over private vehicles.

O7. ***Public Domain* Continuity and Greening:** To minimise vehicle crossovers to protect the continuity of footpaths, maximise on-street parking, and allow for street trees.

Controls

Siting and Location of Access

C25. **Pedestrian Priority**: Vehicular access design is to prioritise pedestrian safety and comfort over vehicle movements.

C26. **Access Hierarchy**: Vehicular access and parking is to be provided in the following order of priority:

a) Rear lane.

b) Secondary street (for corner allotments).

c) Side of the *building*, behind the front building alignment.

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C27. **Driveway Limits**: Limit each site to one (1) driveway. For developments with three (3) or more *dwellings*, access is to be consolidated into a single crossover.

C28. **Prohibited Locations**: Driveways are not permitted where they would interfere with bus stops, taxi ranks, loading zones, or marked pedestrian crossings, and must not be located within any areas identified as prohibited under AS 2890.1.

Public Domain and Streetscape Impact

C29. ***Building Line***: *Parking spaces* and structures (including *garages* and *carports*) are not to be located forward of the front *building line*.

C30. Vehicular crossings are to be positioned to maximise on-street parking and allow for full car spaces between access points.

C31. Driveways are to be located to protect existing public and private trees. Access points are not to encroach upon the *notional root zone*.

C32. Redundant driveways are to be closed and replaced with matching kerb, gutter, and landscaped verge.

C33. ***Basement* Visibility**: *Basement* parking protruding above street level is to be screened by *landscaping* or a built facade integrated with the *building* form. Ventilation is not to be visible from primary street frontages.

Technical Design and Safety

C34. **Visual Continuity**: Maintain consistent footpath materials and level grades across crossovers to give visual priority to pedestrians.

C35. The driveway grade within the property is not to exceed 5% for the first 6m from the boundary to ensure slow entry/exit and clear sightlines.

C36. Entries are to utilise splayed corners and speed humps where necessary to protect pedestrians.

C37. **Crossover Width**: Crossovers for individual *dwellings* are to be single width. For larger developments, driveways are to be kept to the functional minimum width required by Australian Standard *AS 2890* to reduce paved areas.

C38. Designs are to comply with Australian Standard ***AS 2890.1:2004*** (Off-street parking), ***AS 2890.6:2022*** (Disabled parking), and the ***2024 Guide to Transport Impact Assessment*** (GTIA).

Internal Car Parking

C39. **Deep Soil Maximization**: *Basement* parking is to be restricted to the area directly beneath the *building* footprint to maximise *deep soil zones* elsewhere on site.

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C40. **Safety and Surveillance**: Separate primary pedestrian entries from vehicular access points are to be provided which:

a) Avoid "blind" corners; install mirrors where surveillance is obstructed

b) Include marked pedestrian-priority pathways leading to lifts, stairs, and exits

C41. **Mechanical Parking**: Car stackers are generally not supported; they may only be considered on merit where extreme site constraints exist and if they do not result in noise or visual impacts.

C42. Surface parking to protect trees in surface parking lots using wheel stops and structural soil cells where required.

Specialised Facilities

C43. **Car Washing:** Provide wash bays at the following rates:

a) <6 *dwellings*: Nil

b) 6–19 *dwellings*: 1 separate bay or a dual-purpose visitor space

c) 20+ *dwellings*: 1 dedicated bay per 60 resident spaces

C44. **Breakout Walls**: Design basement parking in mixed-use developments to allow for future breakout walls for inter-lot connectivity if required.

Laneways & Garages

C45. **Tree Protection**: Driveways are not to encroach upon the *notional root zone* of public trees.

C46. **Crossover Width**: For individual *dwellings*, the crossover is to be single width to maximise the soft *landscaped area* of the verge.

C47. ***Garage* Manoeuvrability**: Where access is from a narrow laneway (Table 2.5.4), the opening is to be widened or walls splayed to allow a "single-turn" entry/exit.

Table 2.5.3. Standard laneways (r*oad* reserve greater than or equal to 4m)

Road reserve width (m)	Garage door width (m)
7.0	2.5
6.0	2.8
5.0	3.3
4.0	4.2

Table 2.5.4. Narrow laneways (*road* reserve less than 4m)

Road reserve (m)	Garage door width (m)	Min. setback (m)	Min. opening at boundary (m)
3.5	4.2	0.5	5.2
3.0	4.2	1.0	6.2

2.5.4 Future-Ready & Sustainable Transport

Objectives

O8. **Cycling:** Provide secure bicycle parking and end-of-trip facilities (e.g. showers/lockers) to promote cycling.

O9. **Innovation:** Incorporate electric vehicle (EV) charging infrastructure and support car-share schemes to reduce private car dependency.

Electric Vehicles (EV)

C48. Provide EV charging facilities in accordance with Table 2.5.5.

C49. Car parking areas located internal to a *building* and designed for use by EVs are to be protected by an automatic fire sprinkler system (equivalent to AS 2118.1 or AS 2118.6) and fire hydrant coverage.

C50. The design of charging bays is to accommodate the spatial requirements of cabling and charging points.

C51. Information is to be submitted with the development application to demonstrate that the proposed electrical infrastructure can support a scenario where at least 50% of all EV chargers on site are charging at the same time.

C52. Non-residential charging bays are to include signs to inform potential users of location, whether the bay is for public or private use, and whether there are fees or charges.

Table 2.5.5. EV charging requirements by development type

Residential accommodation type	Minimum EV charging requirement
All buildings classified as Class 1 or 4 under NCC	Level 1 charger per car space
All buildings classified as Class 2 under NCC	Level 1 charger per car space + installation of conduits and associated infrastructure to enable easy upgrade to level 2 i.e. provides conduits and cables to the parking space and spatial allowance for power point or charging

	head unit to permit owners/tenants to readily add charging units to individual bays
All Buildings classified 3, 5, 6, 7b, 8 or 9	Level 2 charger or faster to 20% of car spaces Conduits and adequate space is to be provided to a minimum of 50% car spaces to enable installation of level 2 chargers in the future.

Motorbikes, Bicycles and Micro-mobility

C53. Provide secure, on-site bicycle parking in accordance with Table 2.5.6. Where a land use is not specified, parking is to be determined through a merit-based assessment assuming future bicycle ownership of 1 bicycle per person (Residential) or a 5% journey-to-work mode share (Employment).

C54. Provide motorcycle parking at a rate of 5% of the total car *parking spaces* provided (rounded to the nearest whole number).

C55. Bicycle parking areas are to include dedicated electric charging points at a rate of 1 plug per 2 bicycle spaces (*residential accommodation*) and 1 plug per 4 bicycle spaces (non-residential).

C56. Bicycle parking is to be highly accessible, secure, and separated from vehicle manoeuvring paths. It is to comply with Australian Standard *AS 2890.3 and Austroads Guidelines*.

C57. Parking for micro-mobility devices, motorcycles, and bicycles is not to be located in hidden spaces, under staircases, or at the end of aisles. Wayfinding signs are to be provided.

C58. Vehicle crossings will not be permitted solely for motorcycle, micro-mobility, or bicycle parking.

Table 2.5.6. Required bicycle parking rates

Development type	Residents / workers	Visitors / customers
Residential flat buildings and *shop top housing*	1 per unit	0.1 per unit
Boarding houses, *Co-living housing*, *group homes* and *hostels*	0.5 per room + 0.05 per worker	0.05 per room
Tourist and visitor accommodation	0.05 per worker	0.5 per room
Office premises	0.5 per 100sqm GFA	0.2 per 100sqm GFA
Retail premises	0.5 per 100sqm GFA	0.5 per 100sqm GFA
Specialised retail premises	0.2 per 100sqm GFA	0.2 per 100sqm GFA
Medical centre	0.05 per worker	0.5 per 100sqm GFA
Educational establishment	0.05 per worker	0.1 per student
Early education and care facility	0.05 per worker	2 per centre
Industry and *warehouse and distribution centres*	0.05 per worker	Nil

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End of Trip Facilities

C59. For all non-residential developments and the commercial components of mixed-use developments, *end of trip facilities* (EOT) are to be provided based on the number of bicycle spaces required in Table 2.5.7.

Table 2.5.7. *End of trip facility* requirements

Facility	Requirement rate
Lockers	1 per 3 bicycle spaces provided
Showers (1–12 spaces)	1 universal shower/changeroom
Showers (13–50 spaces)	2 showers (1 Male, 1 Female)
Showers (50+ spaces)	2 showers + 2 additional showers for every 50 spaces thereafter

Car Share Facilities

C60. Provide one car share space for every 20 units that lack a private *parking space*. Car share *parking spaces* are to be provided in addition to car *parking spaces* required by Table 2.5.1.

C61. These spaces are to be accessible to car share members 24/7, located as close as practical to the site's entry, located adjacent to one another, clearly marked, identified as common property on title, and not sold/leased to individual owners.

C62. Development applications are to include a letter of commitment from an established car share operator confirming their intent to manage the spaces, how vehicles will be maintained/insured, 24/7 access provisions, and responsibility for wayfinding signs and EV chargers.

2.6 Waste and Recycling Management

Overview

This section explains how any new development is to manage waste, from the design phase, through construction and to daily use. Its goal is to minimise waste through good design, increase recycling and reuse of materials and ensure waste is collected safely and efficiently.

Objectives

O1. **Support Sustainability:** To help meet government targets for reducing waste and recovering resources.

O2. **Stay Current:** To use the best available methods for recycling as technology and services improve.

O3. **Protect Residents:** To minimise bad smells, loud noises, and health risks for both residents and collection workers.

O4. **Follow Standards:** To ensure all waste is handled according to established Inner West Council requirements and guidelines.

O5. **Good Design:** To ensure waste storage and collection facilities are attractive and integrated into the *building* design, without compromising the visual amenity of the streetscape or the safety of pedestrians and vehicle movements.

Controls

C1. All development is to be designed and built in accordance with Council's *Designing and Building - Waste and Recycling Guidelines.*

C2. Any Waste and Recycling Management Plan for demolition and construction is to recycle 80% of building material by total weight of the total waste generated. If the 80% target cannot be reached, then the maximum possible recyclable percentage is to be identified, and the applicant is to provide reasoning as to why the 80% target was not reached

C3. Waste storage areas are to provide sufficient space to accommodate the full suite of required bins, including general waste, recycling, and FOGO (food and garden organics).

C4. Storage areas are to be screened from the street and primary *building* entrances to prevent visual impact, odour, or noise nuisances.

C5. Waste collection points are to be positioned in an appropriate location that maintains a 1.5m clear path for pedestrians and cyclists and ensures unobstructed sightlines for vehicles.

C6. Every *dwelling* is to include dedicated indoor space for the separation of waste, including a kitchen benchtop bin and separate bins for landfill and recycling.

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C7. The path from the storage area to the collection point is to be unobstructed, non-slip, and complies with Council's Waste Guidelines. Food-related businesses (cafes/restaurants) are to provide additional dedicated storage space specifically sized for high volumes of organic waste and oil recycling.

C8. The transfer route from the waste and recycling bin storage area to the street collection point is to be suitably graded to allow bins to be easily and safely moved and not exceed the distances specified in Council's Waste Guidelines

C9. Waste and recycling bins are to be stored within the designated on-site storage area at all times, except during scheduled collection periods. To maintain the visual amenity and safety of the *public domain*, all bins are to be removed from the street and returned to the internal storage area as soon as practicable following collection.

Residential Accommodation (other than single dwellings)

C10. This section applies to *residential accommodation*, excluding *attached dwellings, dual occupancies, dwelling houses, secondary dwellings*, and *semi-detached dwellings*.

C11. *Residential accommodation* is to be designed and built to accommodate servicing by Council or Council's contractors.

C12. No *dwelling* is to be located more than 30 metres from disposal points for all forms of waste.

C13. Communal bin areas of a suitable size are to be provided and located on the ground level, behind the *building line*, and screened by landscaping.

C14. Communal bin storage areas are to:

a) Integrate with the *building* form and *landscaped area*

b) Be well screened from the street

c) Be located at ground level behind the front *building line*

d) Provide direct, convenient access for occupants

e) Be designed to avoid any adverse impacts on neighbours in terms of visual amenity, noise, and/or odour

f) Be designed to meet the design advice which can be found in Council's Waste Guidelines

C15. Residential developments that require more than 24 bins in total are to be designed to allow on-site collection by Council.

C16. Where a development has onsite servicing, which includes waste collection trucks accessing the property, the development is to ensure that:

a) Entry/exit points enable Council's Heavy Rigid Vehicles (HRVs) to enter and exit in a forward direction

b) The collection point is at ground level

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C17. The route of travel, including manoeuvring areas and point of bin collection, complies with Australian Standard *AS 2890.2-2004 Parking Facilities* and Council's requirements (whichever is greater). A separate, dedicated room or caged area is to be provided for "bulky waste" like old furniture or appliances in accordance with Council's Waste Guidelines. The required space for large items is:

a) 5 – 20 units: 6 square metres

b) 21 – 40 units: 12 square metres

c) Over 40 units: 12 square metres, plus an extra 2 square metres for every 10 additional units

Commercial and Industrial

C18. All liquid waste (oils, chemicals, or hazardous fluids) is to be stored in a bunded area designed to contain 110% of the total storage capacity to prevent environmental contamination.

C19. Waste storage is to be:

a) Fully enclosed within a dedicated structure and visually screened

b) Located behind the building line

c) Set back a minimum of 3m from any residential property boundary to mitigate noise and odour impacts

C20. Dedicated, additional space is to be provided for the storage of bulky operational items, including pallets, crates, and kegs, to ensure they are not stored on footpaths or in loading bays.

C21. Development Applications are to demonstrate a collection point onsite or kerbside that does not impact pedestrian/vehicular access, footpaths, cycleways and parking.

C22. Industrial and commercial developments are to include bin storage and resource separation facilities within the site. Where industrial development involves multiple tenancies and is appropriate, shared bin storage and resource separation facilities is encouraged.

C23. Collection points are to be located on-site or in a designated bay that does not obstruct footpaths, cycleways, internal roads, access points or car parking areas and are to meet Council's Waste Guidelines. For on-site collection:

a) Vehicles are to be able to enter and exit the site in a forward direction.

b) All movements are to comply with Australian Standard *AS 2890.2-2004* (Parking Facilities: Off-street commercial vehicle facilities)

c) Servicing is not to impede internal roads or resident parking access

C24. When estimating the amount of space to allocate for the commercial bin storage area as part of a mixed-use or commercial building, the size of the bin storage area is to be designed to fit the maximum generation rate for the required waste streams (including but not limited to food, recycling and general waste) from the likely future permitted uses on the site.

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Mixed-use

C25. Mixed-use developments are to satisfy both the residential standards commercial standards in this Section.

C26. Bin storage areas for residential and commercial components are to be physically separated. Access is to be restricted (e.g. via separate keys or fobs) to prevent unauthorised dumping and ensure fair cost-allocation for waste services.

2.7 Biodiversity, Waterways, and the Environment

Overview

Environmental features—such as rock faces, rivers, creeks, remnant bushland, wetlands, steep slopes, and escarpments—are vital to the Inner West's urban character. These features serve as:

- ***Historical Markers:*** *Reminders of the area's original natural landforms*
- ***Biodiversity Anchors:*** *Essential habitats that promote ecological variety*
- ***Urban Wellbeing:*** *Points of visual interest and opportunities for recreation*

While urbanisation has led to the channelisation of waterways and the loss of natural paths, the Inner West remains a refuge for significant species, including the Powerful Owl and the critically endangered Sydney Turpentine-Ironbark Forest. A primary goal of this DCP is to restore the health and ecological function of waterways and land.

Development in the Inner West is governed by a framework of State and Commonwealth legislation designed to protect species, populations, and ecological communities. The following legislation takes precedence over this DCP and is to be considered for any development affecting biodiversity, regardless of whether a site is specifically identified in Council's mapping:

- *Biodiversity Conservation Act 2016*
- *Fisheries Management Act 1994 No 38*
- *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*
- *SEPP (Biodiversity and Conservation) 2021 & SEPP (Resilience and Hazards) 2021*

Proposed works near water sources or on waterfront land often require a multi-agency approach. Such developments may be classified as *Integrated Development* under the *Environmental Planning and Assessment Act*, requiring consent from state agencies in addition to Council. Specifically, an *Activity Approval* under the *Water Management Act 2000* is required for any works situated on waterfront land.

This section applies across the Inner West. However, controls relating to *wildlife corridors* and the *bandicoot protection area* only apply to land identified in Figure 2.7.1.

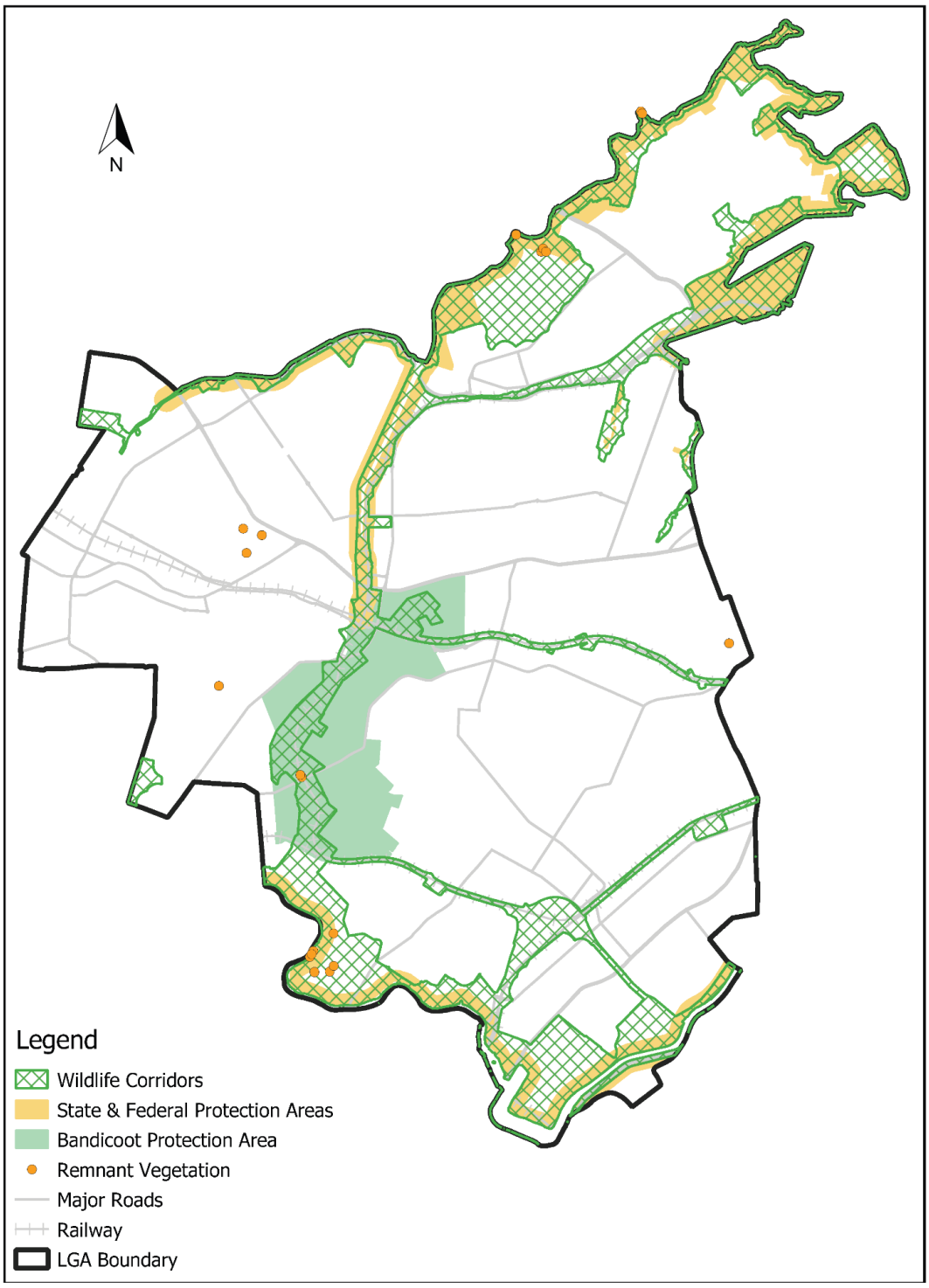


Figure 2.7.1 Biodiversity in the Inner West

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Objectives

O1. **Biodiversity & Ecological Integrity:** To protect and enhance the biodiversity value and ecological integrity of trees, waterways and vegetation, prioritising habitat retention and the strengthening of urban ecological corridors.

O2. **Boost Biodiversity:** To increase biodiversity using a layering of a diverse mix of plant species, including endemic species and locally native species, to support the local habitat and native fauna.

O3. **Protection of natural landform features:** To retain, protect, and integrate topographical features—such as rock faces, outcrops, escarpments, and steep slopes—ensuring they continue to contribute to the site's ecological function, cultural significance, and the visual character of the Inner West.

Controls

C1. Retain existing terrestrial and aquatic habitats, including trees, rocks, and beaches.

C2. Where natural features are missing, install functional habitat such as logs, stone boulders, or nesting boxes/hollows.

C3. Design the development footprint to minimise vegetation disturbance and increase functional habitat.

C4. Where site constraints limit the provision of ground-level planting and landscaped habitat, biodiversity objectives may be achieved through alternative design responses. Development can incorporate trees and vegetation across multiple levels — including rooftops, terraces, living walls and atriums — in addition to, or where necessary instead of, ground-level planting. Specific controls for green roofs and green walls are contained in Section 2.8 – Trees and Landscaping of this DCP.

C5. Allow excavation of rock faces, rocky outcrops, escarpments, cliff faces, or steep slopes only where:

a) It does not harm the landscape setting or views from waterways, public reserves or roads

b) It does not damage native animal habitat

c) It is necessary for maintenance or restoration of the feature

C6. Permit reconstruction of rock walls or openings in rock faces, outcrops, escarpments, cliff faces or steep slopes only when required for safety or serviceability.

C7. Design development near *unique environmental features* (whether on the site or adjoining land) to be sympathetic in colour, texture, materials, form and character. Ensure the design:

a) Minimises disturbance to the site

b) Protects, retains and integrates the feature by:

i. Keeping it in place

ii. Locating buildings away from the feature

iii. Incorporating the feature into building or landscape design

c) Uses construction methods that limit impacts (e.g. pole construction on sloping sites, avoid chasing for pipes or conduits)

d) Uses materials that complement the feature

e) Keeps the feature visible from public areas, including waterways

f) Uses fencing that is permeable and compatible with the feature. Avoid high, solid or unarticulated fencing on top of rock or cliff faces next to public open space

g) Includes plant species native to the area to support fauna habitat



Figure 2.7.2 Explanation of multi-layered vegetation

2.7.1. Waterways and related lands

Objectives

O4. **Waterway and Riparian Health**: To restore the ecological function, water quality, and scenic value of riparian lands, wetlands, and foreshores while avoiding adverse changes to natural watercourses.

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O5. **Sustainable Water & Surface Management:** To maximise on-site rainwater filtration and minimise impervious "hard-paved" areas to support soil health and reduce the burden on the stormwater system

Controls

C8. **Statutory Compliance**: In addition to these controls, development adjacent to the foreshore or within riparian corridors is to comply with the following, where relevant:

a) Chapter 6 of *SEPP (Biodiversity and Conservation) 2021*

b) Chapter 2 of *SEPP (Resilience and Hazards) 2021*

c) *Coastal Management Act 2016*

d) *Sydney Harbour Foreshores and Waterways Area DCP (2005)*

C9. Development within or adjacent to waterways and riparian land is to:

a) **Minimise Encroachment**: Use careful siting to protect geomorphic and ecological values

b) **Flood Protection**: Locate all new development above the 1% AEP flood level

c) **Scale and Amenity**: Limit the scale of structures to avoid adverse impacts on riparian function and visual amenity

d) **Hardstand Management**: Retain existing hardstand structures only where necessary and integrate environmental enhancements, such as water sensitive urban design, into the design

C10. Minimise impacts on riparian soil and biology by:

a) Prioritising permeable treatments to support natural infiltration

b) Avoiding soil disturbance and vegetation removal unless required for rehabilitation or remediation

c) Locating service infrastructure (stormwater, sewerage, etc.) outside riparian land. Where unavoidable, use non-destructive techniques like directional drilling and ensure infrastructure is not located above ground or above the bed of the waterway

d) Retaining and enhancing riparian vegetation. If removal is unavoidable, a Vegetation Management Plan (VMP) prepared by a qualified expert is required, utilizing 100% endemic species in dense, multi-layered plantings

C11. Public access (walkways, cycleways, and tracks) is encouraged where appropriate, provided it:

a) Forms a useful link in the "blue-green grid" of active transport and recreational pathways

b) Is designed and constructed to protect the riparian land and manage "edge effects" (weed incursion or erosion)

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C12. Where required for fall risks, safety fences are to be set back from the top of the bank and use an open, permeable design to allow for the movement of flora, fauna, and water.

C13. Design development to ensure natural hydrological flows. Whenever feasible, return piped or channelised watercourses to a naturally functioning form.

C14. Works are not to result in the straightening, significant relocation, widening, narrowing, piping, or lining of a natural waterway.

2.7.2. Wildlife Corridors

Objectives

O6. **Natural Habitats and Wildlife Corridors:** To protect, connect, and enhance natural habitats and wildlife corridors, ensuring that development supports the free movement of local fauna and maintains the essential ecosystem services provided to the community.

Controls

C15. Retain existing terrestrial and aquatic habitat for native animals, including trees, rocks and beaches.

C16. Minimise the impact of development on vegetation so that new development does not result in loss of habitat.

C17. Plant a mix of endemic species native to the Inner West, complying with C23 for percentage requirements.

C18. Install habitat features such as logs, stone boulders or nesting boxes/hollows.

C19. Exclude any priority local weeds listed on Council's website and any weeds listed in the *Greater Sydney Regional Weed Management Plan* from proposed plantings. Actively manage weeds listed in the Greater Sydney Regional Weed Management Plan to prevent, minimise or eliminate biosecurity risks, as required by the *Biosecurity Act 2015.*

C20. Limit barriers to fauna movement by avoiding new solid fences, high raised garden beds, and roads or driveways where the property adjoins riparian land, wildlife corridors or natural areas.

C21. Avoid externally visible artificial lighting. External lighting design and products are to comply with the *National Light Pollution Guidelines for Wildlife.*

C22. Provide on-site soil and water management measures, such as Water Sensitive Urban Design features, to prevent erosion and treat stormwater before it enters wildlife corridors or riparian land.

Mandatory Planting Requirements

C23. For new dwellings and major works involving site clearing and/or new buildings, landscaping is to prioritise endemic species and structural diversity in accordance with Table 1. Endemic species planting requirements.

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Table 2.7.1 Endemic species planting requirements

Location	% of species planted
Within or adjoining a wildlife corridor or situated along within a Bandicoot Protection Area	85%
Not located within a wildlife corridor or Bandicoot Protection Area	50%

C24. **Heritage Variation**: This requirement may be varied only where a high percentage of non-native species is essential to retain the significance of a Heritage Item or Conservation Area.

C25. **Multi-Layered Vegetation**: All landscaping is to provide a continuous, dense, and multi-layered structure (canopy, mid-storey/shrubs, and groundcover) to maximise habitat value and support ecological resilience and biodiversity, as identified in Figure 2.7.2.

2.7.3. Threatened Species

Objectives

O7. **Threatened Species Recovery:** To minimise ecological threats and actively protect and promote the recovery of threatened species, populations, and endangered ecological communities within the Inner West.

Controls

Flora and Fauna Assessment and Biodiversity Reporting

C26. A formal Flora and Fauna Assessment is to be submitted with any Development Application where:

C27. The land is identified in Figure 2.7.1

a) The site is identified on the Inner West Council Threatened Species Map as a location where threatened species have been previously sighted or

b) Proposed works are likely to significantly impact flora and fauna, regardless of mapping

C28. Determining a "Significant Effect" The assessment is to evaluate whether the proposal is likely to significantly affect threatened species, populations, or endangered ecological communities. Under Section 7.3 of the *Biodiversity Conservation Act 2016*, a proposal is considered to have a significant effect if it:

a) Meets the "test of significance" criteria set out in the Act

b) Exceeds the Biodiversity Offsets Scheme (BOS) threshold or

c) Is located within a declared Area of Outstanding Biodiversity Value (under Part 3 of the Act)

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C29. In accordance with Section 7.7 of the *Biodiversity Conservation Act 2016*, a **Biodiversity Development Assessment Report (BDAR)** is to accompany a Development Application if the initial assessment or the Section 7.3 test determines that the proposal is likely to significantly affect threatened species. This applies to all Part 4 applications except for *State Significant Development (SSD)* or *Complying Development*.

C30. A Test of Significance and a Biodiversity Development Assessment Report (BDAR) is only required for development located within or adjacent to Bandicoot Protection Areas in accordance Figure 2.7.1 of this DCP or as a result of the flora and fauna assessment required by C26, the development is to incorporate and implement all relevant recommendations contained within the submitted BDAR.

C31. In bandicoot protection areas design features in new developments are to include the following:

a) Raise any external walkways.

b) Complex native garden beds in contiguous corridors.

c) Limit physical barriers to movement.

d) External lighting design and products are to comply with the National Light Pollution Guidelines for Wildlife.

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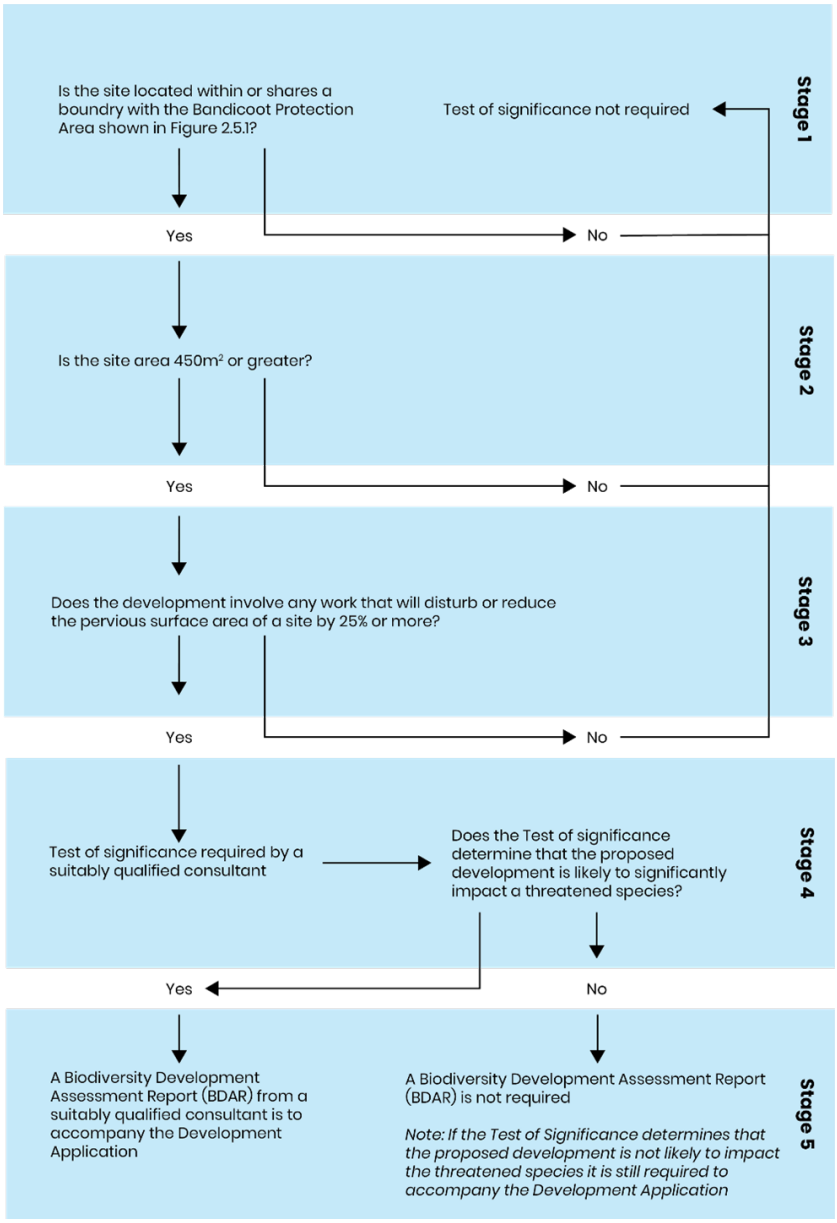


Figure 2.7.3 Criteria to determine when a Test of Significance and a Biodiversity Assessment Report is needed

2.8 Trees and Landscaping

Overview

This section establishes the rules for managing trees and vegetation on both private and public land. Its primary goal is to expand the *urban forest* – a critical piece of green infrastructure that cools our streets and buildings, improves air quality, supports local biodiversity, and preserves the unique character of the Inner West. It balances the need for new development with the protection of existing trees and canopy cover. It sets clear, quantifiable targets for tree canopy based on site scale and zoning. While this section facilitates the preservation of healthy trees, it also provides a "common sense" approach to urban gardening by listing maintenance tasks and invasive weed removal that can be performed without a permit, encouraging residents to actively manage their own landscapes.

Objectives

O1. **Biodiversity and Habitat Protection:** To protect and enhance the biodiversity values of trees and vegetation, specifically preserving habitat for threatened species and maintaining ecological corridors within the urban environment.

O2. **Climate Resilience and Heat Mitigation:** To mitigate the urban heat island effect and maximise the natural storage of carbon by minimising the use of non-permeable, synthetic turf and the like and increasing healthy tree canopy cover and improving soil water retention across the LGA.

O3. **Achievement of Canopy Targets:** To ensure all development contributes to the achievement of the of Inner West Council (23% tree canopy target) and NSW Government (40% tree canopy target for Greater Sydney) tree canopy targets.

O4. **Protection Throughout Development:** To ensure the long-term survival of existing trees located both within and adjacent to development sites by mandating strict adherence to Australian Standards for tree protection during construction.

O5. **Landscape Character:** To provide high-quality landscaping and tree planting that enhances the visual setting of buildings.

O6. **Community Amenity and Liveability**: To improve the amenity of the Inner West by preserving trees and vegetation that provide shade, privacy, and a high-quality visual setting for the built environment.

O7. **High-Performance Green Infrastructure:** To support the integration of "living architecture," including green roofs and walls, built to high technical standards to augment ground-level landscaping and improve building performance.

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O8. **Personal hardship**: To provide a transparent and compassionate discretionary pathway for tree works where a tree's presence results in significant, disproportionate personal hardship, ensuring Council's canopy management balances environmental goals with equity and human wellbeing.

Controls

Deep Soil Zones and Tree Planting Requirements

C1. Retain existing trees by minimising changes to existing ground levels within *Notional Root Zones* (NRZ), and, where appropriate, confining building footprints to pre-existing building footprints.

C2. Include a *landscaped area* buffer along all common boundaries with public reserves, drainage corridors, or rail corridors, and new industrial, E3 Zones (Productivity Support), and commercial developments. Buffers are to:

a) Include continuous screen planting with shrubs and trees.

b) Screen tall or bulky structures, assist with visual privacy, and provide an environmental buffer.

C3. Provide *deep soil zones* in accordance with Table 2.8.1.

Table 2.8.1. Requirements for Deep Soil Zones

Deep Soil Zone Requirements			
Development Type / Land Use	**Site area m²**	**Deep soil zone %**	**Minimum deep soil zone dimension (m)**
Dwelling houses, secondary dwelling, semidetached dwelling, dual occupancies and *attached dwellings*	Up to and including 235	15	1
	> 235	20	2
Dwelling houses, secondary dwellings, semidetached, dual occupancy, and *attached dwellings* in the Haberfield HCA	All lot sizes	50	2
Centre-based childcare facilities in residential zones	150 – 250	10	1
	> 250	15	

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Deep Soil Zone Requirements			
Development Type / Land Use	**Site area m²**	**Deep soil zone %**	**Minimum deep soil zone dimension (m)**
Non-residential uses (excluding *centre-based childcare facilities*) in R1, R2, R3, and R4 Zones	All lots	No set *deep soil zone* %. Sites are to meet the tree planting requirements in Table 2.8.2 and ensure the retention of existing *deep soil zones* where possible. Justification is to be provided where retention is not possible.	1
Multi dwelling housing	< 1,000	15	3
	1,000 – 3,000	25	
	> 3,000	30	
Residential flat building, *build-to-rent*, and *seniors housing*	< 650	7	3
	650 – 1,500	10	
	1,500 – 3,000	20	6
	> 3,000	25	
Boarding houses, *co-living*, *group homes*, and *hostels* in R2 Low Density and R3 Medium Density Zones	< 1,000	15	3
	1,000 – 3,000	25	
	> 3,000	30	
Boarding houses, *co-living*, *group homes*, and *hostels* in R4 High Density Residential Zones	< 650	7	3
	650 – 1,500	10	
	1,500 – 3,000	20	6
	> 3,000	25	

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Deep Soil Zone Requirements			
Development Type / Land Use	**Site area m²**	**Deep soil zone %**	**Minimum deep soil zone dimension (m)**
Shop top housing and non-residential uses in R1, R2, R3, R4, MU1, E1, and E2 Zones	All lots	No set *deep soil zone* %. Development is to incorporate tree planting where possible. Where ground-level planting is not possible consider trees and vegetation across multiple levels (rooftops, terraces, atriums). If 7 storeys or greater, incorporate a green roof and green wall in the design.	1
For development types not mentioned in the above categories and in E3, E4 and W4 zones	Less than 1,500	No set *deep soil zone* %. Sites are to meet the tree planting requirements in Table 2.8.2 and ensure the retention of existing *deep soil zones* where possible. Justification is to be provided where retention is not possible.	3
	1,500 or more	15	

C4. Notwithstanding C3, applications for alterations and additions, changes of use, and ancillary developments are not required to meet the minimum deep soil zone requirements shown in Table 2.8.1 where there is an existing non-compliance. Instead, where a site is already below the minimum, the existing deep soil zone should be retained without further reduction provided:

a) The tree canopy on the *site area* is maintained or enhanced.

b) The deep soil zone is protected and enhanced.

c) The development does not have an adverse effect on the quality of the *deep soil zones* on site.

Design of Green Roofs and Green Walls

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C5. Integrate green roofs or green walls into landscaping and building design for *residential flat buildings* seven storeys or greater.

C6. Design green roofs and green walls to:

a) Use durable, low-maintenance and environmentally friendly materials

b) Suit orientation and microclimate conditions

c) Maximise the use of native and pollinator species

d) Be accessible for maintenance only

e) Be set back so maintenance equipment is not visible from public areas

f) Be consistent with *Green roofs, walls and facades - Inner West Council.*

g) Comply with minimum tree planting requirements in Table 2.8.2.

Table 2.8.2. Tree planting requirements

Lot Size	Tree planning requirements
• *Dwelling houses, secondary dwelling, semi-detached dwelling, dual occupancies* and *attached dwellings*	
< 200m²	Minimum of one (1) tree The tree is to be able to reach a minimum height of 4m and a canopy spread of 3m
200m² – 600m²	One tree for every 200m², or part thereof All trees are to be able to reach a minimum height of 4m and a canopy spread of 4m, with at least one tree able to reach a minimum height of 8m and a canopy spread of 6m
> 600m²	One tree for every 200m², or part thereof All trees are to be able to reach a minimum height of 8m and a canopy spread of 6m, with at least one tree able to reach a minimum height of 12m and a canopy spread of 8m
• All *multi dwelling housing* • *Boarding houses, co-living, group homes*, and *hostels* in R2 Low Density and R3 Medium Density Zones	
< 1,000m²	One tree for every 200m², or part thereof All trees are to be able to reach a minimum height of 4m and a canopy spread of 4m, with at least one tree able to reach a minimum height of 8m and a canopy spread of 6m

Lot Size	Tree planning requirements
1,000m² – 3,000m²	One tree for every 200m², or part thereof All trees are to be able to reach a minimum height of 4m and a canopy spread of 4m, with at least one tree able to reach a minimum height of 8m and a canopy spread of 6m
> 3,000m²	One tree for every 200m², or part thereof All trees are to be able to reach a minimum height of 8m and a spread of 5m, with at least one tree able to reach a minimum height of 12m and a spread of 8m and a canopy spread of 6m
• *Residential flat building, build-to-rent*, and *seniors housing* • *Boarding houses, co-living, group homes*, and *hostels* in R4 High Density Residential Zones	
< 650m²	Minimum of two (2) trees The trees are to be able to reach a minimum height of 4m and a canopy spread of 4m
650m² – 1,500m²	One tree for every 350m², or part thereof All trees are to be able to reach a minimum height of 4m and a canopy spread of 4m, with at least one tree able to reach a minimum height of 8m and a canopy spread of 6m
> 1,500m²	One tree for every 350m², or part thereof All trees are to be able to reach a minimum height of 8m and a canopy spread of 6m, with at least one tree able to reach a minimum height of 12m and a canopy spread of 8m
• *Shop top housing* and non-residential uses in R1, R2, R3, R4, MU1, E1, and E2 Zones	
All lots	To be assessed on merit depending on: • Site constraints • The provisions of green roofs and green walls.
• For development types not mentioned in the above categories and in E3, E4 and W4 zones	
All lots	One tree for every 400m², or part thereof All trees are to be able to reach a minimum height of 8m and a canopy spread of 6m, with at least one tree able to reach a minimum height of 12m and a canopy spread of 8m

Synthetic turf and porous paving

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C7. Synthetic turf, porous paving, or the like is not to be located within any *deep soil zone* or *landscaped area* and will be classified as non-permeable/hard surfacing, regardless of the manufacturer's drainage specifications.

2.8.1 Tree Management

Vegetation to which this Part applies is declared, for the purposes of Part 2.3 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, to be vegetation to which that Part applies.

Objectives

O9. To establish a coordinated approach to the assessment and management of trees.

O10. To consider the safety of the community, private property, and public infrastructure assets.

O11. To protect trees within and adjacent to development sites and to ensure that all new development provides an opportunity for existing and new trees to grow.

O12. To manage the urban landscape so trees continue to make a significant contribution to its quality, character, and amenity.

O13. To maintain and enhance the amenity of the Inner West Local Government Area through the preservation of appropriate trees and vegetation.

O14. Ensure private property owners' plant new trees and replace trees in order to meet Council's tree canopy targets.

Controls

Determining the Assessment Pathway

C8. The pathway for requesting tree removal depends on the nature of the associated works:

a) **Development Applications (DA):** If a tree is to be removed to facilitate a proposed development, the removal is assessed as part of the DA process. A separate Tree Permit is not required, as the tree's impact is weighed against the overall design merit of the project.

b) **Complying Development (CDC):** A Tree Works Permit may be submitted to remove a *prescribed tree* to facilitate works under a Complying Development Certificate.

Works Requiring Council Consent

C9. Prior Council consent (via a Development Application) is required for:

a) Removal of any tree required to be retained, protected or planted as a condition of a development consent

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b) Removal of any dead or dying tree that is also required to be retained, protected or planted as a condition of a development consent

c) Works to threatened species habitat, habitat for protected fauna, or land declared as an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*

d) The pruning of more than 10% of the canopy of a *prescribed tree* or the pruning of branches with a diameter greater than 100mm when it relates to a tree:

i. Within a site listed as a *heritage item*

ii. Within a site located in a *Heritage Conservation Area*,

iii. Listed in the Significant Tree Register

iv. That is part of an *Aboriginal object* or place of significance

e) Removal of prescribed trees located on a property which is listed as a heritage item, located within a *Heritage Conservation Area* or, is listed in the Significant Tree Register or part of an *Aboriginal object* or place of significance

C10. Prior Council approval (via A Tree Works Permit) is required for the following activities:

a) Prune branches with a diameter greater than 100mm.

b) Prune a *prescribed tree* by more than 10% of the canopy.

c) Tree root pruning.

d) Remove or prune a *prescribed tree*, except where C11 requires a development application to be submitted or Table 2.8.3 where tree works can occur without prior approval as exempt works.

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Exempt Works (No Consent Required)

C11. The following works may be undertaken without prior approval provided the works are undertaken in accordance with *Australian Standard 4373 – Pruning of Amenity Trees* and any pruning is not to compromise the tree's future health, stability, or form:

a) Annual pruning of branches < 100mm in diameter, to a maximum of 10% of the total canopy

b) Lifting to a maximum height of 2.5 metres above ground level

c) Removal of deadwood that does not contain hollows or provide habitat

d) Removal of a *prescribed tree* (not including trees on a Significant Tree Register) located within 1 metre of the external wall face of a residential dwelling (measured from the centre of the trunk at 1.4m height). This exemption does not apply to carports, detached garages, ancillary buildings, outbuildings, footpaths, garden structures, retaining walls, driveways, veranda, porch, deck and fences

e) Removal of species listed on the Department of Primary Industry – ***Priority Weeds List of the Greater Sydney (Inner West)*** or **Table 2.8.3** of this section unless the site is listed as a heritage item or located in a *heritage conservation area*.

Table 2.8.3. Tree Species that can be removed without consent

Species	Common Names
Acer negundo	Box Elder
Ailanthus altissima	Tree of Heaven
Alnus jorrullensis	Evergreen Alder
Bambusa spp. Phyllostachys spp.	Bamboo species
Cotoneaster spp.	Cotoneaster
Erythrina x sykesii	Coral Tree
Gleditsia triacanthos	Honey Locust
Lagunaria patersonia	Norfolk Island Hibiscus
Ligustrum lucidum	Broad Leaved Privet
Ligustrum sinense	Small Leaved Privet
Nerium oleander	Oleander
Robinia pseudoacacia	False Acacia/Black Locust
Salix spp.	Willow
Schefflera actinophylla	Umbrella Tree

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Species	Common Names
Syagrus romanzoffianum	Cocos Palm
Tamarix aphylla	Athel Tree
Toxicodendron succedaneum	Rhus Tree

C12. Although approval to remove the above listed trees is not required, notice of the work is required. The owner of the land where the tree is located is to give Council written notice of the work at least seven days prior to the work commencing.

Technical and Design Standards

C13. All tree works are to be carried out by an arborist with a minimum AQF Level 3 in Arboriculture, as defined by the Australian Qualification Framework, in accordance with Australian Standard *AS 4373 and Safe Work Australia Code of Practice Guide to Managing Risks of Tree Trimming and Removal Work 2016.*

C14. New buildings and additions to existing buildings are to be designed to ensure the retention of *prescribed trees* (on-site or adjoining) in accordance with *Australian Standard AS 4970 (Protection of trees on development sites).*

C15. Any tree approved for removal is to be replaced with an endemic tree (minimum container size 45 litre at time of planting) suitable to the site and which has the potential to reach similar dimensions to the tree removed.

C16. All replacement trees are to be planted in unobstructed deep soil. If on-site replacement is impracticable, a financial contribution to the public tree canopy fund is required. The following factors may be considered:

a) Existing canopy cover

b) Existing underground infrastructure

c) Easement and covenants

C17. Private power poles are to be located outside the *Notional Root Zone* (NRZ) of any prescribed or public tree. Any encroachment into the NRZ exceeding 10% will require a Root Mapping Report conducted by an AQF Level 5 Arborist using non-destructive excavation (e.g. Air-spade or hydro-vac).

C18. In high-density or mixed-use zones, overhead lines should be relocated underground to protect existing and allow for future canopy trees.

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C19. New awnings encroaching on *public land* are to be designed to accommodate existing or proposed street trees. Awnings are to maintain a minimum horizontal clearance of 2m from the centre of a street tree trunk and 1m from the outer edge of the projected mature canopy.

Application Assessment Principles and Context

C20. The Inner West Council adopts a "retention-first" approach to trees. Tree removal is considered the final option and will only be supported where:

a) Documented impacts or risks are directly attributed to the tree; and

b) All feasible or practical avenues to remedy, manage, or reduce those impacts (such as pruning, root barriers, or structural repairs) have been exhausted.

C21. In determining a development application to remove or prune a *prescribed tree*, Council will consider:

a) **Tree Risk:** Significant weight is given to high-risk hazards to people or property. Assessment is to be conducted by an AQF Level 5 Arborist using industry-recognised risk methodology (e.g. VALID, TRAQ or QTRA), focusing on actual hazards rather than perceived risk

b) **Property Damage:** Documented evidence of substantial and continuing structural damage to a primary *dwelling* or essential domestic services (e.g. sewer/water mains) where the tree is the primary cause

c) **Condition and Suitability:** The tree's current health, structural integrity, life expectancy, and its long-term suitability for its specific location

d) **Landscape Significance:** The tree's contribution to the visual environment, streetscape character, heritage value, or local ecosystem services

C22. To maintain the integrity of the *urban forest*, tree removal is not justified for the following reasons:

a) **Property Value & Aesthetics**: Facilitation of views or "tidiness."

b) **Convenience**: Installation of off-street parking, driveways, or solar panels.

c) **Maintenance**: Reduction of leaf, flower, fruit, or sap drop (biological "litter" is considered a natural process).

d) **Wildlife Interaction**: Mitigation of noise or waste from birds, bats, or other native animals.

C23. Notwithstanding the absence of arboriculturally justification (i.e., the tree is healthy), Council may grant consent for removal or modification where the applicant demonstrates that the tree's ongoing presence results in significant personal hardship that outweighs the broader environmental benefits, and that all reasonable mitigation measures have failed to eliminate or manage the significant personal hardship.

2.9 Flooding and Foreshore Risk Management

Overview

Floods are natural phenomena where water inundates land that is usually dry, generally due to weather systems that generate a high amount of rainfall. Flooding can result from water rising within a known existing waterway, from water spilling from a waterway, or from uphill runoff draining to a waterway.

In the Inner West, flooding is mostly flash flooding, which happens quickly, often within six hours of a big storm. Our drains can handle normal rain, but during major storms, water flows over the ground along natural valleys and low spots.

Additionally, properties along the Parramatta River and Sydney Harbour foreshores face risks from high tides, storm surges, and future sea-level rise.

Because the area was built up long ago, many homes and businesses are close to creeks, low-lying land, and the water's edge. This increases the risk of flooding. Good design is important to keep people safe and protect property. The controls in this section help make sure new development works with natural water flows, adapts to coastal hazards, and creates safe, flood-resilient places to live and work.

This section applies to all land affected by flooding or foreshore inundation, classified as Flood Liable Land in Figure 2.7.1 below. It includes complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* and the *State Environmental Planning Policy (Housing) 2021.*

This section is to be read alongside:

Council's DA Lodgement requirements

Part 2.10 – Stormwater and Water Management *of this DCP*

- *NSW Flood Risk Management Manual*

NSW Flood Risk Management Guideline LU01 - Flood impact and risk assessment.

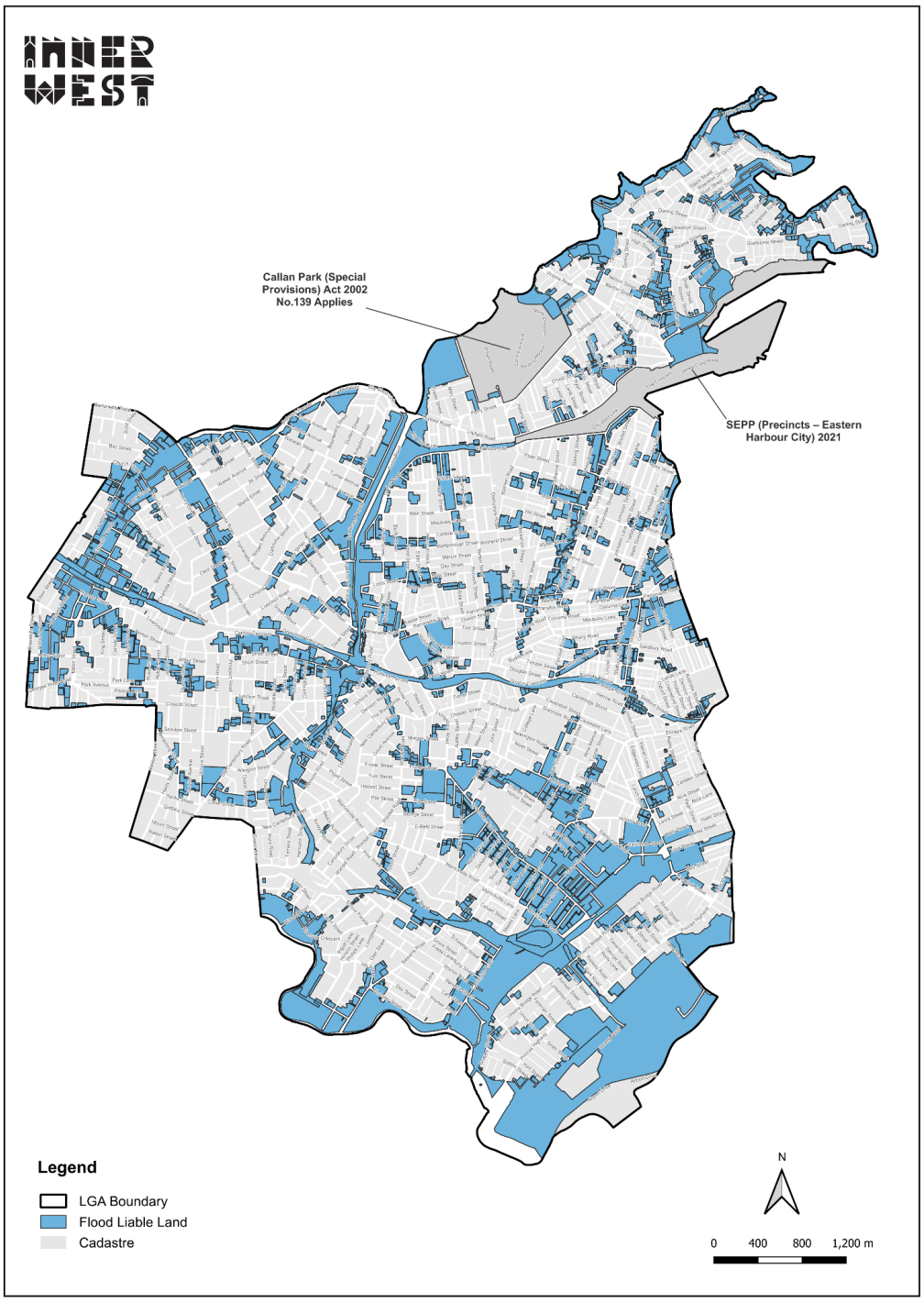


Figure 2.9.1. Land affected by the Flood Liable Land within the Inner West LGA

Inner West Development Control Plan: Part 2 General Considerations for Development

Objectives

O1. **Water flow and behaviour**: To preserve natural drainage paths, floodways and water storage and ensure development does not increase flooding risks or redirect overland flow onto neighbouring properties.

O2. **Resilient design and property protection**: To ensure buildings are designed to withstand flooding, protect living areas, and minimise property damage and financial loss.

O3. **Life safety and evacuation**: To protect human life by ensuring safe, flood-free entry and exit routes for occupants and emergency services during extreme weather.

O4. **Environmental protection**: To protect waterways and riverbanks from soil erosion, pollution, and the loss of riverside vegetation.

O5. **Coastal and foreshore risks**: To manage long-term risks to properties from high tides, storm surges, and future sea-level rise along the Parramatta River and Sydney Harbour foreshores.

O6. **Risk awareness and maintenance**: To ensure property owners understand their flood risks and properly maintain their on-site flood protection measures.

Controls

Flood Risk Management

When is a report required?

C1. A Flood Impact and Risk Assessment Report (FIRA) is required for developments on Flood Liable Land (Figure 2.9.1) where:

a) The property is identified as a Flood Control Lot (Figure 2.9.2), or

b) The development includes sensitive or hazardous development (as defined in the Inner West IWLEP 2022). This includes emergency service facilities, early education and care, boarding houses, group homes and, seniors housing, or

c) The works are likely to substantially increase the flood risk to the subject or nearby sites.

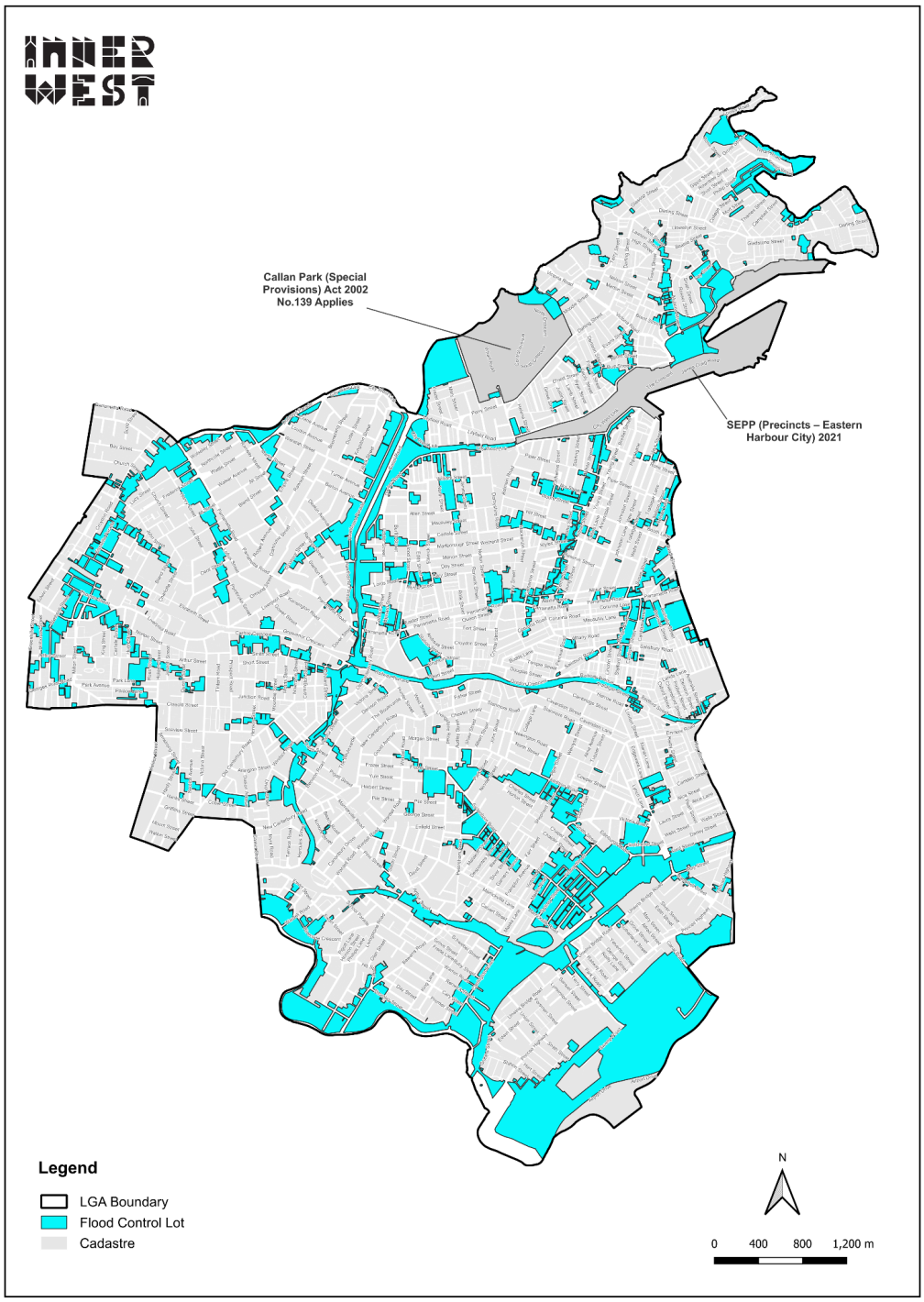


Figure 2.9.2. Flood Control Lots in the Inner West LGA

Inner West Development Control Plan: Part 2 General Considerations for Development

Flood Impact and Risk Assessment Report Technical Requirements

C2. For single *dwelling houses*, *dual occupancies*, *secondary dwellings* and *semi-detached dwellings*, with a value of works greater than $50,000, the FIRA is to be certified by qualified practicing Civil Engineer and address:

a) Outline existing flood behaviour around the site, including flood extent, depth, and hazard

b) Determine the Flood Planning Level(s) across the site in accordance with Control C3.

Risk Mitigation and Response

C3. Outline the adopted strategies to minimise risk to occupants and property during all possible flood events, including:

a) Proposed floor levels

b) Building materials that maintain integrity under immersion

c) Waterproofing methods for inundated areas, electrical equipment, wiring and utility connections.

d) A proposed evacuation strategy to flood free land

e) A response plan to minimise flood damage and provide storage for hazardous materials and valuable goods above the flood level

f) The report is to be informed by a Flood Certificate for the subject property, obtained by application to Council. The Certificate provides relevant flood information for the subject site and surrounds, including the 1% Annual Exceedance Probability (AEP) flood level, Flood Planning Level, Probable Maximum Flood (PMF) level and the Flood Hazard Category.

C4. For all other developments, the Flood Impact and Risk Assessment Report is to be prepared by a qualified practicing Civil Engineer with demonstrated relevant experience in flood management and address:

a) **Site Analysis & Climate**:

i. Detail the flood extent, depth, and hazard levels relative to the development.

ii. Determine the Flood Planning Level(s) across the site in accordance with Control C3.

iii. Assess future climate impacts on flood Behaviour.

iv. Assess likely cumulative impacts of similar development in the surrounding area

b) **Site Modification**: Assessment of new structures and earthworks, demonstrating:

i. Flood levels increased by no more than 10mm

ii. Downstream velocities increased by no more than **10%**.

iii. No redirection of flows onto adjacent properties or creation of local drainage issues

Inner West Development Control Plan: Part 2 General Considerations for Development

iv. No adverse effect on the development potential or risk to surrounding properties and public infrastructure

c) **Safety, Risk Mitigation and Response Strategies**: Outline how the following measures are implemented:

i. Provision for flood-free access for emergency services during a flood event

ii. On-site storage for valuables/hazardous materials above flood levels.

iii. A flood evacuation strategy mut be provided for all occupants to reach flood free land

iv. Strategies to minimise damage and risk to occupants during 1% *AEP* and *Probable Maximum Flood (PMF)* events, including:

- Structural integrity under immersion, velocity, and debris impact.
- Protection of electrical, fuel, and service connections.

C5. The Report is to be informed by a Flood Certificate for the subject property, obtained by application to Council. The Certificate provides relevant flood information for the subject site and surrounds, including the 1% *AEP* flood level, Flood Planning Level, PMF level and the Flood Hazard Category.

General Flood Controls

Flood Planning Levels (FPL)

C6. The FPL is to be determined in accordance with Table 2.9.1:

Table 2.9.1. Flood Planning Levels by Development Type

Development Type		Flood Planning Level
Sensitive & Hazardous Development (emergency service facilities, early education and care, seniors housing and other development types defined in Section 5.22 of LEP 2022)		Probable Maximum Flood Level
Residential Development	Flood Depth <= 300mm AND Velocity <= 2 m/s	1% *AEP* Flood Level + 300mm
	Flood Depth > 300mm	1% *AEP* Flood Level + 500mm
Any development within the Cooks River Flood Affected Area		1% AEP Flood Level + 2050 Sea Level Rise + 500mm freeboard
All other development		1% *AEP* Flood Level + 500mm

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Parking

C7. Garage, carport, parking spaces, and any associated accesses are to be located outside any High Hazard flooding area.

C8. Any above-ground parking space is to be at or above the 1% AEP flood level plus 200mm freeboard.

C9. To prevent severe flooding of underground areas and ensure occupant safety, basements are to comply with the following:

a) **Water Entry Points (Low Hazard):** In areas subject to Low Hazard flooding, all potential water entry points—including driveway crests, air vents, and lift shafts—are to be raised to or above the Flood Planning Level (FPL).

b) **Water Entry Points (High Hazard):** In areas subject to High Hazard flooding, all potential water entry points are to be raised to or above the PMF level or the FPL, whichever is higher.

c) **Pedestrian Evacuation:** Provide a clearly signposted, dedicated pedestrian evacuation route that is:

i. Completely separate from vehicular access ramps; and

ii. Provides a continuous path of travel from the lowest basement level to flood free land above the PMF level.

d) **Shielding & Waterproofing:** Any structural elements of the basement below the flood level are to be designed to withstand hydrostatic and hydrodynamic pressures.

Evacuation

C10. Single dwelling houses, dual occupancies, secondary dwellings and semi-detached housing are to provide for reliable access for evacuation to flood free land, or to a flood free area of the site above the *PMF* level, where off-site evacuation cannot be achieved.

C11. All other development is to provide a flood-free evacuation route for all occupants from the site to flood-free land.

C12. Any sensitive or hazardous development, or development for vulnerable people is to provide flood-free access for emergency vehicles to the site to support emergency response and evacuation.

Flood Mitigation Works

C13. Any proposed works to modify the stormwater drainage system or flood behaviour within a property must not increase the consequence of flooding to the subject or surrounding properties.

C14. A Section 88B notation under the *Conveyancing Act 1919* will be required on the land title, informing future landowners of the location, type and any ongoing maintenance requirements associated with the installed flood mitigation measures.

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Development Specific Controls

Sensitive & Hazardous Development (As defined in Section 5.22 of LEP 2022)

C15. Set all floor levels for any Sensitive or Hazardous Development at or above the *PMF* level.

C16. Provide a flood-free evacuation route for safe evacuation of occupants of the site to flood-free land.

C17. Provide flood-free access for emergency vehicles to support evacuation and response to hazards.

Residential Development – Alterations and Additions

C18. Ensure the floor level for any new or altered floor area is at or above the *Flood Planning Level*.

C19. Provide sufficient floodproofing (wet or dry) up to the Flood Planning Level for any existing ground floor area that is retained unchanged.

C20. Design any first storey alterations and additions with sufficient floor to ceiling clearance above unchanged ground floor areas to allow for ground floor levels to be raised to the Flood Planning Level in the future.

C21. Maintain existing boundary setbacks to preserve overland flow paths without adverse impacts on adjoining properties.

C22. Provide reliable access for evacuation to a safe haven above the *Probable Maximum Flood* level.

Residential Development – New dwelling houses, dual occupancies, secondary dwellings and semi-detached housing

C23. Ensure all floor levels are at or above the Flood Planning Level.

C24. Set back all structures from the property boundaries to maintain existing overland flow paths without adverse impacts on adjoining land.

C25. Provide reliable access for evacuation to a safe location above the *PMF* level.

Residential Development – New attached dwellings, boarding houses, co-living housing, group homes, hostels, multi dwelling housing, residential flat buildings, seniors housing, and shop top housing

C26. Ensure all floor levels are at or above the Flood Planning Level.

C27. Provide a flood evacuation route for safe evacuation from the site to flood-free land.

Commercial, Industrial, Mixed-Use Development and all other development

C28. Provide all floor levels at or above the Flood Planning Level.

C29. Where ground floor entrances are to be level with the footpath under Section 3.6, internal floor levels are to transition from the footpath entry to the Flood Planning Level.

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C30. Design and construct alterations and additions above any retained floor levels to allow future raising to the Flood Planning Level.

C31. Ensure all entrances and evacuation routes servicing residential components are above the Flood Planning Level.

C32. Ensure that all building materials and structures, including street-fronting glazing, maintain structural integrity under immersion, water velocity, and buoyant debris.

Change of Use

C33. Demonstrate that any change of use within an existing building retained below the Flood Planning Level does not increase flood risk or consequence, considering:

a) The nature of the proposed use

b) Provision of adequate evacuation

c) Number of occupants

d) Storage and housing of materials

e) Foreseeable risk of pollution during a flood event

Subdivision of Flood Liable Land

C34. Demonstrate that the proposed subdivision and anticipated future development:

a) **Building Envelopes:** Provides adequate building platforms/developable areas at or above the Flood Planning Level and not affected by High Hazard (H5-H6) flooding

b) **Hydraulic Impact:** Does not redirect flows onto neighbouring properties or result in an increase in flood levels or velocities off-site

c) **Consequence Management:** Does not increase the "consequence" of flooding within the subject or surrounding properties, that is, to place more people in a position that is dependent on emergency services in a flood event

d) **Safety and Continuity:** Subdivision of an existing building or land subject to a current development consent is to maintain adequate flood management measures for all lots created by the subdivision, including provision for safe evacuation from each lot

Foreshore Risk Management

C35. A Foreshore Risk Management Report is required for all development on a Foreshore Flood Control Lot (Figure 2.9.3), except where all the following apply:

a) The value of works is under $50,000

b) There are no existing habitable structures or buildings below RL 3.5m AHD

c) No new works are proposed below RL 3.5m AHD

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d) Any proposed jetties, bridging ramps or pontoons are located on the seaward side of the foreshore edge

C36. The Foreshore Risk Management Report is to:

a) Establish the Foreshore Planning Level for the site, accounting for:

i. Mean tide level

ii. Wave run-up

iii. Climate change and Sea Level Rise

b) Assess the long-term stability of structures below the Foreshore Planning Level

c) Assess the impact of the development on surrounding properties and structures

C37. The Foreshore Risk Management Report is to be prepared by a qualified practicing Civil Engineer with relevant foreshore engineering experience.

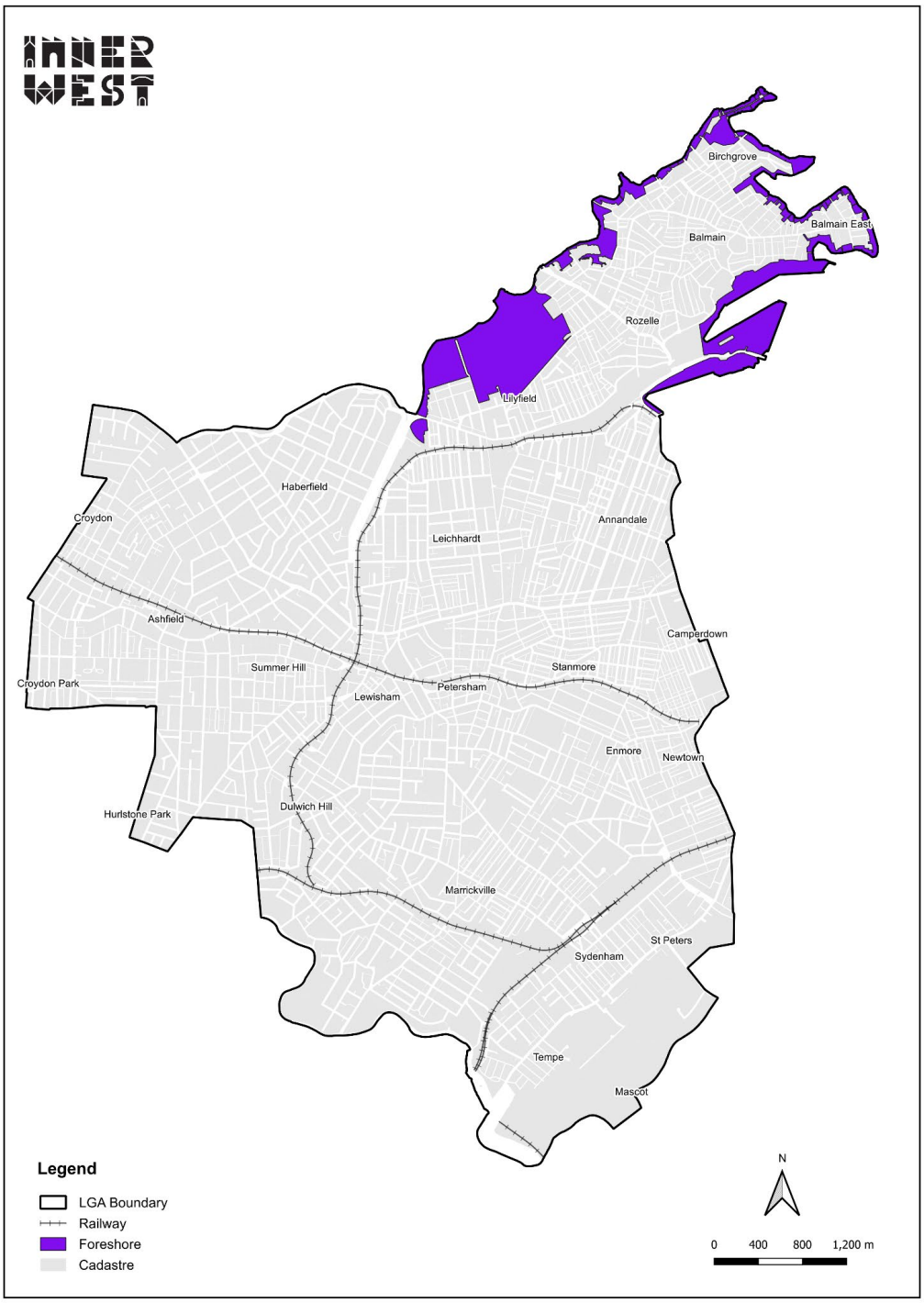


Figure 2.9.3. Foreshore flood control lots in Inner West LGA

Inner West Development Control Plan: Part 2 General Considerations for Development

Floor Levels and Access

C38. Ensure the floor level for any new or altered habitable floor area is at or above the *Foreshore Planning Level.*

C39. Provide sufficient floodproofing (wet or dry) up to the Foreshore Planning Level for any floor areas that are retained unchanged below the Foreshore Planning Level.

C40. Provide sufficient floor to ceiling clearance above any existing and unchanged areas retained below the *Foreshore Planning Level* to accommodate future raising of the floor to the Foreshore Planning Level.

C41. Ensure the floor level of all garages, carports and car park areas is at or above *the* Foreshore Planning Level.

C42. Raise all access and potential water entry points for any basement above the Foreshore Planning Level and provide a clearly signposted pedestrian evacuation route separate from vehicular access.

Subdivision

C43. Demonstrate that proposed subdivision provides adequate building platforms or developable areas, including car parking and access, above the Foreshore Planning Level.

Tidal and Wave Mitigation

C44. Demonstrate that any proposed works to modify wave action or tidal inundation behaviour (such as land filling, retaining structures, or wave protection walls) do not increase wave action, tidal inundation or erosion to the subject property or surrounding lands.

C45. A Section 88B notation under the *Conveyancing Act 1919* will be required on the land title, informing future landowners of the location, type and any ongoing maintenance requirements of any such mitigation works or structures.

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2.10 Stormwater and Water Management

Overview

This section outlines the requirements for managing water within the urban environment, shifting the Inner West toward a Water Sensitive City. By integrating the water cycle into the design of buildings and landscapes, development can mitigate flood risks, improve the health of local waterways, and enhance the resilience of the community against climate change.

To ensure high-performance engineering and environmental outcomes, this Part must be read in conjunction with:

- *Australian Standard AS 3500.3 – Plumbing and Drainage (Stormwater Drainage).*
- *Council's Water Sensitive Urban Design (WSUD) Guidelines*
- NSW Government "Blue Book" (Managing Urban Stormwater: Soils and Construction)
- State Environmental Planning Policy (Sustainable Buildings) 2022. *(for residential development)*

2.10.1 General

Objectives

O1. **Catchment Health and Water Quality:** To protect and restore the ecological function of the Inner West's waterways and catchments by reducing pollutants, sediment, and erosion at the source to ensure clean, clear, and swimmable rivers and wetlands.

O2. **Flood Mitigation and Flow Management:** To effectively manage stormwater runoff and overland flow to prevent nuisance flooding, protecting both neighbouring and downstream properties by controlling discharge rates and maintaining natural drainage patterns.

O3. **Water Sensitive Urban Design (WSUD):** To integrate water cycle management into the built environment by prioritizing permeable surfaces, soft landscaping, and "blue-green" infrastructure that replicates natural infiltration and subsurface flows.

O4. **Resource Conservation and Reuse:** To reduce reliance on the potable water supply by mandating rainwater harvesting and supporting wastewater recycling for irrigation, cooling, and non-potable indoor uses.

O5. **Infrastructure Integrity and Access:** To protect the capacity and functionality of the public drainage network by ensuring new developments do not compromise existing systems and allow for ongoing maintenance and upgrades.

O6. **Climate Resilience:** To improve the local microclimate and biodiversity through urban greening and to ensure property owners meet their responsibilities in maintaining on-site water treatment and storage facilities.

Controls

Stormwater planning and layout

C1. Design the site layout to minimise disruption or disturbance of land surfaces or natural drainage patterns. Ensure that actual or potential surface flows from uphill lands can flow through the property unimpeded, and without redirection. For this control, fences, walls, and minor structures on uphill lands are not taken into account.

C2. Incorporate water sensitive urban design (WSUD) wherever possible by including landscaped areas incorporating vegetated stormwater systems, bioswales, rain gardens, and rainwater harvesting. Design the treatment system in accordance with C27 - C30 and Council's Water Sensitive Urban Design Guidelines.

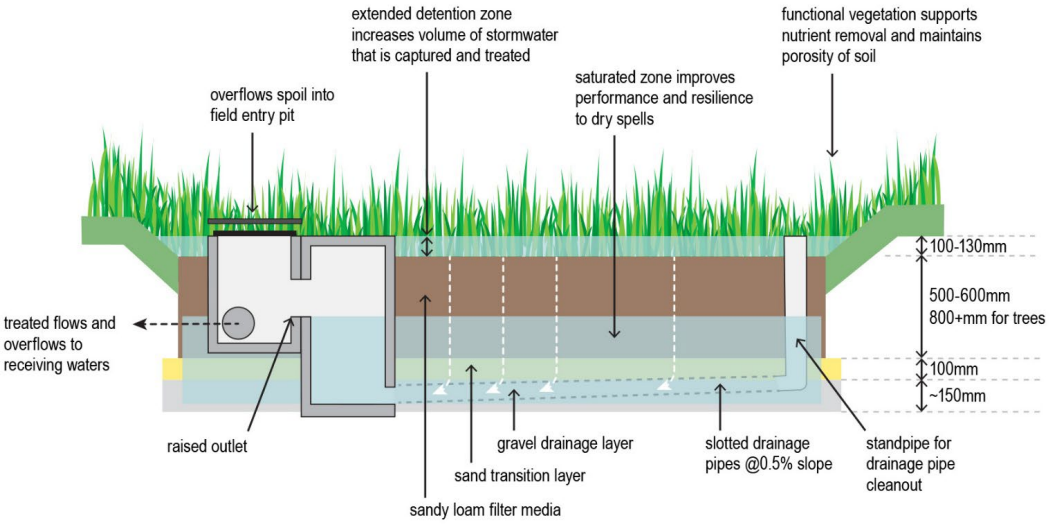


Figure 2.10.1 Typical rain garden section

C3. Drain site runoff to the lowest boundary in accordance with the site drainage controls C8 to C14. The site drainage is to include a piped system for more frequent rainfall events and an overland flow path to convey for overflows and flows from uphill lands.

C4. Set back buildings from at least one side boundary to create an overland flow path from uphill land and allow for its maintenance. Provide a minimum clear width of 500mm to ensure adequate access for maintenance. Increase the setback where necessary to comply with the controls in Section 2.9 Flooding and Foreshore Risk Management.

C5. Provide a step of at least 150mm between the finished ground level and the adjacent finished floor level. Increase the step where necessary to prevent surface waters from multiple uphill properties entering the site.

C6. Allow floor areas partly below the ground level only when the application can:

a) Demonstrate that surface runoff will not enter these areas

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b) Provide an overland flow path from all adjacent external finished surfaces

c) Design boundary fences as lightweight or partially open construction where needed to maintain the natural stormwater flow path

C7. Locate stormwater infrastructure such as stormwater pipes outside the Notional Root Zone of any tree to be retained unless the method of installation is certified by an AQF Level 5 qualified arborist as not affecting the longevity of the tree to be retained.

Site Drainage

C8. Collect stormwater from all roofs and impermeable areas and discharge via a free-flowing gravity system to the public drainage network at the lowest street frontage.

C9. Where gravity drainage to the street is not possible, discharge by gravity to:

a) Parramatta River, Cooks River, or Sydney Harbour frontage

b) A trunk drainage pipe passing through the site

c) A registered drainage easement benefitting the site

C10. For single dwellings, without these options, drain by gravity to the public drainage system of the higher street frontage.

C11. Where no gravity solution exists, design a charged system to on-site storage retention (OSR) storage, ensuring:

a) Charged lines are located outside the building footprint

b) A cleaning eye pit is installed at the lowest point

c) Overflow from the OSR storage to the kerb occurs via gravity

d) Minor surface areas that cannot drain to the street under gravity are not to concentrate flows or cause nuisance to downstream properties

C12. Where retained buildings prevent establishing an overland flow path, increase pipe capacity to capture and convey the 100-year Average Recurrence Interval storm flow from the contributing catchment, assuming 80% inlet blockage and 50% pipe blockage.

C13. Connect all site drainage systems to the public drainage network in accordance with Council's standard plans and specifications.

Note: Single dwellings are to connect to the kerb and gutter of the street frontage. All other developments are to connect directly to the trunk drainage network.

C14. Design the site drainage system to convey any existing flows from uphill land that are blocked, diverted, or concentrated by the development to the lowest street frontage or to an inter-allotment drainage system with a registered drainage easement.

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Erosion and sediment control

C15. Any development that results in site disturbance is to provide appropriate erosion and sedimentation control measures to control runoff, mitigate soil erosion and trap pollutants before they can reach downslope lands and receive watercourses.

C16. Design erosion and sediment control measures in accordance with the document *Managing Urban Stormwater–Soils & Construction Volume 1 (2004)* by Landcom (the "Blue Book").

Storage, treatment, and infiltration

C17. Include a landscaped area buffer along all common boundaries with public reserves, drainage corridors, or rail corridors, and new industrial, productivity support, and commercial developments. Buffers are to:

a) Include continuous evergreen screen planting with shrubs and trees.

b) Screen tall or bulky structures, assist with visual privacy, and provide an environmental buffer.

C18. Provide on-site detention (OSD) for all developments except where:

C19. Alterations or additions increase the total site impervious area by less than 40m² or

C20. The site discharges directly to the Cooks River, Parramatta River, Sydney Harbour or

C21. On-site retention (OSR) replaces OSD in accordance with C20 or

a) The site connects directly to a Sydney Water asset and complies with the discharge controls imposed by Sydney Water

C22. All On-Site Detention (OSD) systems are to be designed to control the rate of stormwater discharge from the site in accordance with the following requirements.

a) Alterations and Additions

i. **Storage**: Provide a minimum *Site Storage Requirement* (SSR) of 3m³ for every 100m² increase in impervious area.

ii. **Discharge**: Limit the Maximum *Permitted Site Discharge* (PSD) to 3 litres per second.

iii. All Other Developments (New builds and redevelopments)

iv. **Storage**: Provide a minimum SSR of 3m³ for every 100m² of total site impervious area.

v. **Discharge**: Limit the Maximum PSD to 3 litres per second for every 100m² of total site impervious area

C23. For the purpose of OSD calculations, swimming pools and spas are counted as 100% impervious area.

C24. Provide separate OSD and/or OSR systems, for each Torrens Title property, clear of all boundaries.

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C25. On site retention of stormwater (OSR) may be used in lieu of OSD in accordance with the following:

a) For single dwellings, OSR storage may replace OSD in accordance with Table 2.10.1

b) For all other developments, OSR may offset the calculated OSD storage volume at a rate of 1m3 for every 2.5m3 of OSR storage provided, up to a maximum OSD offset of 10m3

c) The OSR is to supply water to at least all new and/or upgraded toilet cisterns, laundry washing machine connections, external taps, and irrigation systems. The standard labelling is to be displayed at such outlets

Table 2.10.1 Minimum storage requirements for on-site retention

Lot size (Strata or Torrens Title)	Minimum OSR tank size– (litres)
Less than 100m^2	3,000
Between 100m^2 and 200m^2	4,000
Greater than 200m^2	5,000

C26. Design and locate water storage structures to be visually unobtrusive and sympathetic to the development, while still being evident to any future owner of the property.

C27. Locate at ground/below ground storages away from overland flow paths that convey upstream catchment flows through the site.

C28. For strata and community title developments, locate storages in common areas (rather than privately controlled areas such as courtyards).

C29. To ensure that stormwater infrastructure remains functional for the life of the development, the following legal requirements apply:

a) Requirement for Title Registration: A Positive Covenant and Restriction as to User is to be registered on the Title (under Section 88B of the Conveyancing Act 1919) for all OSD and WSUD systems. This ensures ongoing maintenance and formally notifies future owners of their legal obligations.

C30. Exemption for Single Dwelling Houses: This requirement does not apply to dwelling houses (including secondary dwellings). For these properties, ongoing maintenance obligations will be managed through standard Conditions of Consent rather than a formal covenant on the Title.

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Water quality improvement

C31. For alterations and additions resulting in 25m² or more of additional impervious area, install a stormwater pit inside the property adjacent to the boundary with sediment device with RH3030 screen or similar.

C32. For building works other than single dwellings, design and construct the stormwater pit/s with a water quality filtration basket or similar primary treatment device

C33. Design surface and subsurface drainage systems to exclude sources of pollutants and treat water to minimise likelihood of water pollution by expected activities and sources within the development site.

C34. Applicants are to demonstrate compliance with Council's water quality targets through one of the following two pathways, based on the scale and type of development as defined in Table 2.10.2.

Table 2.10.2 Required compliance pathway by development types

Development Type	Gross Floor Area (GFA)	Required Compliance Pathway
Residential Accommodation	700m² to 2,000m²	Pathway A or Pathway B
	Greater than 2,000m²	Pathway B
Commercial, Retail, Industrial & Others	100m² to 2,000m²	Pathway A or Pathway B
	Greater than 2,000m²	Pathway B
Car Parks (10+ spaces) or Basement Pump-outs	Any size	Pathway B + Oil/Grease Separator

Pathway A: Deemed-to-Comply (Small-scale Development)

C35. For developments falling within the "Small-scale" GFA thresholds in Table 1, the water quality requirements are satisfied by implementing one of the following options:

a) Option 1: Rainwater Harvesting

i. Drain at least 80% of the roof area to a rainwater tank

ii. The tank is to have a minimum capacity of 3,000 litres per 100m² of roof area

iii. The tank is to be plumbed to all toilets, laundry, and outdoor irrigation at a minimum

b) Option 2: Bio-retention (Rain Gardens)

i. Provide a bio-retention system (rain garden) with a surface area equal to at least 1.5% of the total site impervious area

ii. Ensure at least 80% of all impervious areas on the site drain directly to the system

Inner West Development Control Plan: Part 2 General Considerations for development

C36. The system is to be designed in accordance with the *Water Sensitive Urban Design (WSUD) Guidelines*

Pathway B: Technical Modelling (Large-scale Development)

C37. For all developments exceeding 2,000m² GFA, or where Pathway A is not practicable, a MUSIC (Model for Urban Stormwater Improvement Conceptualisation) report is to be submitted. The model is to demonstrate the following minimum pollutant load reductions:

a) 85% Total Suspended Solids (TSS)

b) 65% Total Phosphorus (TP)

c) 45% Total Nitrogen (TN)

d) 90% Gross Pollutants (>5mm)

C38. **Vegetated Treatment**: Systems are to incorporate vegetated treatment (e.g., swales, bio-retention) unless it is demonstrated to be technically impracticable on the site

C39. **Hydrocarbon Management**: For car parks with 10 or more uncovered spaces, or basement car parks with pump-out systems, an additional proprietary device (e.g., oil/water separator) is to be installed to remove oils and grease

Water Conservation

C40. Design non-residential development which proposes new or additional floor space, or involves a change of use to a commercial laundry or car washing facility, to incorporate the following:

a) Meet minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme for any new water use fittings

b) Install rainwater tanks to meet all non-potable demands, including outdoor use, servicing vehicle washing facilities, toilets, laundry, with the exception of centre-based childcare, where this water is to be used for irrigation and toilet flushing only

c) Incorporate passive cooling methods that rely on improved natural ventilation to supplement or preclude mechanical cooling

d) For cooling towers:

i. Use locally harvested rainwater or recycled water

ii. Connect to a conductivity meter to ensure optimum circulation before discharge

iii. Include a water meter connected to a building energy and water metering system to monitor water usage

Sewage Treatment

C41. Design and install any proposed on-site sewage treatment to meet all relevant statutory requirements and relevant Australian Standards.

Inner West Development Control Plan: Part 2 General Considerations for development

C42. Connect all developments to the centralised sewerage waste disposal system operated by Sydney Water, including any overflow and surcharge from any on-site wastewater treatment system.

Underground Structures

C43. Detailed geotechnical investigation provided with the application is to demonstrate that any structure partially or fully below ground does not result in any adverse hydrogeological impacts, either during or after construction.

C44. Basements must be fully tanked. Pump-out systems for groundwater are prohibited unless it is demonstrated that no other engineering solution exists and hydrogeological impacts are zero.

C45. Where it is not practicable, Council will only consider a pumped system where the application demonstrates that:

a) Surface stormwater will not enter the subfloor space

b) Groundwater flows are minimal or intermittent

c) The pump system does not impact the surrounding groundwater table

d) The pumped water causes no adverse hydrogeological impacts on any surrounding properties or infrastructure, both during and after construction

e) The water quality is suitable for discharge from the site to the public drainage system

f) The pumped system connects directly to the public underground drainage system

g) The sump and pump facilities are housed and accessed to allow maintenance from an area external to the building above.

C46. Protect access to basements associated with car parking facilities from the weather to minimise the entry of stormwater runoff to the basement. A pump out system may be used only for minor surface areas that drain to the basement.

Protection of Stormwater Infrastructure

C47. To ensure the long-term integrity and accessibility of the public drainage network, development is to comply with the following restrictions regarding existing infrastructure:

a) Permanent structures or fill must not be placed over Council's piped drainage systems. Permanent structures include, but are not limited to buildings, eaves, balconies, garages, impervious fences, swimming pools, and retaining walls.

b) Where an easement exists, these restrictions apply to the full width of the easement.

c) Where no easement exists, a minimum clearance of 1.5m must be maintained from both sides of the centreline of the drainage structure.

d) These distances may be increased by Council where necessary to manage specific flood risks.

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e) Council may permit open, lightweight structures (such as carports, pergolas or open parking spaces) over drainage systems, provided the applicant demonstrates that the structure will not increase flood risk or impede future maintenance access.

f) A registered easement in favour of Council is required for any site containing a Council pipeline that is not currently protected. The easement width must be the width of the pipe/channel plus 1.5 metres, with a total minimum width of 2.5 metres.

g) Where structures are proposed over or adjacent to Sydney Water piped stormwater assets, separate approval from Sydney Water is required. Compliance with Sydney Water requirements does not exempt a development from the additional conditions or setbacks imposed by this DCP.

2.11 Contaminated Land

Overview

- Council is required under *State Environmental Planning Policy (Resilience and Hazards) 2021* to ensure all land is suitable, or can be made suitable, for its intended use.
- This section provides the framework for identifying, assessing, and remediating contaminated land in accordance with the NSW EPA *Contaminated Land Management Act 1997* and associated guidelines.

Objectives

O1. **Health and Safety**: To ensure land is safe for human health and the environment.

O2. **Informed Assessment**: To ensure Council has sufficient evidence to determine if site contamination restricts the proposed development.

O3. **Effective Remediation**: To facilitate the appropriate cleanup of land to a standard suitable for the proposed use.

Controls

C1. Development is to incorporate measures to prevent new contamination of soil, air, and water during and after construction.

C2. Site Suitability Assessment: For known or suspected contaminated sites, a Phase 1 Preliminary Site Investigation (PSI) or Phase 2 Detailed Site Investigation (DSI) is to be submitted. These reports are to be prepared by a certified consultant in accordance with the *NSW EPA* Guidelines for Consultants Reporting on Contaminated Land and demonstrate:

a) The nature and extent of soil and groundwater contamination

a) Whether the land is currently fit for the proposed use

b) The specific remediation actions required to make the land safe

C3. Remediation and Validation: Where remediation is required, it is to be performed in accordance with a Remediation Action Plan (RAP). Development may only proceed once Council has received a Validation Report and, where necessary, a Section A Site Audit Statement (SAS) issued by an EPA-accredited Site Auditor, confirming the land is safe for its intended use.

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2.12 Heritage

Overview

This section applies to and provides guidance for development applications involving:

- ***Heritage Items* and Conservation Areas:** All land and assets identified in Schedule 5 of the *Inner West Local Environmental Plan (LEP) 2022.*
- **Vicinity of Heritage:** Works proposed on land adjacent to, or within the visual setting of, items listed in Schedule 5 of the *Inner West Local Environmental Plan (LEP) 2022.*
- **Aboriginal Cultural Heritage:** Land identified on the *Inner West Council Aboriginal Heritage Sensitivity Map*.

The objectives and controls listed below are consistent with the **Burra Charter** (*The Australia ICOMOS Charter for Places of Cultural Significance*), which provides the best-practice standard for heritage conservation in Australia.

Heritage conservation within the Inner West is governed by two fundamental principles:

1. ***Heritage Significance*:** All proposed changes must be informed by a clear, documented understanding of the site's *heritage significance*.
2. **Respectful Change:** The nature and extent of any change must respect and protect that significance, ensuring heritage values are not diminished.

The primary aim of these controls is to ensure that development decisions are made with due regard to heritage value. Council seeks to balance contemporary needs with the protection of the area's history, while embracing opportunities to enhance the public's understanding and appreciation of the Inner West's diverse cultural legacy.

State Significant *Heritage Items* identified as having State Significance in Schedule 5 of the *Inner West LEP 2022* are also listed on the **NSW State Heritage Register**. Any proposed works—including demolition, alteration, or *excavation*—require formal approval from the Heritage Council of NSW under the *Heritage Act 1977*.

Integrated Development and Concurrence Where an applicant has already obtained Section 63 Approval from the Heritage Council of NSW and submits this with their Development Application (DA), Council does not require separate concurrence from the Heritage Council.

2.12.1 General

Objectives

O1. To ensure development is sympathetic to the architectural style and period of construction of the original *building*, including *contributory buildings* in a *heritage conservation area* (HCA)

O2. To retain the patterns of height, bulk and scale that are significant and distinctive to individual streetscapes and *heritage conservation areas*.

O3. To achieve development that:

a) Protects, restores and supports the continued use and viability of *buildings* for their original purpose

b) Conserves and enhances the fabric and detail of *heritage items* or *contributory buildings*

c) Is compatible with the setting or relationship of the *building* and/or *Heritage Conservation Area* in terms of bulk, scale, form, roof form, materials, detailing, and colour

d) Removes uncharacteristic or intrusive elements and recovers the significant form of *contributory buildings*

e) Maintains the visual unity of groups of *buildings*, particularly *semi-detached dwellings* and terraces

f) Makes an appropriate visual and physical distinction between the existing *building* and any additions

g) Protects and enhances views of the existing *building* from the *public domain*

h) Retains significant settings, gardens and landscape features and details

O4. To ensure new development sites provide an appropriate transition between new development and heritage *buildings* and HCAs, contributing positively to character and reinforcing existing siting and *setback* patterns.

O5. To ensure that heritage fabric is only demolished where contributory fabric cannot be reasonably retained or conserved.

O6. To ensure alterations and additions have a sympathetic transition in scale between existing heritage fabric and new built form.

O7. To ensure that new work to *non-contributory buildings* respects the form, scale and setting of neighbouring *contributory buildings*.

Controls

C1. Ensure works are consistent with the overall massing and form of the heritage structure and its immediate context and do not dominate the existing built form.

C2. Retain and conserve *heritage items* and *contributory buildings* by:

a) Retaining original detail, finishes, and elements such as roof cladding, decorative joinery, ironwork, render, and chimneys

b) Removing uncharacteristic or intrusive elements and reinstating the significant form of *contributory buildings*

c) Reconstructing or restoring significant features and original *building* elements based on physical and documentary evidence and historical research

d) Retaining and repairing original *building* fabric. Where repair is not possible, use suitable replacement materials based on original materials. For properties in a group or row, ensuring replacement materials respect the integrity of the group

C3. Do not paint or render original face brick and other unpainted elements. If repair or replacement of original render is necessary, use lime mortar or matching traditional materials, techniques, and mixes.

C4. Retain and protect the integrity, scale, and profile of original roof forms according to *building* typology and streetscape contribution as follows:

a) Principal Roof Forms:

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i. **Detached *Dwellings*:** The entire original roof form—including pitch, ridge height, hips, gables, and eaves—must be retained as a primary architectural feature of the *building*.

ii. **Terraces and *Semi-Detached Dwellings*:** The primary roof form and the consistency of the shared ridge line across the group or row must be preserved to maintain the collective rhythm and "stepping" of the streetscape.

iii. **Other (eg Traditional Corner shop building, mid-war apartment building)**: The entire original roof form—including pitch, ridge height, hips, gables, and eaves—must be retained as a primary architectural feature of the *building*.

b) Significant Elements:

i. Retain and repair all original chimneys, dormers, decorative gables, and ridge capping. These elements are integral to the *building*'s typology and must not be removed even if the chimney is no longer functional.

C5. Alterations to the original roof form (such as the insertion of a discreet skylight or a minor rear dormer) may only be considered where the change is not visible from the primary street frontage and does not involve the removal of significant fabric like chimneys or decorative gables.

C6. Retain and complement the character and significance of the *heritage item* or *heritage conservation area* as set out in the relevant statement of significance and recommended management, including established garden settings, mature trees, *landscaping* features, original and early pathways, gates, and front fencing where they contribute to *heritage significance*.

C7. Design *buildings* in proximity to *heritage items* or within *heritage conservation areas* to sympathetically respond to:

a) Front *setback* and prevailing side and rear *setbacks*

b) *Building* wall height, floor-to-ceiling height, and articulation

c) Façade detailing and rhythm

d) Heritage context through sympathetic bulk and scale

e) Original *building* era colours and materials

C8. Retain original signs and signs that form part of the history and *heritage significance* of the *heritage item* or *heritage conservation area*.

Demolition

C9. Council will consider the following when assessing applications for demolition or partial demolition of a *heritage item* or a *building* in a *heritage conservation area*:

a) Heritage status of the *building* and its context as outlined in the Statement of Significance or a heritage analysis or study, *heritage conservation management plan* (CMP) or the like

b) Contribution to the *heritage significance* of the *heritage conservation area* as outlined in the Statement of Significance or a heritage analysis or study, *heritage conservation management plan* (CMP) or the like

c) Significance of the *building* by virtue of its age, scale, materials, details, design style or intactness

d) The structural adequacy and integrity of the existing *building*

e) Options for the conservation of the building

f) Consistency of the proposed replacement *building* with the relevant development controls contained in *Inner West LEP 2022* and this Development Control Plan, including those relating to amenity impacts on surrounding properties

C10. Where a proposal involves the demolition or substantial alteration of a *heritage item* or a *contributory building*—specifically when seeking to be justified by structural inadequacy or a lack of economic viability—the application must:

a) Address established planning principles by providing a detailed report that evaluates:

i. ***Heritage Significance:*** An assessment of the *building's* individual significance and its relative contribution to the character and integrity of the *Heritage Conservation Area*.

ii. **Structural Adequacy:** A comprehensive report from a suitably qualified structural engineer demonstrating that the *building* is structurally unsound and that remediation is not technically feasible through reasonable repair.

iii. **Economic Viability:** A comparative financial analysis (prepared by a quantity surveyor or similar professional) detailing the costs of conservation and restoration against the value of the proposed work, to prove that requiring retention and repair is not unreasonable.

iv. **Conservation Options:** Documentation proving that all reasonable options for the conservation, restoration, and adaptive reuse of the *building* under current planning controls have been explored and found unfeasible.

v. **Impact of Loss:** An evaluation of how the loss of the original *building* fabric will impact the cohesive streetscape and the historical narrative of the *neighbourhood*.

Alterations and additions

C11. Ensure additions and alterations comply with the following:

a) Retain all significant components of *heritage items* and, as a minimum, the main original front portion of *contributory buildings* under the primary roof within the HCA.

b) Ensure compatibility with the setting and contribution of the *building* and/or conservation area in terms of bulk, scale, form, roof form, materials, detailing, and colour.

c) Respect the pattern, style, and dimensions of original windows, doors, verandahs, balconies and other design features.

d) Set additions behind the primary *building* form, preferably to the rear, with a physical break or a "link" element between the original roof and the new roof to maintain the integrity of the original *building's* form and profile and clearly distinguish between the old and new fabric.

e) Where a separate roof form is not achievable and the addition must attach directly to the rear of the existing *building*, the new roof must:

i. Sit at least 300mm below the ridgeline of the primary roof; and

ii. Match the pitch and orientation of the original roof form to ensure visual harmony, while remaining clearly identifiable as a secondary element.

f) Maintain a visual distinction between existing and new works when located to the rear of an existing *building*.

g) Do not alter the form or pitch of the existing roof or extend the roof ridgeline.

C12. Additions are to generally align floor levels with the existing *building* to ensure internal accessibility and maintain the rhythm of fenestration (windows and doors) along retained side and front façades.

C13. Notwithstanding the above, where a site slopes significantly to the rear, additions are encouraged to step down with the natural topography to reduce the overall bulk and scale of the extension and ensure the new roof form remains subordinate to the primary ridgeline.

C14. For side additions:

a) Minimise visibility from the street

C15. Ensure the addition is subordinate to the existing *building* when viewed from the street and retains significant form, fabric and footprint of the existing building

C16. Set back behind the primary retained *building* form with a roof form separate from and subordinate to the existing *building*

C17. To ensure that upper-level or rear additions do not overwhelm the *heritage item* and that the original *building* remains the dominant element on the site:

a) **Preservation of the Original Roof Form:** New additions must be inset at least 300mm from the external side-facing walls at the point where the addition meets the original rear wall. This "step-in" is required to:

i. Ensure the original rear corners, eaves, and the profile of gables, hips, or parapets remain visible and intact.

ii. Provide a clear visual break that identifies the transition from the original heritage fabric to the new work.

b) **Roof Form and Typology:** Additions must use traditional roof forms that are sympathetic to the original building, such as pitched, hipped, or gable-ended designs. The pitch and orientation should harmonise with the primary roof to maintain visual consistency.

c) **Conditional Use of Skillion or Flat Roofs:** While traditional forms are preferred, contemporary roof forms such as skillion or flat roofs may be considered only if they meet the following criteria:

i. They are not visible (or have strictly minimal visibility) from the primary street elevation.

ii. They are clearly lower in height and smaller in scale than the primary roof.

iii. They provide a clear architectural distinction between the old and new fabric without detracting from the conservation area's predominant character.

iv. They do not involve the removal of significant original features, such as chimneys or decorative gables.

C18. Design any roof links (that connect the original roof space to the new addition) to:

a) Be minimal in scale and proportion, up to a maximum external width of 1.5m.

b) Provide a link to space within the main roof form.

c) Appear as a separate roof form to the existing *building*.

C19. The installation of solar panels on the street fronting roof plane is generally discouraged. Any such proposal must demonstrate strict compliance with the ***Inner West Solar Panels Policy on Front Roof Planes in Heritage Conservation Areas.***

The placement of panels on roof planes other than the street fronting roof plane is governed by the requirements of **Chapter 2, Division 4 of Part 2.3 of the** *State Environmental Planning Policy (Transport and Infrastructure) 2021.*

C20. Panels must be installed flush with the existing roof pitch and must not project above the ridgeline or beyond the eaves or gable ends.

C21. The arrangement of panels should be designed to respect the geometry and proportions of the roof plane, avoiding fragmented or irregular layouts.

C22. Inverters, battery storage, cabling, and water tanks must be located within the *building* or in a position that is not visible from the *public domain*.

C23. Panel frames, mounting brackets, and all associated hardware should have a non-reflective, dark-toned finish (such as black or charcoal) to integrate with traditional roof materials like slate, shingle, or dark unglazed terracotta tiles.

Verandahs

C24. Retain original verandahs on front and visible side elevations as open structures.

C25. Reinstate original verandahs and balconies based on historical information or photographs where possible. *Council's Land and Property Policy* requires a 99-year lease for air space over a public *road*. No rent is payable where the structure is a restoration or reconstruction of a balcony or verandah that existed prior to 1943 or is of *heritage significance* and restored in strict accordance with approved architectural drawings and methodology. Applicants must pay for the cost of the stratum/survey for the structure.

Materials, finishes and colour

C26. Retain and conserve the original materiality, surface finishes, and colour schemes of street-facing façades and *contributory buildings* by:

a) Maintaining original external materials in their intended state, including unpainted face brickwork, natural stonework, and decorative timber or iron elements.

b) Protecting and repairing original finishes such as tuckpointing, specialised lime render, and unglazed terracotta or slate roof cladding.

c) Use traditional colour schemes and matte or low-sheen finishes that are historically consistent with the *building's* period and the surrounding *Heritage Conservation Area*.

d) Encouraging the removal of non-original or uncharacteristic finishes, such as modern textured render or paint over historically unpainted brick and stone surfaces.

C27. Base colour schemes on:

a) Physical and documentary evidence of the original or early finishes (such as paint scrapes, historic photographs, original specifications or plans), where available

b) Historical evidence of typical colour schemes for the *building's* architectural period or style, where physical evidence is missing or incomplete

C28. Do not use security mesh, security bars, or security roller shutters on visible elevations.

C29. Match finishes to new or refurbished driveways with contributory original driveway finishes or use simple grey concrete.

Window alterations and new windows

C30. Do not alter the size or location of original window openings, window awnings, balconies, verandahs, or front doors visible from the primary street frontage. Do not permit new window openings within the original *main building form* which are visible from the primary or secondary street frontages, not including laneways

C31. New or altered window openings must respect the form, scale, and proportion of the *building*'s original architectural style. This includes:

a) Maintaining the traditional balance between solid wall mass and window openings. New windows must not result in an uncharacteristic "open" or "transparent" appearance that undermines the visual weight of the heritage structure.

b) Aligning new windows with the established vertical and horizontal rhythms of the existing fenestration.

c) Using materials and profiles—such as timber double-hung or casement frames—that match the *building*'s period and construction.

C32. Where a *building* elevation adjoins a park, *waterway*, or significant public open space, the insertion of new windows is encouraged to enhance the public realm and balance heritage conservation with the following:

a) New openings should be strategically placed to provide passive surveillance ("eyes on the space") and mitigate the impact of blank walls facing the *public domain*, they must not result in a contemporary "open" character that is uncharacteristic of the *building*'s typology.

b) While windows to parks are encouraged, they must remain subordinate to the heritage *building's* character. Multiple smaller openings that reflect the *building's* original typology are to be incorporated, rather than large, modern "picture windows" or floor-to-ceiling glass expanses which are to be avoided.

c) Windows must be designed to provide external views while maintaining internal privacy. Where screening is necessary, it should utilise traditional methods (such as deep reveals or internal shutters) rather than modern external screens that obscure the heritage fabric.

d) On *waterway* corridors, window placement must consider the scenic quality of the foreshore, ensuring the *building*'s "rear" or "side" presents as a high-quality façade to the water that contributes to the scenic value of the foreshore or green space.

C33. Where new window openings are supported in the existing *building*, ensure they are inserted into the existing *building* fabric respecting the form, scale, and proportion of the structure's architectural style and period. This includes:

a) Maintaining the traditional balance between solid wall mass and window openings to preserve the visual "weight" of the heritage structure.

b) Ensuring new windows align with the established vertical and horizontal patterns of the existing façade.

c) Using materials and profiles (such as timber frames and traditional glazing bars) that are consistent with the *building's* original construction.

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C34. Where privacy is required, use internal shutters or deep reveals rather than external modern screens that would obscure the heritage form when viewed from the *public domain*.

C35. Design new window openings on secondary elevations of the *main building form* to have minimal impact from the *public domain*.

Commercial, mixed-use, and industrial buildings

C36. Retain and/or restore the following features on contributory commercial, mixed-use, or industrial *buildings*:

a) Parapet profiles and details
b) Original roof forms
c) Original roof dormers
d) Window patterns, proportions, and details
e) Bay windows
f) Recessed balconies
g) Awning alignment, stays, fasciae and patterned awning soffits
h) Shopfronts
i) Pressed metal
j) Doors and windows, including original materials, locations and proportions
k) Wall tiles
l) Original signs, applied or painted
m) Decorative render and joinery
n) Saw tooth roof forms
o) Verandahs, including posted and cantilevered into the public domain
p) Any other historical features or details that contributes to the significance of the *building*

C37. Design and site rear extensions to minimise visibility from the public domain when viewed from eye level at the front property boundary on the opposite side of the street.

C38. Maintain the structural and visual integrity of the streetscape by:

a) Retaining the front portion and façade of *contributory buildings* that positively contribute to the streetscape to a minimum depth of 6 metres from the front façade. This must include the section between the first two structural columns to ensure the structural logic of the *building* is preserved.

b) ***Heritage Items:*** For listed *heritage items*, a greater depth of retention may be required to protect significant original or early interiors.

Shopfronts and Building Entries

C39. New or reinstated shopfronts and entries must respect the historical character of the *building* and its broader streetscape context:

a) **Traditional Shopfront Design:** The design of new or reinstated shopfronts must be complementary to the original shopfront or characteristic of the *building*'s architectural style.

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i. **Materials:** Window frames must be timber-framed.

ii. **Finishes:** Frames and joinery must be painted in colours appropriate to late 19th-century or early 20th-century palettes.

iii. **Proportions:** The dimensions and vertical alignment of transom glazing must relate directly to the width of the fixed window panes below.

b) **Splayed Entries:** Reinstate splayed (angled) entries where the *building* is part of a group or row of commercial *buildings* that originally featured this design. Reinstatement must be based on:

i. Extant original splayed entries within the same group or row; or

ii. Documentary evidence and historical photographs of the specific site.

2.12.2 Lot Boundary Changes (Subdivision)

Objectives

O8. To ensure that alterations to lot boundaries do not diminish the *heritage significance* of an item or the broader *Heritage Conservation Area* (HCA).

Controls

C40. ***Curtilage* Retention:** Proposals must retain the established heritage *curtilage* when subdividing a site containing a *heritage item* to ensure its setting is preserved.

C41. **Preservation of Subdivision Patterns:** Subdivision (including strata) or lot amalgamation is not permitted where the original subdivision pattern is evident and serves as a fundamental contributor to the significance of the *heritage item* or HCA.

C42. **Historical Interpretation:** Where lots are amalgamated, developments must interpret the historical subdivision pattern, primarily through the vertical articulation of the street wall façade.

C43. **Character Consistency:** Subdivision will not be supported if it creates development opportunities that are inconsistent with the character and scale of the *heritage item* or the HCA.

2.12.3 Heritage Conservation Areas (HCAs)

Heritage Conservation Areas are valued for their collective streetscape character and the shared history of their *buildings*. The specific significance of each HCA is detailed in the relevant statement of significance accessible on *Council's website*.

Objectives

O9. To maintain and enhance the identified streetscape, landscape, and architectural characteristics of each HCA.

O10. To ensure development is compatible with the surrounding built form and urban pattern by responding sympathetically to *setbacks*, topography, views, and significant subdivision layouts.

O11. To ensure infill development provides a positive response to the heritage character of the *public domain* and adjoining heritage fabric.

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Controls

Local Character and Streetscape

C44. Design new development to complement the style and scale of the predominant *building* typology in the locality.

C45. Retain original architectural features, including roof forms, plastered or face brick walls, chimneys, verandahs, dormers, decorative tiles, and sandstone street walls.

C46. Maintain the area's predominant *setback* pattern. Ensure the bulk, height, and *building* envelope of infill development are consistent with nearby *contributory buildings*.

Landscaping and Public Domain

C47. Retain trees and plantings that contribute to the HCA's significance and provide gardens consistent with the area's heritage character.

C48. Retain original street widths, footpath alignments, and rear lanes. Maintain continuous kerb and gutter lines uninterrupted by new vehicular access points.

C49. Significant sandstone walls and rocky outcrops shall be retained in their existing form and where appropriate, be integrated into the landscape or *building* fabric.

C50. Preserve and integrate natural rocky outcrops into the *landscaping* of the area, particularly where visible from public places. Cutting into rockface for any purposes including driveway crossings is to be avoided.

C51. Development around escarpments is to avoid cutting, altering topography, or removing associated vegetation, and *buildings* or structures are to be designed so they do not dominate the escarpment.

2.12.4 Heritage Items

Heritage listing generally covers the entire *building* and its grounds, focusing on aesthetic, architectural, historical, scientific, or social values.

Objectives

O12. To maintain the *heritage significance* and integrity of *heritage items* by retaining and conserving their important elements and features.

O13. To conserve the integrity of *heritage items* by retaining their significant elements and ensuring new work supports long-term conservation and compatible use.

Controls

C52. Retain significant fabric, elements, spaces, and components within the heritage *curtilage*.

C53. Maintain the original *building* form and roof profile so the *heritage item* remains clearly discernible from the *public domain*.

C54. Retain significant internal features (joinery, fireplaces, decorative plaster) and ensure changes to room configurations remain interpretable.

C55. Ensure alterations are lightweight and reversible, allowing for future removal with minimal damage to the original structure.

C56. Avoid installing modern kitchen or wet area fitouts within primary rooms of significance.

C57. Apply noise attenuation works internally to avoid removing significant exterior fabric.

2.12.5 Vicinity Controls

The *Inner West LEP 2022* requires that development near a *heritage item* avoids harming its significance. If impacts are unavoidable, the applicant must demonstrate they are minimal and that no reasonable design alternatives exist.

Objectives

O14. To ensure adjacent development is compatible with *heritage items* and does not detrimentally impact their visual setting or significance.

Controls

C58. Respond to the setting, *setbacks*, scale, and façade articulation of nearby *heritage items*.

C59. Provide adequate *setbacks* and maintain significant views to and from the *heritage item*.

C60. Use materials, finishes, and colours that avoid strong contrast, ensuring the *heritage item* retains its visual importance.

2.12.6 Archaeological Sites

All known and potential archaeological *relics* in NSW are protected under the *Heritage Act 1977*. This applies to both Aboriginal and European *archaeological sites*.

Objectives

O15. To protect, conserve, and manage known and potential *archaeological sites* and associated *relics*.

Controls

C61. Design works to protect and respect site *relics* by limiting *excavation* depth and area.

C62. Obtain required *excavation* permits as detailed in the DCP and relevant State legislation.

2.12.7 Indigenous Cultural Heritage

The Inner West LGA is on the traditional lands of the Gadigal and Wangal peoples of the Eora Nation. Aboriginal people have lived here for over 60,000 years, and their cultural heritage continues today. Protecting Indigenous Cultural Heritage is an important part of Council's role.

ICH can include:

- Burial places
- Living landscapes
- Artefacts (middens, rock engravings, bones)
- Creation stories, Songlines, walking tracks
- Significant people and ancestors
- Living histories

Under the *National Parks and Wildlife Act 1974*, it is an offence to:

- Disturb or move an *Aboriginal object*.

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- Excavate land to discover an *Aboriginal object*.
- Destroy, damage, or deface an *Aboriginal object* or Aboriginal place.

If works may disturb *Aboriginal objects* or places, you may need an Aboriginal Heritage Impact Permit (AHIP) from Heritage NSW.

Objectives

O16. To identify and protect items and places of Aboriginal significance for the benefit of future generations.

O17. To ensure new development considers and protects the Indigenous Cultural Heritage.

Controls

C63. **In-situ Preservation:** Locate *buildings*, *landscaping*, and driveways away from Aboriginal sites to allow for the preservation of objects in their original context.

C64. **Minimal Disturbance:** Avoid *excavation* near known or potential sites unless it can be demonstrated that the impact is minimal.

C65. Locate *buildings*, *landscaping*, paths and driveways away from Aboriginal sites to allow in-situ preservation of artefacts.

C66. **Legislative Compliance:** Adhere to the *National Parks and Wildlife Act 1974* regarding the discovery or disturbance of *Aboriginal objects* or places.

C67. Include recommendations in Aboriginal archaeological assessments for long-term site management.

Note: Refer to the *National Parks and Wildlife Act 1974* if an Aboriginal archaeological object is discovered during development.

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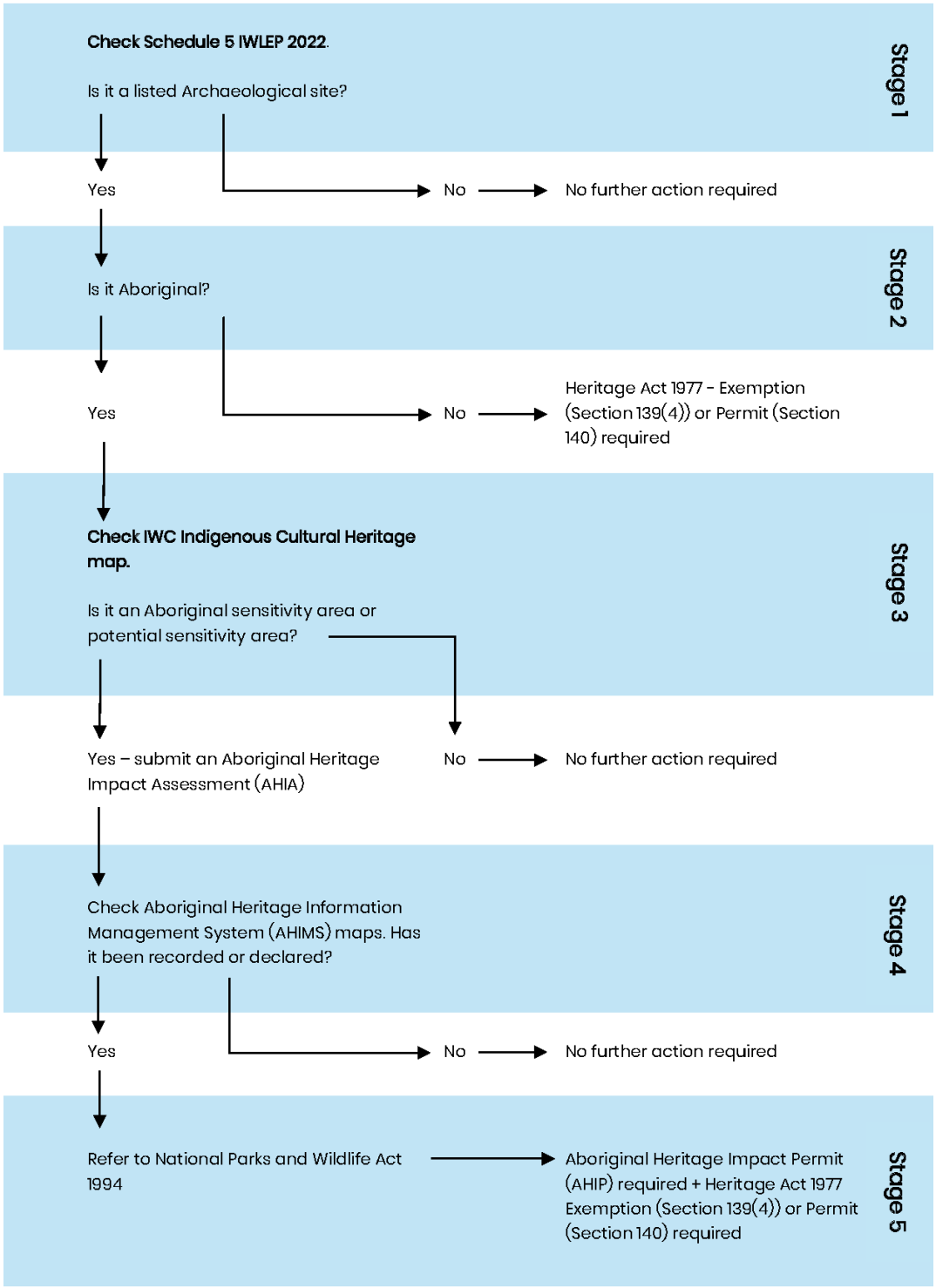


Figure 2.12.1 Criteria to determine when additional approvals are needed

2.13 24-Hour Economy

Overview

The Inner West is defined by its vibrant "Main Street" culture and a thriving night-time economy. This section establishes the design and operational framework for commercial and mixed-use areas, aiming to balance economic vitality with high-quality residential amenity.

A critical priority of this chapter is managing the interface between active entertainment uses and residential occupancy. This DCP places the responsibility for noise mitigation on the new development. Proposals are to demonstrate through sophisticated acoustic design that they can support the Inner West's live music and entertainment culture without compromising the quiet enjoyment of residents.

The DCP establishes a regulatory framework to manage the unique acoustic environment of the Special Entertainment Precincts (SEP) within the Inner West. It is based on a "Fair Play" approach to sound management, ensuring that vibrant cultural venues and residents can coexist through the application of clear, measurable standards. These areas have been allocated a Sound Category Area (SCA) and are mapped across key vibrant hubs, including:

- **Core Hubs:** Enmore Road, Marrickville Town Centre, and Marrickville North.
- **Town Centres:** Ashfield, Balmain, Leichhardt, Rozelle, and Dulwich Hill.

Before applying for extended trading hours, applicants are to determine if their proposed hours are already permitted under the following:

- **Special Entertainment Precincts (SEP):** If the premises is located within a designated SEP (such as Enmore Road), trading hours are primarily governed by the *Inner West SEP Management Plan* (Refer to Appendix 1 for specific precinct-based hours and live music incentives).
- **State Policy (SEPP):** Standard operating hours for many small businesses across NSW are set out in the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Subdivision 23B)*

Consent for outdoor dining on public land adjacent to a premises is to be obtained through Council's *Outdoor Dining Licence application*. Trading hours for outdoor dining areas on public land are determined through that specific licensing process, not this DCP.

2.13.1 Extended Operating Hours

Objectives

O1. **Balance:** To maintain neighbourhood amenity while supporting local business growth.

O2. **Safety and Diversity:** To create a safe, inclusive, and vibrant night-time scene.

O3. **Culture:** To foster creative industries, live music, and entertainment.

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O4. **Connectivity:** To align late-night closing times with public transport availability.

O5. **Accountability:** To ensure businesses have robust, up to date professional plans of management.

Controls

Hours of operation

C1. When determining trading hours for a premises Council will consider the following:

a) Type of premises

b) **Location**: Whether mapped for late-night activity, night-time activity, or unclassified (see Figure 2.13.1.)

c) Proximity to, and impacts on, residential dwellings

d) Specialist acoustic advice and recommendations

C2. Commitments in the Plan of Management to minimise neighbourhood disturbance

a) Availability of public transport within an 800m radius of the premises during operation

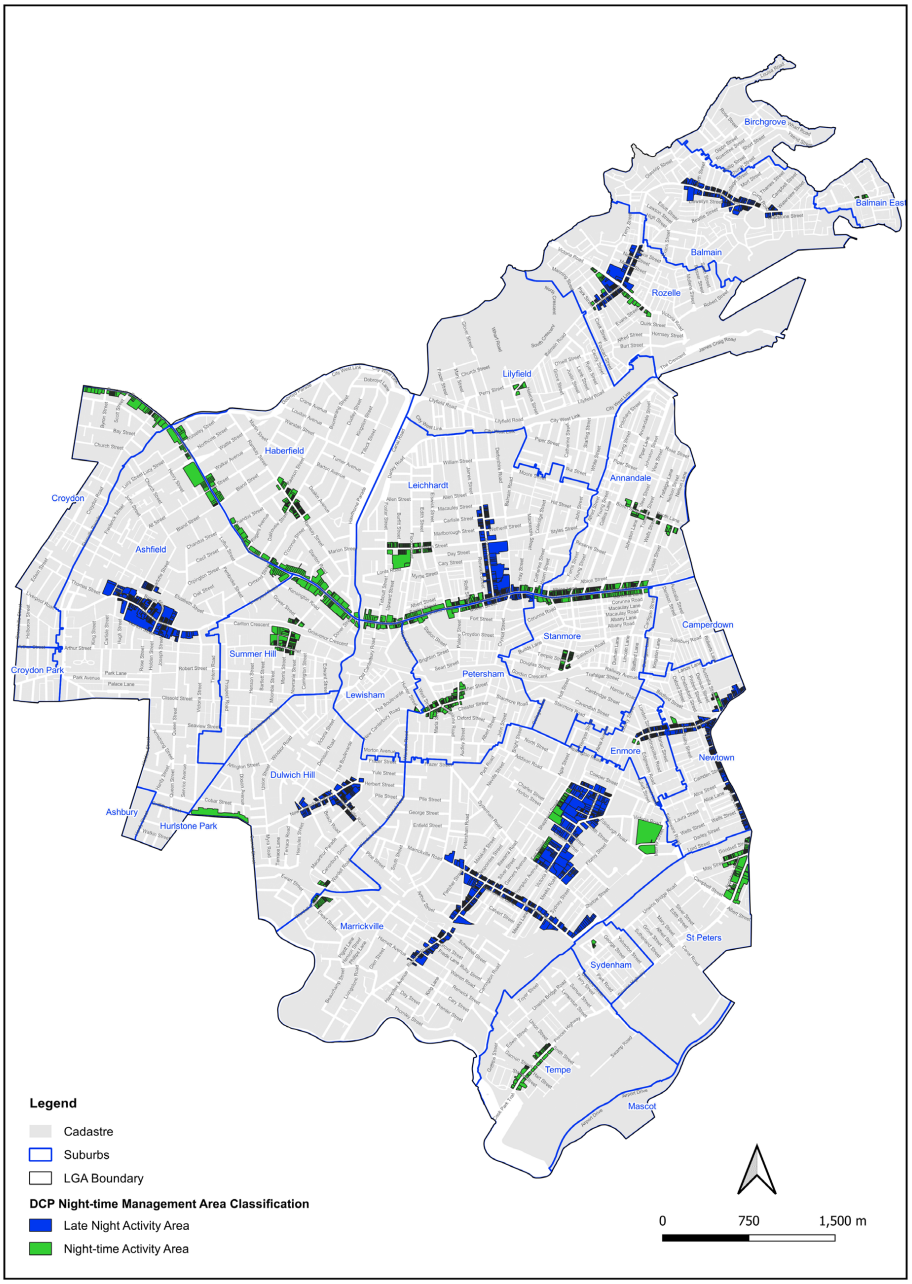


Figure 2.13.1 Night-time management area map

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C3. Development is to comply with the trading hours specified in Table 2.13.1. In applying these hours, the following requirements apply:

a) **Trial Periods**: Standard trading hours are permitted without a mandatory trial period

b) **Merit Assessment**: Approval of standard trading hours is not automatic; all proposed hours will be assessed against the performance criteria in C1 to ensure local amenity is protected

c) **Extended Trading**: Any proposal to operate beyond standard hours will be subject to a time-limited trial period to monitor and manage potential social and acoustic impacts

Table 2.13.1. Typical trading hours permitted

Night-time management area classification	Premises category		Standard Trading hours
Late night activity areas	Category A	Indoor	6am – 2am the next day
		Outdoor	7am – midnight
	Category B	Indoor	24 hours[A3]
		Outdoor	7am – midnight
Night-time activity areas	Category A	Indoor	6am – midnight
		Outdoor	7am – 10pm
	Category B	Indoor	24 hours
		Outdoor	7am – midnight
Unclassified areas	Category A & B	Indoor	7am – 10pm or 7am - midnight for sites zoned E1, E2 and E3
		Outdoor	7am – 8pm or 7am - 10pm for sites zoned E1, E2 and E3

Premises Categories

C4. Category A Premises include All licensed premises, Amusement Centres, Artisan food and drink premises, Entertainment facilities, Food and drink premises, Function centres, Information and education facilities, Recreation facilities (indoor) located within the same building as residential accommodation, Restricted premises, Sex services premises

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C5. Category B premises include any premises that is not a Category A premises

Initial 12-month trial for extended hours

C6. Any request to trade beyond standard hours requires an initial 12-month trial to monitor impacts on the neighbourhood.

C7. A recurring 2-year trial applies to any trading beyond standard hours for:

a) Premises located within Residential Zones

b) Sex Services and Restricted Premises operating between midnight and 7:00 am

Performance-based extensions

C8. Premises that fail to demonstrate a satisfactory management track record during the initial trial may be required to undergo a subsequent 12-month trial.

C9. Approval of a subsequent trial is contingent upon the applicant submitting an amended Plan of Management and evidence of physical or operational site improvements (such as acoustic treatment or updated security protocols) designed to mitigate previous issues.

C10. Continued failure to meet compliance standards during trials may result in the refusal of extended trading hours.

Permanent Hours

C11. Premises that have undergone a successful trial period may be granted permanent consent for later operating hours.

Plans of Management

C12. A detailed *Plan of Management* (*POM*) is to be submitted with all applications for new or modified operations trading between 10:00 pm and 6:00 am. The *POM* is to include:

a) **Signed Declaration**: A statement signed by the licensee or manager confirming they have read, understood, and will enforce the POM

b) **Business Information**: Registered business name and trading name

c) **Site Layout**: A detailed floor plan showing all activity areas, external windows, and doors

d) **Service Locations**: Location of waste storage, air-conditioning units, exhaust fans, and other mechanical plant

e) **Staffing and Capacity**: Maximum number of staff and security (with defined roles) and maximum patron capacity for each specific area of the premises

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f) **Hours of Operation**: Clearly defined hours for each day of the week, including the expiry date for any trial hours

g) **Patron Management**: Detailed arrangements for queue management, entry/exit procedures, and strategies for managing patron behaviour both inside and immediately outside the venue

C13. **Logistics**: Procedures for deliveries, loading/unloading, and waste collection to minimise neighbourhood disruption

a) **Environmental Safety**: Spill clean-up procedures and staff training for any industries handling potential pollutants

b) **Source Identification**: Identification of all potential sound sources, including stages, outdoor areas, mechanical plant, gym equipment, and loading zones. Any venue intended for live music or amplified entertainment is to detail speaker orientation, volume limiters, and door/window management protocol

C14. **Mitigation Measures**: Specific operational actions to protect neighbourhood amenity, such as:

a) Timing for the closure of windows and doors

b) Directing amplified sound away from building openings

c) Installing signage and utilizing staff to remind patrons to leave the premises quietly

d) A process to regularly review and update the POM

e) Complaint recording and response procedures and managerial accountability commitments

f) Maintenance of a record of actions undertaken to address complaints from neighbours

2.13.2 Special Entertainment Precincts

Objectives

O6. **Economic & Cultural Vitality:** To support a vibrant, diverse, inclusive, and safe night-time economy while specifically strengthening the creative and cultural industries that depend on it.

O7. **Amenity Balance:** To maintain a reasonable level of amenity for sensitive receivers (such as residents) by balancing their expectations against the operational needs of Special Entertainment Precincts.

O8. **Regulatory Precision & Limits:** To establish clear, measurable sound limits for entertainment venues based on specific Sound Category Areas (SCA) and times of the week.

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O9. **Sustainable Co-existence (Futureproofing):** To require sound attenuation measures in both new sensitive receivers and new/modified entertainment venues, ensuring to ensure they can sustainably co-exist within the same urban environment.

O10. **Adaptation of Mixed-Use Spaces:** To ensure that commercial tenancies in new mixed-use developments are designed from the outset to be easily adapted into entertainment venues without compromising the amenity of the residents above.

Controls

C15. Applicants are to refer to Figures 2.13.2 – 2.13.9, to determine if their property falls within a *Special Entertainment Precinct* (*SEP*) and which specific sound limits apply under the *Sound Category Area* (*SCA*).

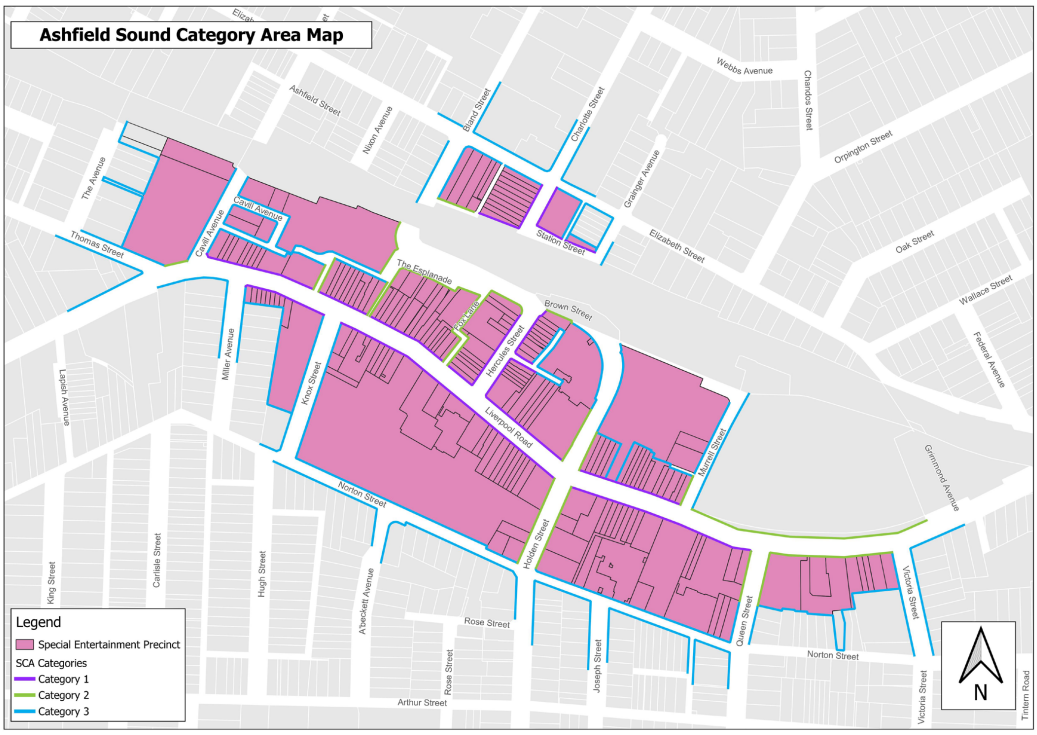


Figure 2.13.2 Ashfield Special Entertainment Precinct

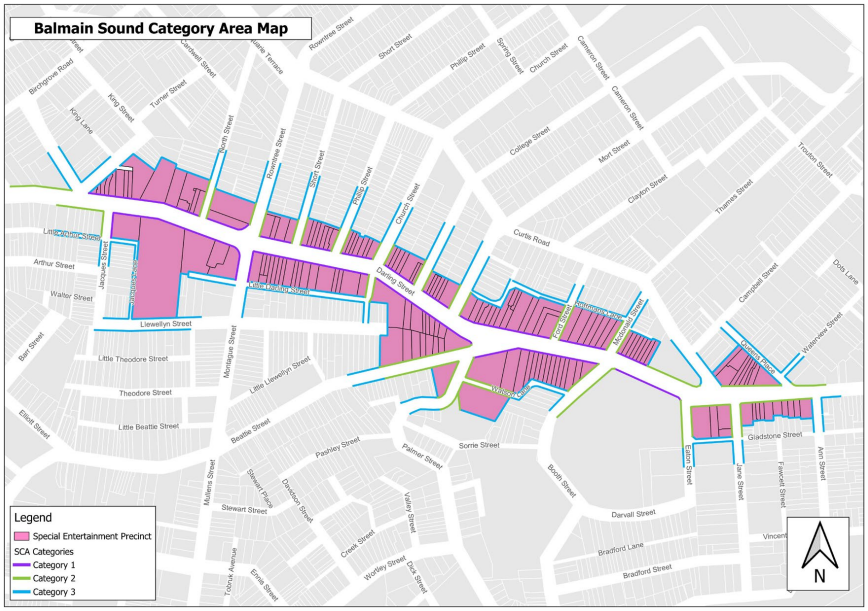


Figure 2.13.3 Balmain Sound Category Area map

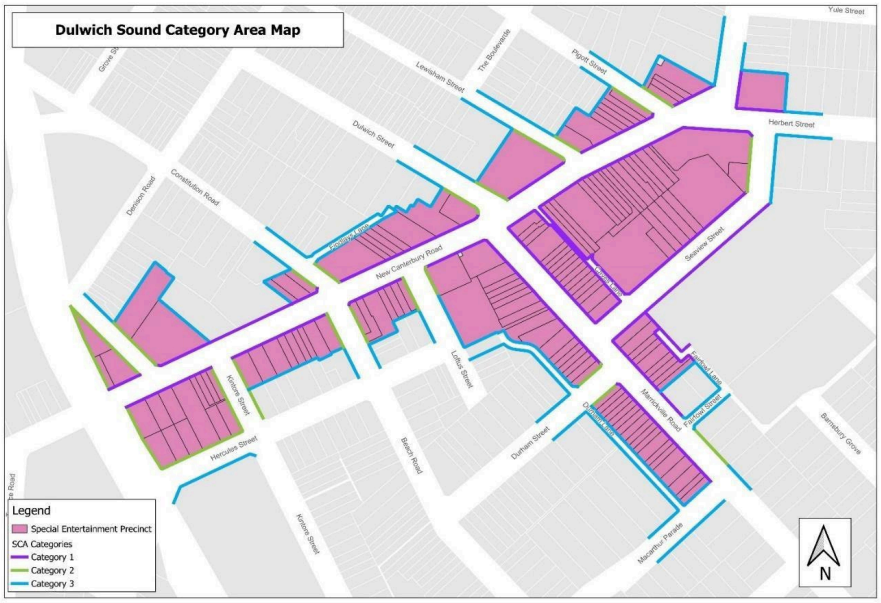


Figure 2.13.4 Dulwich Hill Sound Category Area map

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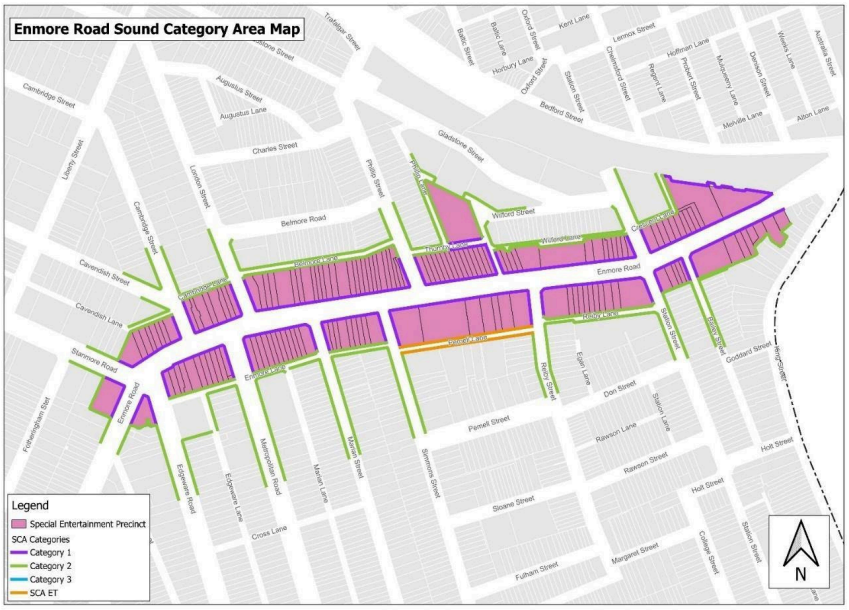


Figure 2.13.5 Enmore Road Sound Category Area map

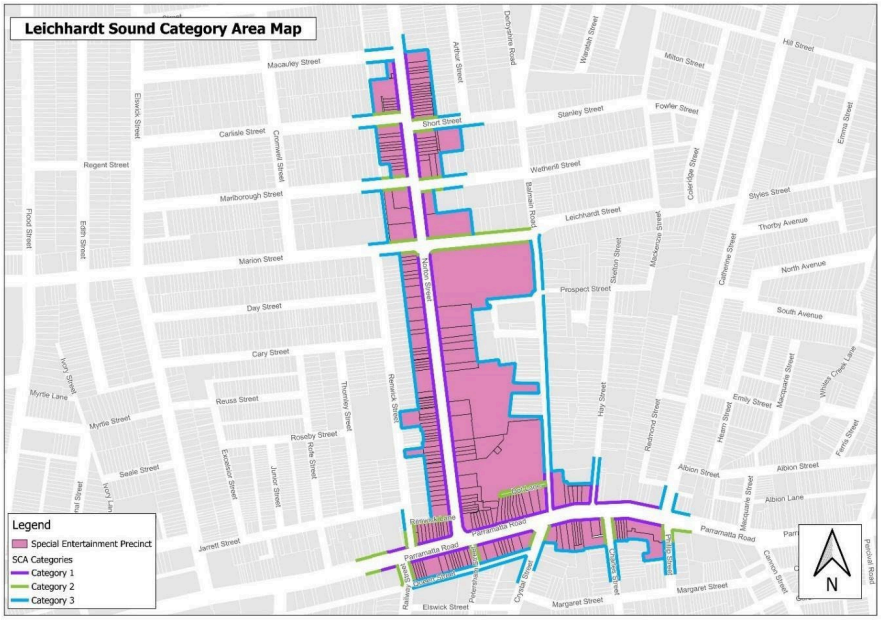


Figure 2.13.6 Leichhardt Sound Category Area map

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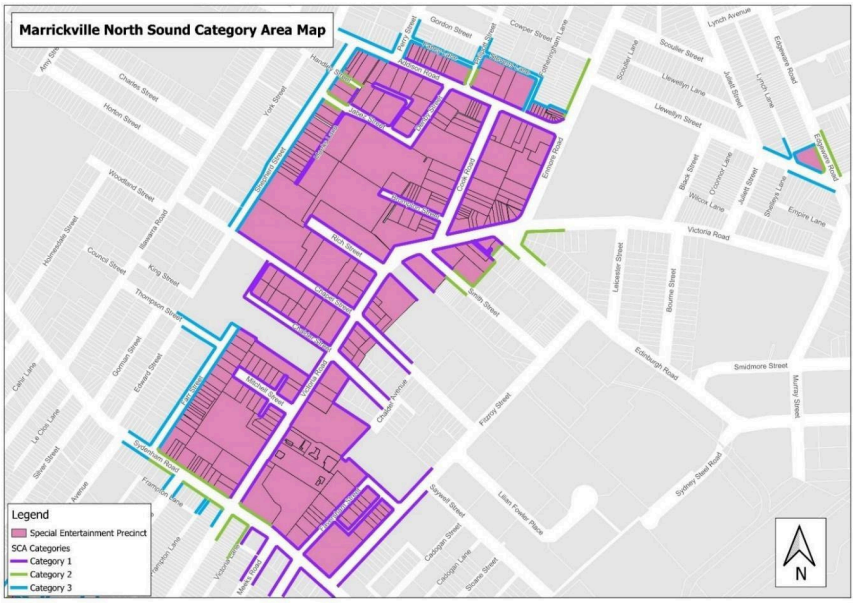


Figure 2.13.7 Marrickville North Sound Category Area map



Figure 2.13.8 Marrickville Town Centre Sound Category Area map

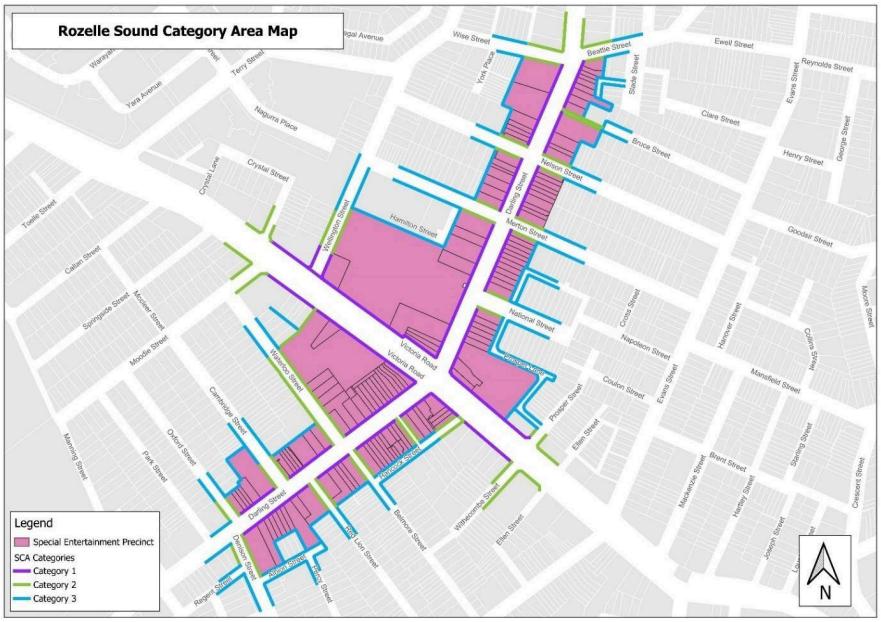


Figure 2.13.9 Rozelle Sound Category Area map

Sound Category Areas

Controls

C16. Acoustic assessments are to be conducted at the property boundary as defined by the Sound Category Map. Sound levels are to be measured at a height of 1.5m above the *finished floor level* for every floor of the building to ensure vertical compliance.

C17. Entertainment sound is not to exceed the maximum dB limits specified in Table 2.13.2 for the relevant *Sound Category Area* (*SCA*). Compliance is determined by the specific time of day and day of the week as outlined in the assessment criteria (Table 2.13. 2).

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Table 2.13.2. Maximum external sound levels for *entertainment venues*

Sound Category Area (SCA)	Time of the week	Venue external assessment criteria, dBL eq(15minute)											
		Day / Evening (7am to 10pm)				Early Night (10pm to midnight)				Late Night (midnight to 7am)			
		Broadband dB(A)	Octave band (Hz) dB			Broadband dB(A)	Octave band (Hz) dB			Broadband dB(A)	Octave band (Hz) dB		
			31.5	63	125		31.5	63	125		31.5	63	125
SCA 1	Sun 7am to Thurs 7am	65	69	68	66	60	64	63	61	55	59	58	56
	Thurs 7am to Sun 7am	65	69	68	66	65	69	68	66	60	64	63	61
SCA 2	Sun 7am to Thurs 7am	60	64	63	61	55	59	58	56	50	54	50	46
	Thurs 7am to Sun 7am	65	69	68	66	60	64	63	61	55	59	58	56
SCA 3	Sun 7am to Thurs 7am	55	59	58	56	50	54	50	46	45	54	50	46
	Thurs 7am to Sun 7am	55	59	58	56	55	59	58	56	50	54	50	46
SCA ET	Sun 7am to Thurs 7am	65	69	68	66	60	64	63	61	50	54	50	46
	Thurs 7am to Sun 7am	65	69	68	66	65	69	68	66	50	54	50	46

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Acoustic requirements for Entertainment Venues

C18. A Noise Impact Assessment (NIA) prepared by a qualified acoustic specialist is to be submitted for all new or modified entertainment venues. The NIA is to:

a) Detail specific physical noise attenuation measures (e.g., soundproofing, airlocks) ensuring operation within the maximum exposure levels identified in Table 2.13.2.

b) Where a venue shares a common partition (wall, floor, or ceiling) with a sensitive receiver, the NIA is to prove the venue can operate without breaching the internal noise criteria in Table 2.13.3.

c) Demonstrate compliance at the boundary of any site containing a sensitive receiver within 20 metres of the subject site.

d) Council reserves the right to require assessments for receivers beyond 20m based on local topography, built form, or complaint history.

e) These criteria apply specifically to new or modified floor space only.

Table 2.13.3. Venue external assessment criteria

Receiver	Period	Broadband dBLAeq(15min)	Octave band centre frequency (Hz), dB		
			31.5	63	125
Residential accommodation – bedrooms	7am – 10pm	35	59	52	46
	10pm – 7am	30	54	47	41
Residential accommodation – other habitable rooms	7am – 10pm	35	59	52	46
	10pm – 7am	35	59	52	46
Tourist and visitor accommodation (bedrooms & sleeping areas)	–7am - midnight	38	62	55	49
	midnight - 7am	33	57	50	44
Information and education facilities	All times	35	59	52	46
Place of public worship	All times	38	62	55	59
Health services facility	7am – 10pm	40	64	57	51

	10pm – 7am (wards only)	35	59	52	46

Acoustic requirements for Sensitive Receivers

C19. A NIA prepared by a suitably qualified acoustic specialist is to be submitted with any application for a new or modified *sensitive receiver* located within a SCA demonstrating that interior sound levels will not exceed the *sensitive receiver* internal noise criteria specific in Table 2.13.3 when subject to the maximum level of exposure permitted in Table 2.13.2 for the subject property. Exposure levels in Table 2.13.2 are to be measured at the property boundary of the *sensitive receiver*.

C20. Modified *sensitive receiver* applications include:

a) External and internal alterations to *sensitive receivers*. This includes alterations and additions to residential accommodation. This does not include changes that do not impact upon the sound levels

b) Operational changes to non-residential sensitive receivers

C21. For alterations and additions to any *sensitive receiver* development type, only apply the internal noise criteria in Table 2.13.3 to new or modified floor space.

C22. Where noise attenuation measures impact the provision of natural ventilation, alternative ventilation is to be provided to ensure the proposal complies with the National Construction Code.

C23. Noise impact from other sources, such as road and rail are to be assessed separately in accordance with relevant standards and policies.

Mixed-use developments

C24. Any development application for a mixed-use building containing both sensitive receivers (e.g. apartments) and non-residential floor space is to include a Noise Impact Assessment (NIA) to ensure noise impacts on residents can be mitigated. The NIA is to model predicted noise levels, identify transmission paths, and recommend specific mitigation measures to ensure compliance with Council's noise criteria.

C25. The NIA and architectural plans are to:

a) **Internal Noise Criteria:** Demonstrate that non-residential areas can function as an active entertainment venue while maintaining the internal noise criteria specified (Table 2.13.3).

b) **Low-Frequency Management**: Explicitly address L_{Ceq} (bass) noise levels, which are not typically captured by standard L_{Aeq} measurements but are the primary cause of resident complaints in mixed-use settings.

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c) **Physical Attenuation:** Specify high-mass partitions, "box-in-box" construction, acoustic ceilings, and vibration isolation for mechanical plant and sound systems.

d) **Futureproofing:** Ensure the structural design allows for the adaptation of commercial spaces into entertainment venues without requiring retrospective upgrades to residential units (the "Agent of Change" principle).

C26. Locate non-sensitive commercial "buffer" zones (e.g. offices or storage) between the entertainment floor and residential apartments where possible.

C27. Prior to the issue of an Occupation Certificate, a post-construction acoustic test is to be submitted to Council. This test is to verify that the "as-built" construction meets the noise attenuation targets set out in the NIA.

C28. Any venue intended for live music or amplified entertainment is to submit a *Plan of Management* detailing speaker orientation, volume limiters, and door/window management protocols in addition to the requirements in C12.

2.14 Signage and Advertising

Overview

This section establishes a comprehensive framework for the design, placement, and operation of signage within the Inner West Local Government Area. It ensures that advertising remains a functional tool for business identification while protecting the visual integrity, heritage significance, and residential amenity of the LGA. See Figure 2.14.1 for details of the preferred signage types.

Signage in NSW is regulated by a hierarchy of instruments. This DCP is to be read in conjunction with:

- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (the Codes SEPP): This is the first point of reference. If a proposed sign meets the criteria for "Exempt Development" under this SEPP, a Development Application (DA) is not required, and the proposed signage does not need to comply with the specific controls in this DCP chapter
- *State Environmental Planning Policy (Industry and Employment) 2021 (Chapter 3):* This SEPP sets the state-wide quality standards and assessment criteria for outdoor advertising. All signage assessed under this DCP is to also satisfy relevant aims and assessment criteria (Schedule 5) of this SEPP.

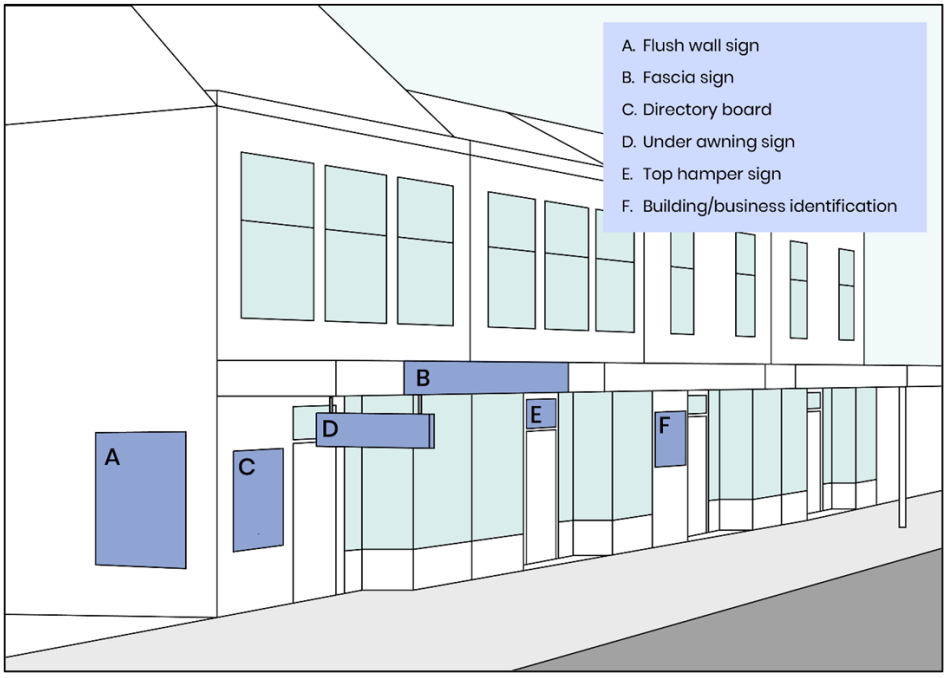


Figure 2.14.1 Signs and advertising types

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2.14.1 Requirements for Signs and Advertisements

Objectives

O1. **Design Excellence and Innovation:** To ensure signage is designed as an integral part of the building's architectural form, maintaining proportionality with the facade and preserving the established skyline and building silhouettes.

O2. **Heritage and Environmental Integrity:** To ensure signage is sympathetic to the significance of heritage items, conservation areas, and sensitive environments, protecting them from intrusive or inappropriate visual impacts.

O3. **Public Domain and Amenity:** To improve the legibility and visual quality of the public realm while protecting neighbourhood amenity by preventing clutter, excessive illumination, and the obstruction of views.

O4. **Safety and Accessibility:** To ensure the placement and design of signage does not create hazards or obstructions for motorists, cyclists, or pedestrians.

O5. **Active Streetscapes:** To promote interesting and active frontages that enhance the pedestrian experience and support the commercial viability of the area.

Controls

C1. All signs are to be integrated into the site's context without compromising the safety or character of the neighbourhood.

Site Integration and Aesthetics

C2. Signs are to relate specifically to an existing/approved use or tenancy on the site.

C3. Design is to be visually appealing, complementing the building's architectural features and the broader streetscape.

C4. Proposals are to avoid visual clutter. All redundant or defunct signs are to be removed prior to the installation of new signage.

C5. Signage is not to obstruct significant views or outlooks from public or private land, nor interfere with the integrity of rooflines.

Environmental and Neighbourhood Amenity

C6. Signs are not to emit sound, vibration, or odours that negatively impact the surrounding area.

C7. The projection of images or words via light onto public spaces or neighbouring properties is not supported.

C8. Signs are not to display explicit, offensive, or inappropriate content.

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Public Safety

C9. Signs are to be positioned so they do not obstruct sightlines for motorists, cyclists, or pedestrians.

C10. Installation is not to interfere with the visibility or effectiveness of traffic lights, signals, or regulatory signage.

C11. Signage is not to be located in a position, or at a height, that interferes with safe pedestrian or vehicle movement.

Signs on Classified Roads and Transport Corridors

C12. Advertisements on classified roads and transport corridors are to be consistent with ***NSW Transport Corridor Outdoor Advertisement and Signage Guidelines*** and *Inner West Assessment of Proposals for Outdoor Advertising and Signage in Transport Corridors Policy*.

Sign Types Not Supported

C13. The following are not allowed (except when replicating original heritage signs):

a) Above awning signs

b) Parapet signs

c) Signs above the parapet or gutter line

Signs on heritage items and within heritage conservation areas

C14. These controls apply to all heritage items and properties within a Heritage Conservation Area

Integration and Placement

C15. Signs are to be integrated into the existing architectural elements of the façade (such as traditional sign panels) and are not to obscure windows, doors, or decorative openings.

C16. Signage is not to protrude above the parapet line, eaves, or gutter line of the building.

Physical Impact and Fabric

C17. Signs are to be attached with minimal impact to the building's fabric. Mounting methods are to be reversible, allowing the building to be restored to its original state upon removal.

C18. Painting over unpainted face brick, stone, or other original heritage features on heritage items or on buildings and places within heritage conservation areas is not supported.

C19. Where evidence of original historic signage exists, the reinstatement of those signs is encouraged.

Visual Compatibility

C20. Materials, colours, and typography are to be compatible with the heritage significance and period of the building.

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C21. For signage on glazed shopfronts, cut-out letters or images are to be used to ensure the background remains transparent and internal architectural features remain visible.

Under awning signs

C22. Under awning signs are to:

a) Have a lower edge at least 2.6m above existing ground level

b) Be setback a minimum of 600mm from the kerb and not extend beyond the awning

c) Be spaced at least 3m apart

C23. One under awning sign is permitted for every six metres of shop frontage, provided there is a minimum separation of three metres between signs, including those on adjoining premises.

C24. Under awning signs are allowed for basement and upper-level tenancies where they have a ground floor entrance.

Window Signs

C25. The combined area of all window signage is not to exceed 30% of the window surface.

Top hamper signs

C26. One top hamper sign is permitted per entry to a premises. This sign is not to project more than 15cm from the surface it is attached to.

Flush wall signs

C27. Only one flush wall sign is permitted per building.

C28. Flush wall signs are to:

a) Not face a residential property or residential street

b) Be floodlit only (internal illumination is not permitted)

c) Occupy no more than 20% of the associated wall area, with a maximum signage area of 8m2

d) Not project beyond the wall to which they are attached

Directory Board Signs

C29. Directory board signs are to:

a) Be no higher than five metres above natural ground level

b) Have a maximum area of 10m² per face

c) Have a combined advertising area across all faces of no more than 25m²

C30. Directory board signs may be freestanding or integrated into the building façade.

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Pylon signs

C31. Pylon signs are only permitted on sites with a primary street frontage greater than 25 metres.

C32. Only one pylon sign is permitted per eligible site.

C33. Pylon signs are to:

a) Be fully contained within the property boundary

b) Have a maximum height of six metres above existing ground level

c) Have a maximum area of 3.5 m²

C34. The advertising area is to be of a simple, regular shape and dimension.

Digital advertising screens

C35. Replacement of an existing, lawfully approved and erected advertising structure with a digital advertising screen is permitted if:

a) It is located within zones E1, E2, E3, or E4

b) It is not attached to a heritage item or within a heritage conservation area

c) It does not cause light spill that adversely impacts nearby residential dwellings

C36. The size of the structure, including support components and the screen face, remains unchanged

Dimensions and Integration

C37. The total depth of a digital sign (including the screen, housing, and mounting brackets) is not to exceed 200mm.

C38. Digital screens are to be contained within a high-quality, purpose-designed frame or "shroud" that conceals all internal components, cooling vents, and wiring.

C39. The finish and colour of the housing is to be non-reflective and colour-matched to the building's primary facade materials.

C40. The digital sign is to be scaled to fit within the existing architectural "bays" or lines of the building (e.g. between windows or within a parapet line).

C41. It is not to overlap or obscure architectural mouldings, cornices, or significant decorative features.

Operational Performance

C42. Each advertisement is to be displayed for a minimum of 90 seconds before transitioning. Transitions are to be instantaneous (no fading or animation).

C43. All signs are to be fitted with a light sensor that automatically adjusts brightness to the following maximum levels:

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a) Daylight: 6,000 cd/m² (or 600 cd/m² on cloudy days)

b) Twilight: 600 cd/m²

c) Night-time: 200 cd/m²

C44. Screens are to be programmed to default to a black screen in the event of a software or hardware malfunction.

Additional requirements for illuminated signs

C45. Under awning signs and projecting signs in non-residential zones may be illuminated.

C46. Signs located within E3 or E4 zones may be illuminated.

C47. Illuminated signs are not to directly face a residential dwelling, except when located under an awning in a commercial zone.

C48. Internally illuminated signs are not to exceed a maximum night-time luminance of 300 cd/m².

C49. Illumination is to be turned off between 10 pm and 7 am if the sign is visible from a residential dwelling within 50 metres of the site.

C50. Illuminated signs are not to flash, pulsate, flicker, or be animated.

C51. All cabling and conduits for illuminated signs are to be completely concealed.

C52. Externally lit signs are to use downward-pointing lights focused directly on the sign and designed to prevent or minimise light spill beyond the sign.

Signs in residential zones

C53. To preserve the character and amenity of residential areas, signage is restricted to high-quality, low-impact business identification.

C54. A maximum of one business identification sign is permitted per property, with a total advertising area not exceeding 1.5m².

C55. Signs are to be designed as a professional nameplate, avoiding bulky structures or heavy framing.

C56. The sign is to be discreetly integrated into the site—ideally mounted on a fence, gate post, or near the primary entrance—ensuring the style, materials, and colours respect the surrounding residential setting.

Advertising for Employment, Waterfront and Mixed-Use Zones

C57. Controls C56-C57 apply to all signage within the following zones: E1, E2, E3, E4, MU1, and W4.

C58. The total advertising area permitted for any tenancy is governed by the maximum total signage area in Table 2.14.1.

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C59. When calculating the total advertising area for the purposes of Table 2.14.1, all permitted under-awning signs (as defined in Section 3.9.2) are excluded from the total tally.

C60. Percentages are calculated based on the horizontal length of the tenancy's glass or wall frontage facing the public domain.

Table 2.14.1. Maximum Advertising Area

Interface Type	Maximum Total Signage Area
Standard Street Frontage	25% of the total tenancy frontage to that road.
Corner Sites (Dual Frontage)	25% per frontage (calculated independently).
Residential Interface (Adjoining or visible from residential land)	10% of the total tenancy frontage to that road/lane.

Residential Interface

C61. Where a tenancy adjoins a residential area or is visible from a predominantly residential street, the following "Protective Limits" apply to preserve neighbourhood character:

a) Any individual sign visible from a residential development is not to exceed **1.2m x 0.6m**

b) Signage is not to utilise high-intensity illumination or flashing elements if it is directly oriented toward residential windows

C62. The size and area limits for residential interfaces may only be varied if the applicant provides a ***Visual Impact Assessment*** demonstrating that the signage:

a) Is compatible with the scale of the residential streetscape

b) Does not result in light spill or "visual bulk" when viewed from private open spaces

2.15 Social Impact Assessment

Overview

This section outlines the requirements for a Social Impact Statement (SIS). A SIS helps Council understand how a development will affect the local community. It identifies potential benefits and risks to ensure that new projects support a diverse, inclusive, and socially sustainable Inner West.

When is a Statement Required?

A SIS is to be submitted with a Development Application (DA) for:

- **Loss of Housing:** Any project that reduces the total number of dwellings on a site, with the exception of applications for demolition of a single dwelling.
- **Licensed Premises:** New or expanded/intensified Pubs, Small Bars, Registered Clubs, and Artisan Food and Drink industries.
- **Specialised Uses:** Restricted premises and Sex Services premises.
- **Council Request:** Council may require a SIS for any other development if it is likely to have a significant impact on the surrounding neighbourhood or households.

Objectives

O1. **Community Well-being and Benefit:** To ensure development contributes positively to the social fabric of the Inner West by delivering clear community benefits while identifying and mitigating potential adverse impacts on residents and stakeholders.

O2. **Equity and Inclusion:** To ensure the provision of housing, services, and facilities meets community needs in an equitable and inclusive manner, supporting a diverse population across all ages, abilities, and backgrounds.

O3. **Transparency and Evidence-Based Design:** To ensure that developments with the potential for significant social change are supported by a transparent, evidence-based Social Impact Statement that justifies the proposal's location and operation.

O4. **Safety and Social Accountability:** To promote a safe and accountable public environment where the operation of specialised or licensed premises does not compromise the security, health, or amenity of the surrounding neighbourhood.

O5. **Minimisation of Social Displacement:** To protect the existing social balance by ensuring that any reduction in housing or essential community services is thoroughly assessed and justified against the long-term social needs of the area.

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Controls

C1. A Social Impact Statement is to be submitted for any DA that involves:

a) **Housing Displacement:** Any reduction in the total number of dwellings on a site with the exception of demolition of a single dwelling

b) **New Sensitive Land Uses:** The introduction of an Artisan Food and Drink Industry, Pub, Registered Club, Restricted Premises, Sex Services Premises, or Small Bar

c) **Operational Intensity:** Any increase in the approved hours of operation or maximum patron capacity for the uses listed above

d) **Discretionary Request:** Any other development where Council determines the proposal is likely to have a significant social impact on the local community

C2. All Social Impact Statements are to be prepared by a suitably qualified professional and include, as a minimum:

a) **Impact Analysis:** A detailed assessment of both positive social benefits (e.g. job creation, improved local amenity) and negative social risks (e.g. noise, safety, loss of affordable housing)

b) **Stakeholder Engagement:** Evidence of community consultation undertaken prior to lodgement, including a summary of feedback from key stakeholders and affected neighbours

c) **Housing & Equity (Essential Workers):** A thorough analysis of how the proposal affects the availability of housing for *essential workers* and low-income households, specifically addressing the risk of social displacement

d) **Mitigation & Management Plan:** A clear set of strategies to address identified negative impacts, including ongoing management measures (e.g. Plan of Management) to ensure the development remains socially sustainable

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2.16 Safety by Design

General

This section describes the use of *Crime Prevention Through Environmental Design* (CPTED) and applies to all new buildings and major renovations.

The objective is to design streets, parks, and buildings in a manner that naturally discourages crime and fosters a safe, welcoming environment. Rather than relying solely on technological solutions such as alarms, cameras, or sensor lighting, CPTED employs strategic design elements—such as the placement of windows and effective pathway lighting—to inherently improve environmental safety and mitigate crime risk.

Objectives

O1. **Community Safety:** To create environments where residents and visitors feel physically and socially safe at all times of the day.

O2. **Crime Prevention:** To naturally discourage criminal and anti-social behaviour by applying CPTED principles (Surveillance, Access, Territory, and Maintenance).

O3. **Visibility and Sightlines:** To maximise surveillance of the public domain by designing clear sightlines and using windows and balconies to overlook public spaces.

O4. **Active Public Spaces:** To design well-lit, attractive, and busy public areas that encourage community use, reducing the need for security upgrades or retrofitting later.

Controls

Visibility and Surveillance

C1. *Landscaping* Is to aim to maintain clear sightlines to public thoroughfares and footpaths. Where practical, planting is to avoid dense foliage between 600mm and 2000mm above ground level to minimise potential hiding spots.

C2. Building façades facing a street, park, or communal area are to incorporate well-located windows or balconies to provide effective passive surveillance. The design and placement of these features are to be optimised where appropriate, taking into consideration local heritage controls and privacy. For commercial buildings, *active frontages* are strongly encouraged.

C3. Ground floor commercial or retail spaces are to use transparent glazing (not frosted or shuttered) to allow two-way visibility at night.

C4. Where new dwellings (such as secondary dwellings) have a primary entrance from a rear lane, the entrance is to be well-lit, clearly identifiable, and designed to maximise passive surveillance from adjoining properties or the lane itself.

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Lighting and Wayfinding

C5. All building entries, car park alcoves, and communal paths are to be lit to the Australian Standard Lighting for roads and public spaces, Part 4: Lighting of pedestrian crossings *(AS 1158)*.

C6. Lighting is to be directed toward paths and access points to provide safe wayfinding and clear visibility, while being appropriately shielded to prevent hazardous glare for pedestrians and avoid light spill into adjacent windows.

C7. Street numbers are to be at least 150mm high and clearly visible from the roadside. For multi-unit sites, directional signage is to be placed at every entry point showing unit numbers.

C8. Where practical, lift lobbies and stairwells are to be visible through glass panels from the public street or communal courtyards.

Access and Territory

C9. The transition from public footpath to private property is to be clearly marked. Use "soft" measures like a change in paving texture, low permeable fencing, or gardens rather than high solid walls.

C10. Main pedestrian entries are to be prominent, unobstructed, and identifiable from the street.

C11. Communal car parks are to be fitted with automatic secure gates. Exit points for pedestrians are to be clearly marked with signs directing users to the nearest lift or stairs.

C12. Automatic teller machines, bicycle racks, and public phones are to be located in areas with high pedestrian traffic and constant lighting.

Maintenance and Damage Control

C13. Large, flat walls visible from the street are to be treated with at least one of the following:

a) Vertical landscaping or climbing plants on trellises

b) Textured surfaces with rough render or non-continuous fencing

c) Commissioned art murals or mosaics

C14. All external fittings (bins, benches, lighting) are to be made of sturdy, vandal-resistant materials like treated metal or hardwood.

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2.17 Adaptable Housing and Accessibility

Overview

Inclusive design ensures the Inner West is an equitable, safe, and dignified place for all. By removing physical barriers, we allow people with disabilities, seniors, parents with prams, and those with temporary injuries to live, work, and socialise independently.

Unlike institutional care, adaptable housing is mainstream accommodation designed for easy, low-cost modification. It supports "Ageing in Place," allowing residents to stay in their homes as their mobility needs evolve over time or as they acquire disabilities gradually.

Accessible design provides legible, equitable and dignified access to both buildings and the public domain. Improving the built environment creates wider community benefits, ensuring everyone has an equal opportunity to participate in the civic and social life of the Inner West.

2.17.1 Adaptable Housing

Objectives

Adaptable and Accessible: To ensure that a proportion of dwellings in all new developments are adaptable and accessible.

O1. **Universal Design:** To ensure new dwellings are functional and safe for all occupants, including seniors, people with disability, and families with young children.

O2. **Ageing in Place:** To provide housing that can be modified at minimal cost to support residents as their mobility needs change over time.

O3. **Equitable Choice:** To provide a diverse mix of adaptable unit types (studio to 3+ bedroom) across various floor levels to ensure equal access to sunlight, views, and amenities.

Controls

C1. All new dwellings are to comply with the Australian Building Codes Board ABCB Liveable Housing Design Standard 2022 unless exempted due to site gradient, or other site/spatial constraints.

C2. A minimum of 10% of all dwellings are to be *adaptable dwellings* and are to be designed to Australian Standard AS 4299-1995 Adaptable Housing (Class C).

C3. Adaptable units are to be distributed across different unit sizes and price points within the development and not clustered.

C4. To ensure equitable housing outcomes, dwellings designed to meet Australian Standard AS 4299 (Adaptable Housing) or the ABCB Liveable Housing Design Standard 2022 are to be integrated into the overall building design and provide an equivalent level of amenity to non-adaptable units.

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C5. For new apartments, provide a continuous, step-free path of travel from the street and internal parking to the unit entrance, and all common facilities (e.g., rooftop gardens).

C6. Provision Rates for *adaptable dwellings* are:

a)	0-7 dwellings	Nil
b)	8-14 dwellings	1 dwelling
a)	15-21 dwellings	2 dwellings
b)	22-29 dwellings	3 dwellings
c)	30 or more dwellings	20% of total dwellings

C7. Any parking space allocated to an adaptable unit is to be designed to Australian Standard *AS/NZS 2890.6:2009* Parking facilities, Part 6: Off-street parking for people with disabilities (including height clearances for van access).

C8. Step-free access may only be waived where the site is subject to Flash Flooding or High Hazard flood levels that necessitate floor heights that cannot be reasonably ramped (requires a certified Engineer's report).

2.17.2 Accessible Design

Objectives

O4. **Equitable and Dignified Access:** To ensure all people can access buildings and the public domain through integrated, safe, and non-discriminatory design.

O5. **Independence:** To minimise barriers so that residents and visitors can navigate spaces independently without requiring staff or mechanical assistance.

O6. **Early Integration:** To ensure accessibility is a fundamental part of the design process, preventing "add-on" solutions that compromise aesthetic or functional quality.

O7. **Heritage Balance:** To provide equitable access to heritage-listed buildings while preserving significant historic fabric through innovative and sensitive design.

Controls

C9. All accessible design proposals are to comply with the *Disability Discrimination Act 1992*, and Australian Standard *AS 1428*.

C10. A comprehensive Access Report, prepared by a suitably qualified Access Consultant (ACAA accredited), is to be submitted with the Development Application for all Complex Developments and proposals claiming Unjustifiable Hardship Access reports are not required for alterations and additions and renovations of existing residential accommodation.

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Site Planning and Dignified Entry

C11. Pedestrian paths are to be physically separated from vehicle and bicycle lanes unless exemptions apply.

C12. Weather protection (awnings, porches, or porticos) is to be provided at the principal pedestrian entrance.

Internal Design and Common Amenities

C13. Design ramps, doors, and lifts to allow for independent use.

C14. Any sanitary facilities including toilets and bathrooms, or seating areas in shared/public spaces are to be fully accessible (Australian Standard Design for Access and Mobility *AS 1428.1*), including designated spaces for wheelchairs and assistance animals.

C15. To ensure the safety of all occupants during an emergency, fire-isolated stairs are to include a designated waiting space (refuge) on each landing. These spaces are to:

a) Be of sufficient size to accommodate a wheelchair (min 800mm x 1300mm) without obstructing the required exit width for other occupants

b) Be located within the fire-protected stairwell to allow for assisted evacuation by emergency services

C16. **Egress for Ground-Floor Units:** Ground-floor dwellings are to be provided with at least one barrier-free exit path to the street or a safe public place. This may be achieved via:

a) **Internal Common Areas:** A shared, level, or ramped path through a common lobby or corridor (Preferred for security and privacy); or

b) **Direct Private Access:** A private exit through the unit's terrace or garden, provided the gate and path meet the requirements of *AS 1428.1*.

Heritage and Public Domain Encroachment

C17. Where a proposed development involves a Heritage Item or is located within a Heritage Conservation Area (HCA), the provision of "barrier-free" access is to be prioritised. Design solutions are to follow the "Principle of Least Impact," which includes:

a) **Alternative Siting:** Utilising side or rear entries for accessible access if the primary front entry cannot be modified without significant loss of heritage fabric.

b) **Reversible Interventions:** Utilising high-quality modern ramps or platform lifts that are "optically lightweight" (e.g., glass and steel) and can be removed in the future without permanent damage to the original structure.

c) **Internal Level Changes:** Modifying internal floor levels or utilising internal lifts rather than external ramps where the facade is of high significance.

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C18. **Evidence of Technical Infeasibility**: Where an applicant claims that heritage impact is an absolute barrier to providing equitable access, they are to demonstrate:

a) **Prove Exhaustion of Alternatives:** Demonstrate that at least three different design alternatives (e.g., different locations, different technologies like "invisible" step lifts, or internal reconfigurations) were investigated and found to be unfeasible.

b) **Economic vs. Heritage Justification:** Distinguish between a design being "difficult or expensive" (which is generally not a valid excuse) and it being "physically destructive to essential heritage fabric."

c) **Expert Endorsement:** Be co-authored by both a Certified Access Consultant and a Qualified Heritage Architect, explicitly stating that no suitable design alternative exists that would satisfy both the DDA and the NSW *Heritage Act 1977*.

C19. Ramps may only encroach onto public/land (including footpaths) if:

a) It is the only way to avoid damage, removal or concealment of significant heritage fabric of a property in a Heritage conservation Area, or a heritage item

b) The building is a significant public facility where equitable access is highly desirable and no alternative access options are feasible

c) The encroachment does not reduce the clear, unobstructed width of the footpath to less than 1.8 metres (to allow two wheelchairs or prams to pass safely)

C20. Council may waive the requirement for a permanent ramp where it is demonstrated that:

a) The building has a nil front setback AND the adjacent public footpath is too narrow to accommodate an encroachment without compromising pedestrian safety (refer C19)

b) The height difference between the street and the floor level is so significant that a compliant ramp would be over 9 metres long, effectively "walling off" the street frontage

c) In these instances, the applicant is to provide a Managed Access Strategy, which may include:

i. Installation of an "assistance required" call button at the street level.

ii. Use of a high-quality, lightweight portable ramp that is deployed by staff only when needed and stored inside when not in use.

iii. Signage directing users to an alternative accessible entrance if one exists on a secondary frontage.

2.18 Public Domain

Overview

The public domain of the Inner West comprises the shared streets, squares, parks, open spaces and pathways. These spaces foster social interaction, support the local economy, and contribute to everyone's urban experience. Public open spaces also enhance community wellbeing through movement, recreation, and as a backdrop for cultural expression.

This section applies to:

- **Publicly Accessible Land and Infrastructure:** Including streetscape upgrades, civil works, and utility installations.
- **Private Land Interfaces:** Works adjoining the public domain, such as building setbacks, through-site links, awnings, and frontage treatments.

Design Principles

Six core principles guide all works within and adjoining the public domain to ensure a cohesive, high-quality, and resilient urban environment:

- **Principle 1:** Enhance liveability and placemaking
- **Principle 2:** Promote ecological sustainability
- **Principle 3:** Activate the public domain
- **Principle 4:** Create accessible, inclusive, and safe places
- **Principle 5:** Foster urban cohesion and shared identity
- **Principle 6:** Embed maintenance and durability

2.18.1 General

Objectives

O1. **Inclusive Placemaking (Principles 1, 3 & 4):** To provide safe, accessible, and vibrant public spaces that encourage social interaction, play, and cultural activity through comfortable microclimates, equitable seating, and optimised solar access.

O2. **Heritage, Culture and Identity (Principles 1 & 5):** To ensure the public domain respects local history and heritage, celebrating Aboriginal culture and language through Designing with Country, and the integration of public art, naming, and wayfinding that fosters a shared sense of place.

O3. **Functional & Connected Streetscapes (Principles 4 and 6):** To deliver high-quality, uncluttered streetscapes that provide continuous, accessible paths of travel and thoughtfully integrate private built-form interfaces and essential services.

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O4. **Ecological Sustainability and Resilience (Principle 2):** To create safe and comfortable public spaces that encourage social interaction, optimised solar access, and design features that mitigate extreme heat and the Urban Heat Island effects and mitigate climate impacts by protecting street trees and providing opportunities for new street trees, increasing canopy cover, and incorporating "blue and green" infrastructure for water-sensitive urban design.

O5. **Safety and Comfort (Principle 4):** To create safe and comfortable public spaces that encourage social interaction by providing quality seating, optimised solar access, and design features that mitigate extreme heat and the Urban Heat Island effect.

O6. **Durable Design and Management (Principle 6):** To utilise high-quality, fit-for-purpose materials that are sustainable, age well, and resist vandalism to ensure a long-lasting and easily maintained public domain.

Controls

Design

C1. Public domain works are to be designed as high-quality, safe, and cohesive environments that respond to their specific urban context. Proposals are to satisfy the following requirements:

a) Respond proactively to the local context by addressing gaps in public domain provision, aligning with relevant Council Place Plans, and ensuring use of appropriate materials and design with the immediate surroundings

b) Promote a safe, active environment by applying *Crime Prevention Through Environmental Design* (CPTED) principles (refer to Part 2.16) to minimise concealment points and maximise natural surveillance.

c) Improve legibility and physical access to ensure people of all ages, backgrounds, and abilities can navigate public places safely and independently.

d) Diversify and enhance the variety of public spaces within the locality while anticipating future development, proposed works, and potential pedestrian or cycling connections.

e) Ensure design outcomes promote ecological sustainability and utilise design strategies to achieve durability and minimise long-term maintenance requirements.

C2. Larger developments are to extend the public streetscape by providing high-quality, publicly accessible areas within the private site. Larger developments include mixed used, office buildings, shop top housing, town centres E1, E2 and MU1 significant redevelopment of large lots in R3 and R4 zones where provision of through sites links , 3000 sqm or 100 m frontage. These spaces are to be designed to match the local character and include features that improve environmental sustainability. Acceptable forms of accessible space include:

a) **Through-site links**: Direct pedestrian and cycle paths enhancing connectivity

b) **Public plazas and arcades**: Open or sheltered gathering spaces for the community

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c) **Outdoor dining and terraces**: Areas that activate the building edge and encourage social interaction

d) **Building access**: Designating parts of the property for public use or thoroughfare

e) **Sustainability features**: Integrating infrastructure that addresses climate challenges, such as urban cooling or water-sensitive design

C3. To celebrate existing features, social and built form histories, and express the cultural diversity and creative identity of the Inner West in all works to the public domain.

C4. To ensure development enhances the streetscape for the extent of the street frontage by:

a) Providing required built form setbacks and a built form that interfaces well with the streetscape, with associated landscaping and deep soil planting

b) Ensuring the pedestrian movement area is clear of obstacles

c) Integrating pedestrian entries into the streetscape design

d) Requiring appropriate landscaping and plantings at the interface with areas of ecological value

e) Residential developments (excluding mixed-use) are to use fencing that is at least 50% transparent above 1.2m and position active rooms (living/kitchen) or balconies to overlook the street to improve safety

Public Art

C5. New developments with a construction cost of over $20m are to allocate 1% of the estimated development cost value to public art. This may include:

a) Design and delivery of public art integrated with the development; and/or

b) Engaging artists to design, fabricate, or deliver features in the public domain

C6. Public art is to:

a) Demonstrate artistic excellence and uphold integrity in the commissioning process

b) Reflect and strengthen local cultural character and place identity, employing local artists where possible

c) Be publicly visible or accessible, site specific and appropriately scaled to the development and its surrounds

d) When working with cultural communities, including Aboriginal artists and knowledge holders, engage in respectful dialogue at project formation stage

e) Be durable and serviceable for its intended lifespan, with a care and maintenance plan

f) Be commissioned and delivered in accordance with the Inner West Public Art Guidelines for Developers

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Lighting and wayfinding

C7. Wayfinding is to be:

a) Clear to all ages, backgrounds, and abilities, is provided to orientate and direct users

b) Consistent with wider public domain signage

C8. Where naming is required for new development, local Aboriginal language is to be incorporated to enhance and strengthen the cultural connection to the place. This form of naming is to involve consultation with the local Aboriginal community.

C9. Lighting installations are to:

a) **Operational Excellence**: Utilise energy-efficient, high-quality, and durable fixtures that require minimal maintenance

b) **Safety and Security**: Enhance the safety of the public domain by providing uniform light levels that eliminate dark "hiding spots" without creating blinding glare

C10. **Amenity Protection**: Minimise light spill into the night sky (Dark Sky principles) and ensure no "nuisance" light or glare spills into the windows of neighbouring residential properties

a) **Seamless Integration**: Be integrated into the building's architectural design or landscaping rather than appearing as an "add-on" or afterthought

Services and Lighting

C11. Lighting is to comply with Dark Sky principles, utilising full cut-off fixtures to precent light spill into the night sky or neighbouring windows, while providing uniform light for safety.

C12. Exterior lighting installations are to:

a) Be energy efficient, high quality, durable, and low maintenance

b) Not cause nuisance or hazard

c) Minimise light spill into the night sky

d) Enhance safety and security

e) Be integrated into building design where possible

f) For developments with 40+ dwellings or for non-residential development >2,500sqm GFA, all overhead service cables along the full street frontage are to be placed underground at the applicant's expense.

C13. Mechanical plant and essential services equipment are to be:

a) Contained within the property

b) Integrated with the building and landscape design

c) Located so as not to be visible from any public area

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C14. Development Applications are to include written correspondence from the relevant supply authority confirming that arrangements have been made to underground the services. Undergrounding is required for at least one full span immediately adjacent to the site, though applicants are not responsible for property connections beyond the development boundaries.

C15. Infrastructure, such as three phase power, waste facilities, and drinking water, are to be provided on public land or land available to the public on private land to support the range of expected activities and uses.

C16. New or upgraded public land or land available to the public on private land is to incorporate physical infrastructure capable of hosting digital and innovative technology including, where relevant:

a) Multifunction poles

b) Public Wi-Fi/5G network

c) Electric vehicle charging points

d) Provision of real time information

e) Renewable energy sources

Sustainability and resilience

C17. New public domain works are to:

a) Incorporate rainwater and flood attenuation (including WSUD), where possible

b) Be designed to promote and incorporate water harvesting, passive irrigation, and ground permeability

c) Consider the wider sustainable urban drainage network

d) Utilise landscaping and tree planting to mitigate urban heat

C18. Landscape designs on public or private land are to provide the best chance for plants to thrive and form an ecosystem, through the:

a) Retention of existing mature trees

b) Careful design and selection of diverse and resilient endemic vegetation

c) Specification of well-developed nursery stock

d) Supporting infrastructure such as Stratavault or structural soil, appropriate irrigation and sub-soil drainage with adequate soil volumes for tree roots to ensure successful growth and long life

e) Consideration of the changing climate

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C19. *Landscaping* on public and private land maximises greening opportunities including green roofs and walls, pergolas with climbers, podiums, planters, lawns and gardens, rain gardens and permeable pavement.

C20. Vegetated buffers between traffic and pedestrian movement areas are prioritised over fencing and/or combined with other safety barriers where required.

Materials

C21. **Ensure good environmental performance**: where materials are to be selected based on a "whole-of-life" sustainability approach, prioritising low embodied energy, supply chain transparency, and carbon sequestration (such as sustainable timber).

C22. Ensure Fit-for-Purpose Design with materials and finishes that are selected to suit the specific intended use of the space (e.g., non-porous, easily cleanable surfaces for dining and market areas) and that are resistant to graffiti and vandalism.

C23. Ensure specifications that prioritise high-quality materials that are durable, age gracefully with minimal maintenance, and contribute to a circular economy through easy repair or recycling.

C24. Vegetation is to favour resilient, low-maintenance, and informal species over "high-intensity" plantings that require frequent water, chemical, or manual intervention.

2.18.2 Access and connectivity

Objectives

O7. To provide pedestrian access on the main street frontage of new developments and ensure it is clearly identifiable from the street.

O8. To apply continuous, level-grade footpath treatments across driveways, laneways, streets, and intersections to give visual priority to pedestrians and cyclists.

O9. To minimise the number of driveways that interrupt or disrupt footpaths.

O10. To include new streets, lanes, and through-site links in large developments. These are to be publicly accessible and connected to the existing street network.

O11. To enhance new and existing streets, lanes, and through-site links within and around developments by implementing shared zones, traffic calming treatments, *landscaping*, and other measures that prioritise walking and cycling over motor vehicles.

Controls

C25. Design development within and adjacent to the public domain to:

a) Prioritise pedestrian and cyclist safety and strengthen active transport connectivity

b) Maintain and create fine-grained, walkable urban fabric

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c) Deliver high-quality design responses that reflect the desired future character of the place as well as its movement corridor

d) Apply the principles of movement and place in accordance with the *Transport for NSW Movement and Place Framework.*

e) Recognise and respect Aboriginal songlines and cultural connections to Country, and incorporate these values to improve overall design outcomes and contribute to reconciliation

f) Consider and respond to existing landform

C26. When *landscaping*, plant species are to be selected and located so as not to cause encroachment of growth on pedestrian pathways, cycleways or obstruct people from accessing or disembarking from parked cars along the street.

C27. Provide active transport links on private land in developments where existing public movement corridors cannot safely accommodate them, by:

a) Providing for public access across the land

b) Providing ground-level setbacks and colonnade frontage treatments within a Town Centre

C28. Enhance movement spaces in areas with high pedestrian activity, by implementing measures that prioritise walking and cycling over motor vehicles, such as:

a) Shared zones

b) Traffic calming treatments

c) Landscaping

d) Other design interventions that improve safety and comfort for active transport users

Through Site Links

C29. Include new streets, lanes, and through-site links in large developments. These are to be:

a) Publicly accessible and connected to the existing street network.

C30. **Trigger for Through-site Links**: Provide through-site links where:

a) The street frontage exceeds 130m

b) The site is identified for a link in Part 4 of this DCP

c) The link is required as part of a Planning Agreement

C31. **Design of Through-site Links**: Design links to:

a) Be located between building breaks to provide thoroughfares for the public, pedestrians, and cyclists

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b) Prioritise pedestrian and cyclist access over vehicular access

c) Integrate and be consistent with the surrounding public domain network

d) Remain open to the sky

e) Be clearly visible and accessible from the public domain

f) Include opportunities for planting and landscaping

g) Protect the privacy of adjacent dwellings through strategic building orientation and screening

C32. Provide new through-site links with a minimum width of:

a) 5m for pedestrian and cyclist use only

b) 6m for shared zones where vehicle access is permitted

Public domain interface and activation

C33. Encourage a fine-grained streetscape by incorporating visual breaks and changes in materiality. Limit the maximum length of a single building façade to 50m.

C34. Use continuity of design and materials to identify publicly accessible spaces and connect them with the broader public domain.

C35. Define the interface between the public domain and private places through built form, appropriate uses, and design treatments. Mark boundaries between publicly accessible and private spaces in subtle, celebratory ways without losing continuity.

C36. Locate the following ground floor spaces adjacent to public domain to maximise casual surveillance:

a) Active spaces

b) Non-residential components of mixed-use development

c) Building foyers

d) Windows of habitable rooms

C37. Where a residential development (excluding mixed use) adjoins the public domain, it is to incorporate the following design features:

a) **Softened Building Edges**: Provide high-quality landscaping within setbacks to diminish the visual impact of the building mass and enhance the green character of the street

b) **Passive Surveillance**: Design upper-level balconies to overlook the public domain, ensuring "eyes on the street" to improve community safety

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c) **Direct Street Entry**: Incorporate ground-floor dwellings with individual street entries and clearly defined transitional spaces (such as porches or small steps) to distinguish between public and private zones

C38. **Active Courtyards and Gardens**: Position private courtyards and landscaped front gardens along the street frontage to increase localised activity and provide opportunities for casual social interaction

a) **Visually Permeable Fencing**: Use open-style fencing or permeable wall treatments (at least 50% transparency) to maintain a visual connection between the home and the street while avoiding blank, defensive barriers

C39. To incorporate awnings in new developments to align with the existing built form and contribute to a cohesive streetscape experience. Ensure awnings or upper-level projections:

a) Match awnings of existing buildings

b) Where no awnings are located in the vicinity, are a minimum of three metres above the public space and do not impact landscaping, tree canopy or the provision of new trees

C40. To design building facades to:

a) Prioritise vegetated surfaces such as green facades, living walls and retaining living walls, where possible

b) Integrate artworks or artist-designed features into façades or other elements, where possible

Liveability and useability

C41. Design the public domain to be accessible, legible and organised into three functional areas:

a) **Movement area** – unobstructed and accessible for people to move

b) **Activity area** - typically adjacent to movement areas in high pedestrian activity areas, for commercial, leisure or social uses (play, dwell, gather)

c) **Buffer area** – delivered where there is a need to separate different modes of transport to improve pedestrian and cycle safety, for green infrastructure, landscaping, and street furniture

C42. Ensure public plazas and open spaces have adequate solar access in mid-winter, as well as sufficient shading and weather protection facilities in summer to allow the area to be used for passive recreation:

a) 50% of the total area is to receive direct sunlight for four hours from 9am to 3pm on 21 June

Note: Where open spaces and plazas receive less this, new adjacent developments are not to create additional overshadowing on 21 June between 9am – 3pm

b) 20% of the total area is to be shaded (including shelters) on 21 December

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C43. Ensure building materials do not to result in adverse conditions in the public domain, such as reflected glare, downward drafts, or wind tunnels.

C44. Light reflectivity from building materials used on facades is not to exceed 20%.

C45. Provide a variety of furniture types that:

a) Supports food consumption without purchase, including tables or other level surfaces

b) Allows a degree of user control and customisation

c) Enables people in wheelchairs to join with others

d) Caters for people of all ages, e.g. including arm and backrests, smaller furniture near playgrounds

C46. Incorporate:

a) Playful objects and activations to engage children and youth

b) Artworks or artist-designed features to support community cohesion, identity and placemaking

C47. Public domain areas are to support a range of activities, including temporary uses or temporary or pop-up uses, such as events, performances, markets, exhibitions, creative initiatives etc.

C48. Ensure parks and plazas remain warm and usable in winter, new development is not to shade more than 50% of the total ground area of any existing or proposed public open space at 12:00 pm on 21 June (Winter Solstice).

C49. Development proposals over six storeys are to:

a) Provide a wind impact assessment demonstrating compliance with pedestrian comfort and safety in relation to wind impact in the public domain and usable open spaces within the building

b) Incorporate all mitigation measures into the building design

c) Use wind mitigation strategies that support ground floor activation

d) Design balconies to minimise wind impacts and maximise useability; recess balconies on buildings over 45m high

2.19 Healthy, Climate-Resilient Buildings

Overview

This chapter supports the transition to all-electric development to improve public health, reduce indoor air pollution, and cut greenhouse gas emissions. It seeks to phase out gas and solid fuel systems in new development, aligning with State and Commonwealth Net Zero targets while reducing long-term energy costs for residents.

The chapter promotes sustainable, climate-resilient design, prioritising high environmental performance, urban heat mitigation, and comfortable, healthy indoor and outdoor environments.

2.19.1 All Electric Buildings

Objectives

O1. **Public Health and Air Quality:** To protect human health by reducing indoor exposure to harmful air pollutants (such as nitrogen dioxide and benzene) associated with gas combustion.

O2. **Cost Reduction and Energy Affordability:** To lower the "energy wallet" of residents by eliminating dual-connection fees and utilising high-efficiency electric appliances that are significantly cheaper to operate than gas alternatives.

O3. **Climate Resilience and Net Zero:** To promote a Net Zero future by enabling buildings to rely exclusively on an increasingly renewable electricity grid.

O4. **Asset Futureproofing:** To avoid the high future costs of retrofitting gas-dependent buildings as fossil fuels are phased out across the national energy market.

Controls

C1. All new developments are to meet their energy requirements using electricity only.

C2. Gas cooktops, gas ovens, gas hot water systems, and gas internal space heating systems are not permitted.

C3. Solid fuel heating and cooking systems are not permitted in any development.

C4. Should there be a use that requires fossil fuels and that use can be justified by expert opinion, Council will consider disregarding C1 to C3.

2.19.2 Site and Building Design

Objectives

Efficiency & Comfort: Maximise energy and water efficiency through passive design to create comfortable living and working spaces with low greenhouse gas emissions.

O5. **Heat Mitigation:** Reduce the urban heat island effect by using light-colored, non-reflective materials and strategic planting to cool buildings and public areas.

Inner West Development Control Plan: Part 2 General Considerations for Development

O6. **Green Infrastructure:** Integrate "living" systems—like trees for shade and permeable surfaces—to naturally store water, nourish soil, and lower ambient temperatures.

O7. **Public Amenity**: Ensure all outdoor and communal spaces are well-shaded and designed for comfortable year-round use.

Controls

C5. Development applications must demonstrate appropriate environmental performance by providing either:

a) A Building Environmental Performance Report; or

b) A BASIX certificate

C6. The documentation must confirm incorporation of:

a) Passive design measures, such as:

i. optimal orientation

ii. Increased insulation

iii. Effective shading

iv. Cross ventilation

v. Low solar absorptance external finishes

b) Optimised rooftop solar photovoltaic systems, where feasible

C7. Non-Residential Energy and Water Performance Standards Non-residential development must achieve the minimum energy and water performance standards in Table 2.19.1, using appropriate building systems, materials, and design responses.

Table 2.19.1. Development threshold and standards for development not prescribed within State Environmental Planning Policy (Sustainable Buildings) 2022

Development type and threshold	Minimum energy target	Minimum water target
Office (base building) Any development relating to an office building where the building contains less than 1,000m2 of net lettable area	Maximum 45 kWh/yr/m^2 of gross floor area (GFA) **or** 5.5-star NABERS Energy Commitment Agreement (CA) + 25% **or** Certified Green Star Buildings rating with a "credit achievement" in Credit 22: Energy Use, or equivalent	NABERS Water 4 star (5 star where recycled water is available)

Inner West Development Control Plan: Part 2 General Considerations for Development

Development type and threshold	Minimum energy target	Minimum water target
Shopping centre development (base building) A new shopping centre containing a gross lettable area – retail (GLAR) of 5,000m^2 or more An existing shopping centre of 5,000m^2 GLAR or more with an addition of 2,500m^2 or more GLAR	Maximum 44 kWh/yr/m^2 of GFA or, 5 star NABERS Energy CA, or Certified Green Star Buildings rating achieving the "minimum expectation" in Credit 22: Energy Use, or equivalent	
Hotel or Motel Any development relating to a hotel or motel where the building contains less than 100 rooms	Maximum 199 kWh/yr/m^2 of GFA or, 4.5 star NABERS Energy CA, or Certified Green Star Buildings rating achieving the "minimum expectation" in Credit 22: Energy Use, or equivalent	
Serviced Apartments (whole building) Any development relating to serviced apartments where the building contains less than 100 serviced apartments.	Maximum 199 kWh/yr/m^2 of GFA or, 4.5 star NABERS Energy CA, or Certified Green Star Buildings rating achieving the "minimum expectation" in Credit 22: Energy Use, or equivalent	

C8. Urban heat island mitigation development must minimise heat absorption and glare by:

a) Using high solar reflectance index materials (lighter colours) on roofs, façades, glazing, and ground surfaces noting the need to:

i. limit reflectivity to 20% (darker colours) where glare or reflection may cause nuisance

ii. Maintain Inner West character by using dark and red brick for brickwork

2.20 Affordable Housing

Overview

This section describes Council's objectives for affordable housing to achieve the objective of retaining and expanding the local supply of *affordable housing*.

Objectives

O1. **Social Inclusion:** To increase the availability of socially inclusive affordable housing options that support a diverse range of household types and income levels.

O2. **Quality and Context:** To ensure affordable housing is well-designed, situated in appropriate locations with access to transport and services, and responsive to the specific needs of the local community.

O3. **Perpetuity and Management:** To ensure that affordable housing (including existing supply) is managed and retained permanently as a community asset.

O4. **No Net Loss of Dwellings**: To ensure that development does not result in a decrease in the existing number of dwellings on the land, consistent with the strategic goals of *Our Fairer Future.*

Controls

C1. Affordable units are to be evenly distributed throughout the site. They are to utilise the same materials as market-rate residences.

C2. Units are to include a variety of sizes to ensure they will cater for varied income levels and occupancy needs.

C3. Affordable housing is to achieve the same level of amenity as other residences in the building.

C4. Projects are to satisfy the requirements of the Affordable Housing Contributions Scheme and *Council's Affordable Housing Policy 2022*.

2.21 Temporary Use of Land

Overview

The Inner West is a dynamic and creative region where the temporary use of land plays a vital role in community life. This section provides a framework for activating vacant or underutilised private land for short-term activities—such as pop-up markets, festivals, community gardens, or outdoor performances—without requiring a permanent change of use.

Temporary uses are permitted on private land under Clause 2.8 of the *Inner West Local Environmental Plan (LEP) 2022*. This clause allows Council to grant consent for a maximum of 52 days (whether or not consecutive) in any period of 12 months, provided the use does not prejudice the future use of the land or adversely affect the amenity of the neighbourhood.

This section does not apply to temporary use of public land which is to be approved through a *Section 68 application* under the *Local Government Act 1993.*

2.21.1 General

Objectives

O1. Site Activation and Economic Vitality: To encourage the creative and productive use of vacant or underutilised land for social, cultural, educational, and economic purposes that contribute to a vibrant local character.

O2. Site Suitability and Public Safety: To ensure that the site and any associated temporary structures are fit for purpose, appropriate for their location, and can safely accommodate the anticipated number of visitors.

O3. Amenity and Impact Management: To protect the amenity of the surrounding area by ensuring the use is compatible with nearby land uses and does not result in adverse environmental, social, or economic impacts.

O4. Sustainable Operations and Restoration: To promote sustainable access via active and public transport while ensuring the land is restored to its original condition following the cessation of the temporary use.

Controls

C1. The proposed temporary use is to contribute to the vibrancy of the Inner West and support creative arts and deliver social, cultural, educational, recreational, entertainment, sporting or economic benefits.

C2. The site is to be of sufficient size, dimensions and gradient to allow the safe operation of activities, servicing and structures.

C3. Vehicle and pedestrian access are to safely accommodate all users.

C4. The temporary use and any associated structures are not to:

a) Adversely impact environmental features of the land

b) Increase the risk of natural hazards affecting the land

C5. At the end of the temporary use period, the land is to be restored to the condition in which it was before the commencement of the use. This may require the submission of a remedial plan, depending upon the nature of the temporary use.

Managing Impacts on Adjoining Land

C6. The temporary use is to be designed and operated to mitigate and manage adverse impacts on adjoining land and the amenity of the neighbourhood, consistent with the objectives to protect local community amenity. The following matters are to be addressed in any development application for a temporary use:

a) **Noise:** Operating noise to be managed to ensure it does not constitute "offensive noise" as defined by the Protection of the *Environment Operations Act 1997*

b) **Active and Public Transport**: Provision of clear, safe access for walking and cycling to be integrated into the site layout

c) **Integration**: Events should be located within proximity to existing public transport services to minimise private vehicle trips

d) **Traffic and Access**: Vehicle arrival and departure to be managed via a Traffic Management Plan (TMP) to prevent congestion and ensure pedestrian safety

e) **Waste and Litter**: A Waste Management Plan to be implemented, providing dedicated storage, disposal, and frequent collection to prevent odour and littering during and after the event

f) **Lighting and Visual Amenity**: Lighting to be designed and baffled to mitigate light spill into residential properties in accordance with Australian Standard *AS 4282:2019*

g) **Aesthetics**: Temporary structures to be maintained in a safe, clean, and professional condition for the duration of the use

h) **Privacy**: The site layout to be designed to minimize direct overlooking of private dwellings or communal open spaces using screening or strategic orientation of high-activity areas

i) **Signage**: Temporary signage to be limited in scale, safely secured, and removed within 24 hours of the event's conclusion

j) **Air Quality**: Practical measures to be taken to manage potential dust, smoke, or odour emissions (e.g. from food stalls or unsealed surfaces)

Noise and Vibration

C7. Noise for events is to be managed to ensure it does not constitute "offensive noise" under the *Protection of the Environment Operations Act*.

Inner West Development Control Plan: Part 2 General Considerations

C8. For events involving amplified music or large crowds (e.g. >500 people), a *Noise Management Plan (NMP)* is to be submitted. A formal Acoustic Report is only required if the NMP cannot demonstrate compliance with standard noise-attenuation measures.

Hours of Operation

C9. Standard hours for temporary events are 7:00 am to 10:00 pm (Sunday to Thursday) and 7:00 am to 11:00 pm (Friday and Saturday). Extensions may be considered where it is demonstrated that the location is sufficiently buffered from residential dwellings (e.g. an industrial zone or large park).

Traffic & Transport

C10. For events where attendance is expected to exceed the existing local capacity, an Event Transport Plan is to prioritise walking, cycling, and public transport over private vehicle use.

C11. Formal Traffic Impact Assessments will be waived for events under 100 people to reduce red tape.

Operations

C12. A plan of management (POM) is to be submitted with a development application for temporary use of land and include:

a) Arrangements for health, safety and security during and outside operating hours

b) Site layout, access points, signage and crowd management measures, consistent with the safe and secure management of the expected number of attendees

c) Emergency facilities and first aid provisions

d) Waste management arrangements and access for removal vehicles

e) Evidence that public toilet facilities are adequate for anticipated attendance in accordance with Australian Standards, guides or codes

f) Strategy for encouraging attendees to use active or public transport to access the event (e.g. location maps, bike parking provision)

PART 3

Land Use Controls

Item 2

Attachment 1

Inner West Development Control Plan: Part 3 Land Use Controls

3.1. Dwellings

Overview

This section applies to all low scale residential development, including new construction and alterations, and additions. Specifically, these controls apply to the following land uses:

- *Dwelling houses*
- *Secondary dwellings*
- *Semi-detached dwellings*
- *Dual occupancies*
- *Attached dwellings* (including terraces)
- *Multi-dwelling housing* and
- *Group homes*

For *Residential Flat Buildings* and *Shop Top Housing*, refer to Section 3.3 and 3.6.

3.1.1. General

Objectives

O1. **Context and Character:** To ensure that all residential development, including new dwellings and alterations and additions, is consistent with the established or *desired future character* of the locality by responding to the positive elements of the streetscape and local environment, such as building siting, detailing, scale, character and form.

O2. **Architectural Integrity and Quality:** To deliver high-quality architectural outcomes that contribute to a vibrant streetscape through using varied materials and façade depth and ensuring alterations and additions visible from the *public domain* integrate sensitively with the original building through matching or sympathetic roof forms, proportions, and detailing.

O3. ***Public Domain* and Safety (CPTED):** To enhance the safety and vibrancy of the *neighbourhood* by ensuring dwellings provide passive surveillance through clearly identifiable, street-facing entrances and active *habitable room* windows.

O4. **Visual Bulk and Scale Transition:** To minimise the perceived visual bulk and scale of buildings as viewed from the *public domain* and neighbouring properties. This is achieved through effective use of side and rear setbacks, building separation, and the stepping of building heights.

O5. **Residential Amenity:** To ensure development delivers high-quality amenity for occupants and neighbours through appropriate building siting, setbacks, separation, privacy, and access to solar access and views.

Inner West Development Control Plan: Part 3 Land Use Controls

O6. **Topographic and Landscape Integration:** To ensure development responds to the natural landform by stepping buildings to follow the slope of the site, thereby minimising excessive excavation, bulk, and the height of retaining walls at boundary interfaces.

3.1.2. Built Form, Massing and Scale

Controls

C1. New single dwellings are to face the primary street. At least one front door is to be clearly visible, and at least one front window is to belong to a habitable (liveable) room (not a bathroom or laundry or the like).

C2. Only the dwelling closest to the primary street is required to directly face the primary street

C3. Do not enclose front verandahs or balconies. If a balcony or verandah is already enclosed, Council encourages restoring it to its original open design.

C4. The bulk, scale and street presentation of single dwellings including height and building envelopes are to be consistent with the neighbouring buildings or the area's *desired future character*. The following diagrams indicate typical building envelopes that are appropriate in the Inner West.

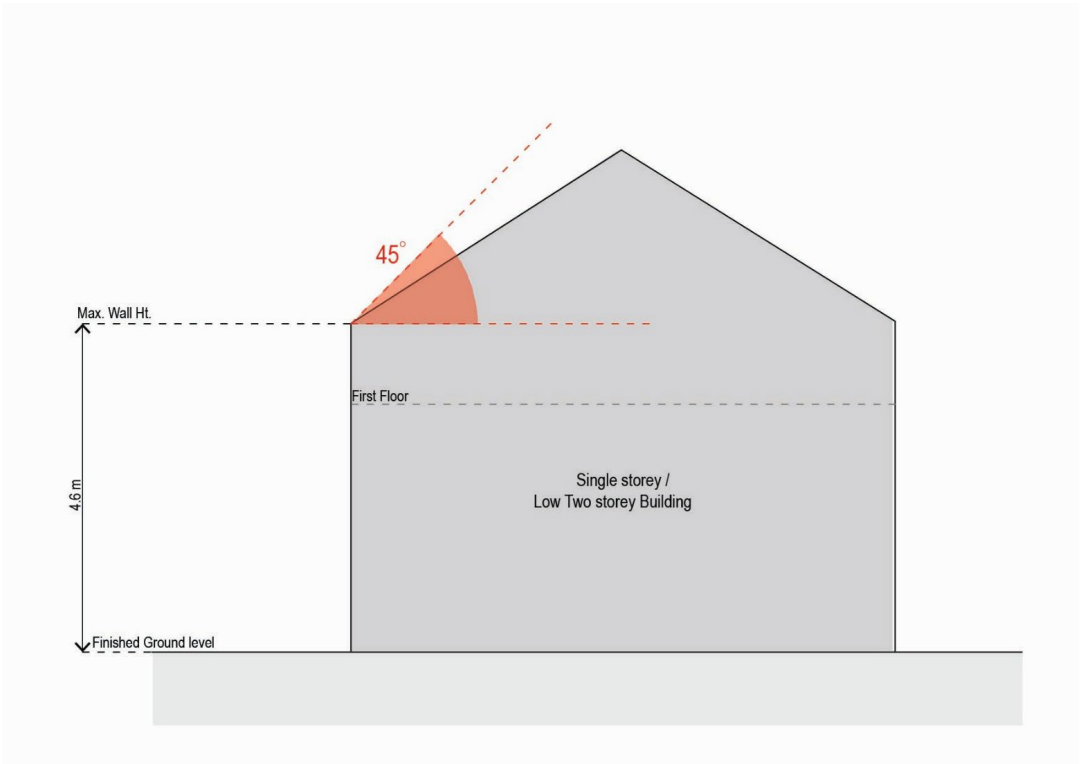


Figure 3.1.1 Appropriate bulk for single storey dwellings (including attic levels)

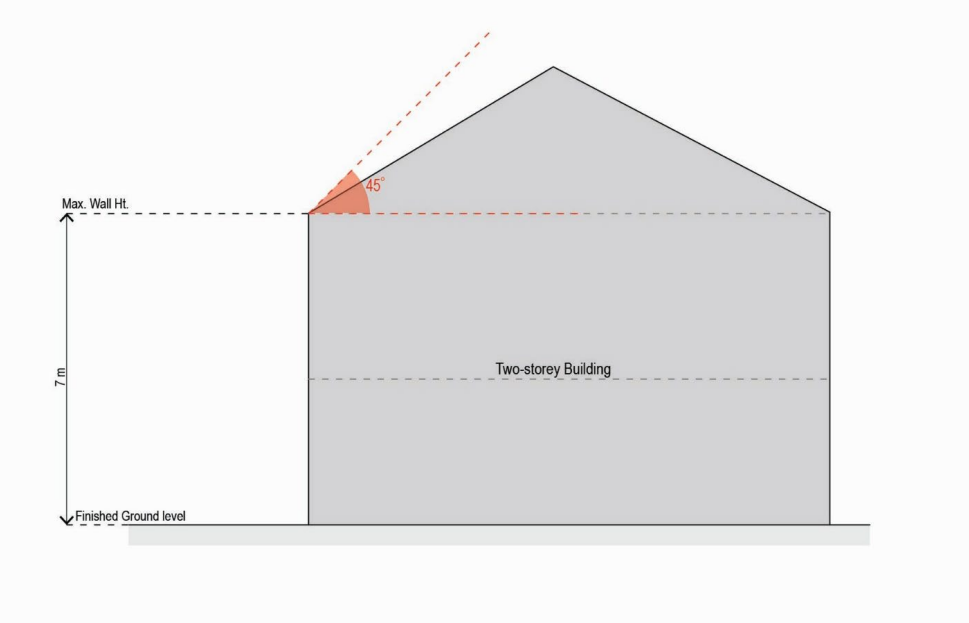


Figure 3.1.2 Appropriate bulk for two storey dwellings

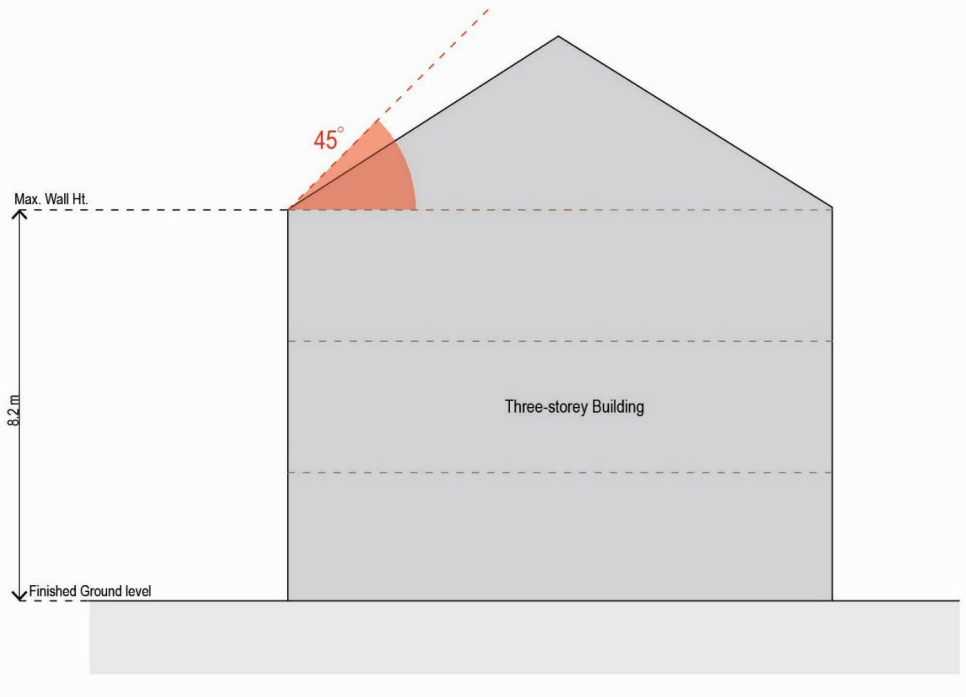


Figure 3.1.3 Appropriate bulk for three storey dwellings

Inner West Development Control Plan: Part 3 Land Use Controls

C5. If the site is on a slope, use a 'split-level' design that follows the land. Deep excavation is only allowed if it meets building height and, for basement parking, parking rules.

C6. When altering a dwelling erected before 1943, keep the principal structure intact. New additions are to sit behind or below the main roofline, so they don't dominate the original house from the street. Respect the symmetry of attached homes (like semi-detached pairs).

C7. Avoid large, blank walls. Add architectural details to all sides of the house visible from the *public domain*.

3.1.3. Building Setbacks

Objectives

O7. **Character and Context:** To respond to the established streetscape and development pattern to promote the *desired future character*.

O8. **Amenity and Building Mass:** To design spaces between buildings to protect privacy, allow sunlight and breezes, and reduce visual bulk.

O9. **Landscape and Environment:** Maximise deep soil areas in front and backyards to support the planting and growth of large canopy trees.

Controls

Front and Rear Setbacks

C8. Front and rear setbacks are to be:

a) Calculated by averaging the front and rear setbacks of the adjoining main buildings on either side of the subject site (refer to Figure 3.1.4)

b) Determined on a floor-by-floor basis

C9. Where an adjoining development has a front or rear setback that is clearly uncharacteristic of the general pattern of development within the street, consideration will be given to the general pattern in determining building setbacks.

C10. The setbacks for corner or end lots on adjoining streets are to be determined by the location of the building on the adjacent property that most resembles the orientation, frontage width and site layout of the subject site.

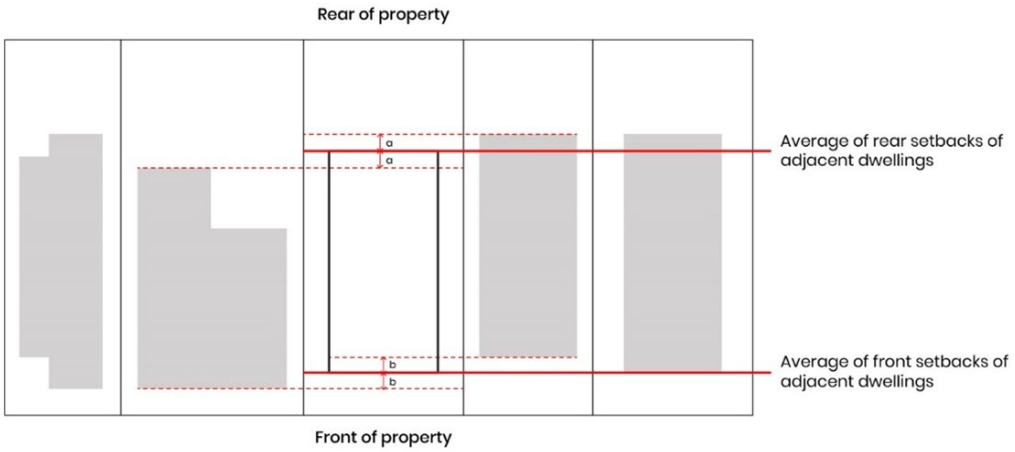


Figure 3.1.4 How to calculate front and rear setbacks

Side Setbacks

C11. Setbacks from a side boundary are to be calculated on a floor-by-floor basis, in accordance with Table 3.1.1:

Table 3.1.1 Minimum side setback

Site frontage	Minimum side setback	
<8m	Merit assessment based on C12	
>8m	One storey	900mm
	Two storeys	1.5m
	Three storeys	2.5m

C12. Notwithstanding the above table, on lots greater than 8 metres, semi-detached and *attached dwellings* and terraces may have a minimum nil side setback of 0m along a shared common boundary.

C13. The following matters are to be considered where it is proposed to vary the front, rear, or side setbacks metrics outlined in C8 and C11:

a) The proposed building is consistent with the pattern of development in the immediate locality

b) The bulk and scale of development is minimised by skilful design solutions

c) The potential impacts on amenity of adjoining properties, in terms of sunlight, privacy, bulk, and scale, are minimised

d) Reasonable access is retained for necessary maintenance of timber or weatherboard walls and existing windows of adjoining dwellings

e) Maintenance of natural surface runoff through the site

Inner West Development Control Plan: Part 3 Land Use Controls

f) Natural hazards affecting the site, including flooding

3.1.4. Site Coverage, Landscaped Area and Deep Soil

Objectives

O10. **Tree Preservation and Canopy:** Protect existing mature trees and provide enough deep soil for a healthy, tall tree canopy.

O11. **Environmental Performance:** Maximise permeable surfaces to support biodiversity, absorb rainwater, and reduce stormwater runoff.

O12. **Functional Outdoor Space:** Provide high-quality, functional outdoor space that acts as an extension of the home's main living area.

Controls

Landscaping and Deep Soil

C14. The entire front yard is to be permeable *landscaping*, aside from essential paths and an approved driveway. Paving, artificial grass, swimming pools, and porous paving do not count as "landscaped area."

C15. Group the garden areas together to create at least one "deep soil" zone large enough to grow a tall canopy tree.

Private Open Space

C16. Every dwelling needs outdoor space at ground level that flows directly from the main indoor living area (Refer to Table 3.1.2 for sizes based on your lot width).

C17. The minimum dimension of *private open space* is to be 3 m. Pools and spas do not count toward this minimum space.

C18. Small lots (≤ 150m² and less than 6m wide) Open car parking spaces can count as *private open space*, provided they are not fully enclosed and can be comfortably used for outdoor activities when the car is not parked in the space.

Table 3.1.2 Minimum *Private Open Space*

Lot Width	Minimum Private Open Space
Less than 6m (small lots)	On merit, see C23
6m-10m	16m²
Greater then 10m	24m²

3.1.5. Facades and Materials

Objectives

O13. **Visual Interest**: Incorporate high-quality materials and finishes that enhance local character and make the streetscape visually interesting.

Controls

C19. Divide building facades into:

a) Vertical bays consistent with the dimensions established by elements on adjoining developments such as party walls, windows, doors, and other façade elements

b) Horizontal bands that clearly delineate each storey and align with elements on adjoining development such as eaves, balconies, verandahs, and roofs

Note: Do not install upper-level balustrades that cut across and in front of party walls, disrupting the vertical rhythm and pattern of individual house elevations in terrace rows

C20. Use materials and finishes that match the streetscape and the period of construction of the dwelling or as outlined in the *desired future character* for the relevant *neighbourhood*.

C21. Design facades to enhance existing character by interpreting positive local features, including:

a) Massing, which includes overall bulk and arrangement, modulation, and articulation of building parts

b) Roof shape, pitch, and overhangs

c) Verandah, balconies, and porches

d) Window shape, textures, patterns, colours, and detailing

e) External materials and colours that are non-reflective colours and non-fluorescent

C22. When renovating a façade, inappropriate later additions are encouraged to be removed and replaced with design elements that reflect the architectural style of the building and contribute positively to the streetscape.

3.1.6. Dormer Windows

Objectives

O14. **Architectural Integrity:** Ensure dormers match the home's style and roof shape without dominating the streetscape.

O15. **Structural Sensitivity:** Minimise the structural and visual impact of additions on the original roof.

O16. **Privacy:** Protect the privacy of adjoining properties.

Controls

C23. Dormers are only allowed for *habitable rooms*.

Front-Facing Dormers

C24. For roofs 6m wide or less, use one centrally placed dormer.

C25. For roofs wider than 6m, use two symmetrically placed dormers.

C26. Dormers are to be taller than they are wide (a height-to-width ratio between 1.6:1 and 2:1).

C27. Dormers must be set down at least 300mm from the top roof ridge.

C28. Dormers must not include balconies, doors, or side-facing glass

Skillion (Sloped) Dormers

C29. Dormers are only allowed on the back roof. You can only have one per roof plane.

C30. The dormer roof must slope away from the main ridge.

C31. Dormers must be set down at least 300mm from the top roof ridge, inset 500mm from the side walls, and inset 200mm from the back wall.

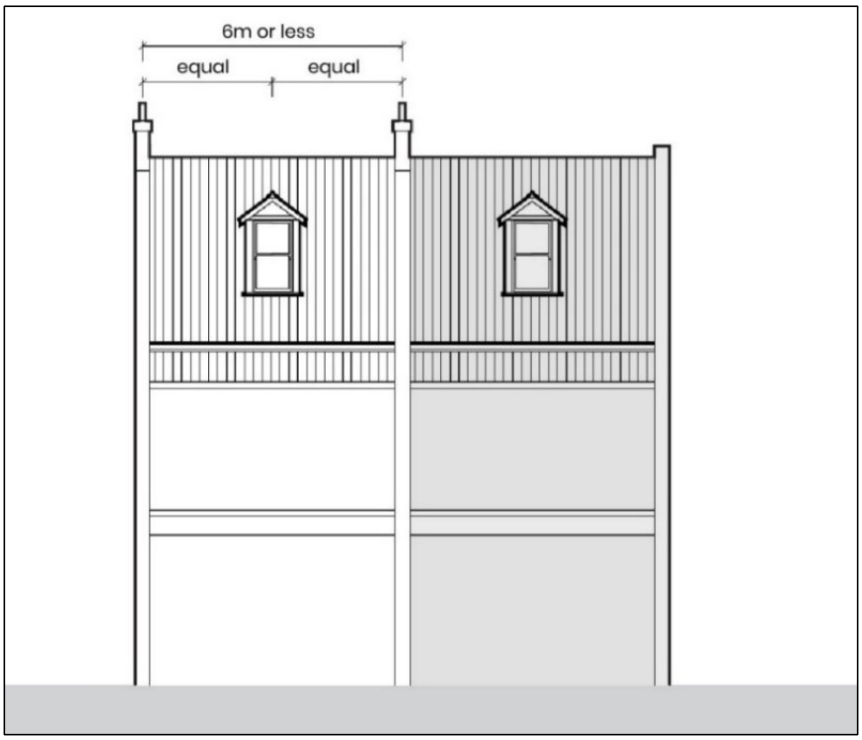


Figure 3.1.5 Single dormer on a building less than 6m in width

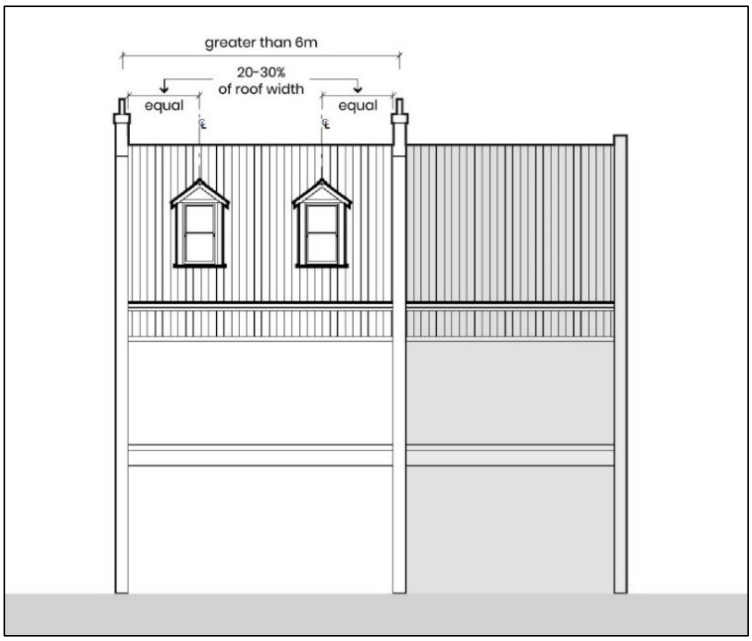


Figure 3.1.6 Two dormers on a building more than 6m wide

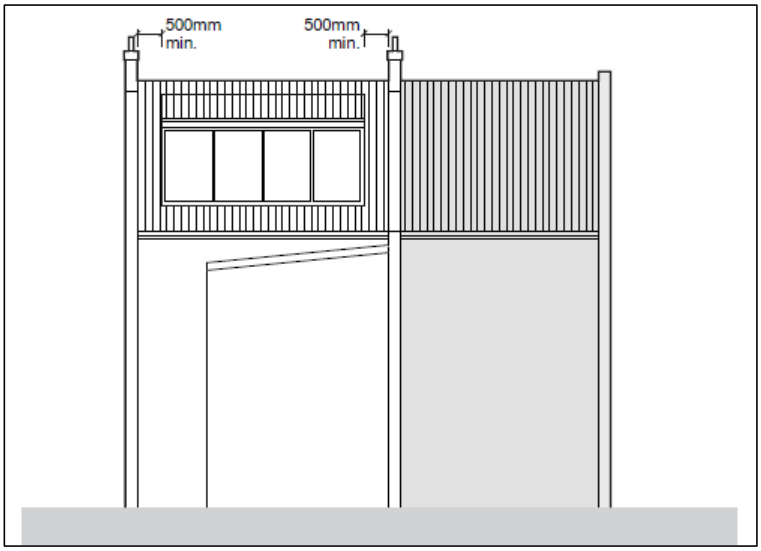


Figure 3.1.7 Skillion dormer window (rear elevation perspective)

Inner West Development Control Plan: Part 3 Land Use Controls

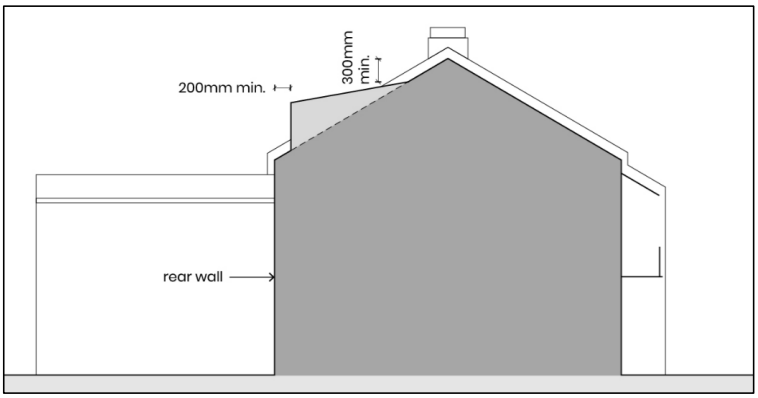


Figure 3.1.8 Skillion dormer window (side elevation perspective)

3.2 Secondary Dwellings

Overview

This section outlines the objectives and controls for secondary dwellings (granny flats). These are designed to support the primary use of the land while ensuring that the site's overall density, character, and amenity are maintained.

Secondary Dwellings are primarily governed by the ***State Environmental Planning Policy (Housing) 2021*** (specifically Chapter 3, Part 1) (Housing SEPP). The requirements of the Housing SEPP prevail over the controls in this DCP. This section provides supplementary guidance to ensure that where the Housing SEPP allows for local discretion, the development remains sympathetic to the local *neighbourhood* character and results in high level outcomes.

3.2.1. General

Objectives

O1. **Scale and Size:** To ensure the secondary dwelling remains visibly smaller compared to the primary dwelling, while balancing built and unbuilt areas on the site.

O2. **Context and Character:** To ensure the design, materials, and setbacks complement the architectural form of the primary dwelling and the established character of the surrounding area, including existing buildings along rear laneways.

O3. **Privacy and Space:** To minimise visual bulk and protect the solar access and privacy of neighbouring properties through strategic siting, adequate setbacks and skilful design.

O4. **Laneway Activation and Safety:** To encourage passive surveillance of rear laneways by incorporating openings that face the *public domain*.

Controls

General siting, scale and design

C1. Detached secondary dwellings are to:

a) Have a maximum ridge height of 6.0m above existing ground level if designed with a pitched, hipped or gabled roof

b) be a maximum of 3.5m in height if designed with a flat or skillion style roof

C2. Detached secondary dwellings are to be single storey however can:

C3. Include a loft room/space wholly enclosed within the roof form (dormer windows are allowed) where a pitched, hipped or gabled roof is used

C4. Be two storeys where it adjoins a rear lane

Inner West Development Control Plan: Part 3 Land Use Controls

C5. The secondary dwelling is to be located and designed so as to not result in loss of solar access to neighbouring properties, or to the primary dwelling on the site itself, which breaches the solar access requirements of Part 2.4 – Amenity.

C6. Stairs to upper levels or lofts are to be internalised.

C7. A Secondary Dwelling may be incorporated into the body of the primary dwelling, at either ground level or above, subject to the setback and amenity controls contained in this DCP for alterations and additions to a dwelling.

C8. External materials and colours are to match or complement the main house.

C9. Side and rear setbacks will be assessed as per the setback controls of Part 3.1 of this DCP.

Secondary Dwellings - Amenity

C10. Secondary dwellings are subject to all relevant controls contained in Part 2.4 - Amenity and Part 3.1 - Dwellings of the DCP.

C11. *Private Open Space* (POS) - ground level secondary dwellings to have a minimum area of 3m x 3m directly accessible from the living room.

C12. Secondary dwellings located at first floor level are to incorporate a balcony as private open space, designed to:

a) Not exceed 1.5m in depth or 3.0m in length

b) Be recessed or screened to mitigate overlooking to neighbours

c) Be accessed off a living area

C13. A detached secondary dwelling is to have a minimum separation from the primary dwelling of 6.0m. Council may require a greater separation on larger lots or when either the primary dwelling or the secondary dwelling are, or would be, two storeys or greater.

Inner West Development Control Plan: Part 3 Land Use Controls

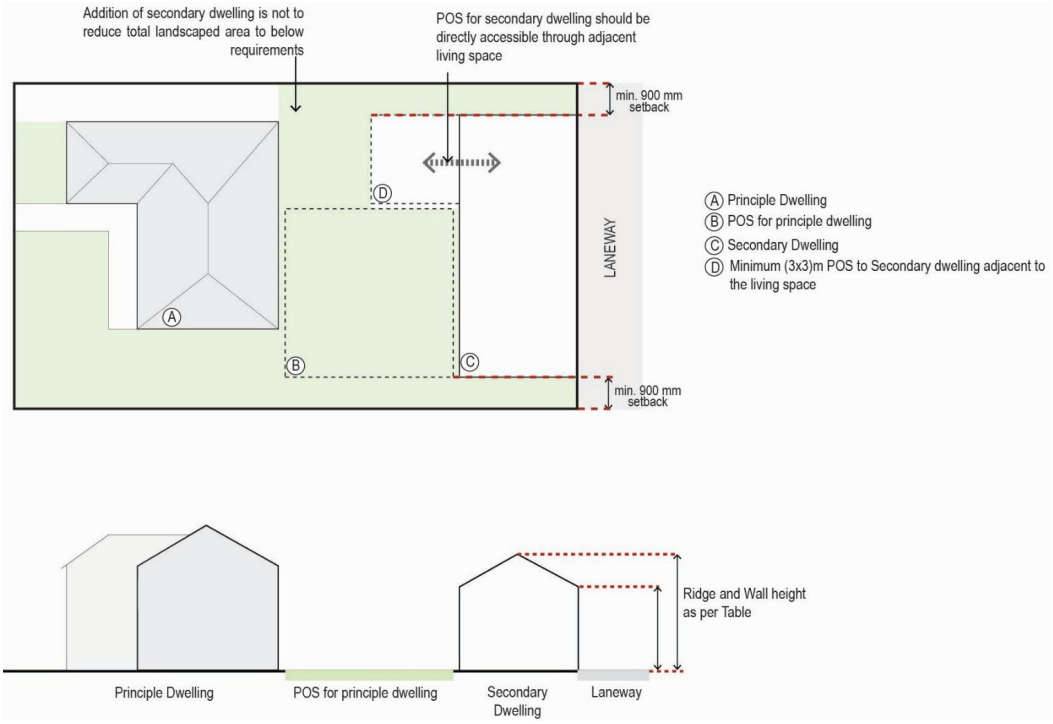


Figure 3.2.1 Site plan and elevation for secondary dwelling siting

C14. Secondary dwellings may be built to the laneway boundary unless a greater setback is required for vehicle manoeuvring or pedestrian safety.

C15. Secondary dwellings abutting a lane are to comply with the height limits for external wall height and maximum roof ridge height contained in Table 3.2.1.

Table 3.2.1. External wall height and ridge height of an ancillary building to a laneway

'Type' and width of laneway	Maximum external wall height	Maximum roof ridge height
'Narrow lane' (<5m)	3m	5m
'Medium lane' (5.1m – 8m)	3.6m	6m

3.3. Residential Flat Buildings and Shop-top Housing

Overview

This section applies to all *Residential Flat Buildings* (*RFBs*) and the residential parts of *Mixed-Use Developments*, including *Shop Top Housing*. It provides controls and guidance on achieving high quality living environments for occupants of these developments.

Developments subject to *State Environmental Planning Policy (Housing) 2021* are to comply with the SEPP and the Apartment Design Guide (ADG). If State rules and this DCP conflict, the State rules override the DCP. Developments which are not subject to the *State Environmental Planning Policy (Housing) 2021* are to be consistent with the provisions of the ADG. If the project includes commercial or retail spaces, Part 3.6 – Commercial and Mixed Use of this DCP also applies to the development.

3.3.1. General

Objectives

O1. **Urban Design and Public Domain:** To achieve high-quality urban design that delivers visually appealing, functional, safe and high amenity streetscapes and *public domain*.

O2. **Built Form Transitions:** To ensure building scale and siting provide a sensitive transition between higher-density developments and adjacent lower-density residential areas.

O3. **Neighbouring Amenity:** To protect and maintain the amenity of neighbouring properties with regard to visual and acoustic privacy, solar access, bulk and massing.

O4. **Occupant Amenity:** To design buildings that achieve high level internal amenity to private dwellings and communal spaces for all occupants.

3.3.2. Urban Design and Site Planning

Objectives

O5. **Character and Contextual Response:** To ensure development responds to the existing or *desired future character* of the *neighbourhood* by interpreting and translating the scale, siting, and landscape elements of the locality into high-quality design solutions.

O6. **Urban Design and Streetscape:** To achieve a high standard of architectural design that provides visual interest through building articulation and siting, massing, and the use of quality materials.

O7. **Streetscape Activation and Safety:** To ensure buildings actively address the street and public domain to promote community interaction, passive surveillance, and a vibrant streetscape.

O8. **Corner Site Prominence:** To reinforce the visual significance of corner sites through distinguished built form, architectural merit, and thoughtful massing that responds to the spatial qualities of the intersection

Inner West Development Control Plan: Part 3 Land Use Controls

Controls

C1. Ground floor apartments facing the street are to have:

a) Distinctive entries that are clearly visible from the street

b) A window to a habitable room facing the street (separate from any doors glazed or otherwise)

c) For any wall facing a street, windows and private outdoor areas are to be designed to ensure privacy is maintained to internal rooms

C2. *Residential Flat Buildings* are to be setback as follows:

a) 1-2 Storeys:

i. front boundary – setback consistent with prevailing front setbacks in the street

ii. side boundary – setback 1.5m

iii. Minimum rear boundary setback

- 6m where the rear boundary is to another property and the development proposes balconies and/or habitable rooms with openings facing the rear boundary
- 4.5m where the rear boundary is to another property and the development does not propose balconies or habitable rooms with openings facing the rear boundary
- 3.5m where the rear boundary is to a laneway

b) For three storeys or more, building setbacks are to be as per the ADG

C3. Variations to the minimum setbacks may be considered where the applicant demonstrates that the proposed design achieves an equal or superior planning outcome. A variation will only be supported if it:

a) Does not unreasonably hinder the future development capability of an adjoining site

b) Matches the established setback of a neighbouring building to create a consistent and improved visual relationship with the street

c) Demonstrates that any proposed boundary wall (0m setback) results in no adverse overshadowing, privacy, view loss or visual bulk impacts on neighbours

C4. *All Residential Flat Buildings* are to maintain a street wall height of 3 storeys, unless another street wall height is specified for the site in Part 4 of this DCP.

C5. To ensure building massing is articulated and avoids a continuous "wall" effect, development within the R4 High Density Residential zone is to comply with the maximum building frontages specified in Table 3.3.1.

Table 3.3.1. Maximum building frontages in the R4 – High Density Residential zone

Inner West Development Control Plan: Part 3 Land Use Controls

Type	Building Length
Podium / street wall	55m
Above street wall	40m

C6. To ensure high-quality internal amenity and to facilitate the future adaptability of buildings, residential flat buildings are to achieve the minimum floor-to-floor heights detailed in Table 3.3.2.

Table 3.3.2. Required Internal Floor-to-Floor heights for Ground floor tenancies for commercial or mixed-use buildings (Ground level floor-to-floor height includes slope/topography allowance)

Location	Required Floor-to-Floor Height
Residential Flat Buildings adjoining a heritage item or *contributory building*	Match the existing floor-to-floor height of the adjoining heritage item or *contributory building*
All other *Residential Flat Buildings*	Minimum 4 metres at ground floor level Minimum 3.2 metres above ground level

C7. For development on corner sites, the architectural treatment and massing is to respond to the corner. This may be achieved through 'wraparound' balconies, increased glazing, or distinctive roof forms that address both street frontages.

C8. Locate ancillary structures (such as bins or sheds) so they cannot be seen from the public domain when viewed from a height 1.8 m above natural ground level at any of the following locations:

a) The footpath on the opposite side of the street

b) A rear lane

c) The rear yard of an adjoining property, measured 6m from the rear boundary

3.3.3. Internal Amenity, Apartment Mix and Layout

Objectives

O9. **Internal Volume and Light:** To maximise the sense of space and improve residential amenity by ensuring ceiling heights allow for deep daylight penetration and well-configured habitable rooms.

O10. **Diversity and Choice:** To provide a range of apartment sizes and types that accommodate diverse household needs

Inner West Development Control Plan: Part 3 Land Use Controls

O11. **Functional Living:** To ensure all apartments are of a size and layout that is functional and provides a high standard of amenity for future occupants.

O12. **Functional Private Space:** To provide each dwelling with *private open space* that is appropriately sized and configured to act as an extension of the primary living area.

O13. **Social and Recreational Hubs:** To ensure communal open spaces offer high-quality amenity and versatile layouts that cater to the social and recreational needs of all residents.

O14. **Integrated Storage:** To ensure adequate, accessible, and secure storage is designed as an integral component of the building's overall layout.

Controls

Ceiling Heights

C9. Developments are to have minimum ceiling heights, measured from finished floor level to the finished ceiling level of:

a) 2.7m for all habitable rooms on all floors

b) 2.4m for non-habitable rooms

Dwelling Mix

C10. Developments with six or more dwellings are to provide a mix of dwelling types in accordance with Table 3.3.3.

Table 3.3.3. Dwelling mix to be provided in residential flat buildings and shop top housing

Dwelling type	Mix
Studio apartments	0-20%
1-bedroom apartments	20-40%
2-bedroom apartments	20-60%
3-bedroom apartments	20-40%
Apartments with more than 3 bedrooms	5-30%

C11. Additional requirements for developments with six or more dwellings:

a) Provide a mix of apartment types on the ground level

b) Distribute dwellings with three or more bedrooms throughout the development, with most on the ground or lower levels

c) Provide 20% of two, three and three+ bedrooms as family friendly dwellings

C12. Developments with fewer than six dwellings may vary the mix but are to include a range of sizes.

C13. Family friendly dwellings (two, three and three+ bedrooms) are to include:

a) Wider hallways and entries to allow for improved moveability for prams, children's equipment, sports equipment, or the like

b) Larger living rooms and *private open space*

c) Visibility from the kitchen or living area to the *private open space*

d) Bedrooms sized for flexible furniture layouts (e.g. bunk beds, desks, two single beds etc.)

e) At least one bathroom with a bathtub

Dwelling Size

C14. Ceiling heights and internal dwelling sizes are to meet or exceed the minimum requirements of the ADG. The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each.

Storage

C15. Each *dwelling* in a *residential flat building* or *shop top housing* is to provide storage space in accordance with the ADG.

C16. At least 50% of the required storage is to be located within each dwelling.

Landscaping and Communal Open Space (COS)

C17. *Landscaping* for all development is to be integrated into the site design to:

a) Enhance the site's aesthetic and streetscape

b) Maximise pervious surfaces for stormwater management

c) Provide privacy screening for and between dwellings

C18. Residential flat buildings are to provide communal open space in accordance with the ADG, with a minimum dimension of 3m.

C19. Communal open space is to be highly visible, easily accessible, and designed to encourage passive amenity.

C20. The design of communal open space is to demonstrate that it can meet the recreation and amenity needs of all residents through the provision of landscaping, seating, play areas, weather shelter, food preparation and consumption areas and an accessible toilet, and adapt to changing needs over time.

C21. Where multiple communal open space areas are provided, different spaces may emphasise different facilities or usage e.g. children's play areas, communal vegetable gardens.

C22. Communal Open Space is to be clearly distinguishable from *private open space* and is to provide sufficient screening to ensure private areas retain their privacy and security.

C23. Where ground-level communal open space cannot be provided due to site constraints, it may be located above ground level if the design:

a) Avoids significant amenity impacts on surrounding properties, including visual and acoustic privacy, air circulation, solar access, daylight, outlook, and views

b) Is accessible via a lift

c) Provides a similar level of amenity, including planting, seating, shelter and accessibility as ground-level communal open space

Private Open Space (POS)

C24. Each dwelling is to provide *private open space* consistent with the ADG.

C25. Communal open space is to be clearly delineated from private open space areas.

C26. All developments must address the following, except where an inconsistency arises with the ADG for ADG applicable development, in which case the ADG prevails:

a) *Private open space* is to be directly adjacent to and accessible from the principal living area of a dwelling.

b) *Private open space* for ground floor dwellings is not to be provided within the front setback unless a landscape buffer and suitable privacy treatment between the *private open space* and any street frontage is provided.

c) Ground floor dwellings are to provide a minimum 15sqm of private open space with no dimension being less than 3m, however studio dwellings may provide a lesser area but not less than 8sqm.

3.4. Boarding Houses and Co-living Housing

Overview

This section outlines the rules for designing, operating, and managing ***boarding houses*** and ***co-living housing***. These housing models provide vital affordable and diverse rental accommodation. Because multiple unrelated people share a single building, careful design and strict operational management are required. These controls aim to ensure a high standard of living for residents—balancing comfortable private rooms with generous, well-equipped shared spaces—while protecting the character and amenity of surrounding *neighbourhoods* from impacts such as noise and waste.

Boarding houses and co-living housing are principally controlled under the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP). The provisions of the Housing SEPP prevail over this DCP in the event of any inconsistency. Developments are also to comply with the *Local Government (General) Regulation 2021, Boarding Houses Act 2012*, and *Boarding Houses Regulation 2013*. This section provides supplementary guidance to ensure that where the SEPP allows for local discretion, the development remains sympathetic to the local neighbourhood character.

3.4.1. General Requirements and Operational Management

Objectives

O1. **Affordable rental:** To maintain and increase the supply of high-quality, centrally managed affordable rental accommodation.

O2. **Amenity**: To protect the amenity of the local community through appropriate location, design, and robust operational management.

O3. **Noise and privacy**: To ensure buildings mitigate noise transfer and maintain acoustic privacy for occupants and neighbours.

O4. **Long term rental stock**: To retain these developments as long-term affordable rental stock by preventing fragmentation.

Controls

C1. Design development to be compatible with the *desired future character* of the local area, as identified in section 4 of this DCP. Assess applications against the relevant building type controls for their zone (e.g., Section 3.1 Dwellings, Section 3.3 Residential Flat Buildings and Shop top Housing, or Section 3.6 Commercial and Mixed-Use Development), excluding *private open space* and dwelling mix requirements.

C2. The strata subdivision or community title subdivision of a boarding house or co-living housing is not supported.

C3. A comprehensive, legally binding *Plan of Management* (POM) is to be submitted with the application. This is to detail operational rules, including but not limited to a 24/7 contact number for neighbours to report issues, waste collection and property maintenance schedules, and curfews for outdoor communal spaces (e.g. locking rooftop terraces at 10:00 PM).

C4. Locate private rooms away from significant noise sources (e.g. busy roads, lifts, shared living rooms) where possible. If not practical due to site constraints, incorporate noise mitigation measures into the building design. Incorporate architectural sound insulation to prevent noise transfer between communal spaces, private rooms, and adjoining properties.

C5. Where ground level rooms face a street, ensure an acceptable level of privacy is achieved for the occupant/s by way of screen planting or by designing appropriate window locations and sizes (e.g. higher sills, or obscured glazing to lower panes, or fixed screening). Ground level rooms are not to be serviced solely by glazed doors but are to also be provided with a separate openable window to provide better privacy, natural ventilation and security outcomes.

3.4.2. Room Size, Capacity and Fit-out

Objectives

O5. **Comfort:** To ensure private rooms are functional, well-proportioned, and provide an acceptable level of comfort for residents.

O6. **Space and storage:** To guarantee sufficient physical circulation space and storage for residents, preventing overcrowded narrow rooms.

Controls

C6. Determine occupant capacity based on the gross floor area (GFA) of the room (excluding corridors, private kitchens, and bathrooms):

a) Single Rooms: Minimum 12 sqm (accommodates one resident)

b) Double Rooms: Minimum 16 sqm (accommodates up to two residents)

C7. The maximum room size is 25 sqm. Exceptions may be allowed for accessible rooms to provide required wheelchair circulation space.

C8. Rooms are to have a minimum ceiling height of 2.7m for new developments (2.4m for existing buildings) and a minimum internal dimension of 3m (excluding wardrobe space) to ensure a liveable layout.

C9. Fit out rooms to accommodate a bed(s) for the number of residents, at least one chair, and a desk. Floorplans are to demonstrate a minimum of 600mm clear physical circulation space between all furniture items and walls.

C10. Provide a minimum of 1.5 sqm of dedicated enclosed wardrobe/storage space per room, in addition to the minimum floor area requirements.

3.4.3. Kitchen and Bathroom Facilities

Objectives

O7. **Essential facilities:** To ensure residents have access to safe, hygienic, and adequately equipped cooking and bathing facilities.

O8. **Scaling:** To ensure shared facilities are properly scaled with adequate hardware to support the number of occupants without overcrowding.

Controls

C11. Provide a minimum area of 3 sqm and a maximum area of 5 sqm. A 600mm strip adjacent to and for the length of the kitchen bench is to be included in the calculation of the kitchen area (and is consequently to be excluded from habitable room area calculations).

C12. Provide a sink, cooking area (hotplate/microwave), preparation space, fridge, cupboards, and dedicated under-bench waste bin provision (refer to Figure 3.4.1).

C13. Where rooms without private kitchens are included in the proposal, provide a communal kitchen sized at the greater of 6.5 sqm total or 1.2 sqm for every resident occupying a room without a kitchen.

C14. Provide a minimum of one sink, one stove-top cooker, one microwave oven and one standard oven for every six residents relying on the shared facility.

C15. In multi-storey developments which include rooms without private kitchens, a communal kitchen must be provided on each floor.

C16. Where private ensuites are not provided in every room, shared facilities are to be provided at a minimum ratio of one toilet and washbasin per 10 occupants, and one shower or bath per 10 occupants.

C17. In multi-storey developments which include rooms without private ensuites shared toilet and shared shower facilities are to be provided for each level.

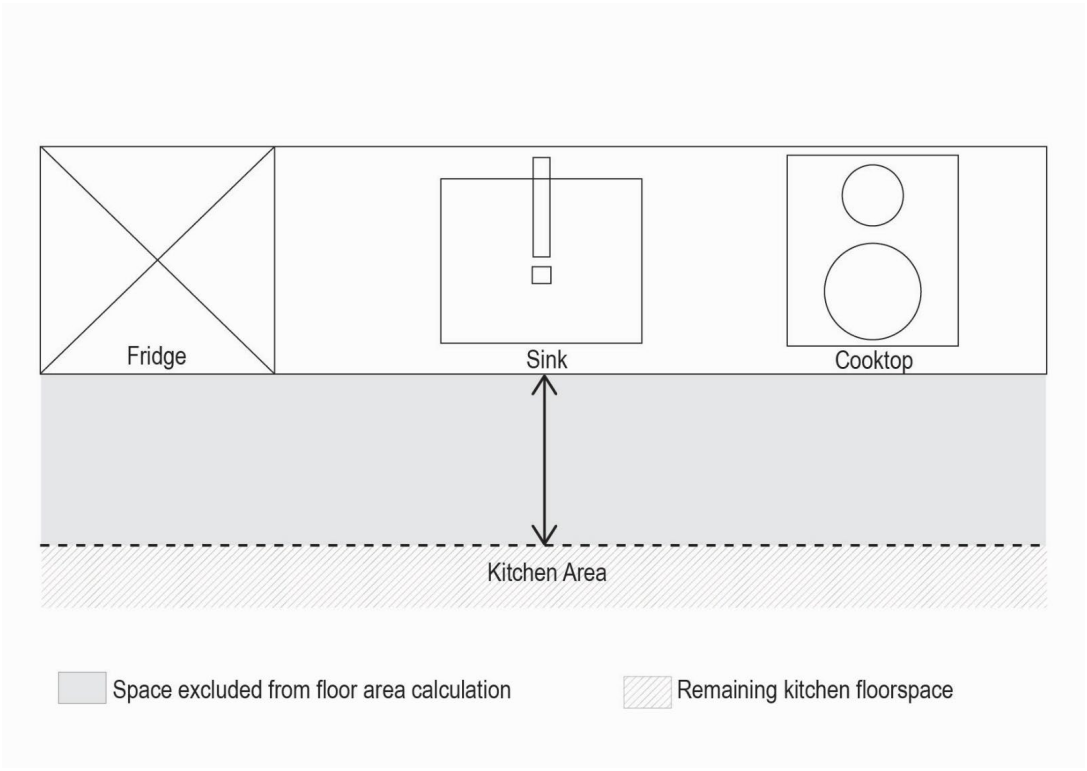


Figure 3.4.1 Kitchenette area calculation

3.4.4. Resident Amenity, Communal Areas and Facilities

Objectives

O9. **Communal Living:** To foster shared living and social interaction and enhance resident amenity by providing high-quality, functional indoor and outdoor communal spaces that offer a range of environments for relaxation and utility beyond the private room.

O10. **Active Transport:** To prioritise active transport by providing secure, integrated, and accessible facilities for bicycles and micro-mobility that reduce private vehicle reliance and support sustainable transit.

O11. **Waste Management and Streetscape Integrity:** To ensure high-density waste and recycling are managed through integrated, on-site storage and collection systems that prevent adverse impacts on the public domain, resident amenity and the local streetscape.

Inner West Development Control Plan: Part 3 Land Use Controls

Controls

C18. Provide a communal living room of at least 30 sqm for up to six private rooms, adding 2 sqm for each additional room.

C19. Ensure residents always have access to indoor communal living areas.

C20. Provide communal open space equal to at least 20% of the site area. A minimum of 50% of ground-level communal open space is to be *landscaping* (including communal lawn area). Design outdoor spaces to connect to indoor communal living areas, include seating and partial weather protection, and locate them away from bedroom windows.

C21. Communal living areas and open spaces are to have a minimum dimension of 3m. Locate at least one accessible toilet close to the primary communal open space or living room.

C22. Provide direct sunlight for at least two hours between 9:00 AM and 3:00 PM on 21 June to at least one communal living area and to 50% of the primary communal open space.

C23. Locate any communal laundry adjacent to, and with direct access to an outdoor clothes drying area.

C24. Provide secure, weather-protected bicycle parking at a minimum rate of one space per private room, alongside designated motorcycle parking, to support low-car living.

C25. Provide dedicated, mechanically ventilated communal waste and recycling storage rooms. These are to be designed so they do not vent into communal living areas, residential corridors, or adjacent properties.

3.4.5. On-Site Management

Objectives

O12. **Operations and Maintenance:** To ensure the effective day-to-day operation, maintenance, and resident support of larger developments.

O13. **On-site Management:** To provide adequate space and residential amenity for on-site managers.

Controls

C26. Provide dedicated on-site manager(s) based on the total number of residents:

Table 3.4.1 Number of on-site managers required based on number of residents

Number of Residents	Number of On-site Manager(s) Required
20 - 39	1
40 - 79	2
> 80	3

C27. If more than one on-site manager is required, locate their residences and offices in different parts or levels of the building to ensure even oversight.

C28. Provide an on-site manager's dwelling for each required manager with a minimum area of 16 sqm and a maximum of 35 sqm.

C29. Provide a *private open space* of at least 8 sqm (with a minimum dimension of 2.5m) directly adjacent to each on-site manager's accommodation. Do not locate this *private open space* within the primary front street setback.

3.5. Adaptive Reuse: Converting Non-Residential Buildings to Residential Uses

Overview

This section guides the conversion of existing non-residential buildings (such as warehouses, shops, or churches) into new homes. Rather than demolishing these buildings, Council strongly encourages adaptive reuse of existing buildings and retention or recycling of the existing structure. This approach achieves three main goals:

- **Protects our history**: It keeps the unique character and charm of Inner West streetscapes alive
- **Helps the environment**: It reduces landfill waste and saves the embodied energy and materials already built into the structure
- **Creates unique homes**: It blends historic architecture with contemporary, comfortable living

Objectives

O1. **Character and History:** To protect the original materials and character of existing buildings, ensuring any changes respect the size and shape of the original structure.

O2. **Design Quality:** To encourage high-quality architecture that creatively updates the building while fitting in with neighbouring properties.

O3. **Resident Comfort and Amenity:** To create comfortable homes with natural light, fresh air, and usable private outdoor space, responding to the unique layouts and construction of older buildings.

O4. **Sustainability:** To reduce construction waste and save embodied energy by recycling buildings rather than demolishing them.

Controls

Building Design and Streetscape

C1. The redevelopment is to be designed so that the original structure remains the dominant physical element and significant architectural features (eg parapets, ornamental brickwork, openings) of a building are to be retained, particularly when visible from the street.

C2. Additional floor space is to be contained within the existing building envelope and is to be designed to visually integrate with the original architectural detail and form.

C3. Conversion of roof space into habitable rooms is supported provided the original eaves and ridge lines are maintained and the roof pitch is not altered. Dormer windows may be used to achieve compliant ceiling heights and provide natural light/ventilation provided they do not occupy more than 50% of any roof plane.

Inner West Development Control Plan: Part 3 Land Use Controls

Residential Amenity

C4. Provide adequate residential amenity to new dwellings, including acoustic privacy, private open space, landscaping, solar access, and visual privacy, as guided by Part 2 of this Development Control Plan.

C5. For large-scale or deep-plan buildings, innovative design measures—such as "open-to-sky" atria or internal courtyards—are to be used to provide landscaping and private open space and to ensure habitable rooms receive adequate light and air without significant removal of external fabric.

C6. Any communal open space areas are to be directly accessible from common internal circulation points.

Sustainability and Waste

C7. Demolition is to be minimised. Applicants are to demonstrate how they have maximised the recycling and reuse of onsite materials.

C8. Design layouts to maximise passive environmental performance and optimise comfort and amenity provided by retaining existing materials.

3.6. Commercial and Mixed Use Development

Overview

The Inner West contains a number of vibrant and highly valued "Main Streets". This section establishes the framework for the operation of those commercial and mixed-use areas, aiming to balance economic vitality with high-quality residential amenity.

Development is to prioritise a human-scale environment. This requires buildings to address the street with active shopfronts at ground level while utilizing upper-level building setbacks to mitigate impacts on adjacent sensitive uses. A critical priority is managing the transition between commercial hubs and low-density residential neighbourhoods and heritage.

This section applies to development applications in the following contexts:

- **Land Zones**: E1 (Local Centre), E2 (Commercial Centre), and MU1 (Mixed Use).
- **Specific Uses**: All commercial premises and Shop-Top Housing, regardless of the zone.

This section provides controls to guide the built form of buildings containing shop top housing. See Part 3.3 (Residential Flat Buildings and Shop-Top Housing) and the NSW *Apartment Design Guide* (ADG) for controls and guidance on achieving high quality living environments for occupants of these developments.

3.6.1. Built Form, Siting, and Context

Objectives

O1. **Desired Character and Streetscape:** To ensure development is consistent with the established or desired character of the locality by integrating the building's scale, massing, and materials with the predominant streetscape patterns and significant landscape elements.

O2. **Transition in scale:** To provide a sensitive transition in scale and form to adjoining low-density areas, heritage places, and other sensitive interfaces, using design measures such as stepping of built form to mitigate visual and amenity impacts.

O3. **Neighbourhood Amenity:** To maintain reasonable amenity of existing low-scale residential areas and heritage items.

O4. **Respect Heritage:** To respect and reinforce the established character and built form of heritage properties through sympathetic design.

O5. **Context:** To minimise visual bulk when viewed from neighbouring properties and the *public domain* and ensure building height relates appropriately to the site's topography and surrounding context.

Inner West Development Control Plan: Part 3 Land Use Controls

Controls

Transition and Character

C1. Development adjoining sensitive land such as, R2 Low Density Residential zones, 1–2 storey residential accommodation, heritage-listed items, or Heritage Conservation Areas (HCAs), is to provide a clear transition in built form, as follows:

a) Set buildings back 3 m from the common boundary

b) Building height must not exceed:

i. Three (3) storeys where it is located between 3 and 6 metres from a common boundary

ii. Ten (10) storeys where it is located over six metres from a common boundary

C2. Where setbacks are used to reduce visual impact, they are to be landscaped and incorporate façade articulation and landscaped building components e.g. planters, green walls to minimise visual bulk and improve privacy

3.6.2. Site Layout and Design

Objectives

O6. **Enhance the Urban Environment and Public Domain:** To create a high-quality urban environment, ensuring that buildings enhance the streetscape and public domain, and promote street activation and safety.

O7. **Reinforce Character Integration and Evolution:** To ensure development aligns with the Desired Future Character of the area while providing a physical transition that respects the scale and detailing of the immediate streetscape, through the strategic use of setbacks, materials, and massing that mediate between the existing context and future density goals

O8. **Achieve Appropriate Bulk, Scale, and Massing:** To achieve a cohesive built form, development is to maintain appropriate bulk, scale, and massing, including a human-scale street wall and manage building height to reduce visual bulk.

Controls

C3. Orient buildings to face the primary street frontage.

C4. Locate building entries and accessways for both commercial premises and residential units on the primary street frontage. Entries are to be visible, easy to find, and accessible from the street.

C5. Design entries to contribute positively to the streetscape and reduce visual impact through appropriate detailing, *landscaping*, and articulation.

C6. Ensure entries allow casual observation of the street and provide a high level of safety and security.

C7. Provide a clear and sensitive transition between public and private spaces at building entries, ensuring strong visual and functional engagement with the *public domain*

C8. Do not allow stairs, ramps, level changes, handrails, or other service structures to dominate the front setback.

Bulk and street wall height

C9. Ensure building bulk is compatible with the prevailing width and depth of buildings in the streetscape, unless the site is in a neighbourhood identified for change (see Part 4).

C10. Maintain a consistent street wall height along primary and corner frontages, based on the prevailing height in storeys, unless the site is in a neighbourhood identified for change (see Part 4).

C11. Ensure building height is compatible with the prevailing street wall height and does not dominate the *public domain*, unless the site is in a neighbourhood identified for change (see Part 4).

C12. Consider a height transition where sites adjoin a building that is substantially taller than the prevailing streetscape height.

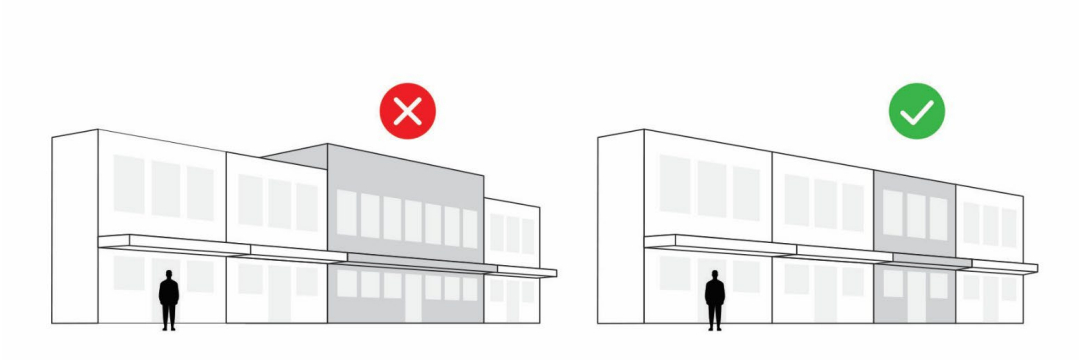


Figure 3.6.1 Responsive street wall height in local centres

Corner sites

C13. Reinforce the visual prominence of corner sites through strong built form, massing, and high-quality architectural design. Ensure development activates both primary and secondary street frontages by building to the front boundaries, creating an active, continuous streetscape.

C14. Ensure that adaptive reuse development of former corner shops retain their positive architectural elements to the street, including doorways, windows and any awnings

Building depth

C15. Limit building depth above the first floor to:

a) Envelope depth: between 10 metres and 22 metres

b) Internal plan depth: between 10 metres and 18 metres

Inner West Development Control Plan: Part 3 Land Use Controls

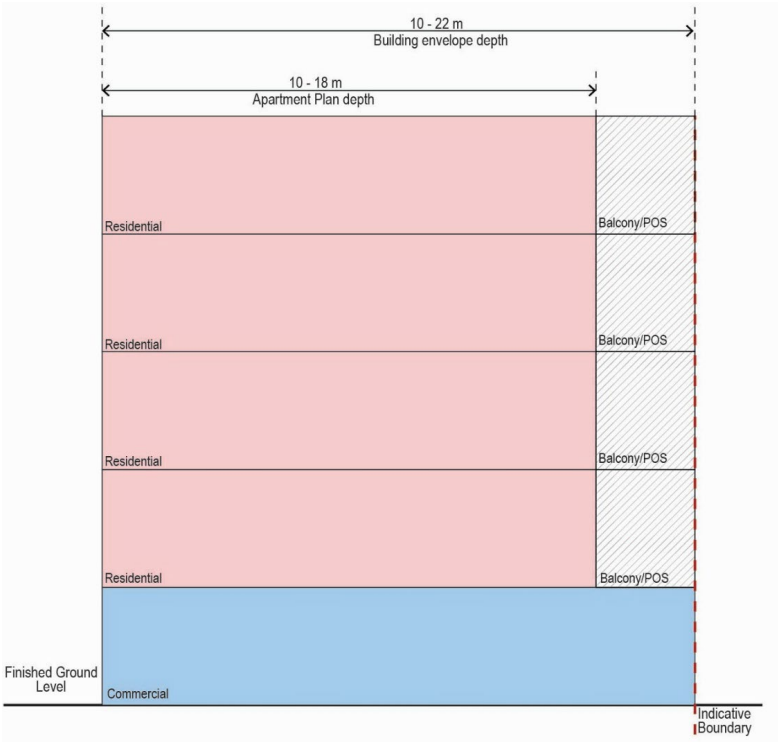


Figure 3.6.2 Building envelope and internal plan depth

Building separation

C16. Zero separation is permitted where:

a) Blank walls abut or allow for future abutment while achieving compliance with other DCP controls

b) Zero separation is consistent with the streetscape context

c) Acceptable amenity outcomes are retained for neighbouring properties in accordance with the provisions of Section 2.4 - Amenity

C17. Where the building separation is across property boundaries, share the building separation distance equally between owners:

a) 6 metres from the boundary for habitable rooms, balconies, roof terraces or similar

b) 3 metres from the boundary for non-habitable rooms of dwellings or commercial uses

c) Nil setback for blank walls

Front setbacks – ground floor

C18. Build the street-facing portion of the building to the predominant front building line to maintain a continuous street wall. Provide zero front setback where this is the prevailing pattern of the streetscape

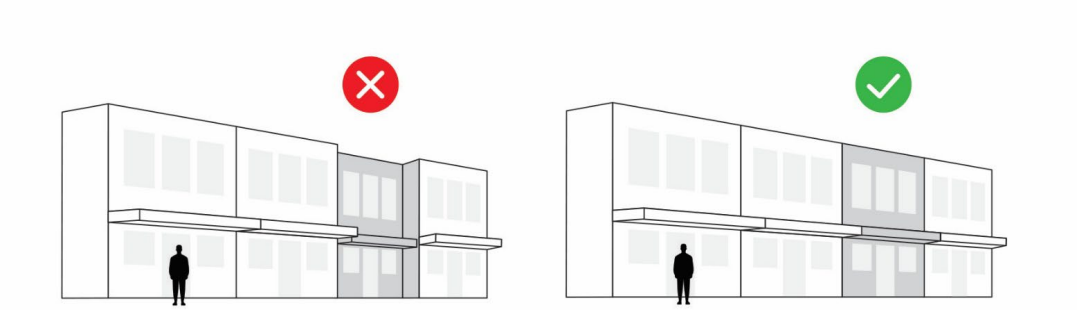


Figure 3.6.3 Compatible street setbacks in local centres

C19. Variations are permitted only where:

a) A forecourt or widened footpath is required by Council

b) The setback is needed in order to protect the setting of an adjacent heritage item, or

c) The setback is needed in order to maintain the visual prominence of a significant parapet corner return on an adjacent building. In this instance, the proposed building may be required to be set back at upper levels, however lower floors, being those matching the prevailing street wall height, are to follow the typical front setback pattern for that component of the building

C20. Side setbacks are generally not permitted in the front portion of the building where zero side setbacks are the typical pattern of the streetscape.

Upper-level setbacks

C21. Where a building height exceeds the established street wall height, the upper levels are to be set back to maintain a human scale and minimise wind downdrafts. All upper-level setbacks are to be measured horizontally in depth from the front (street) wall alignment at the street wall height. Unless specified in a site-specific character statement, apply the following:

a) Match the nearest upper-level setback on the same street block.

b) No Precedent: Apply the minimum setbacks in the table below:

Table 3.6.1 Minimum setbacks

Location	Street Width	Required Upper-Level Setback
Ashfield & Town Centres	Less than 20m	3m
Heritage Conservation Areas (HCAs)	Any width	6m (to ensure the addition is "hidden" from the street)

Inner West Development Control Plan: Part 3 Land Use Controls

Other Areas	Less than 20m	6m
All Areas	20m or greater	3m

Rear and side setbacks

C22. Where a lot adjoins a rear lane:

a) **Street Wall**: The building is to be built to the lane boundary up to a height of 6m (2 storeys).

b) **Upper-Level Setback**: Levels above 6m are to be set back a minimum of 3m from the lane boundary.

C23. Balconies and terraces are not to encroach into the required upper-level setbacks.

C24. Sun-shading devices and architectural fins may encroach up to 450mm into the setback, provided they do not facilitate overlooking.

3.6.3. Architectural Design and Public Domain

Objectives

O9. **High-Quality Architectural Expression:** To deliver building façades that exhibit a distinct base, middle, and top, utilizing high-quality materials and detailing to provide visual interest and rhythm.

O10. **Contextual Integration:** To ensure that façade proportions, window patterns, and material palettes complement the established local character and maintain a cohesive relationship with neighbouring developments.

Modulation of Visual Bulk: To utilise architectural articulation and modulation to break up the perceived mass of buildings and avoid large, unarticulated blank walls.

Location of Services: To ensure that essential site facilities and services are well integrated into the building's architecture to minimise visual clutter on the streetscape.

Controls

Facade, Materials and Detailing

C25. Apply building materials, façade design, and articulation to create a distinct base, middle, and top. Ensure all elevations have a high level of architectural quality and visual interest. Avoid blank, unarticulated side and rear walls.

C26. Design new façades to enhance the existing built character by interpreting and translating any positive characteristics found in the street and locality into design solutions, including:

a) Massing and articulation of building parts

b) Verandas, balconies, and porches

c) Window shapes, textures, patterns, colours, and decorative detailing

d) Scale, rhythm, and proportion appropriate to the building's use and desired character

e) Minimising the use of large expanses of glass or reflective materials, including glass blocks, where these would detract from the established or desired streetscape character

C27. Design new façades to enhance the existing built character by interpreting and translating positive characteristics of the street and locality into contemporary design solutions, including:

C28. Select materials that complement the prevailing streetscape or *desired future character*. Render is not supported for buildings 14 m or taller.

C29. When altering façades, remove incompatible elements and reinstate original features.

C30. Design buildings to incorporate essential site facilities, such as:

a) Mailboxes

b) Air conditioning equipment

c) Waste and recycling areas

d) General storage

e) Gatehouses, substations

f) Fire hydrants or booster valves

g) Water storage or recycling tanks

h) Drying areas

i) Waterproof power outlets and water taps on balconies

C31. Site facilities are to be adequately concealed and not dominate the site or the streetscape.

C32. Essential site facilities and services are to be well integrated into the building's architecture to minimise visual clutter on the streetscape. Where required, electricity substations, fire hydrants and booster valves are to be incorporated within the façade and designed with high architectural quality.

C33. Air-conditioning facilities are not to be visible from the street.

3.6.4. Landscaping

Objectives

O11. **Urban Greening and Cooling:** To enhance the amenity of commercial centres by integrating vegetation that provides shade, reduces the urban heat island effect, and improves the visual setting of buildings.

O12. **Softening the Built Form:** To utilise landscaping as a visual buffer, particularly at the interface between commercial/mixed use developments and sensitive residential zones, to reduce the impact of building bulk.

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O13. **Biodiversity and Permeability:** To support local biodiversity by providing habitat and to maximise on-site water infiltration through permeable surface treatments.

O14. **Functional Open Space:** To provide well-designed communal or *private open spaces* for residents in mixed-use developments that support recreation and wellbeing.

Controls

C34. Landscaped areas to be consistent with Part 2.8 -Trees and *Landscaping* and are to be determined on merit and dependent on the overall streetscape and the *desired future character* for the neighbourhood (refer to Part 4- Site Specific Areas).

C35. For development that includes residential accommodation, a minimum of 80% of the required landscaped area is to be located within common property to ensure professional maintenance and communal access. Up to 20% may be provided in private garden courtyards.

3.6.5. Awnings and Lighting

Objectives

O15. **Pedestrian Comfort and Connectivity:** To provide continuous, high-quality weather protection in commercial centres to enhance the amenity, comfort, and year-round usability of the *public domain*.

O16. **Visual Continuity and Integration:** To ensure awning designs achieve visual consistency with adjacent buildings and the broader streetscape while successfully integrating with infrastructure, including utility poles, signage, and street trees.

O17. **Corner Activation and Safety:** To maximise pedestrian safety and street vibrancy at corner locations by ensuring awning coverage wraps into secondary street frontages to provide continuous protection and visibility.

O18. **Night-time Amenity and Security:** To maintain and extend under-awning "white-way" lighting to support a safe, well-lit, and active night-time economy.

Controls

C36. Provide awnings along the building frontage in town centres and in locations shown on the *Active Frontages* Map in Part 4 of this DCP.

C37. Awnings are to be between 3.6 m and 4 m high and integrate with adjacent awnings.

C38. Set awnings back at least 600 mm from the kerb to allow for smart poles, utility poles, traffic signs, and signals.

C39. Maintain sufficient clearance from street trees to enable them to reach mature height.

C40. Design awnings to be flat or near-flat, consistent with the context.

C41. Ensure awnings are of high architectural quality, reflecting the host building's design and complementing the streetscape.

C42. Wrap awnings around into side streets on corner buildings, to create a safer and more welcoming environment.

White-way lighting

C43. Maintain any existing white-way lighting under awnings during development.

C44. Extend missing sections of white-way lighting at the proponent's cost (including the cost of design by the electricity provider) where appropriate.

C45. Design white-way lighting extensions to be sympathetic to adjoining and nearby installations.

C46. Relocate existing white-way lighting switch panels from inside shops to the building frontage under the awning in a suitable vandal-proof enclosure.

3.6.6. Commercial Development

Objectives

O19. **Maintain Centre's Core Role and Character:** To preserve the primary role of centres as locations for business, retail, and entertainment, maintaining their traditional main street structure and character.

O20. **Balance Viability and Amenity:** To achieve an appropriate balance between promoting economic viability and protecting residential amenity.

O21. **Compatible Built Form and Street Edge:** To ensure the built form, including siting and consistent setbacks, is compatible with the *desired future character* for the locality and maintains a consistent building line in town centres.

O22. **High Quality Design and Street Activation:** To require building façades and shopfronts that achieve high architectural quality and use quality materials, and to ensure active ground floor street frontages promote safety, interaction, and complement the character of the *public domain*.

O23. **Provide Essential Support Facilities and Visual Amenity:** To provide adequate on-site facilities to support commercial uses and to preserve the visual amenity and security of commercial centres outside normal trading hours.

Controls

Commercial Development

C47. Ensure building massing at the street frontage is compatible with the prevailing street wall height and does not create an overbearing presence on the *public domain*, unless an alternate *desired future character* is specified in Part 4 of this DCP.

C48. Design building proportions at the front to reflect the prevailing width and height of buildings within the streetscape.

C49. Create the appearance of individual narrow façades typical of local centres as illustrated in **Figure 3.6.4.**

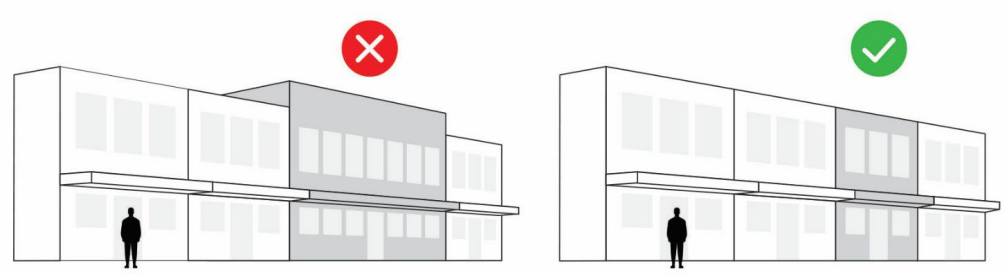


Figure 3.6.4 Narrow facades typical of local centres

C50. To provide vertical bays consistent with the dimensions established by elements on adjoining development such as party walls and windows.

C51. To provide horizontal banding that clearly delineate ground floor commercial level from the upper floors and align with elements on adjoining development such as cornices, balconies, and roofs.

C52. Provide visual interest by including recesses, projections, and other modulation.

C53. Provide a co-ordinated pattern of fenestration that complements the facade and neighbouring buildings.

C54. Where side boundary walls are visible from surrounding streets, design and finish them as an integrated part of the building frontage.

Street Interface and Activation

C55. Provide floor-to-floor heights for ground floor tenancies as detailed in Table 3.6.2.

Table 3.6.2 Required internal floor-to-floor heights for ground floor tenancies for commercial or mixed-use buildings

Location	Required Floor-to-Floor Height
Site adjoining a heritage item or *contributory building*	Match the existing floor-to-floor height of the adjoining heritage item or *contributory building*
All other commercial or mixed-use buildings	Minimum 5 metres

Note: Ground level floor-to-floor height includes slope/topography allowance.

C56. Retain and restore existing shopfronts that display high architectural value.

C57. Design shopfronts for infill development to be consistent with the existing streetscape character.

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C58. Provide visual transparency between the footpath and commercial tenancy on street-fronting façades.

C59. Provide active street frontages by:

a) Including 70% transparent glazing with unobstructed views from the footpath to a depth of at least 6 m into ground floor tenancies

b) Locating entries, display windows, customer service areas and key activities areas on the ground floor, to create pedestrian interest and interaction

c) Locating building services (e.g., fire hydrants, plant rooms, service bays) away from the primary street frontage and designing them with high architectural quality and creative use of materials

C60. Restricting driveway and vehicle access to the side or rear of the site, except where no other vehicle access is available. Driveway entries at the street frontage will only be supported where this is a predominant character of neighbouring development, and the driveway entry occupies a maximum of 30% of the frontage width.

C61. Make pedestrian entries clearly identifiable from street level:

a) Locate vehicle access and loading away from the primary street frontage

b) Provide pedestrian awnings over adjacent public footpaths

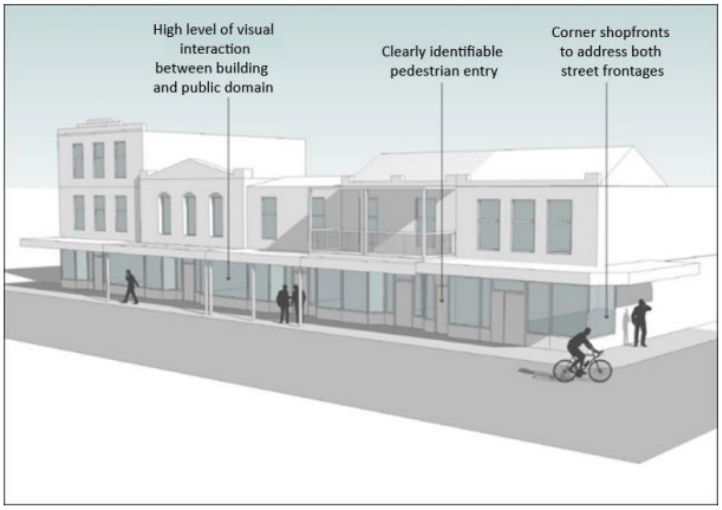


Figure C142: Shopfronts

Figure 3.6.5 Street activation

Commercial Tenancy Requirements

C62. Design commercial tenancies to accommodate:

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a) Public accessibility

b) Space for back-of-house activities (e.g., commercial kitchens, goods storage)

c) Loading facilities and off-street vehicle and bicycle parking

d) Waste and recycling storage

e) Sanitary facilities with disabled access

f) Employee amenities

C63. Provide space for installation of a grease trap that can be easily serviced in all ground floor commercial spaces.

3.6.7. Mixed Use Development

Objectives

O24. **Commercial Primacy:** To prioritise the continuous retail and commercial function of centres by ensuring ground-floor frontages are dedicated to active, non-residential uses.

O25. **Resident Amenity:** To ensure Shop Top Housing provides a high level of residential amenity and design quality consistent with the NSW Government's standards for apartment living and small-scale shop top housing provides high-quality internal amenity and functional outdoor space that is not compromised by its commercial context.

O26. **Streetscape Activation:** To prioritise active commercial frontages by ensuring residential entries are subordinate in scale and width to shopfronts, while enhancing public safety through passive surveillance and unobstructed sightlines between the entry and the street.

Controls

Land Use and Frontage

C64. The residential parts of shop-top housing and mixed-use developments are to comply with Part 3.4 – Residential Flat Buildings.

C65. A minimum of 80% of the ground floor street frontage is to be dedicated to active commercial or retail uses.

C66. Ground floor residential entries are not to exceed a maximum width of 3 metres per street frontage.

C67. Residential Entries are to:

a) Be physically separate from commercial loading and entry points

b) Be equipped with an integrated "security transition zone" (e.g., an airlock or foyer) that is well-lit and visible from the street

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c) Include a mail collection area and a clear "delivery zone" for large household goods with a minimum ceiling height of 2.7m

Residential Amenity

C68. All Shop Top Housing developments that meet the threshold of three (3) or more storeys and four (4) or more dwellings to comply with the design quality principles and design criteria of the NSW Apartment Design Guide (ADG).

C69. The following ADG "Design Criteria" are mandatory for Shop Top Housing to ensure internal environmental performance:

a) **Solar Access:** Living rooms and *private open spaces* of at least 70% of apartments are to receive a minimum of 2 hours direct sunlight between 9:00 am and 3:00 pm on 21 June.

b) **Natural Ventilation:** At least 60% of apartments are to be naturally cross ventilated in the first nine storeys of a building.

C70. **Ceiling Heights:** Minimum finished floor-to-ceiling heights to be:

a) 2.7m for all habitable rooms.

b) 2.4m for non-habitable rooms.

c) 3.3m for the ground floor commercial/retail component (to allow for future flexibility).

3.6.8. Small-Scale Shop Top Housing (Under 3 Storeys)

Controls

C71. At least 70% of dwellings to receive a minimum of 2 hours of direct sunlight to living rooms and *private open spaces* between 9:00 am and 3:00 pm on 21 June.

C72. 100% of dwellings to be naturally cross-ventilated.

C73. All bathrooms and laundries to have an operable window for natural ventilation where possible.

C74. Each dwelling to have a primary *private open space* (balcony or terrace) directly accessible from the main living area.

C75. Minimum Dimensions:

a) Studio / 1-Bedroom: 8m2 (min. depth 2m).

b) 2-Bedroom: 10m2 (min. depth 2m).

c) 3+ Bedroom: 12m2 (min. depth 2.4m).

C76. Dwellings to be designed so that bedrooms are located away from noisy commercial elements such as exhaust fans, loading docks, or busy street fronts.

C77. Where a balcony faces a busy road, it is to be designed as a "Wintergarden" (fully glazed with operable louvres) to provide a usable outdoor space that blocks noise.

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Physical Separation of Services

C78. To prevent cross-contamination and amenity loss, the following are to be provided as separate systems for residential and commercial tenants:

a) Vertical circulation (stairs and lifts).

b) Waste and recycling storage rooms (including separate ventilation systems to prevent odour transfer).

c) Utility meters and plant equipment.

Employment Space Design (Flexibility)

C79. Ground floor commercial spaces to have a minimum finished floor-to-ceiling height of 3.3m to allow for future adaptation to a variety of uses.

C80. Commercial areas to be designed as "open plan" with minimal internal structural columns to allow for future sub-division or amalgamation.

Visual Amenity and Windows

C81. Only windows to habitable rooms (e.g. bedrooms, living areas) are to face the primary street frontage.

C82. Windows for bathrooms, laundries, and storage areas to be located on side or rear elevations. Where site constraints require these on the front elevation, they are to be integrated into the facade design using high-quality privacy screening or translucent glazing that matches the overall building aesthetic.

3.6.9. Tourist and Visitor Accommodation

Objectives

O27. **Guest Amenity:** To provide a satisfactory standard of health, comfort, and amenity for guests staying in tourist and visitor accommodation.

O28. **Room Size:** To ensure rooms and facilities are appropriately sized and designed for their intended use.

O29. **Compliance and Management:** To require responsible management practices and compliance with relevant legislation including length-of-stay requirements.

O30. **Neighbour Amenity:** To protect the privacy and amenity of neighbouring residential properties by minimising visual and acoustic impacts.

Controls

C83. Design tourist and visitor accommodation to:

a) Comply with the built form provisions of this part

b) Minimise visual and acoustic privacy impacts on nearby residential properties

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C84. The development is to operate in accordance with all applicable legislation, regulations, and guidelines governing tourist and visitor accommodation, which include, but are not limited to:

a) Limiting the maximum stay in tourist and visitor accommodation to three months

b) Displaying the name and 24-hour contact phone number of the site manager or resident caretaker prominently in the reception area

c) Keeping an Accommodation Register that records the length of stay for every person accommodated, including the on-site manager or caretaker. Keep the register up to date and make it available to Council on request

C85. For backpacker accommodation:

a) Limit the number of people in a bedroom or dormitory to one person per 3.25 m² of floor space

b) Provide communal recreation areas at a rate of 0.75 m² per person

c) Display health information prominently in communal areas, including drug, alcohol, and sexual health advice. Include a referral list of emergency numbers and local health services (drug and alcohol, sexual health, and general health) in the top four languages used by backpackers

3.7. Industrial and Productivity Support

Overview

This section outlines the requirements for developments within the E3 (Productivity Support), E4 (General Industrial), and W4 (Working Waterfront) zones. It also applies to specific land uses regardless of zoning, including warehouses, freight transport facilities, vehicle repair stations, and local distribution premises. The primary goal is to balance industrial efficiency with the protection of local residential amenity.

Objectives

O1. **Amenity Protection:** Ensure that industrial and productivity support uses do not negatively impact the amenity of adjacent residential areas or sensitive uses, such as childcare centres.

O2. **Sustainable Design and Function:** Promote the sustainable and efficient design and operation of industrial and productivity support uses, consistent with the zone objectives.

O3. **Local Business Suitability:** Support business activities that complement and support other local enterprises.

O4. **Enhanced Amenity**: Improve the overall amenity of both private and public spaces for residents, workers and visitors within these areas.

3.7.1. Site Planning and Built Form

Objectives

O5. **Site Size:** To ensure sites for new industrial developments are large enough to provide functional and efficient space for buildings, parking, vehicle movement, landscaping, and the storage of materials, products, trade waste, and recycling bins.

O6. **Site Layout:** To encourage the consolidation of small allotments to ensure adequate capacity for layout and operational needs.

O7. ***Neighbourhood* Amenity:** To minimise adverse environmental effects on surrounding land uses through careful site planning, ensure compatibility with the streetscape, and provide good amenity for workers.

Controls

C1. Minimise adverse environmental effects on surrounding land uses and the streetscape through careful site planning and layout.

C2. Ensure sites for new industrial developments are large enough to provide functional and efficient space for building(s), parking and vehicle movement, landscaping, and the storage of materials, products, trade waste and recycling bins.

C3. Consolidate all lots into one parcel when development involves multiple existing lots.

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C4. Accommodate all activities, including parking, within the site boundaries. Where onsite parking is not possible, include a parking and traffic assessment with the Development Application.

C5. With any development application applicants are to demonstrate that the proposed use will not adversely affect the road network or traffic flow by providing adequate entry/exit points and sufficient space for large vehicles to stand and cars to queue.

C6. Design the site layout to:

a) Include landscaping at suitable locations to improve visual amenity for workers, enhance the streetscape, and buffer adjoining residential properties

b) Prevent odour and noise emissions to neighbouring properties

c) Respond to the width of the road reserve and the scale and location of adjoining buildings

3.7.2. Setbacks

Objectives

O8. **Streetscape and *Neighbourhood* Amenity:** To minimise the impact of development and buildings on the surrounding area and streetscape and create a pleasant environment within and external to the site.

Controls

C7. Maintain front setbacks consistent with the predominant front setbacks of adjoining industrial buildings or set buildings back three (3) metres from the front boundary if no predominant setback exists.

C8. Design setbacks on corner blocks to provide sufficient sightlines for traffic.

C9. Where an industrial lot adjoins residential properties, provide a reasonable buffer zone for non-trafficable landscaped areas or passive uses.

C10. Where an industrial or employment-zoned lot adjoins a residential property boundary, a dedicated landscape buffer is to be provided in accordance with the following standards:

a) A continuous, non-trafficable buffer of at least 3m in width to be provided along the full length of the shared boundary and 5m for larger sites over 5000 sqm in area

b) A solid masonry or acoustic-rated wall with a minimum height of 2.1m (measured from the higher ground level) is to be constructed on the boundary line

c) The buffer is to be planted with a tiered landscape screen consisting of:

i. A minimum of one (1) large-canopy tree (minimum 8m height at maturity) for every 5 linear metres

ii. A continuous row of shrubs maintained at a minimum height of 2m to provide a visual "green wall"

iii. No vehicle parking, loading docks, mechanical plant equipment, or outdoor storage is permitted within the buffer zone

iv. 100% of the buffer zone is to be deep soil to support healthy tree growth and groundwater infiltration

C11. Apply the following design principles where an industrial lot adjoins residential properties:

a) Provide a buffer zone in accordance with C13 between the industrial building and adjoining residential properties. Use the buffer for non-trafficable landscaped areas or other passive uses that do not compromise residential amenity.

b) Configure internal layouts to locate noisy activities away from residential properties and incorporate internal acoustic attenuation measures

c) Increase setbacks (in the same ratio) proportionate to the height of the development and site area to reduce bulk and visual dominance on adjoining properties.

d) Configure internal layouts to locate noisy activities away from residential properties wherever possible.

e) incorporate internal acoustic attenuation measures to minimise noise disturbance to residential neighbours.

3.7.3. Building Design and Appearance

Objectives

O9. **Good Design:** To achieve a high standard of design and finish that enhances the streetscape and local character and meets the needs of creative industries where relevant.

O10. **Adaptive Re-use and Character:** To maintain the contribution of warehouses and factories to an area's character, and encourage the adaptive reuse of Victorian, Federation, and Inter-War buildings while upholding their structural integrity.

Controls

Adaptive Reuse of Existing Buildings

C12. Alterations and additions to existing Victorian, Federation and Inter-War warehouses or factory buildings are to:

a) Respect the rhythm of openings when altering Victorian, Federation, and Inter-War buildings, and combine openings only where it avoids removing significant original fabric

b) Allow vertical additions only on flat-roofed buildings, set behind the parapet with a matching horizontal profile

c) Do not alter sawtooth roof profiles or use decorative elements that undermine the parapet line

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d) Maintain existing floor levels unless heights allow for a mezzanine/loft, additional floors fit the building envelope without impacting windows, and new floors comply with the National Construction Code

e) Insert mezzanines only where roof trusses remain visible

f) Retain original painted signs and timber frame windows, and do not paint exterior face brick walls

g) Attach lightweight balconies or canopies only if they contrast with the original masonry, maintain opening patterns, and do not significantly impact the building's character

New Buildings

C13. Design new buildings to:

a) Address the street, highlight non-industrial aspects (like offices), and avoid long blank walls facing the street

b) Provide regular facade modulation, express the building structure architecturally with minimal reflective glass, and reinforce entrances to reduce perceived scale

c) Avoid long roof expanses and large blank facades in a single material

d) Screen unavoidable blank walls with landscaping or murals, finish them to a high standard, and use robust anti-graffiti finishes where they adjoin public places

e) Address both street frontages with articulated elevations, and assess impacts of building height on adjacent sites

f) Reinforce entrances, office components and stair wells to create rhythm and reduce perceived scale

g) Use solid surfaces, preferably masonry, and incorporate horizontal and vertical modulation including windows in appropriately proportioned windows

h) Construct all elevations visible from public places or rail lines with face brickwork or decorative treatments that complement the streetscape, using non-reflective materials to avoid glare

i) Incorporate Ecological Sustainable Design (ESD) features, including energy efficiency, thermal insulation, appropriate glazing, and solar orientation. Part 2.19 requires that all new buildings use electricity for all energy needs and gas appliances are not permitted.

3.7.4. Site Facilities

Objectives

O11. **Integrated site facilities:** To ensure site facilities are safely and visually integrated into the development, open storage is screened, fencing is well-designed, and chemicals do not harm the environment.

Controls

C14. Do not incorporate new utility services (e.g., fire hydrants, substations) into proposed landscaping works.

C15. Delineate open storage areas, do not locate them in landscaped areas, and screen them to prevent views from public roads or residential properties.

C16. Submit specific details of externally stored materials with the application.

C17. Provide open-style fencing along street frontages to maintain visibility.

C18. Locate high-security fencing behind the landscape setback.

C19. Submit a Chemical Use and Storage Report for applications involving chemical processing or storage, unless chemicals are routine household grade, total less than 100 litres, and are not strong enough to cause harm.

C20. Outline spill management methods for chemical storage and handling, such as bunding, in accordance with the Environmental Planning Authority's *Handing and Spill Management Guidelines*.

C21. Provide open style fencing along street frontages to maintain views of landscaping and ensure visibility.

C22. Locate high-security fencing behind the landscape setback or within the landscaped area midway between the site front or secondary boundary and the building line. Design the landscape setback to consider site security management.

3.7.5. Environmental and Amenity Management

Objectives

O12. **Mitigate Land Use Conflict:** To reduce or eliminate land use conflicts and minimise noise and vibration impacts on surrounding developments.

Controls

Noise and Vibration Assessment

C23. Design developments so noise-producing activities are located away from the interface boundary.

C24. Limit the operating hours of mechanical plant and equipment on sites adjoining residential areas and detail these hours in the Development Application.

C25. Site noise sources like garbage collection, parking, and air-conditioning plants away from adjoining properties, screening them with acoustic treatments if necessary.

C26. Locate new offices on road frontages to residential areas, positioning warehouse and factory functions away from homes.

C27. Development Applications for noise-generating uses adjacent to residential areas are to include documentation from a qualified acoustic engineer certifying compliance with acoustic standards.

3.7.6. Environmental Protection

Objectives

O13. **Mitigate Environmental Impacts:** To minimise pollution of air (including odour), groundwater, soil, and surface water, and ensure adverse environmental impacts are minimised.

Controls

C28. Provide an Air Quality and Odour Assessment for developments that may impact local air quality.

C29. Demonstrate best practicable means of controlling air pollutants and odour, outlining expected pollutants and proposed treatment methods prior to discharge and measures to minimise emissions.

C30. Design machinery to minimise air impurities and develop clean-up procedures to address accidental pollutant escapes.

3.7.7. Specific Land Use Controls

Objectives

O14. **Minimise Environmental Impacts:** To minimise environmental impacts (odours, noise, overspray, liquid spills), ensure adequate parking, and adopt best practice environmental standards.

O15. **Compatibility:** To ensure *freight transport facilities* and *container terminals* are compatible with surrounding land uses and minimise disruption to local traffic.

Controls

Vehicle Body Repair Workshops and Vehicle Repair Stations

C31. Store all vehicles waiting to be serviced or collected onsite.

C32. Provide exhaust-ventilated spray-painting booths in accordance with Australian Standards.

C33. Provide fully screened storage bins for scrap parts and ensure they are emptied regularly.

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C34. Confine all work within the building; do not work on cars in the street or parking spaces.

C35. Provide onsite dangerous goods storage for paints and adequate facilities for storing damaged vehicles brought by tow trucks outside business hours.

C36. Ensure vehicles enter and leave in a forward direction and always maintain appropriate oil spill equipment on the premises.

Freight Transport Facilities

C37. Freight Transport facilities are also to comply with Section 2.5 Transport, Access and Parking.

C38. Screen all container storage from public and residential views using landscaping, and do not store containers between the street and the building line.

C39. Provide a landscaped area at least three (3) metres wide with significant endemic vegetation (including large canopy trees) to visually screen boundaries adjoining residential developments.

C40. Set back all street frontages (except driveways) three (3) metres from boundaries adjoining residential development.

C41. Ensure all vehicles enter and leave the site in a forward direction to avoid disrupting traffic flow on the surrounding road network.

3.8 Ancillary Structures

Overview

This section outlines the objectives and controls for ancillary structures, including swimming pools, studios, and garages. These structures are designed to support the primary use of the land while ensuring that the site's overall density, character, and amenity are maintained.

3.8.1 Ancillary Structures and Fences

Objectives

O1. **Scale and Size:** To ensure ancillary structures remain visibly smaller in size and bulk compared to the primary dwelling, while balancing built and unbuilt areas on the site.

O2. **Context and Character:** To ensure the design, materials, and setbacks of ancillary structures complement the architectural form of the primary dwelling and the established character of the surrounding area, including existing buildings along rear laneways.

O3. **Privacy and Space:** To minimise visual bulk and protect the solar access and privacy of neighbouring properties through strategic siting, adequate setbacks and thoughtful design.

O4. **Laneway Activation and Safety:** To encourage passive surveillance of rear laneways by incorporating openings that face the *public domain*.

O5. **Streetscape (Fences):** To ensure front fences provide a clear physical transition between the *public domain* and private property and maintain visual connectivity between the street and the building.

Controls

General siting, scale and design

C1. All detached ancillary structures are to be located behind the front building line of the main house (except front fences).

C2. Unless otherwise stated, studios, sheds, garages, and other similar enclosed buildings are to be:

a) single storey only with a maximum floor to ceiling height of 2.7m

b) a maximum ridge height of 6.0m above existing ground level if designed with a pitched, hipped or gabled roof

c) a maximum of 3.5m in height if designed with a flat or skillion style roof

C3. Notwithstanding C2, a studio may be part of a two storey building where it is located as part of or above a garage adjoining a rear lane or on the second floor of a primary dwelling.

C4. Any ancillary structure or building is to be located and designed so as to not result in loss of solar access to neighbouring properties which breaches the solar access requirements of Chapter 2.4 – Amenity.

C5. A pitched, hipped or gabled roof referred to in C2 may include a loft room/space wholly enclosed within the roof form.

C6. Stairs to upper levels or lofts are to be internalised.

C7. External materials and colours are to match or complement the main house.

C8. Studios (which are not secondary dwellings) are to be accessed solely from within the property and are not to have separate pedestrian access directly onto a lane or street.

C9. Side setbacks for all roofed or enclosed ancillary structures and buildings are to comply with the setback controls of Part 3.1 of this DCP.

Ancillary buildings on laneways

C10. **Rear laneway boundaries**: Structures may be built to the laneway boundary (0m setback) unless a greater setback is required for vehicle manoeuvring or pedestrian safety.

C11. Habitable rooms on upper floors may include windows facing the laneway.

C12. Comply with the height limits for external wall height and maximum roof ridge height contained in **Table 3.2.1.**

Table 3.2.1. External wall height and ridge height of an ancillary building to a laneway

'Type' and width of laneway	Maximum external wall height	Maximum roof ridge height
'Narrow lane' (<5m)	3m	5m
'Medium lane' (5.1m – 8m)	3.6m	6m

Fences

C13. The maximum height of a front fence is 1.2m, with any solid masonry base having a maximum height of 600mm and the upper section having a minimum 50% transparency (e.g., spaced pickets or slats) (Figure 3.2.1).

C14. On sloping sites, the fence may step or slope to follow the topography to a maximum height of 1.5m at any single point, provided the average height across the entire front boundary does not exceed 1.2m (Figure 3.2.2).

C15. **Corner Sites**: Fences on corner sites can be up to 1.8m high along the secondary street frontage where this provides privacy for *private open space*, provided the fence maintains a compatible height to the streetscape with regards to neighbouring houses.

C16. Gates are not to open outward over the public footpath or other public land.

Inner West Development Control Plan: Part 3 Land Use Controls

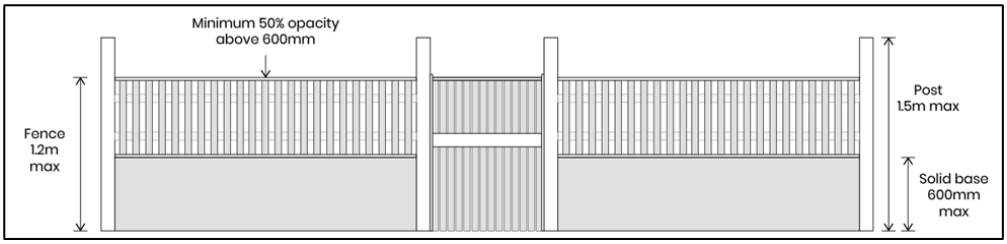


Figure 3.2.1. Requirements for front fences

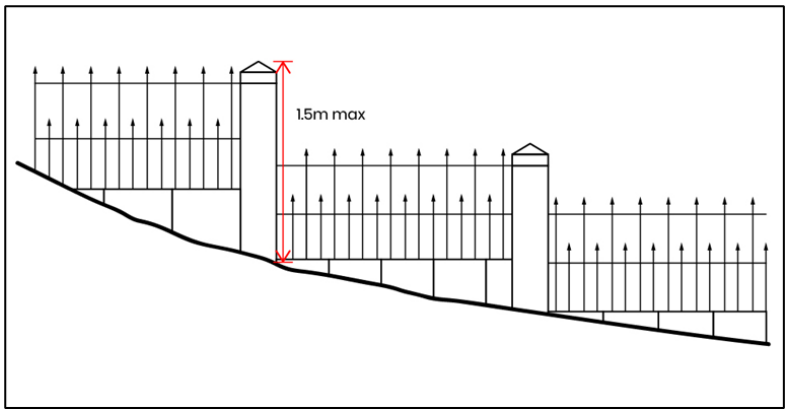


Figure 3.2.2. Fence height requirements for sloping sites

3.8.2 Swimming Pools

Objectives

O6. **Amenity:** To ensure pools and associated equipment are located and designed to minimise noise and visual impacts on neighbours.

O7. **Context and Streetscape:** To ensure *pool structures* integrate with the natural ground level and existing vegetation of the site and do not detract from the streetscape.

O8. **Safety:** To provide opportunities for safe overlooking of the pool area from the primary dwelling.

O9. ***Landscaping:*** To ensure the siting of pools does not preclude the provision of good quality landscaped areas and existing or future tree planting.

Controls

Siting and location

C17. Pools are to be generally located within the rear setback.

Inner West Development Control Plan: Part 3 Land Use Controls

C18. A pool is only be located in the side setback if it can be demonstrated that there is no negative impact on the streetscape and it is not next to a bedroom of any neighbouring dwelling.

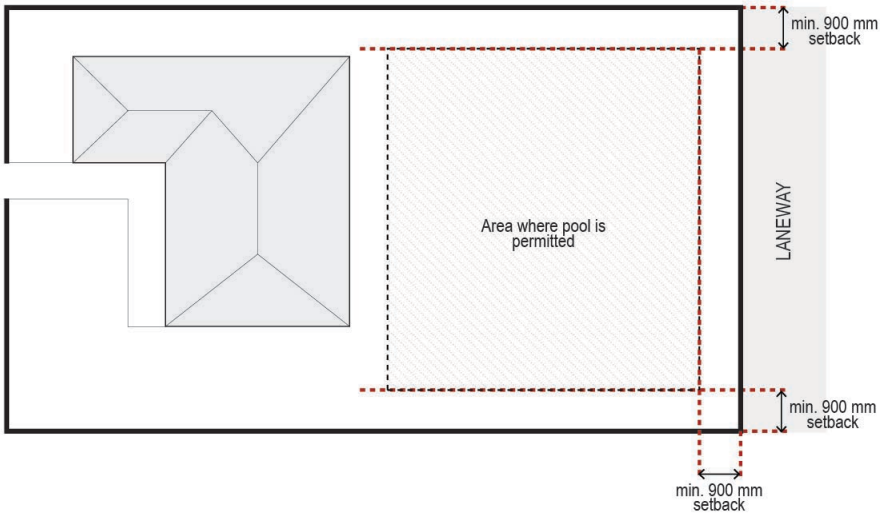


Figure 3.2.3. Site plan showing permitted pool area with setbacks

C19. The pool is to be clearly visible from the house.

C20. Pool excavation is to be located outside the Notional Root Zone of any protected trees (refer to Part 2.8 – Trees and *Landscaping*) to protect long-term tree health.

Setbacks and topography

C21. Maintain a minimum setback of 900mm from all side and rear boundaries for both the *pool structure* and the coping (pool edge).

C22. Pools are to be located at the existing ground level. Pool coping must be positioned as close as possible to the natural ground level.

C23. On sloping terrain, pools may be elevated up to a maximum of 1.2m above existing ground level, provided visual privacy and noise impacts on neighbours are properly managed.

Inner West Development Control Plan: Part 3 Land Use Controls

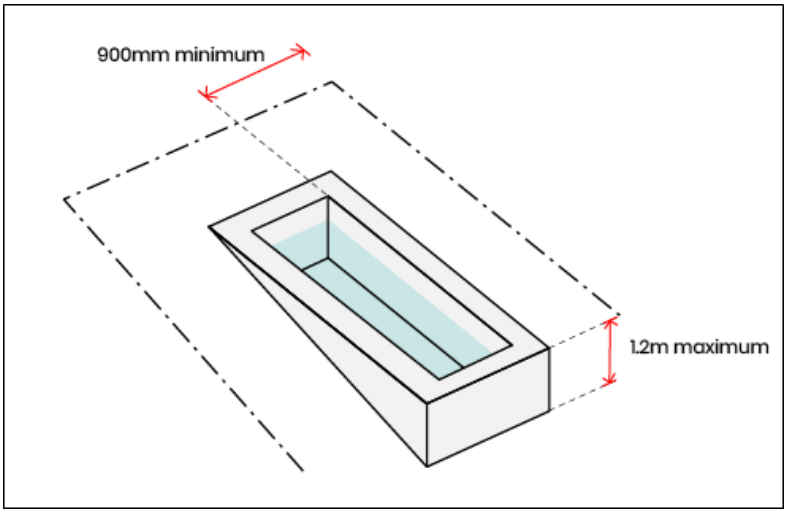


Figure 3.2.4. Swimming pool requirements for sloping sites

Acoustic Privacy

C24. Pumps and filters for swimming pools are to be housed within a soundproof box (acoustic enclosure) and positioned away from the living areas and bedrooms of neighbouring houses to minimise noise disturbance.

PART 4

Place Specific Controls

Item 2

Attachment 1

4.1 Annandale Neighbourhood

4.1.1 Aboriginal Cultural Heritage

Annandale is located on Gadigal lands which extend approximately from the southern side of Sydney Harbour from South Head to around what is now known as Petersham, with the southern boundary approximately lying in the area that now forms the Alexandra Canal and Cooks River.

Gadigal Country in Annandale lies primarily on shale with steep slopes towards the water exposing sandstone outcrops. The topography in Annandale in the northern section is mostly undulating to rolling rises and low hills on Hawkesbury Sandstone, whereas the central and southern parts are characterised with gently undulating rises on Ashfield Shale. The original ecological communities present in Annandale are Sydney Turpentine Ironbark Forest, Sydney Coastal Sandstone Foreshores Forest and Samphire Saltmarsh in the mouth of Rozelle Bay.

This Country holds freshwater and saltwater that comes from two tributaries of Parramatta River: Johnstons Creek and Whites Creek. These creeks flow through the suburbs of the Inner West and enter the river through to the saltwater of Rozelle Bay. This Country has been used for gathering seasonal resources, travelling the waterways, fishing, with the lands and water traditionally managed by thousands of generations of Aboriginal Peoples.

Annandale, like many areas of Gadigal Country, has been heavily impacted by colonisation, particularly the waterfront and waterways which have been extensively altered by industrial usage. In the 2021 Census, the Australian Bureau of Statistics published that 1% of the population of Annandale identified as Aboriginal and/or Torres Strait Islander.

4.1.2 Existing Character

Annandale is a small suburb with a very distinct character. This character is shaped by its unique street pattern, dominated by a series of wide, north/south streets, and large terraces and cottages mostly oriented to the east and west. Although strongly defined by its topography and street pattern, incremental development over several decades has resulted in a considerable variety of building forms, style and size. Higher and grander buildings are located on the Johnston Street ridge, reducing in scale towards the creek lines.

The physical and historical social hierarchy is clearly expressed in the contrast between substantial housing on the ridge, more modest terraces on the ridge and semi-detached cottages on the slopes. The built form reinforces the topography and allows views out to the valleys and adjoining ridges.

Residential development primarily consists of low to medium-density housing, with new builds respecting the suburb's traditional form. Accessible by public transport, Annandale offers proximity to the CBD while maintaining a suburban feel. The suburb is enriched by green spaces like Johnston's Creek and Bicentennial Park, supporting high levels of amenity.

4.1.3 Desired Future Character

Annandale's desired future character is to balance its historic identity and support its evolution in identified growth areas. Through the retention of pre-1940 buildings, the vision reinforces the areas importance as a well-planned nineteenth century suburb, with notable subdivisions till the end of the 1930s. The heritage significance of the area is further supported through the identification of the Witches Houses Precinct on Johnston Street as sites with unique heritage value. In addition, the vision enhances the amenity of Smith, Hogan and Spindlers Parks, and strengthens the vegetative corridors of Whites Creek Lane. The vision retains industrial uses within the Camperdown precinct and allows for orderly growth at 1–5 Chester Street to support the Camperdown Ultimo Collaboration Area.

Objectives

O1. To preserve the predominantly low-density residential character of the neighbourhood, including original detailing and finishes.

O2. To support the heritage significance of the Annandale neighbourhood.

O3. To improve the amenity of Smith, Hogan and Spindlers Parks.

O4. To strengthen the vegetative corridors of Whites Creek Lane.

O5. To retain industrial uses within the Camperdown precinct.

O6. To enable orderly growth at 1-5 Chester Street that supports the Camperdown Ultimo Collaboration Area

Controls

C1. Design development to achieve the neighbourhood's desired future character. Retain elements that contribute to existing character and comply with all relevant DCP requirements.

4.1.4 Site Specific Precincts

Site specific controls apply to the precinct identified in the following list and Figure 4.1.1 below.

- Witches Houses Precinct apply to the land marked 'A'
- Smith, Hogan and Spindlers Park Precinct apply to the land marked 'B'
- 1-5 Chester Street, Annandale apply to the land marked 'C'
- Camperdown Precinct apply to the land marked 'D'
- Whites Creek Lane (Annandale) Precinct

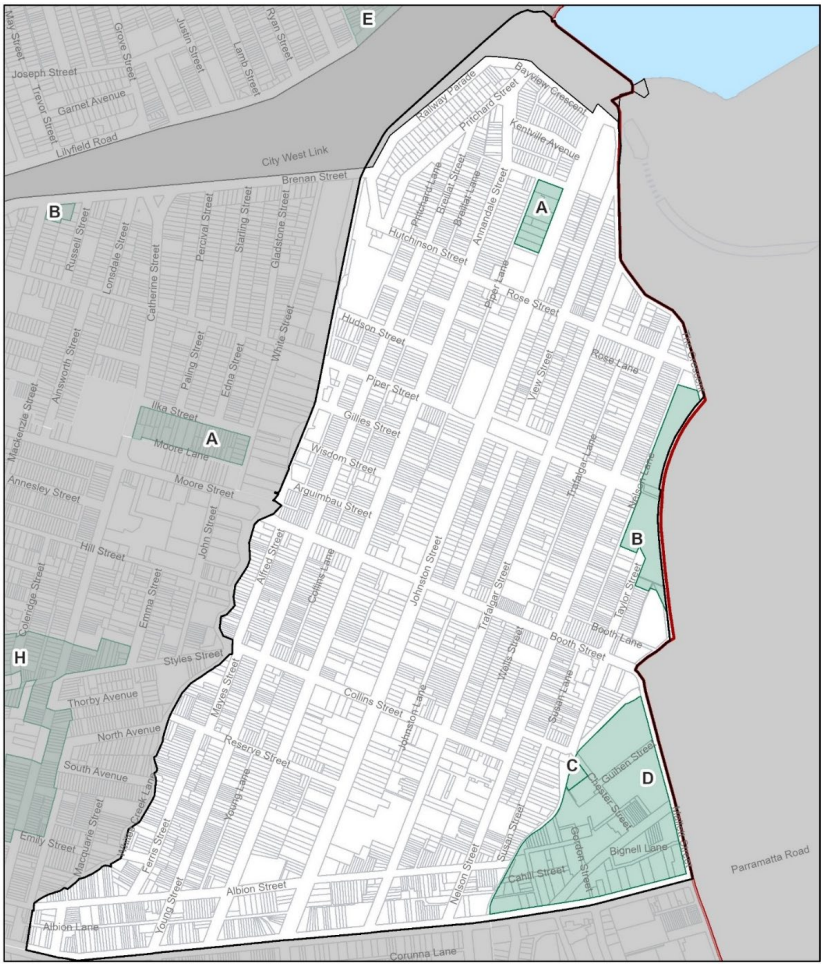


Figure 4.1.1. Annandale Neighbourhood – Site specific areas

4.1.4 (A) Witches Houses Precinct

The properties which make up 'The Witches Houses' Precinct are as follows:

- 258-272 Johnston Street, Annandale - Sandstone wall and gateways along Johnston Street frontage
- 'Kenilworth' 260 Johnston Street, Annandale
- 'Highroyd' 262 Johnston Street, Annandale
- 'Hockingdon' 264 Johnston Street, Annandale
- 'Creba' 266 Johnston Street, Annandale
- 'Oybin' 270 Johnston Street, Annandale
- 'The Abbey' 272 Johnston Street, Annandale

Objectives

Inner West Development Control Plan: Part 4 Place Specific Controls

O7. To protect and maintain this unique and outstanding collection of high-quality late Victorian dwellings.

Controls

C2. Ensure all works comply with a Conservation Management Plan prepared for the development site.

C3. Conserve and maintain elements identified as having historic, aesthetic, technological, or social significance, including key features such as:

a) The long stair window on the southern façade

b) Leaded glazing at 'Highroyd' and 'Hockingdon'

C4. Retain architectural elements that contribute to the buildings Johnston Street's character, including:

a) The form, height, and scale of the main section of the building

b) The tower and spire

c) Roof form, ridge, and associated elements such as gables, gablets, and chimneys

d) Open verandahs, balconies, and associated ironwork and tiling

e) The pattern of openings on the front façade

C5. Retain the existing front setback of all buildings and limit any additions to the rear.

a) Retain the existing side setbacks of heritage items and ensure any extensions do not exceed the width of the existing building.

b) Conserve the stone wall and associated features at 258–272 Johnston Street, including gated openings, pediments, wrought iron palisade fencing, return stone walls, and stone steps. To achieve this:

c) Retain the existing height and length of the wall and gateways

d) Keep stonework unpainted and in face stone finish

e) Use lime mortar mix for repairs and repointing; do not use cement mortar or brick infill

f) Allow adaptation and replacement of gates only where they do not detract from the existing character or impact the fabric of the fence

4.1.4 (B) Smith, Hogan and Spindlers Parks

Objectives

O8. To protect and enhance the amenity of Smith, Hogan and Spindlers Parks

Controls

Inner West Development Control Plan: Part 4 Place Specific Controls

C6. Provide a minimum building setback of 10 m from the common boundary with Hogan Park or Smith Park to the nearest external wall of the proposed development (excluding decking and pergolas).

C7. Maintain a minimum 2m landscaped buffer between residential development and any side or rear boundary adjoining the parks.

4.1.4 (C) 1-5 Chester Street, Annandale

Objectives

O9. To positively contribute to the transformation of the Camperdown Ultimo Collaboration Area through high quality-built form, public domain activation, and integration with surrounding development.

O10. To enhance and activate the Johnstons Creek corridor by delivering ecological restoration, landscaped pedestrian and cycle connections, and improved visual and physical access.

O11. To provide a sensitive interface with surrounding properties and open space through appropriate building setbacks, transitions in scale, and design that minimises visual bulk and amenity impacts.

O12. To provide high quality affordable student housing and flexible floor space to accommodate a range of business premises, office premises and light industries in the technology, bio-medical, arts, production, and design sectors.

O13. To optimise solar access and protect amenity by minimising overshadowing, ensuring privacy, and incorporating acoustic attenuation measures.

O14. To promote ecologically sustainable development and mitigate urban heat island effects through green infrastructure, deep soil planting, and high-quality landscaping.

O15. To ensure high-quality, durable finishes and materials that contribute to a visually appealing built form and activate the public domain.

O16. To support sustainable transport and efficient site operations by encouraging active transport, car sharing, and public transport use, and providing safe access and waste management systems.

Controls

Built Form, Height, and Design

C8. Limit building height to a maximum of 17 metres and no more than five storeys including any lift overruns.

C9. Ensure the built form layout aligns with Figure 4.1.2 - Indicative Site Plan.

Inner West Development Control Plan: Part 4 Place Specific Controls



Figure 4.1.2. 1-5 Chester Street – Indicative Site Plan

C10. Design proposed buildings to be consistent with Figure 4.1.3 (Indicative North-South Section) and Figure 4.1.4 (Indicative East-West Section) to:

c) Minimise visual impacts and building scale,

d) Reduce overshadowing

e) Facilitate the Johnstons Creek corridor landscaped pedestrian and cycleway.

Inner West Development Control Plan: Part 4 Place Specific Controls

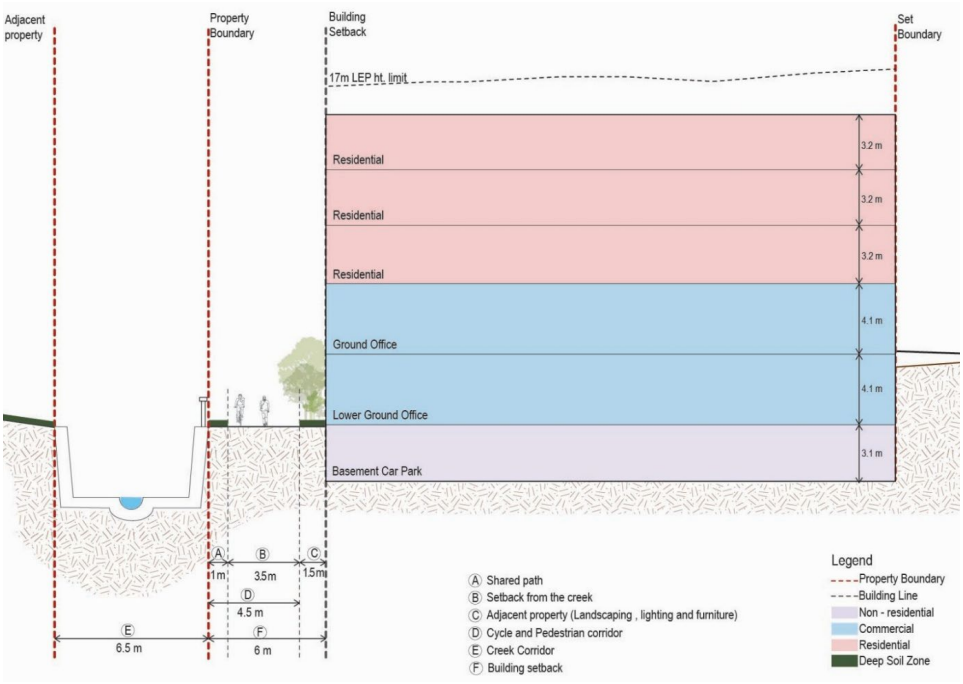


Figure 4.1.3. 1-5 Chester Street – Indicative North-South section

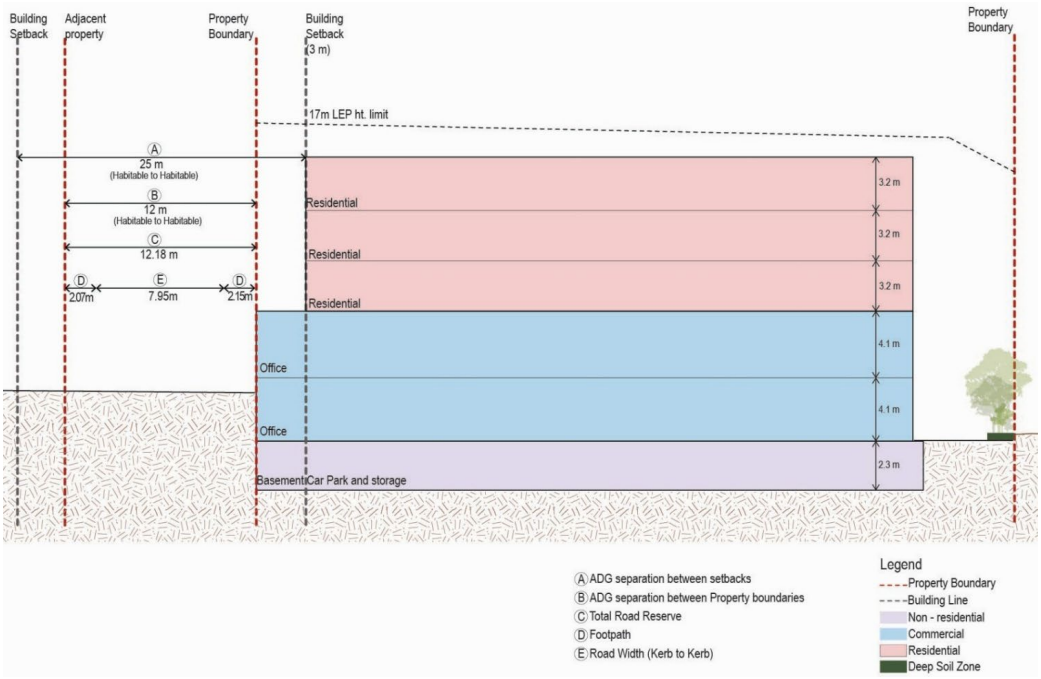


Figure 4.1.4. 1-5 Chester Street – Indicative East-West Section

Inner West Development Control Plan: Part 4 Place Specific Controls

Land Use

C11. Provide a minimum of 980 m² of flexible floor space to accommodate a range of business premises, office uses, and light industries.

C12. Locate student housing exclusively on upper levels to ensure appropriate separation from non-residential uses.

C13. Design all employment floorspace with a minimum floor to ceiling height of 4m to support adaptability and amenity.

C14. Activate Chester Street and provide passive surveillance by locating employment uses along the street frontage and residential lobby access is from Chester Street.

C15. Maintain and operate student accommodation and employment uses as a single entity. Strata subdivision, company title, or community title subdivision of the site is not permitted.

Setback and Separation

C16. Set back all buildings, including basements, a minimum of 6 metres from the boundary fronting Johnstons Creek.

C17. Provide an additional upper-level setback of at least 3 metres for residential uses along the Chester Street frontage.

Amenity – Student Accommodation

C18. Design and deliver student accommodation to meet or exceed the minimum requirements set out in Table 4.1.1.

Table 4.1.1 1-5 Chester Street, Annandale minimum requirements for Student Accommodation

Design feature	Minimum requirement
Bedroom	
Bedroom size	12sqm, including 1.5sqm required for wardrobe space + 4sqm if a second occupant is intended
Ensuite (in addition to the Bedroom size)	2.1sqm, which is to include a hand basin, toilet and 0.8sqm for any shower within the ensuite
Laundry (in addition to the Bedroom size)	1.1sqm, which is to include a wash tub and washing machine
Kitchenette (in addition to the Bedroom size)	2sqm, which is to include a small fridge, cupboards and shelves and a microwave
Ceiling height (in addition to the Bedroom size)	2.7m if the room contains double bunks. Triple bunks are not permitted

Inner West Development Control Plan: Part 4 Place Specific Controls

Communal Kitchen	
Communal kitchen size	6.5sqm or 1.2sqm per resident without a kitchenette, whichever is the greater.
Sink	1 per 6 residents. The sink is to provide hot and cold running water
Stove top cooker	1 per 6 residents. The stove cook top is to be accompanied by appropriate exhaust ventilation
Refrigerator storage space	0.13 cubic metres for every resident that occupies a bedroom without a kitchenette
Freezer storage space	0.05 cubic metres for every resident that occupies a bedroom without a kitchenette
Lockable drawer or cupboard storage space	0.30 cubic metres for every resident that occupies a bedroom without a kitchenette
Communal bathroom and laundry facilities	
Accessibility	Communal bathroom and laundry facilities are to be accessible to residents 24hrs a day
Laundry Tub	1 laundry tub
Washing machine	1 per 12 residents, with a 5kg capacity
Dryer	1 per 12 residents, with a 5kg capacity
Wash basin	1 per 10 residents that occupy a bedroom without private amenities
Toilet	1 per 10 residents that occupy a bedroom without private amenities
Shower	1 per 10 residents that occupy a bedroom without private amenities
Indoor Communal Living Areas	
Communal living area size	12.5sqm or 1.25sqm per resident, whichever is the larger, and a minimum width of 3m at all times
Location	Indoor communal living areas are to be located: Near commonly used spaces, such as a kitchen, laundry, lobby entry area, or manager's office, with transparent internal doors, to enable natural surveillance from resident circulation Adjacent to the communal open space, where appropriate On each level of the student accommodation portion of the development, where appropriate Where they will have minimal impact on bedrooms and adjoining properties

Inner West Development Control Plan: Part 4 Place Specific Controls

Communal Open Space	
Communal open space size	190sqm
Orientation	North facing
Privacy	Screened from adjoining properties and the public domain with plantings, such as a trellis with climbing vines
Private Open Space	
Access	30% of all bedrooms are to have access to private open space
Private open space size	4sqm
Private open space form	Balcony or terrace area

Note 1: Minimum requirements generated by Table 2 above are to be rounded up to the nearest whole number.

Note 2: The communal living area can include any dining area, but cannot include bedrooms, bathrooms, laundries, reception area, storage, kitchens, car parking, loading docks, driveways, clothes drying areas, corridors and the like.

C19. Design student accommodation so that at least 65% of habitable rooms include a window oriented within 30 degrees east and 20 degrees west of true north, providing direct sunlight to least minimum 50% of the glazed surface for at least two hours between 9.00am and 3.00pm on 21 June.

Visual and Acoustic Privacy

C20. Design student accommodation to maintain high levels of amenity, safety, and privacy by:

a) Locating communal spaces in safe, accessible positions

b) Separating bedrooms from noise sources and incorporating sound insulation

c) Including pest-resistant fittings and insect screening with all cracks and crevices sealed and insect screening to all openings

d) Positioning the main entry at the front of the site

C21. Ensure employment and residential uses incorporate design and acoustic measures to protect amenity onsite and for surrounding properties, including orienting residential uses away from the adjacent industrial premises at 17 Chester Street to minimise potential land use conflicts., Development applications are to include:

a) An operating Plan of Management for student accommodation and employment uses

b) An acoustic report by a qualified consultant verifying design and construction achieve appropriate internal noise levels, considering existing and future non-residential uses

Inner West Development Control Plan: Part 4 Place Specific Controls

Environmental Management

C22. Enhance site sustainability by increasing urban green cover through tree planting, WSUD, and green roofs and walls, and by installing photovoltaic solar panels co-located with green roofs where possible to improve efficiency.

Deep Soil and Landscaping

C23. Provide a minimum of 17.4% of the site as deep soil, predominantly fronting Johnstons Creek, to support large canopy trees and ecological restoration.

C24. Achieve at least 15% site canopy coverage through mature tree planting and high-quality landscaping.

C25. Deliver a landscaped pedestrian and cycle path adjacent to Johnstons Creek, designed to:

a) Integrate seamlessly with future links north and south

b) Contribute to creek rehabilitation and create an appropriate interface with the creek

c) Reflect the character of Douglas Grant Park

d) Enhance visual outlook.

C26. Enhance streetscape quality by:

a) Screening basement walls facing Johnstons Creek

b) Relocating overhead power lines underground

c) Installing appropriately scaled street lighting,

d) Planting new street trees along Chester Street to reinforce the green character of the public domain.

Finishes and Materials

C27. Design buildings to reflect the surrounding industrial warehouse character and heritage buildings by incorporating:

a) Façade articulation that emphasises vertical rhythm, such as brick pilasters and tall parapet walls

b) A higher solid-to-void ratio with regularly spaced, similarly sized windows

c) Materials and finishes sympathetic to the industrial character, including the encouraged use of face brickwork and corbelling

Inner West Development Control Plan: Part 4 Place Specific Controls

Parking and Access

C28. Provide parking in accordance with Table 4.1.2

Table 4.1.2 Parking rates for 1-5 Chester Street Annandale:

Parking Type	Parking Rate
Maximum Parking Allowed	
Private car parking	1 space per 150m^2 of employment floor space
Minimum Parking Requirements	
Private car parking	1 accessible parking space for the student accommodation manager
Car share	1 space per 50 student housing rooms
Motorcycle parking	1 space per 5 student housing rooms
Bicycle parking	1 space per 3 student housing rooms 1 visitor space per 10 student housing rooms

C29. Design basement access to accommodate medium rigid vehicles movements, ensuring convenient servicing of light industrial uses.

C30. Provide one accessible parking space for the accommodation manager and exclude private car parking for student accommodation.

C31. Position the car park entry level above RL5.45 AHD to minimise flood risk.

C32. Ingress and egress from the site is to be in a forward direction.

Waste Management

C33. Provide accessible garbage and recycling disposal points on every residential level, using inlet hoppers or bin storage areas. For buildings of 4 storeys or more, include a waste chute to improve convenience and efficiency.

C34. Include a dedicated space (room or caged area) within or near the bin storage area for interim storage and management of Council-collected bulky waste and mattresses. Allocated a minimum of 8 m^2 for every 50 rooms.

C35. Create an additional communal space for the separate recovery of materials including textiles, hazardous, e-waste, polystyrene, materials under product stewardship schemes and problem wastes. Provide a minimum of 2 m^2 for every 50 rooms.

C36. Allocate a minimum of 4m^2 of dedicated space is to be provided for every 500m^2 of non-residential floor space for the interim storage of bulky or fit-out waste, paper, cardboard packaging, batteries, equipment containing printed circuit boards, computers, televisions, fluorescent tubes or other recyclable resources.

4.1.4 (D) Camperdown Precinct

Objectives

O17. To support the ongoing viability of industrial uses in the Camperdown Precinct and the retain industrial character of the subarea.

Controls

C37. Protect existing industrial sites by discouraging conversion or redevelopment into residential or commercial uses.

C38. Encourage adaptive reuse of original manufacturing buildings to retain neighbourhood character while supporting contemporary, compatible industrial uses. Where appropriate, original buildings, building elements and materials are to be retained.

C39. Preserve the existing industrial subdivision pattern of large allotments. Ensure future lot subdivision aligns with prevailing industrial lot sizes.

C40. Allow consolidation of smaller lots to enable expansion of industrial activities within the neighbourhood.

C41. Locate industrial uses predominantly within the building area to minimise noise and maintain streetscape amenity.

C42. Where rear lane access exists, build to the street alignment to maintain consistent setbacks and street walls.

C43. Where development is set back, landscape front and internal areas to provide visual relief and a buffer to the street.

C44. Ensure new development complements the scale and character of existing industrial buildings by:

a) continuing symmetrical, articulated façades and horizontal proportions

b) using compatible materials such as face brick or rendered masonry

c) applying heritage colour schemes to harmonise with adjoining development

C45. Retain original buildings, elements, and materials where appropriate.

C46. Improve and extend open space corridors adjacent to Johnstons Creek and create pedestrian links through and around industrial areas to enhance connectivity.

C47. Provide vehicular access via rear lanes where available and include appropriate off-street servicing facilities (e.g., loading bays), considering street size limitations when determining service vehicle dimensions.

C48. Promote viable, compatible industrial development (including showroom uses) at street level along Parramatta Road to activate the frontage.

Inner West Development Control Plan: Part 4 Place Specific Controls

C49. Maintain the large-scale service character of development on Guihen Street.

4.1.4 (E) Whites Creek Lane (Annandale)

Objectives

O18. To preserve and enhance vegetative corridors created by rear yard planting to strengthen biodiversity and visual amenity.

O19. To maintain the sympathetic, low-density residential development along Whites Creek Lane.

Controls

C50. Ensure development on sites in Annandale that adjoin Whites Creek Lane:

a) Provide low-density residential development

b) Avoid creating frontages onto Whites Creek Lane

c) Do not allow vehicular access via Whites Creek Lane

d) Respond to the existing laneway width

e) Respect the historical and functional significance of Whites Creek

f) Maintain the laneway's highly vegetated appearance

4.1.5 Heritage

This section contains objectives and controls that apply to the Heritage Conservation Area listed below and shown in Figure 4.1.5.

- Annandale Heritage Conservation Area apply to the land listed as C1

The objectives and controls for the following Heritage Conservation Area can be found elsewhere in this DCP:

- Parramatta Road HCA (C35) – Part 4.13 – Leichhardt Neighbourhood

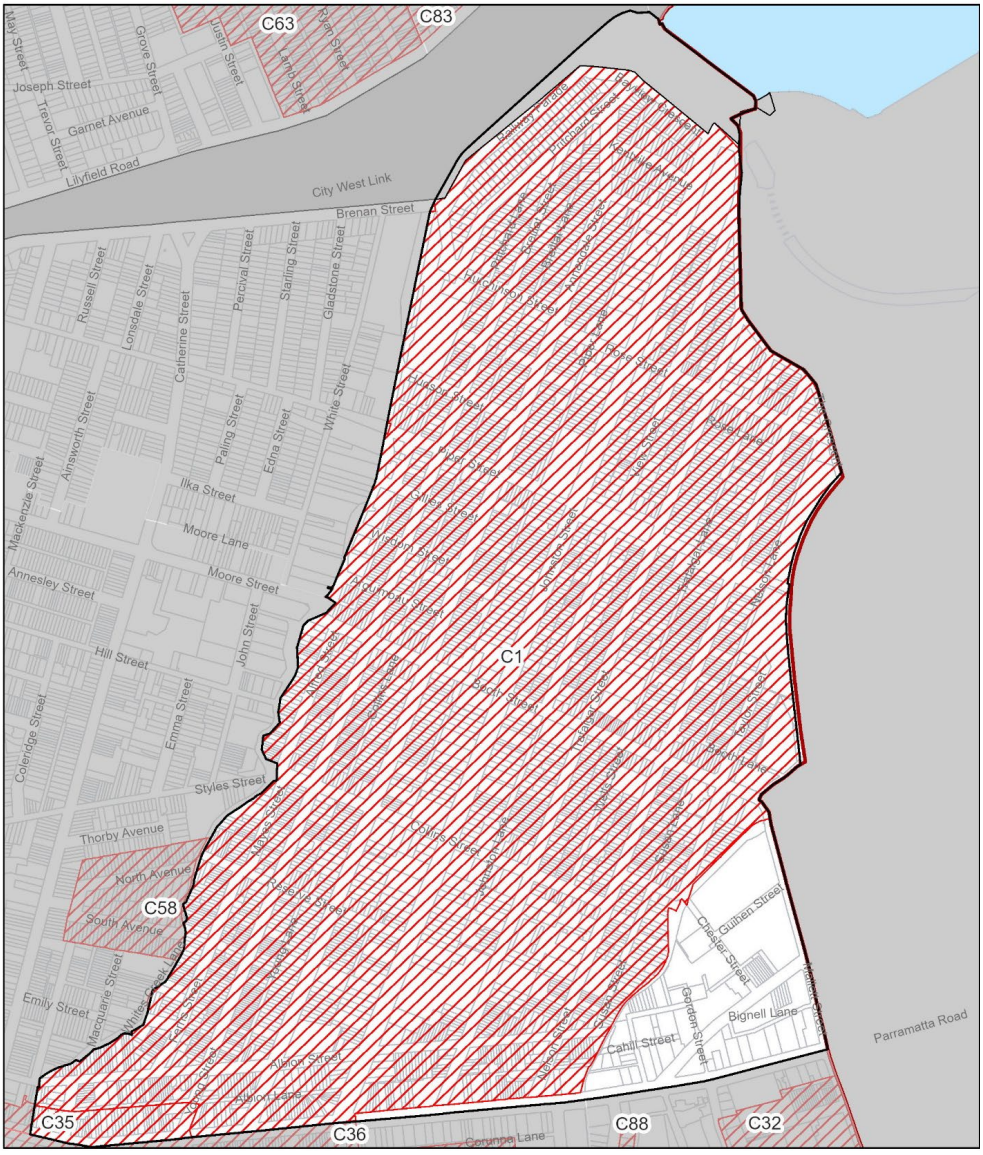


Figure 4.1.5. Annandale Neighbourhood – Heritage Conservation Areas

4.1.5 (C1) Annandale Heritage Conservation Area

Annandale is significant as one of Sydney's best-preserved 19th-century suburbs, illustrating suburban growth between 1871 and 1891, with later infill up to the 1930s. It reflects the vision of John Young and the planning skills of Ferdinand Reuss, showcasing Victorian architecture and subdivision patterns.

Key Features:

- Represents a well-planned 19th-century suburb originally aimed at the middle-class market.

Inner West Development Control Plan: Part 4 Place Specific Controls

- Demonstrates layers of development from 1878 through the 1880s boom, 1900 slump, and 1930s subdivision.
- Contains a range of building types illustrating evolution from villas to terraces and semis including:
- Rare weatherboard buildings
- Fine Victorian Italianate villas with intact decorative details.
- Densely developed Victorian commercial buildings
- Subdivision patterns illustrate the evolution from villas to terraces and semis, including presence or absence of back lanes.

Objectives

O20. To facilitate development that maintains and enhances the existing neighbourhood character, ensuring alignment with the Statement of Significance for the Annandale Heritage Conservation Area.

Controls

C51. Maintain the original corner-shop form and detailing; prevent unsympathetic alterations; and support ongoing commercial use where compatible.

C52. Preserve and enhance the sandstone street walls along Nelson Street. Do not permit sub-ground development (e.g., garages) that undermines these walls or the adjoining streetscape character.

C53. Retain and enhance mature rear gardens along Johnstons Creek to maintain amenity and continuity of the vegetated corridor.

C54. Design new development to reinforce the north–south street orientation and respect the ridge topography characteristic of Annandale.

C55. Maintain distinctly single-storey residential streetscapes where they are a defining local characteristic, ensuring main building and roof forms visible from the public domain remain single storey.

C56. Retain Brush Box Street trees and replace where necessary in their original carriageway alignment to preserve the patterned avenue effect.

4.2 Ashfield Neighbourhood

4.2.1 Aboriginal Cultural Heritage

Ashfield is located on the lands of the Wangal. Wangal lands extend approximately from the south side of Darling Harbour, around the Balmain Peninsula including Memel (Goat Island), reaching from Iron Cove towards Parramatta in the west, with the Parramatta River lying where the northern boundary approximately falls.

Wangal Country in Ashfield consists of laminate and dark grey siltstone and is part of the higher rainfall zones of the Sydney Metropolitan area. The southeast corner of Ashfield has the highest altitude, where alluvial geology runs down toward Parramatta River. The topography in Ashfield is gently undulating rises on Wianamatta Shale with local relief of 10-30 metres and slopes of <5% to 10%. Rock outcrops are absent. This Country has a mix of saltwater and freshwater that comes from the southern tributary of the Parramatta River through Iron Cove Creek. The original ecological community present in Ashfield is Sydney Turpentine Ironbark Forest. This Country has been used for moving and living seasonally, freshwater resources, food and transport for thousands of generations of Aboriginal Peoples.

Since colonisation, Country here has been impacted and altered; Iron Cove Creek was once a natural watercourse with native vegetation and wildlife but has since transformed into a stormwater channel. Country is still important for First Nations Peoples and Ashfield is home to the Aboriginal Survival Memorial landmark, dedicated to the survival of Aboriginal Peoples in the Inner West. In the 2021 Census, the Australian Bureau of Statistics published that 1% of the population of Ashfield identified as Aboriginal and/or Torres Strait Islander.

4.2.2 Existing Character

Ashfield is a vibrant and diverse inner-west suburb with a mix of heritage and contemporary development, reflecting its long history as a residential and commercial hub. The suburb is characterised by a combination of low-density Federation and Victorian-era housing, interspersed with medium and high-density residential development, particularly along key transport corridors such as Liverpool Road and Parramatta Road. Ashfield's town centre, anchored by Ashfield Railway Station and a major bus network, supports transit-oriented development with a concentration of retail, dining, and community services. The area has a strong multicultural identity, evident in its commercial precincts, which feature a mix of Asian eateries, specialty stores, and local businesses. Public open spaces, including Ashfield Park and Pratten Park, provide valuable recreational opportunities.

4.2.3 Desired Future Character

Ashfield's desired future character reflects an area undergoing change to enable transit-oriented development. This change will support the growth of the Ashfield town centre and help deliver on the growing housing needs of present and future Inner West residents. Through these changes, new development is enabled around the Ashfield train station and town centre, to provide housing in areas that are served by infrastructure and have high levels of amenity. This new development is to be

responsive to its locality and encourages numerous public domain improvements. In addition, the vision of the area supports the renewal of the Parramatta Road Corridor. While enabling change and renewal, the vision also seeks to retain what is historically significant. Ashfield contains 23 Heritage Conservation Areas which encapsulates various notable development patterns ranging from the late-1800s till the mid-1900s. Guidance is provided to new development in these areas to ensure it is respectful and responsive to the significance of these areas.

Objectives

O1. To support the Ashfield town centre.

O2. To enable housing supply in areas with amenity.

O3. To support the renewal of the Parramatta Corridor.

O4. To retain the heritage significance of an area when identified.

Controls

C1. Design development to achieve the neighbourhood's desired future character. Retain elements that contribute to existing character and comply with all relevant DCP requirements.

4.2.4 Site Specific Precincts

Site specific controls apply to the precinct identified in the following list and Figure 4.2.1 below.

- Ashfield East apply to the land marked 'A'
- Orpington Precinct apply to the land marked 'B'
- Curt Street Precinct apply to the land marked 'C'
- Northern Spine apply to the land marked 'D'
- Ashfield Centre North apply to the land marked 'E'
- Ashfield Town Centre apply to the land marked 'F'
- Southern Spine apply to the land marked 'G'
- Southern Village apply to the land marked 'H'
- Western Spine apply to the land marked 'I'
- Parramatta Road (Ashfield) apply to the land marked 'J'

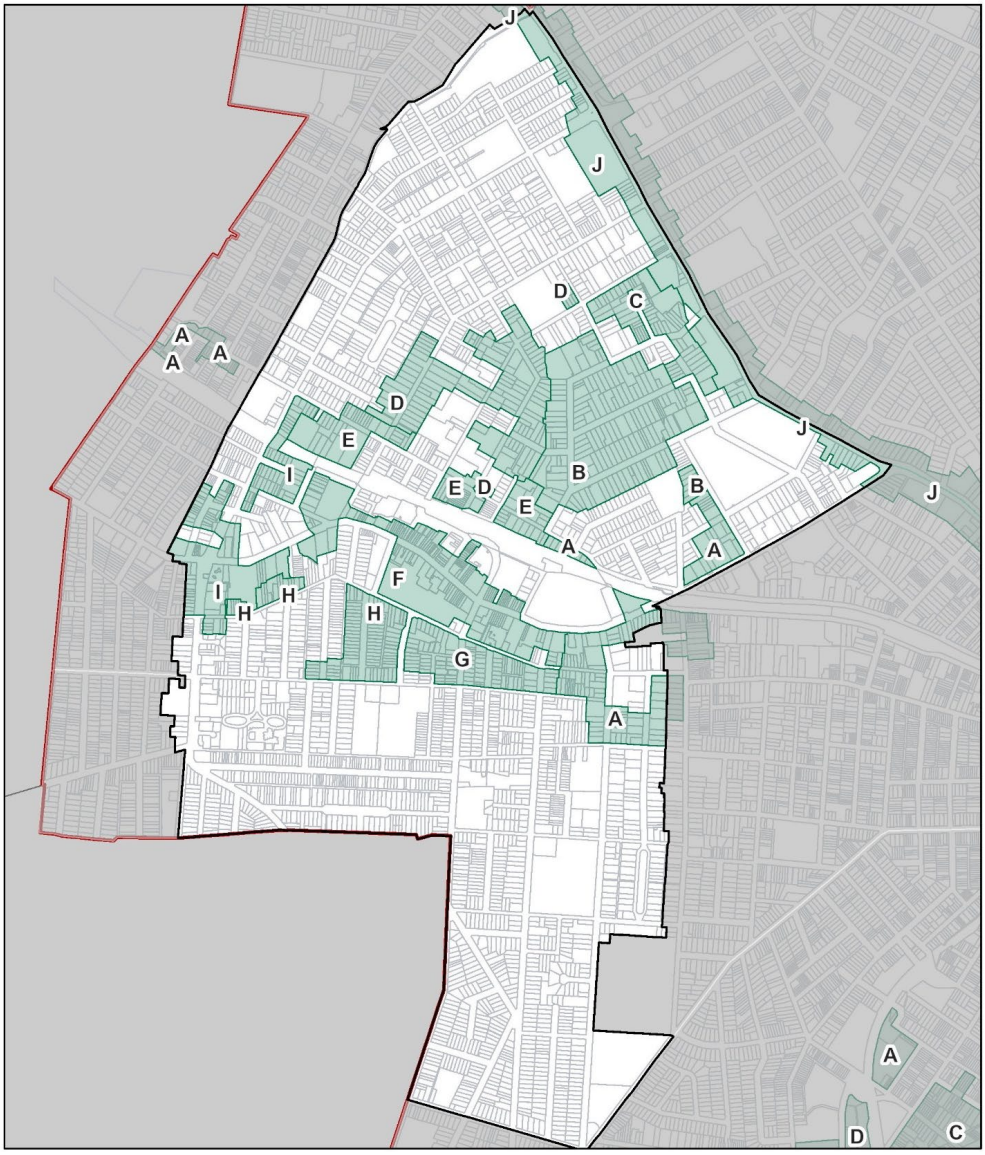


Figure 4.2.1 Ashfield Neighbourhood – Site Specific areas

4.2.4 (A) Ashfield East

Objectives

O5. To ensure new built form responds to the desired future streetscape, including appropriate street wall heights, setbacks and view corridors.

O6. To increase neighbourhood connectivity and deliver a high-quality public realm through safe, legible and attractive pedestrian and cycling links.

O7. To provide efficient, safe and well-designed vehicular access for identified sites in a way that complements the pedestrian environment.

O8. To avoid amenity conflict between Wests Ashfield and the adjacent school through sensitive built-form, access and interface design.

Controls

C2. Retain views of the Croatian Catholic Church façade on Prospect Street by complying with the street wall heights and setbacks indicated in the figures for this precinct.

C3. Provide vehicular access to 124-127 Carlton Crescent and 104 Liverpool Road in accordance with the Table 4.2.1 below

Table 4.2.1 Ashfield East – Vehicular access requirements

Site	Vehicular access requirements
124-127 Carlton Crescent, Ashfield	Provide a right of way leading to Prospect Road at the rear boundary of the sites for vehicular access to 90 Liverpool Road to ensure that it and adjacent sites are capable of redevelopment. This is not required if sites at 90-102 Liverpool Road have prior Development Approval which does not require use of Prospect Road for vehicular access.
104 Liverpool Road, Ashfield	Site layout design is to ensure use of the adjacent Council laneway for vehicles enables both entry and exit to Liverpool Road by providing a wider laneway which aligns with existing traffic lights to the satisfaction of the Transport for NSW.

Inner West Development Control Plan: Part 4 Place Specific Controls

C4. Deliver a publicly accessible through-site link to Council's satisfaction upon re-development of the sites listed in Table 4.2.2 below and identified in Figure 4.2.2.

Table 4.2.2 Ashfield East Through-site link

Addresses	Through site-link purpose	Dimensions
2 Bruce Street, 24 & 26 Pembroke Street	Active transport link between Wallace Street and Pembroke Street	4.5m minimum width
19-39 Norton Street and 136, 138-140 (South) Liverpool Road, Ashfield	Potential active transport connection	6m minimum width
138-140 (North), 146 Liverpool Road, Ashfield	Potential active transport connection	6m minimum width



Figure 4.2.2 Ashfield East – Through Site Links

Inner West Development Control Plan: Part 4 Place Specific Controls

C5. Comply with the built form controls set out in Figures 4.2.3 and 4.2.4. In the event of any inconsistencies, the built form controls in this section prevail

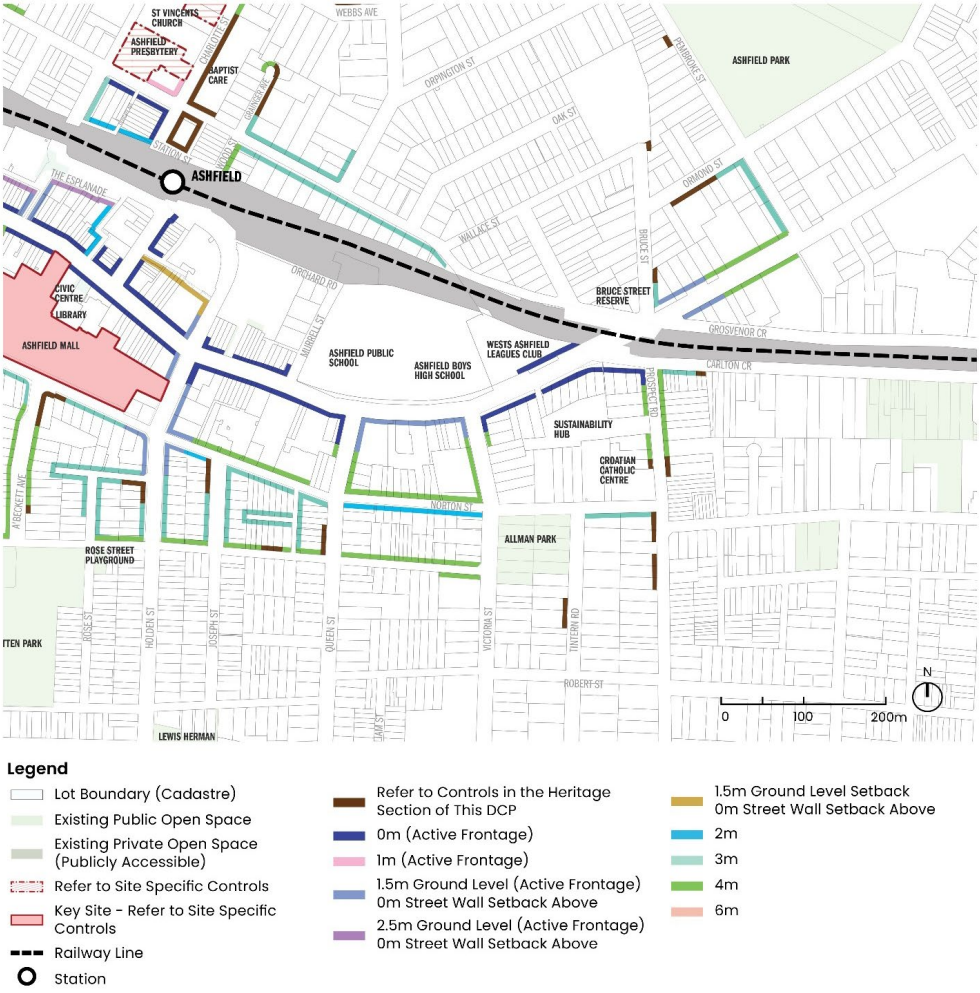


Figure 4.2.3 Ashfield East – Building Setbacks

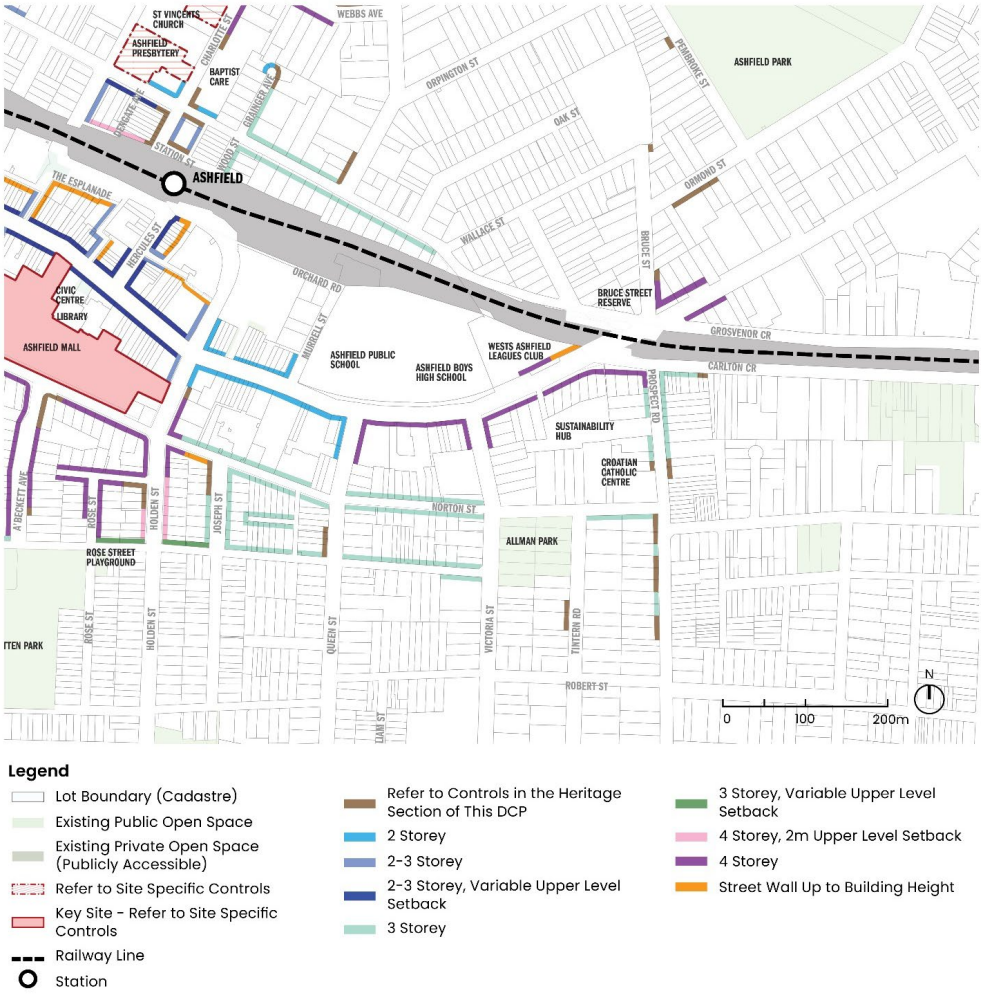


Figure 4.2.4 Ashfield East – Street Wall Heights



Figure 4.2.5 Ashfield East – Elizabeth Street (East of Orpington Street) Section – Cross section location indicated by red line on inset map

Inner West Development Control Plan: Part 4 Place Specific Controls

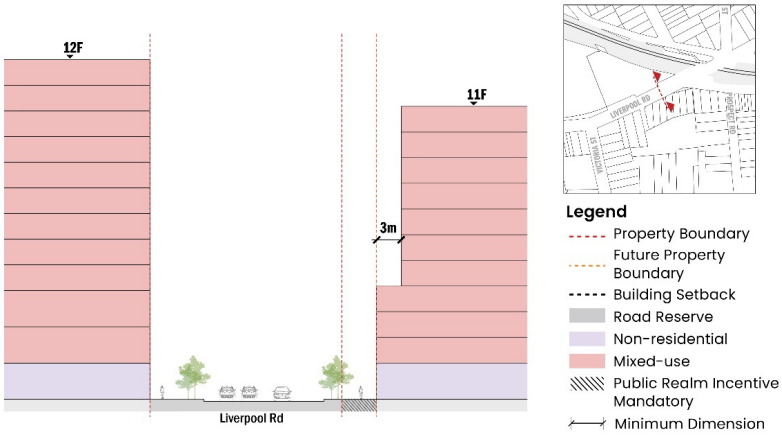


Figure 4.2.6 Ashfield East – Liverpool Road between Prospect Road and Victoria Street Section - Cross section location indicated by red line on inset map

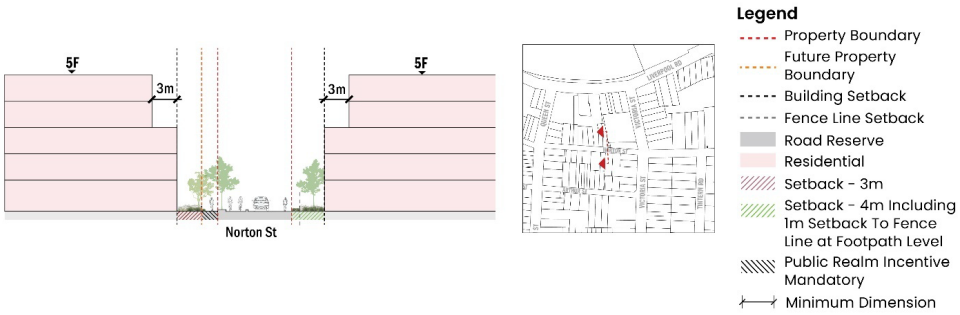


Figure 4.2.7 Ashfield East – Norton Street between Queen and Victoria Streets Section - Cross section location indicated by red line on inset map



Figure 4.2.8 Ashfield East – Arthur Street – Mid-rise interfaces Section - Cross section location indicated by red line on inset map

95-115 Liverpool Road, Ashfield (West's Leagues Club)

C6. Redevelop the site with a tower built to the property boundary (nil setback) along at least 50% of the Liverpool Road frontage.

C7. To maintain the streetscape quality along the Liverpool Road verge, keep:

a) existing street trees along the Liverpool Road footpath

b) decorative curved sculptural wall and planting at the north-east corner of the site landscaping adjacent to the railway line

C8. Set back any part of the building that is 6 metres or taller by at least 7.5 metres from the school oval.

4.2.4 (B) Orpington

Objectives

O9. To ensure new built form responds to the desired future streetscape, including appropriate street wall heights and setbacks.

O10. To increase neighbourhood connectivity and enhance the public realm through safe, legible and publicly accessible links.

Controls

C9. Provide publicly accessible through-site links (to Council's satisfaction) when the sites in Table 4.2.3 are redeveloped, as shown in Figure 4.2.9.

Table 4.2.3 Orpington through-site links

Addresses	Purpose	Minimum Width
49-53 Charlotte Street and 22-24 Chandos Street	Active transport link between Charlotte Street and Chandos Street. Partial delivery is acceptable if the site only has one frontage.	4.5m
55-61 Charlotte Street and 26-30 Chandos Street	Active transport link between Charlotte Street and Chandos Street. Partial delivery is acceptable if the site only has one frontage.	4.5m



Figure 4.2.9 Orpington precinct map

C10. Comply with the built form controls set out in Figures 4.2.10 and 4.2.11. In the event of any inconsistencies, the built form controls in this section prevail

Inner West Development Control Plan: Part 4 Place Specific Controls

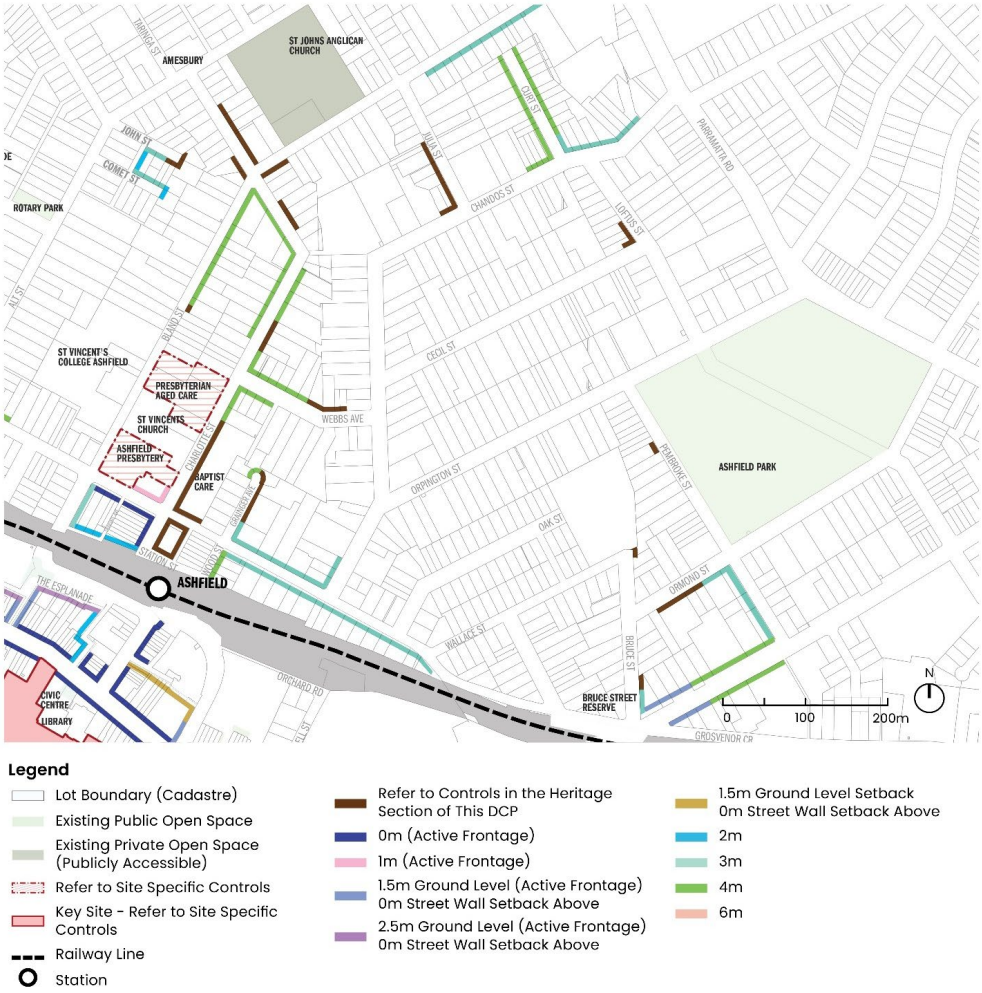


Figure 4.2.10 Orpington – Building Setbacks

Inner West Development Control Plan: Part 4 Place Specific Controls

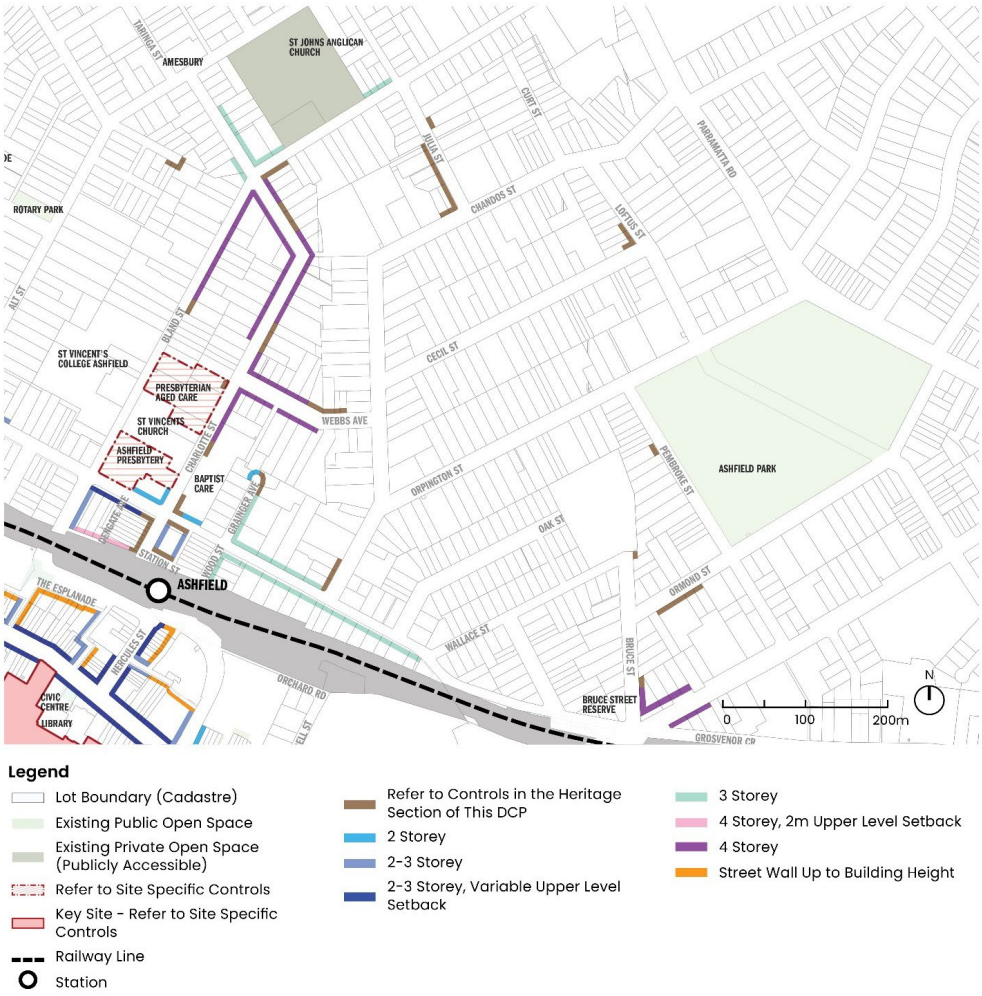


Figure 4.2.11 Orpington – Street Wall Heights

The following two sections are indicative of the built form

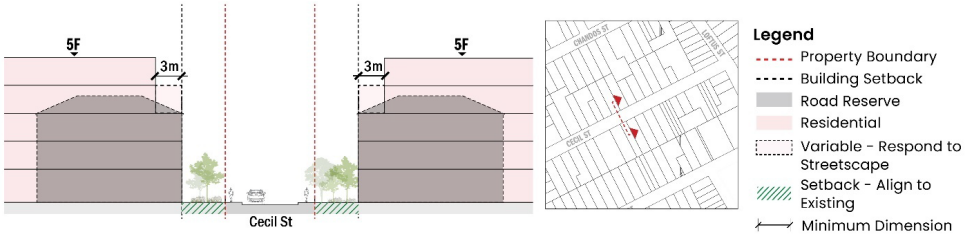


Figure 4.2.12 Section through Cecil Street - Cross section location indicated by red line on inset map

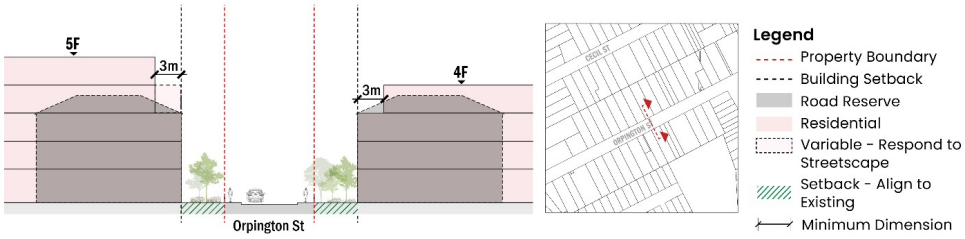


Figure 4.2.13 Section through Orpington Street - Cross section location indicated by red line on inset map

4.2.4 (C) Curtis Street

Objectives

O11. To ensure new built form responds to the desired future streetscape, including appropriate street wall heights and setbacks.

O12. To increase neighbourhood connectivity and enhance the public realm through safe, legible and publicly accessible links.

Controls

C11. Provide a publicly accessible through-site link (to Council's satisfaction) when the site in Table 4.2.4 is redeveloped, as shown in Figure 4.2.14.

Table 4.2.4 Parramatta Road Through-site link

Address	Purpose	Minimum width
111-115 Bland Street	Active transport link between Bland Street and Curt Street.	6m

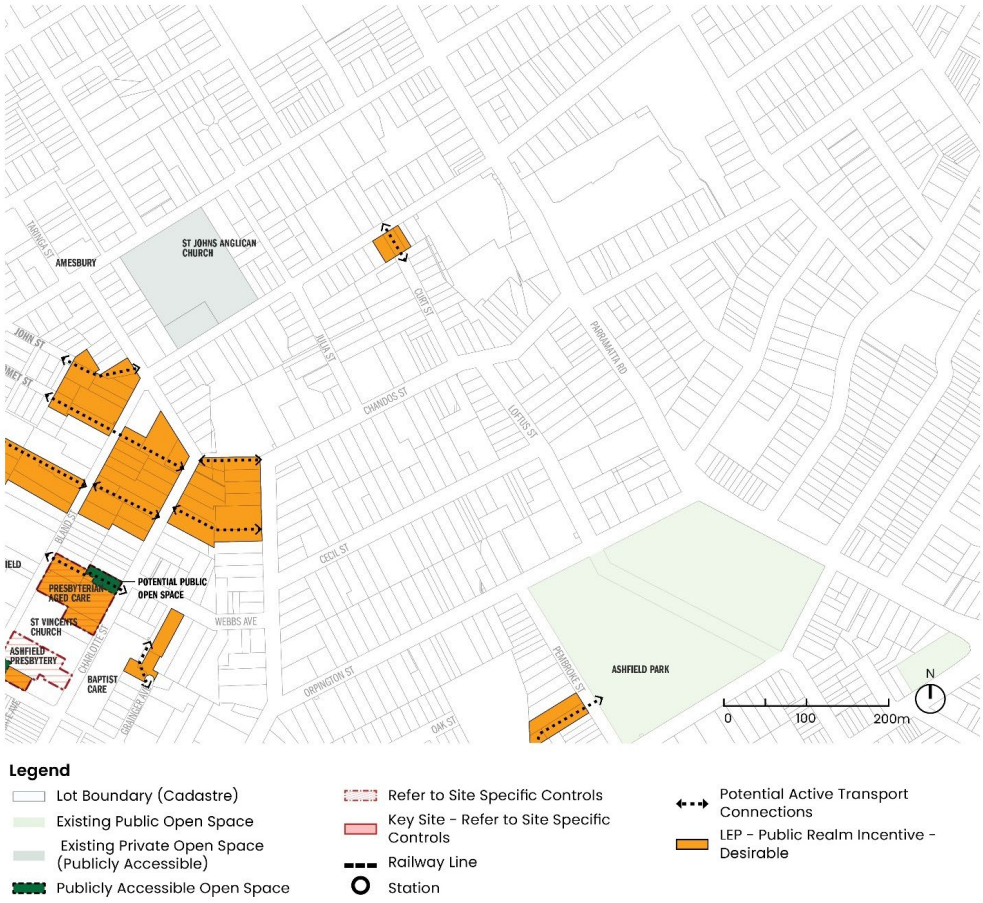


Figure 4.2.14 Curt Street sub-precinct map

C12. Comply with the built form controls set out in Figures 4.2.15 and 4.2.16. In the event of any inconsistencies, the built form controls in this section prevail

Inner West Development Control Plan: Part 4 Place Specific Controls

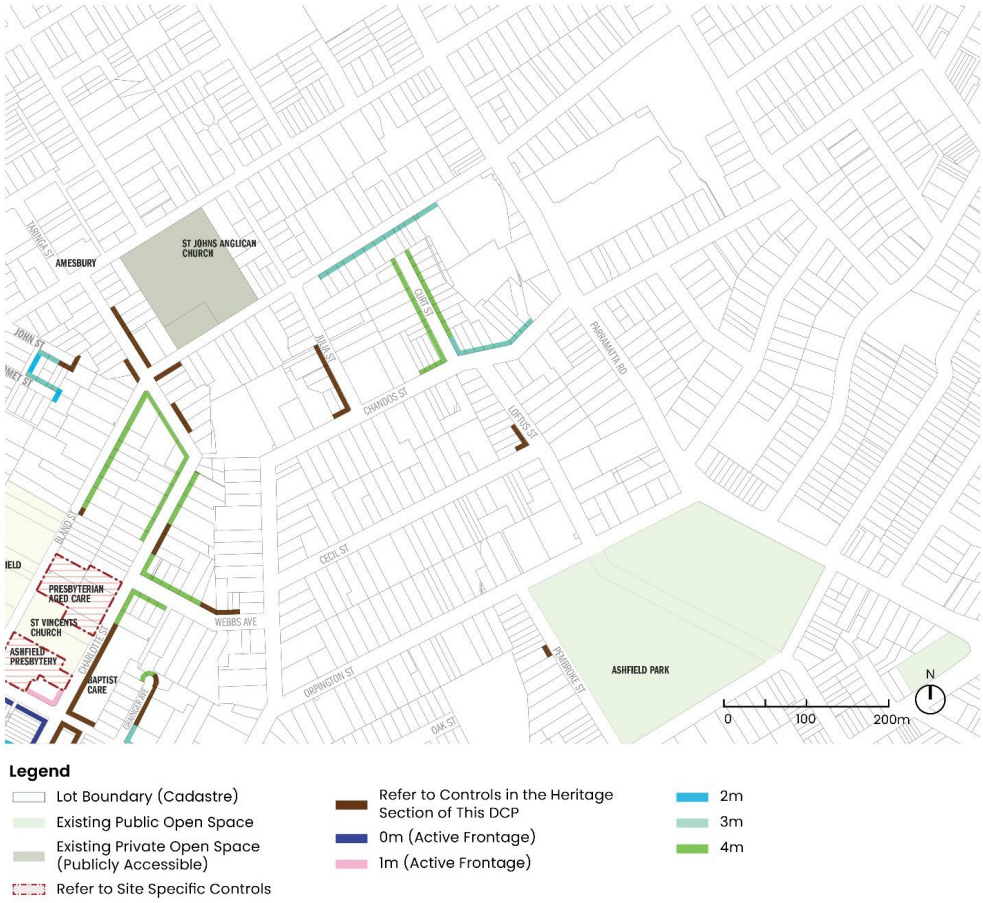


Figure 4.2.15 Curt Street Precinct – Building Setbacks

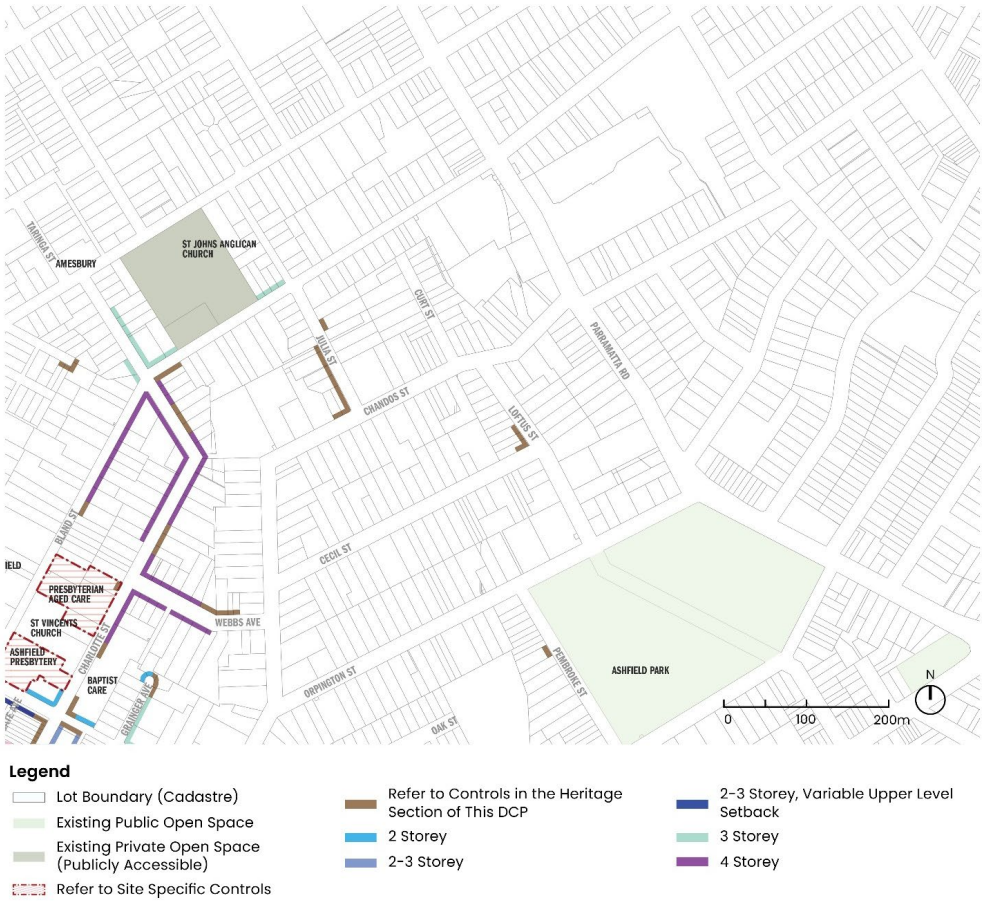


Figure 4.2.16 Curt Street Precinct – Street Wall Heights

4.2.4 (D) Northern Spine

Objectives

O13. To ensure the new built form responds appropriately to the desired future streetscape.

O14. To retain views of St Vincent's Church spire from the public domain in Bland Street.

O15. To improve neighbourhood connectivity and the public realm, including new publicly accessible open space at 40 Charlotte Street, Ashfield.

Controls

C13. Align development fronting Bland Street with the Presbytery and preserve the view line to the St Vincent's Church spire when seen from the south within the public domain along Bland Street

C14. Provide publicly accessible through-site links when redeveloping the properties listed in Table 4.2.5, as shown in Figure 4.2.17, to Council's satisfaction.

Inner West Development Control Plan: Part 4 Place Specific Controls

Table 4.2.5 Northern Spine Through-site links

Addresses	Purpose	Minimum width
45-49 Alt Street and 28A, 30-32 Bland Street	Active transport link between Alt Street and Bland Street. *Partial delivery is acceptable if the site only has one frontage.*	4.5m
9, 10A Comet Street and 48-52 Bland Street	Active transport link between Comet Street and Bland Street	4.5m
1, 2A John Street, 54, 56, 56A Bland Street and 76 Charlotte Street	Active transport link between John Street and Bland Street	4.5m
37-57 Bland Street and 56-62 Charlotte Street	Active transport link between Bland Street and Charlotte Street. *Partial delivery is acceptable if the site only has one frontage.*	6m
59-65 Bland Street and 64-68 Charlotte Street	Active transport link between Bland Street and Charlotte Street.	6m
49-53 Charlotte Street and 22-24 Chandos Street	Active transport link between Charlotte Street and Chandos Street. *Partial delivery is acceptable if the site only has one frontage.*	4.5m
55-61 Charlotte Street and 26-30 Chandos Street	Active transport link between Charlotte Street and Chandos Street. *Partial delivery is acceptable if the site only has one frontage.*	4.5m
14-16 Grainger Avenue and 16 Webbs Avenue	Active transport link between Grainger Avenue and Webbs Avenue	6m

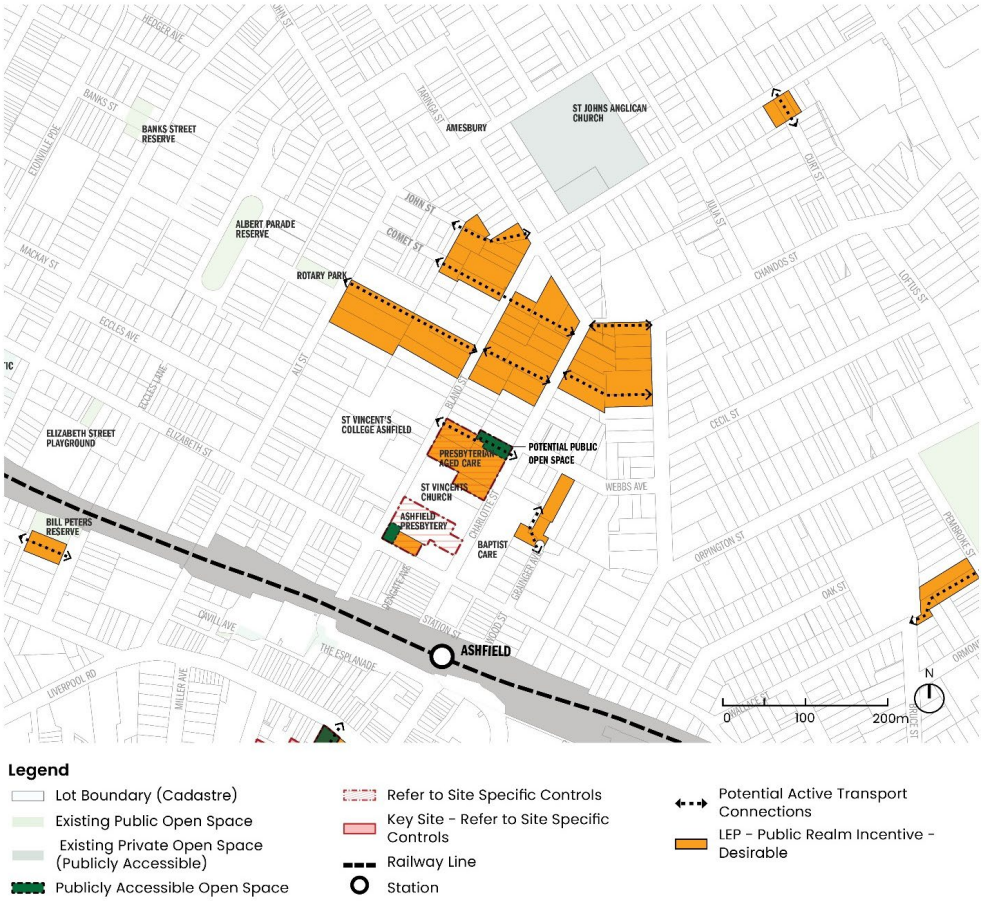


Figure 4.2.17 Northern Spine Preferred location of active transport connections and publicly accessible open space

C15. Comply with the built form controls set out in Figures 4.2.18 and 4.2.19. In the event of any inconsistencies, the built form controls in this section prevail

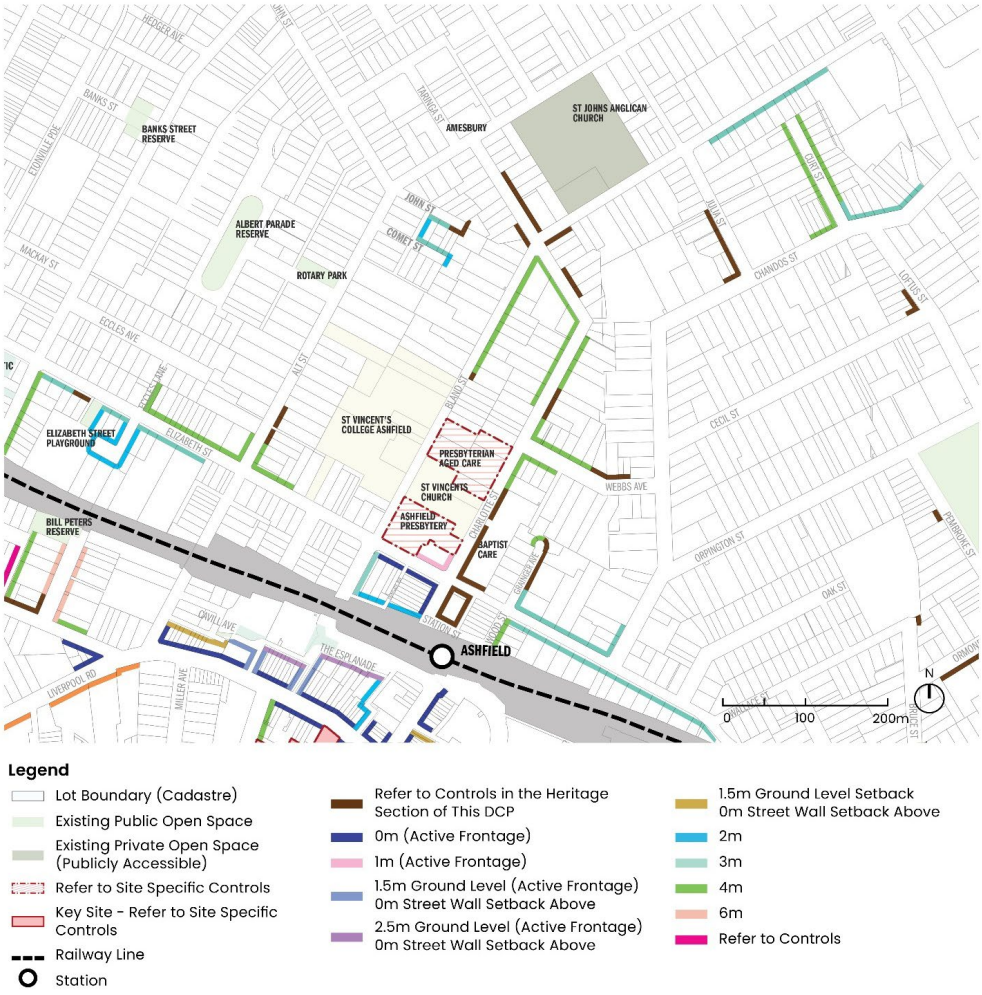


Figure 4.2.18 Northern Spine – Building Setbacks

Inner West Development Control Plan: Part 4 Place Specific Controls

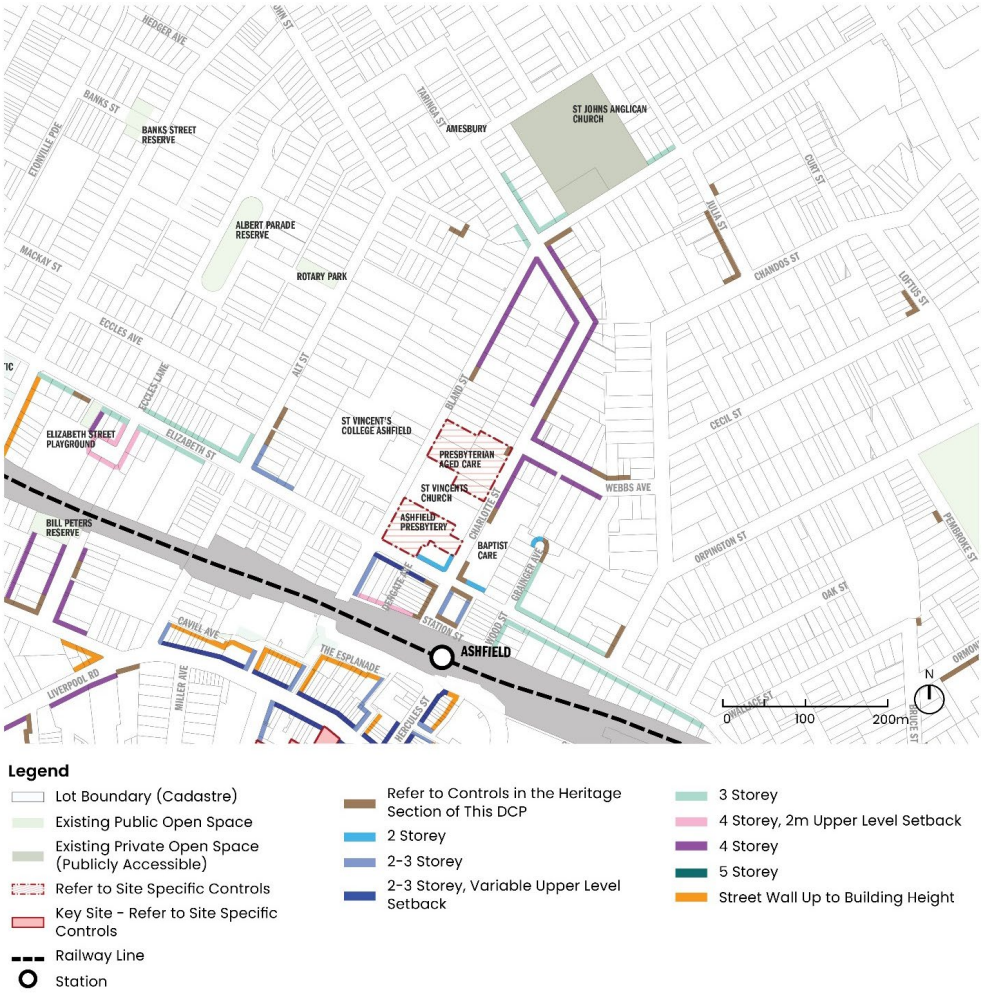


Figure 4.2.19 Northern Spine – Street Wall Heights

The following three sections are indicative of the built form

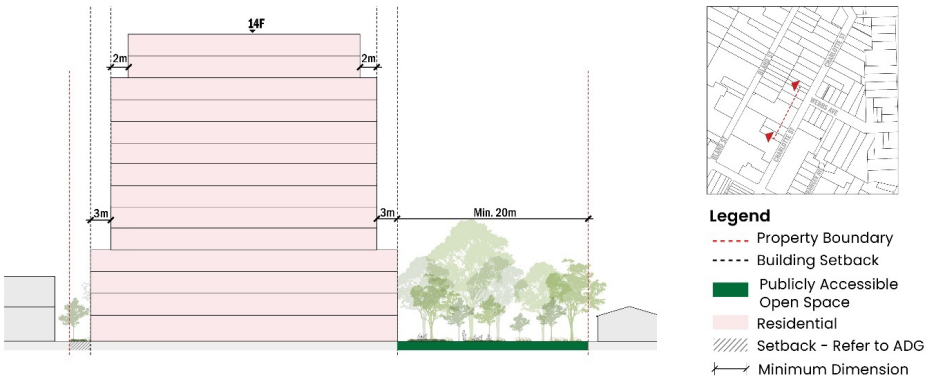


Figure 4.2.20 Northern Spine – 40 Charlotte Street Section - Cross section location indicated by red line on inset map

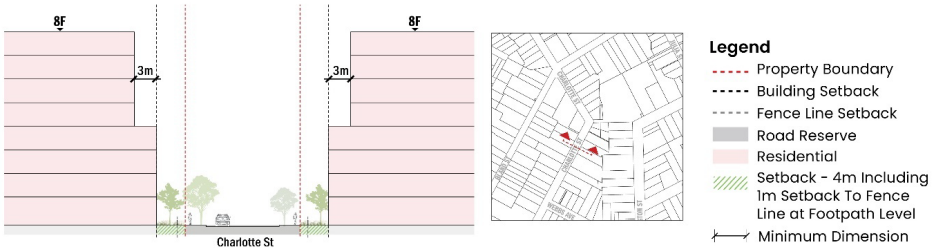


Figure 4.2.21 Northern Spine – Charlotte Street north of Webbs Avenue Section - Cross section location indicated by red line on inset map

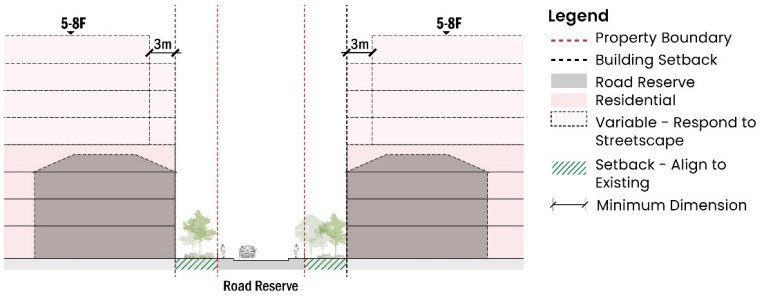


Figure 4.2.22 Northern Spine – Development in R3 zones Section - Cross section location indicated by red line on inset map

40 Charlotte Street

C16. Design redevelopment of 40 Charlotte Street in accordance with Figure 4.2.23.

Inner West Development Control Plan: Part 4 Place Specific Controls

C17. Redevelopment of the site is to retain the visual link to the St Vincent Church spire from the public domain on Bland Street.

C18. Provide publicly accessible open space of at least 1,250 m² with a minimum frontage of 20 m to Charlotte Street, consistent with Figure 4.2.23.

C19. Provide a publicly accessible through-site link between Charlotte Street and Bland Street that:

a) is at least 6 m wide, and

b) connects directly between Charlotte Street and the new publicly accessible open space shown in Figure 4.2.23

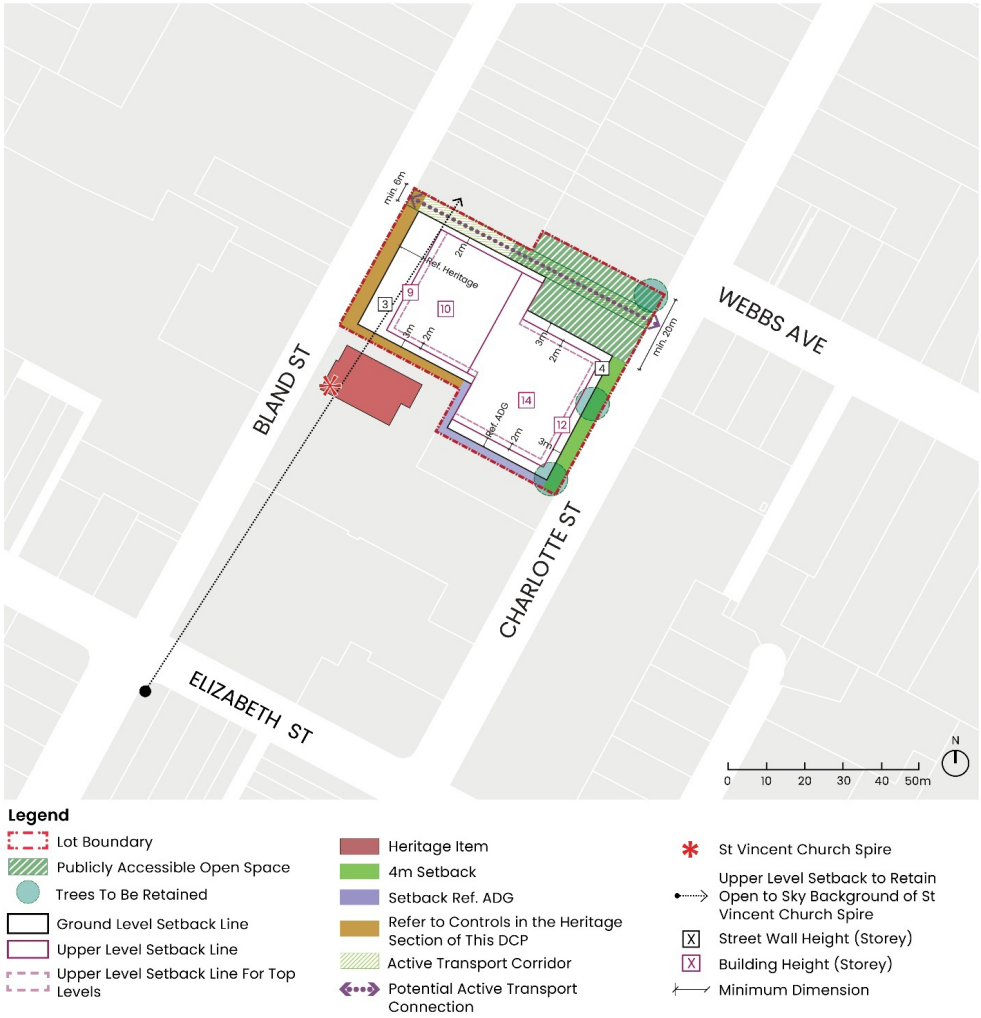


Figure 4.2.23 40 Charlotte Street indicative built form

4.2.4 (E) Ashfield Centre North

Objectives

O16. To ensure the new built form responds appropriately to the desired future streetscape.

O17. To ensure building heights and built form respond to the narrow width of Elizabeth Street and provides a consistent street wall height.

O18. To improve amenity and create much needed open space in Ashfield North.

Controls

C20. Comply with the built form control set out in Table 4.2.6 and Figures 4.2.25 and 4.2.26. In the event of any inconsistencies, the built form controls in this section prevail.

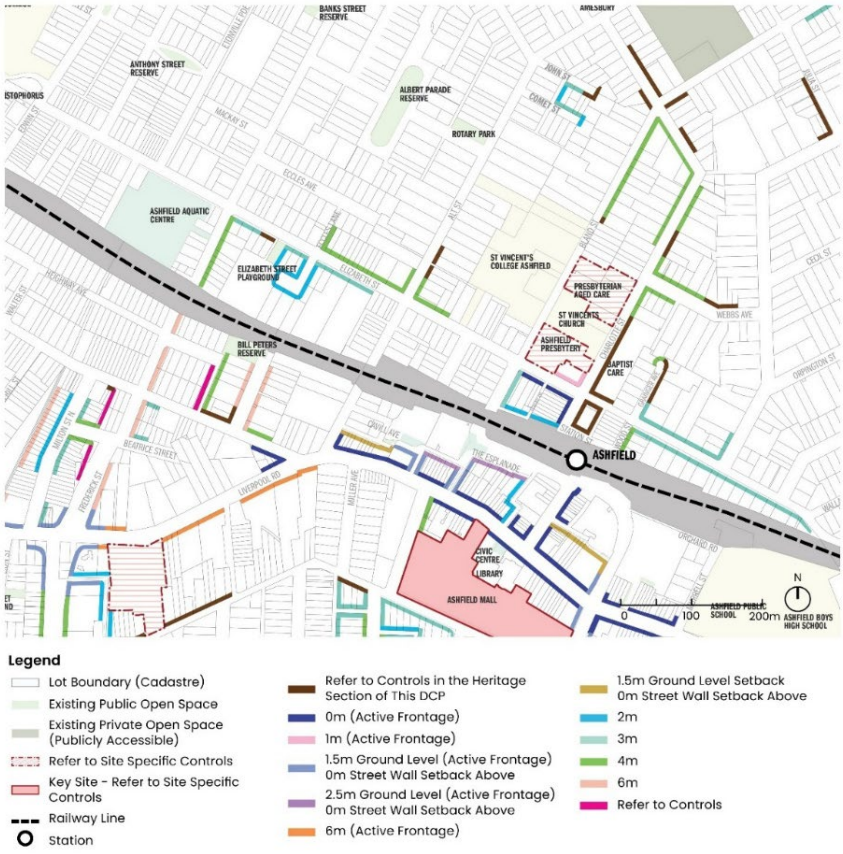


Figure 4.2.24 Ashfield Centre North – Building Setbacks

Table 4.2.6 Built Form Controls - Ashfield Centre North

Built form control	Control for buildings on Elizabeth Street frontages
Street wall length	Max length of 35m, but 55m where active street frontages are provided
Top level setbacks	The two upper floors of buildings over 7 storeys are to be setback by a further 2m. Only the top floor are to be setback for an 8 storey building
	Where upper level setbacks are variable in Figure 4.2.26
Upper level setbacks for buildings up to 12 storeys	3m setback from street wall A further 2m setback for the top two levels over 7 storeys
Upper level setbacks for buildings up to 12 storeys or greater	6m setback from street wall

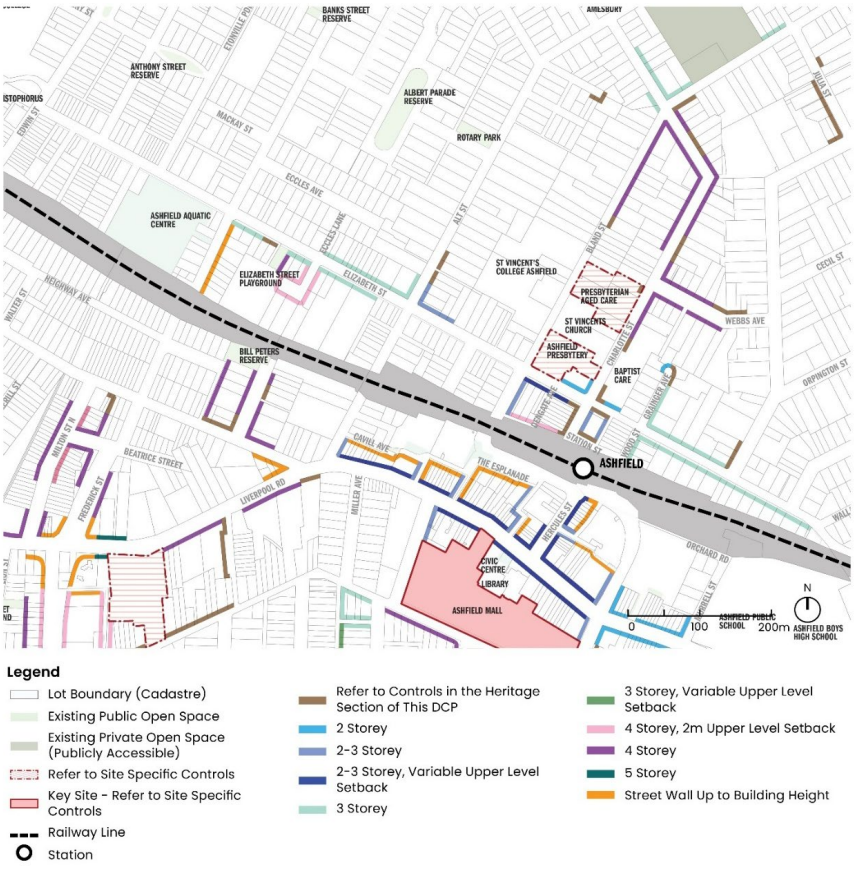


Figure 4.2.25 Ashfield Centre North – Street Wall Heights

Inner West Development Control Plan: Part 4 Place Specific Controls

The following sections are indicative of the built form

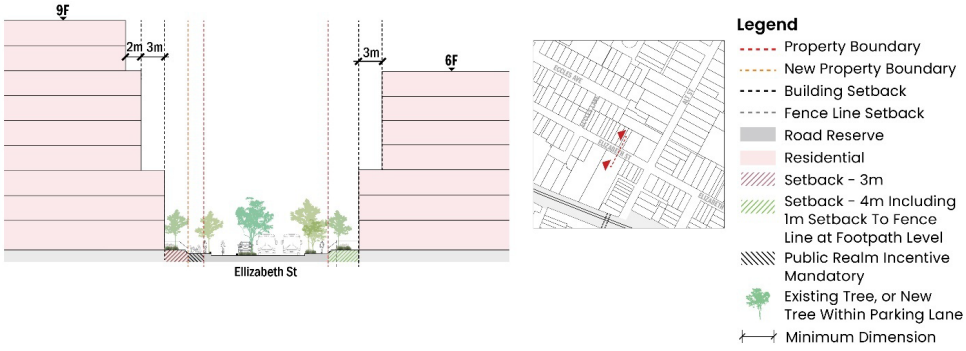


Figure 4.2.26 Ashfield Centre North – Elizabeth Street Section (West of Alt Street) - Cross section location indicated by red line on inset map



Figure 4.2.27 Ashfield Centre North – Elizabeth Street Section (West of Alt Street) - Cross section location indicated by red line on inset map

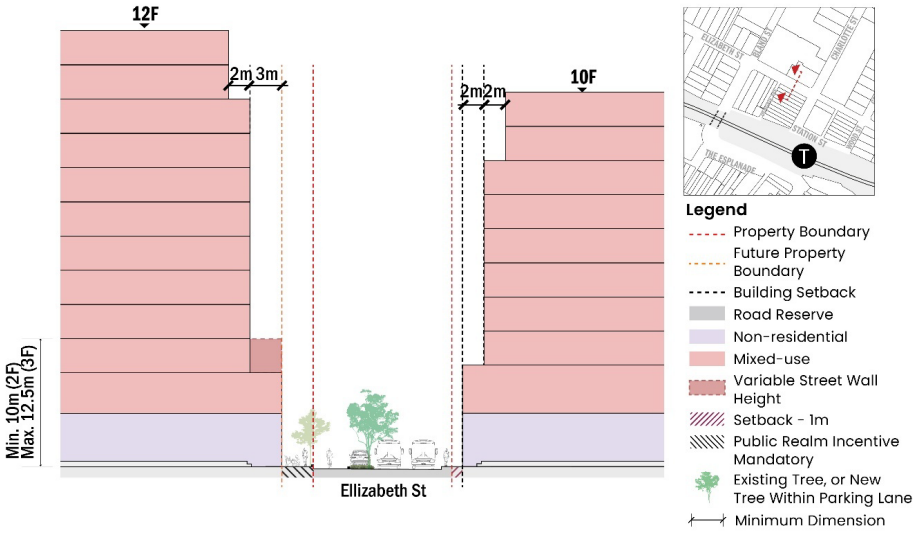


Figure 4.2.28 Ashfield Centre North – Elizabeth Street Section (Bland to Charlotte Street) - Cross section location indicated by red line on inset map

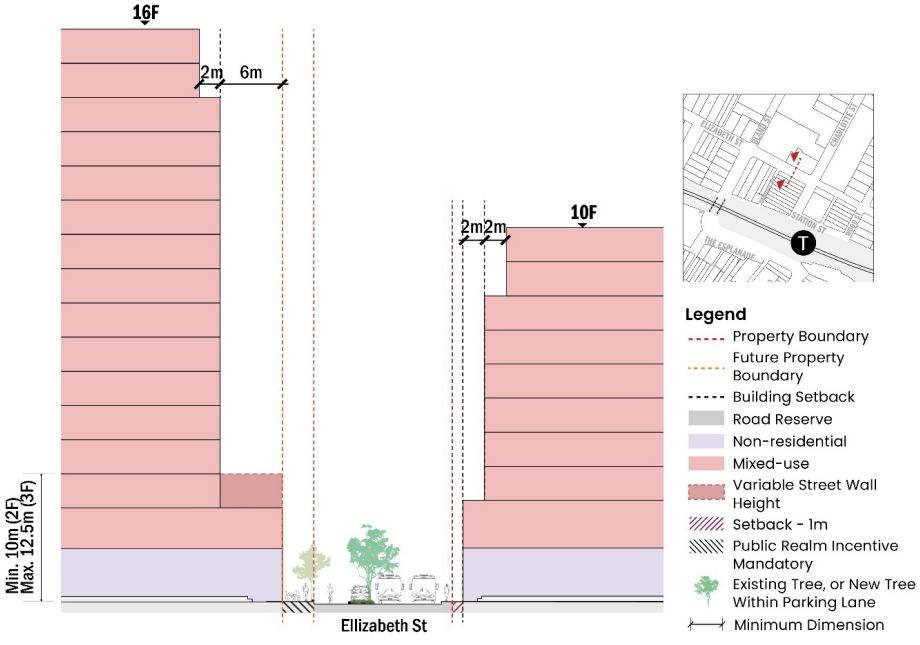


Figure 4.2.29 Ashfield Centre North – Elizabeth Street Section (Bland to Charlotte Street) - Cross section location indicated by red line on inset map

7 Bland Street, Ashfield – Site Specific Controls

C21. When 7 Bland Street is redeveloped, provide publicly accessible green open space with:

a) a minimum area of 280 sqm, and

b) a minimum 20 m frontage to Bland Street,

as shown in Figure 4.2.31.

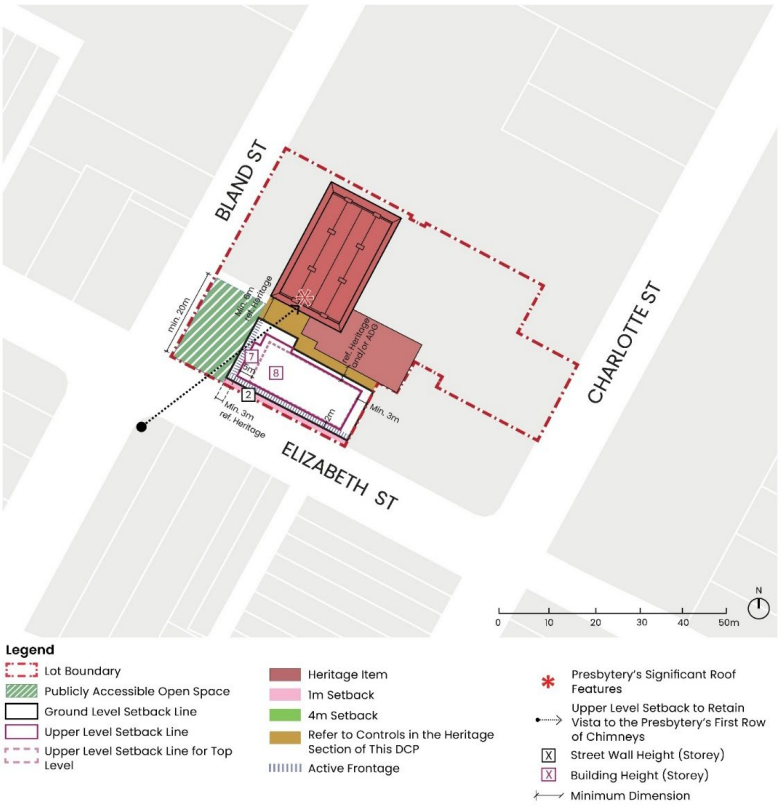


Figure 4.2.30 7 Bland Street indicative built form

4.2.4 (F) Ashfield Town Centre

Objectives

O19. To ensure development:

a) provides sufficient employment generating floor space

b) does not create unacceptable traffic impacts on local streets

c) maintains high levels of amenity for nearby residents

d) creates opportunities for additional public space

O20. To ensure building height and built form:

a) Support renewal of the Ashfield Town Centre with new housing and commercial uses

b) Reinforce the desired future character of key streets

c) Define strong arrival points along Norton Street, Holden Street and Liverpool Road

C22. To maintain consistent street and tower setbacks and appropriate height transitions that:

a) Complement existing development

b) Minimise visual bulk and overshadowing

c) Preserve the traditional shop-top street character

d) Create attractive, pedestrian-friendly streets

e) Provide space for landscaping and street trees.

f) Ensure a gradual stepping of scale between main streets and local streets

C23. To improve neighbourhood connectivity and deliver a high-quality public realm by:

a) Enhancing pedestrian and cycling links

b) Providing safe, accessible movement routes

c) Creating public spaces that are welcoming, functional and well-designed

C24. To enhance the environmental and visual quality of the Town Centre by:

a) Improving streetscape design and presentation

b) Increasing tree canopy and planting

c) Supporting biodiversity and urban cooling

d) Contributing to improved air quality

C25. To support redevelopment of Ashfield Mall that:

a) Strengthens the identity of the Ashfield Town Centre

b) Improves connections to Norton Street, A'Beckett Avenue and Pratten Park

c) Supports economic growth and employment

d) Provides a mix of uses that enhance activity

e) Delivers new publicly accessible links through the site

f) Creates a central public plaza integrated with Council's civic facilities

C26. To provide safe, efficient and well-designed movement and access for 2–6 Cavill Avenue by:

Inner West Development Control Plan: Part 4 Place Specific Controls

a) Retaining key pedestrian connections, including the link between Bill Peters Reserve and Cavill Avenue

b) Maintaining appropriate vehicle access from Thomas Street and Cavill Avenue

Controls

C27. Comply with the built form controls in Table 4.2.7 and Figures 4.2.32 and 4.2.33. If there is any inconsistency, the controls in this section prevail.

Inner West Development Control Plan: Part 4 Place Specific Controls

Table 4.2.7 Built Form Controls - Ashfield Town Centre

Liverpool Road, Holden Street and Hercules Street	
Street wall length	• Provide a minimum 35 m continuous façade above the street wall height. • Limit any continuous ground-floor street wall to 55 m, then introduce articulation of 6 m (width) × 4 m (depth).
Upper level setbacks (buildings up to 11 storeys)	• Set upper levels 6 m behind the street wall. • Recess the top two floors a further 3 m.
Upper level setbacks (buildings over 11 storeys)	Set the entire tower 9 m behind the street wall.
Markham Avenue, Chessell Lane, Fox Lane and The Esplanade	
Ground floor front colonnades	You may provide colonnades where you deliver a minimum 3 m ground-floor setback and the colonnade wraps the corner.

Note: Figure 4.23.32 inclusive illustrate this control.

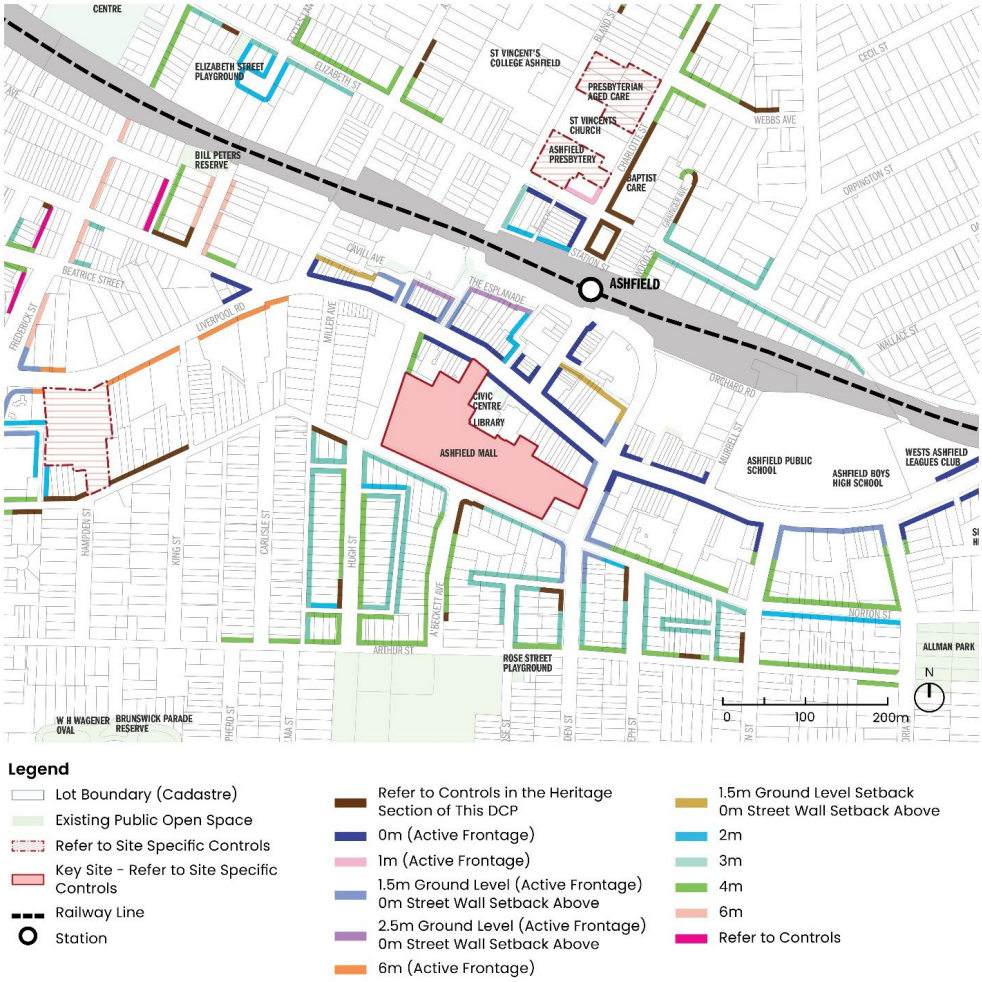


Figure 4.2.31 Ashfield Town Centre – Building Setbacks

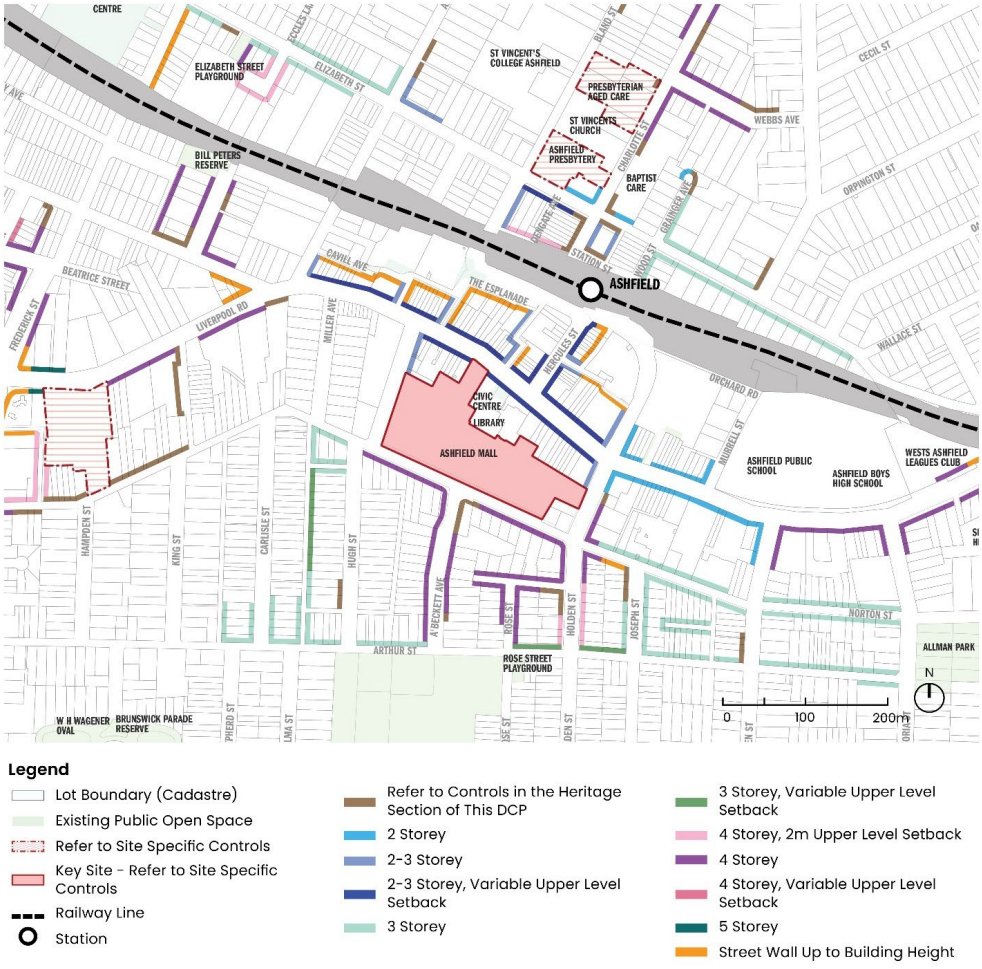


Figure 4.2.32 Ashfield Town Centre – Street Wall Heights



Figure 4.2.33 Ashfield Town Centre – Norton Street Section (17 Storeys)

Note: Cross section location indicated by red line on inset map

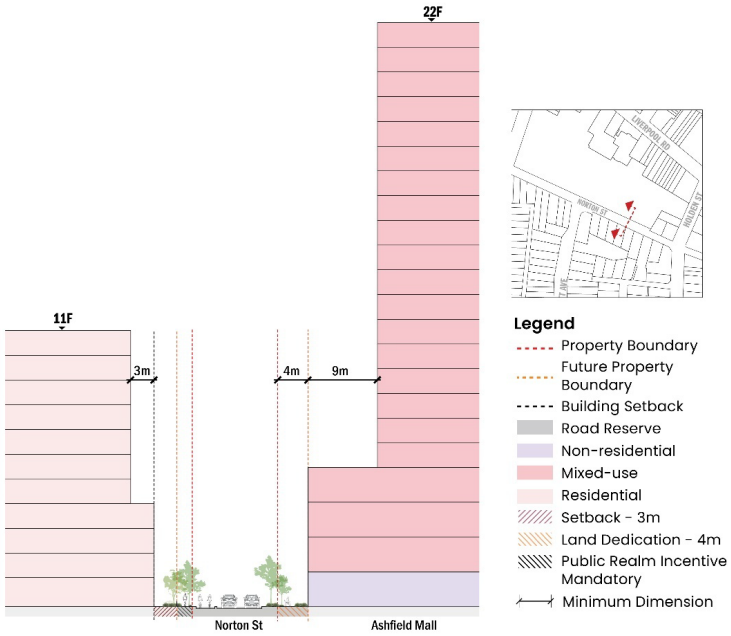


Figure 4.2.34 Ashfield Town Centre – Norton Street Section (22 Storeys)

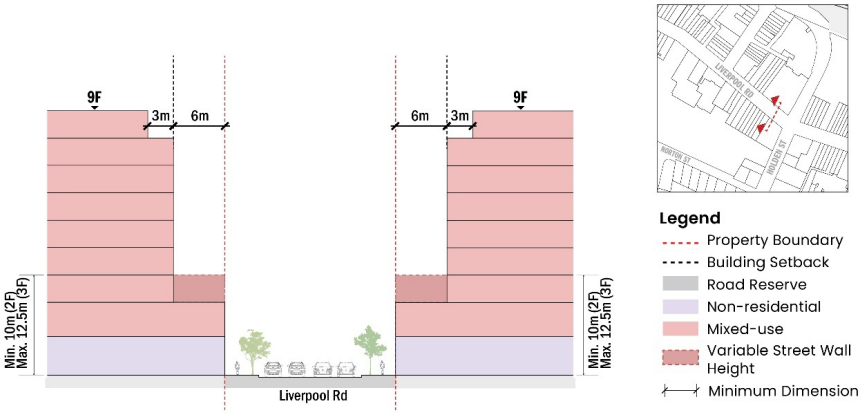
Note: Cross section location indicated by red line on inset map

Inner West Development Control Plan: Part 4 Place Specific Controls

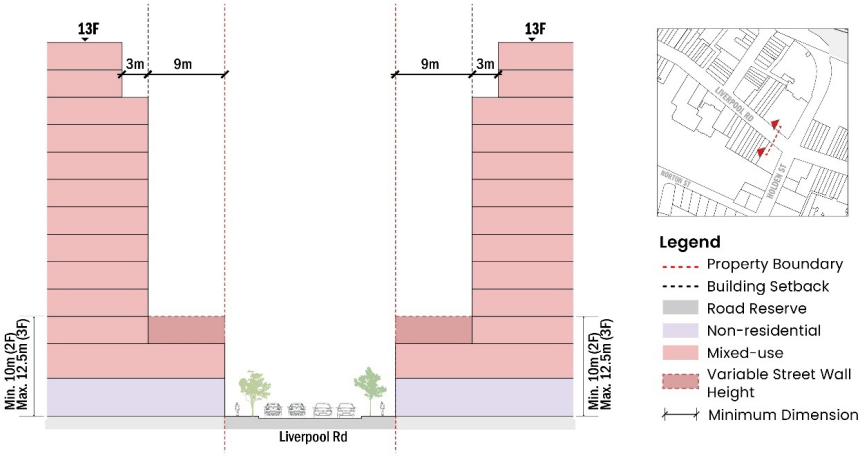


Figure 4.2.35 Ashfield Town Centre – Chessell Lane Section

Note: Cross section location indicated by red line on inset map



LIVERPOOL ROAD SECTION (BUILDING HEIGHT UP TO 9F)



LIVERPOOL ROAD SECTION (BUILDING HEIGHT > 9F)

Figure 4.2.36 Ashfield Town Centre – Liverpool Road sections

C28. Provide a publicly accessible through-site link on redevelopment of the following sites as shown in Figure 4.2.38, with a minimum width of 6 m for active transport access:

a) 158 Liverpool Road, Ashfield

b) 258-260 Liverpool Road

c) 41-43 Norton

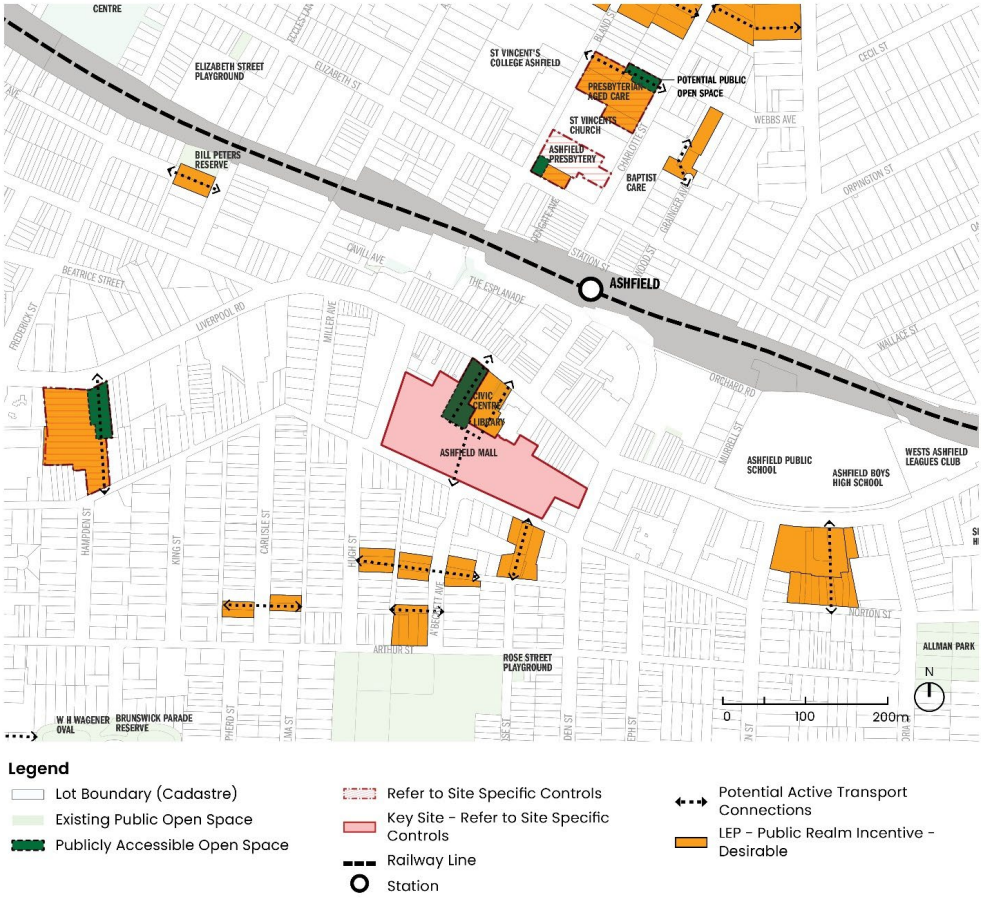


Figure 4.2.37 Ashfield Town Centre – Preferred Location of Through-Site Links

Ashfield Mall

C29. Deliver the following public benefits consistent with Figure 4.2.39 when redeveloping Ashfield Mall:

a) Strengthen connections to Norton Street and Pratten Park with open-air links from Liverpool Road to Norton Street and Holden Street.

b) Demonstrate that taller built form can be achieved on consolidated lots to the south.

Inner West Development Control Plan: Part 4 Place Specific Controls

c) Provide a public plaza fronting Liverpool Road with a minimum area of 2,000 sqm and minimum width of 20 m, to Council's satisfaction.

d) Ensure the public plaza receives direct sunlight to at least 50% of its area for a minimum of 2 hours between 9:00 am and 3:00 pm on 21 June.

e) Provide one main through-site link, minimum 9 m wide, open to the sky, accessible 24/7 to all abilities, connecting civic services, Liverpool Road and Norton Street, and onward to A'Beckett Avenue and Pratten Park.

f) Retain existing vehicular access and rights-of-way to adjoining properties from Holden Street and Knox Street (minimum 7 m wide) and improve public access and amenity, including footpaths.

g) Improve amenity on Norton Street by acquiring a 4 m reservation along the southern boundary for public domain upgrades.

h) Minimise the visual and functional impact of parking areas and vehicle ingress/egress, particularly along Norton Street.

C30. Provide upper-level setbacks along the Norton Street frontage as follows:

a) Buildings up to 17 storeys: setback upper levels 6 m.

b) Buildings higher than 17 storeys: provide a minimum 9 m upper-level setback.

Refer to Figures 4.2.39 for the required building form.

Inner West Development Control Plan: Part 4 Place Specific Controls

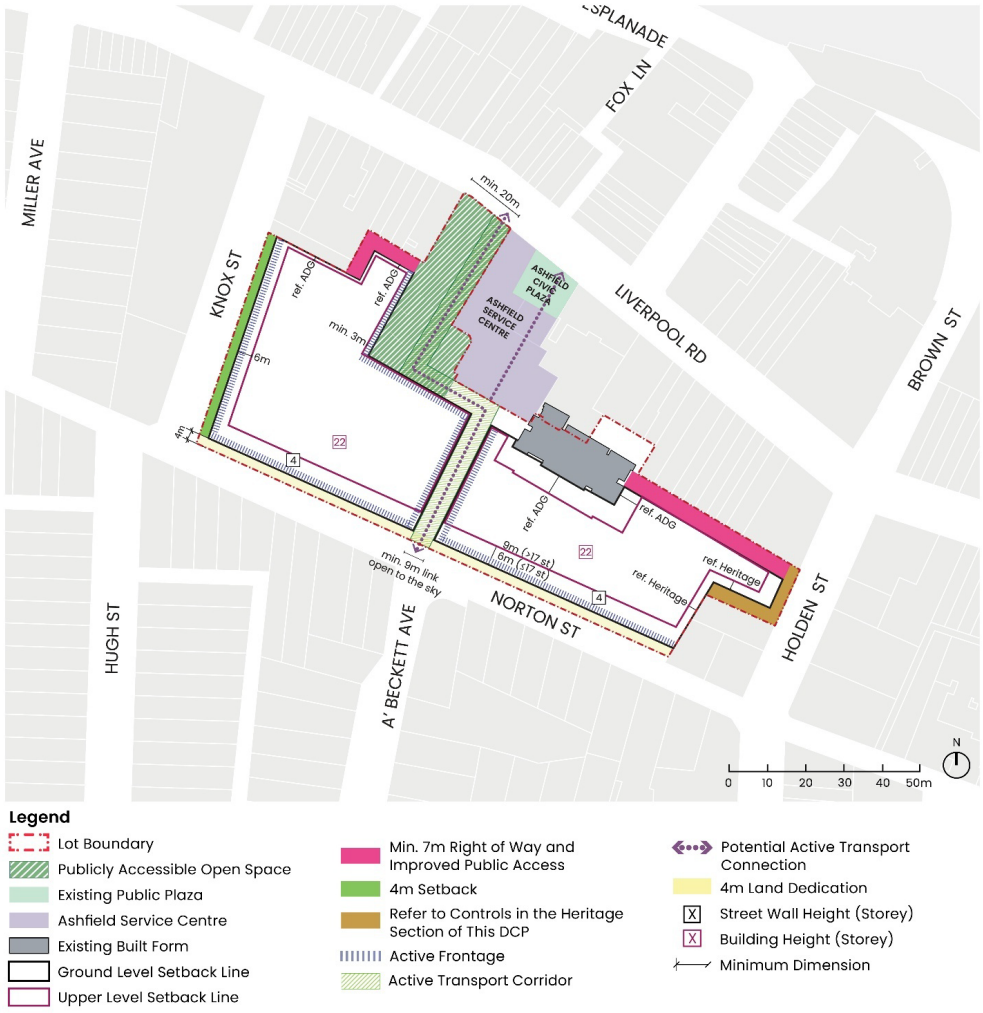


Figure 4.2.38 Ashfield Mall – Detailed Plan

2-6 Cavill Avenue, Ashfield

C31. Provide landscaping and setbacks in the locations shown in Figure 4.2.40 in any redevelopment of 2-6 Cavill Avenue, Ashfield in accordance with Table 4.2.8.

Table 4.2.8 Landscaping requirements for 2-6 Cavill Avenue, Ashfield

Location	Requirement	Minimum dimensions
Cavill Avenue & Liverpool Road frontages (Area A)	Provide a garden setting with deep soil and setbacks to support large trees and a widened footpath.	Deep soil/setback width: ≥ 5 m.
Cavill Avenue frontage	Plant additional trees	To match the height and scale of retained trees

Inner West Development Control Plan: Part 4 Place Specific Controls

Thomas Street frontage (Area B)	Provide a garden setting with deep soil and setbacks to support large trees and a widened footpath.	Deep soil/setback width: ≥ 5 m.
The Avenue Street interface (Area C)	Plant screening trees to protect privacy to adjoining properties.	Deep soil width: ≥ 3 m.
Northern boundary (adjoining 8 Cavill Avenue) (Area D)	Provide privacy planting for adjacent apartments at 8 Cavill Avenue.	Deep soil width: ≥ 3 m

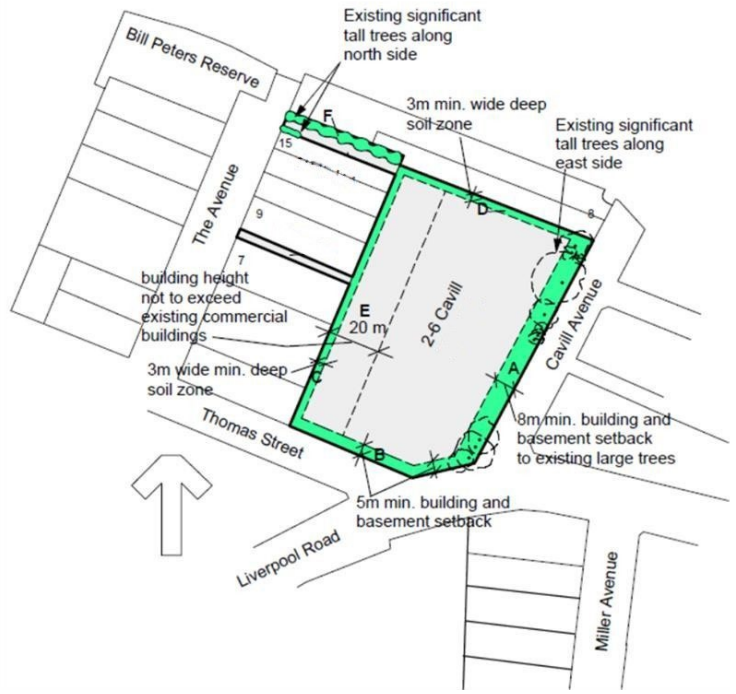


Figure 4.2.39 Cavill Avenue – setback and landscaping

C32. Retain large trees along Cavill Avenue (Area 'A' in Figure 4.2.40) by:

a) Setting the building (including any basement) back at least 8 m from the Cavill Avenue boundary

b) Setting back the buildings at least 6 m from either side of each trunk

C33. Any buildings along the northern portion of the land adjacent 8 Cavill Avenue of the site is to ensure that any driveway or carparking area along the northern part of the site has noise mitigation measures to reduce noise impacts for apartments at 8 Cavill Avenue including use of noise attenuating walls

C34. Provide pedestrian pathway links between Thomas Street and Cavill Avenue and register a public easement on title to secure public access.

C35. Locate vehicle entry and exit primarily on Cavill Avenue and Thomas Street, consistent with the servicing arrangements of the previously approved commercial use at 2–6 Cavill Avenue.

C36. Waste collection is to occur on the property not from a public place such as the footpath or street. Screen all waste storage areas from public view. Create an easement to enable Council trucks to enter the site for collection and provide an indemnity to Council.

C37. Mitigate noise from driveways and car parking along the northern portion of the site adjoining 8 Cavill Avenue (e.g. noise-attenuating walls) to protect residential amenity.

4.2.4 (G) Southern Spine

Objectives

O21. To ensure new development contributes positively to the desired future streetscape.

O22. To improve neighbourhood connectivity and enhance the public domain.

Provisions

C38. Provide publicly accessible through-site links on redevelopment of the sites identified in Table 4.2.9 below and shown in Figure 4.2.41.

Table 4.2.9 Southern Spine Through-site link

Addresses	Purpose	Minimum Width
15-19 A'Beckett Avenue	Active Transport link between Rose Street and A'Beckett Avenue	6m
48-52 Norton St and 1, 3 and 3A Rose St, Ashfield	Active Transport link between Norton Street and Rose Street	4.5m



Figure 4.2.40 Southern Spine – Location of Through Site Links

C39. Comply with the built form controls in Table 4.2.10 and Figures 4.2.42 and 4.2.43. If no setback is specified in this section, setbacks are determined following standards controls in Part 3 relevant to the type of development. Where inconsistencies occur, the controls in this section prevail.

Table 4.2.10 Built Form Controls in Holden Street

Built Form Element	Control
Street Wall – Ground Floor	Provide a continuous ground floor street wall up to 55 m in length, then incorporate a 6 m (width) × 4 m (depth) articulation break.
Street Wall – Upper Levels	Provide a continuous façade for a minimum length of 35 m above the street wall height.

Note: Provide additional articulation or setback transitions in the vicinity of heritage – see Part 2.12 – Heritage for details.

Inner West Development Control Plan: Part 4 Place Specific Controls

Note: For 19-21 Holden Street, Ashfield, the ground floor is to be set back 1.5 m while the first to fourth floors are built to the property boundary.

Note: Figures 4.2.44–4.2.46 illustrate indicative built-form outcomes for:

- Norton Street
- Holden Street
- Arthur Street – High Density Interface
- Arthur Street – Mid Density Interface

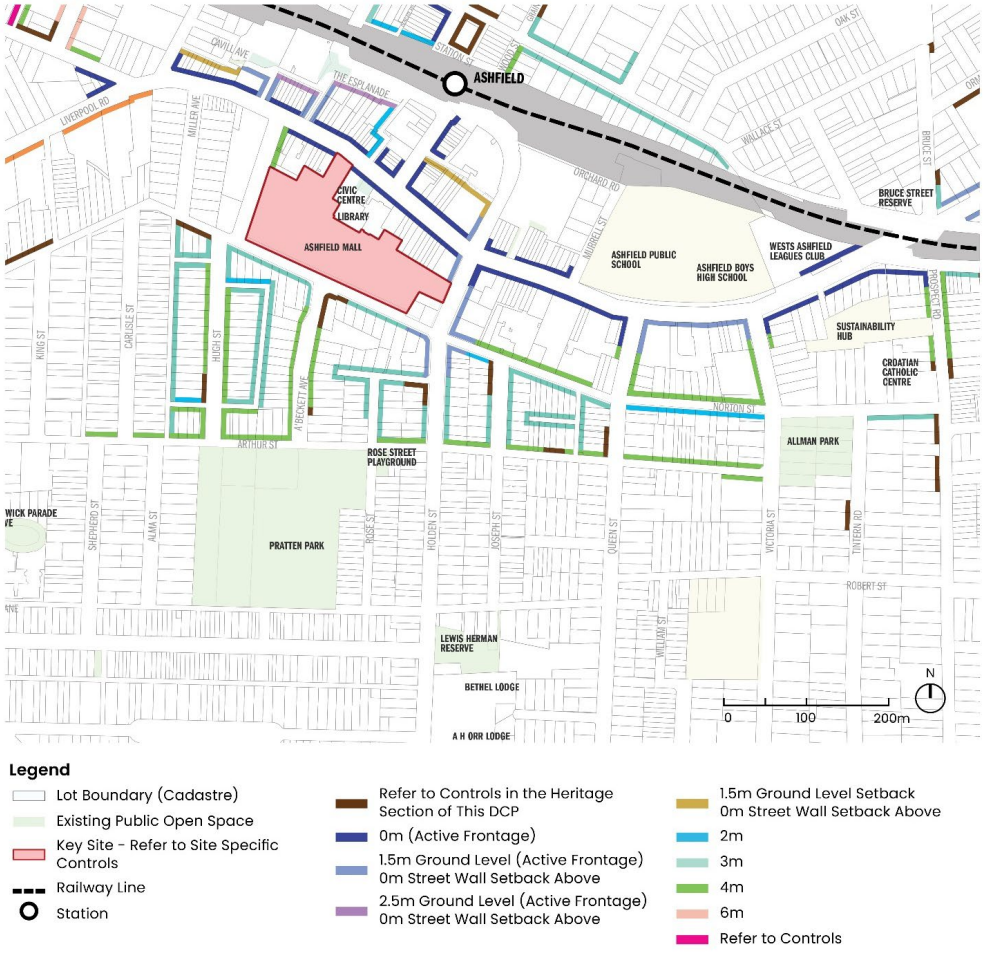


Figure 4.2.41 Southern Spine – Street Wall Heights

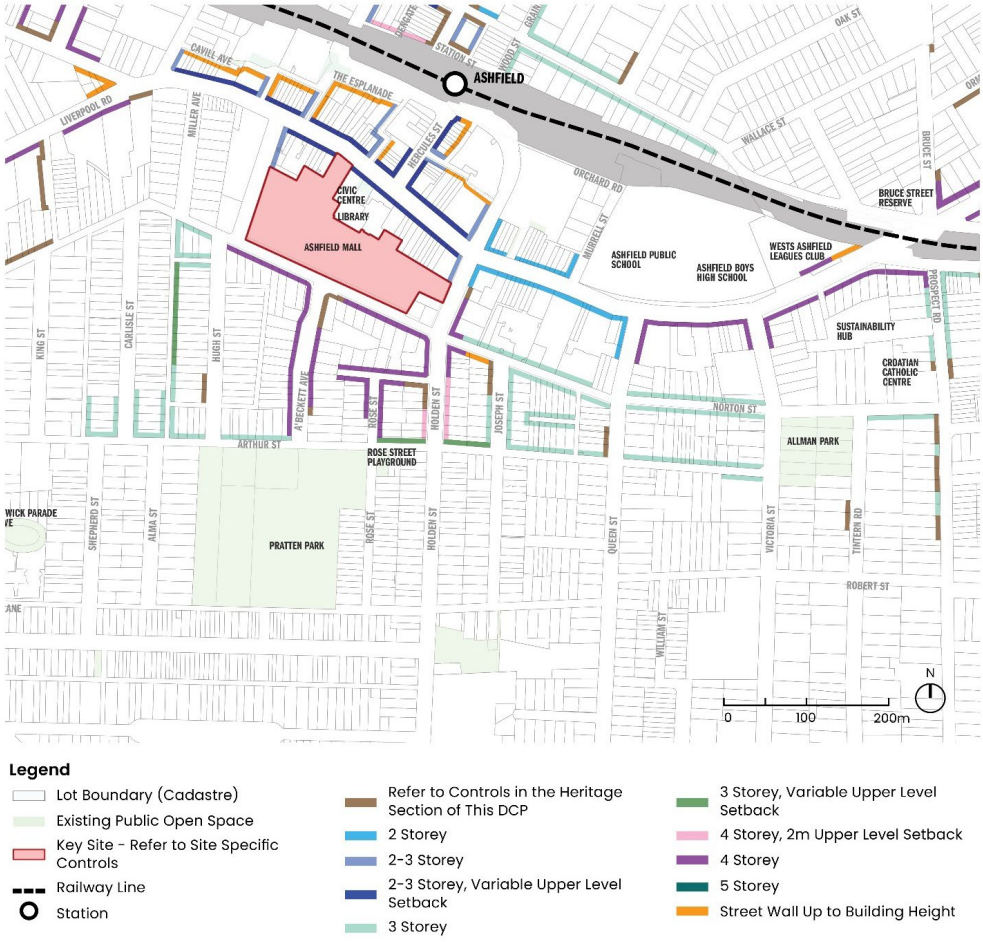


Figure 4.2.42 Southern Spine – Building Setbacks

The following sections are indicative of the built form

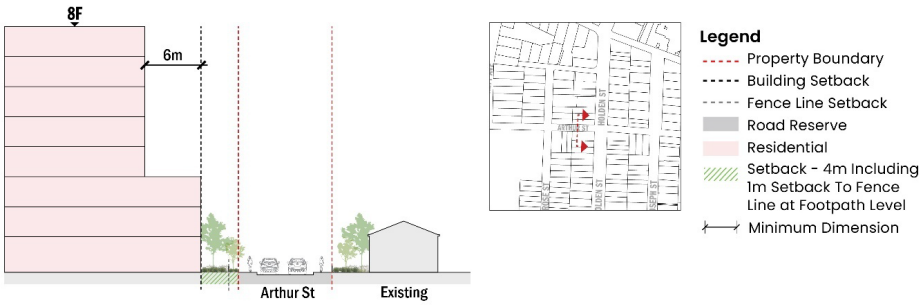


Figure 4.2.43 Southern Spine – Norton Street Section - Cross section location indicated by red line on inset map



Figure 4.2.44 Southern Spine – Holden Street Section - Cross section location indicated by red line on inset map



Figure 4.2.45 Southern Spine – Arthur Street – Mid Density Interface - Cross section location indicated by red line on inset map

4.2.4 (H) Southern Village

Objectives

O23. To ensure new built form contributes positively to the desired future streetscape, including appropriate height, scale, setbacks and street wall articulation.

O24. To improve neighbourhood connectivity and the public realm through safe, legible and publicly accessible pedestrian and cycling links.

Inner West Development Control Plan: Part 4 Place Specific Controls

Controls

C40. Provide publicly accessible through-site links (to Council's satisfaction) when the sites in Table 4.2.11 are redeveloped, as shown in Figure 4.2.47.

Table 4.2.11 Southern Village Through-site link

Addresses	Purpose	Minimum Width
12-16 A'Beckett Avenue	Active transport link between A'Beckett Avenue and laneway off Hugh Street	6m
14, 16 and 16A Hugh Street	Active transport link between A'Beckett Aevnue and Hugh Street	6m
35-41 Arthur Street and 2 A'Beckett Avenue	Active transport link between A'Beckett Avenue and Hugh Street	6m
52 Carlisle Street	Active transport link between Carlisle Street and Hugh Street	6m
43-45 Carlisle Street	Active transport link between Carlisle Street and Hugh Street	6m

Inner West Development Control Plan: Part 4 Place Specific Controls



Figure 4.2.46 Southern Village sub-precinct map

C41. Comply with the built form controls set out in Figures 4.2.48 and 4.2.49. In the event of any inconsistencies, the built form controls in this section prevail.

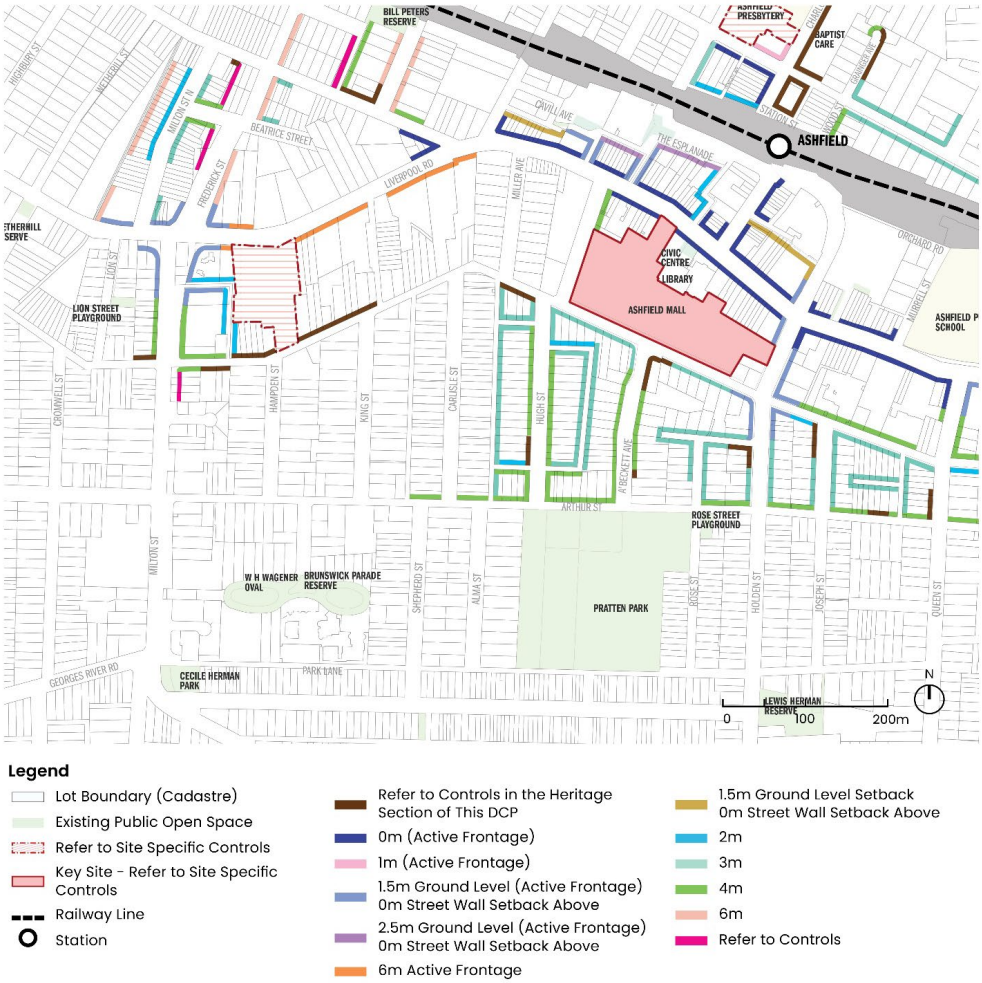


Figure 4.2.47 Southern Village – Building Setbacks



Figure 4.2.48 Southern Village – Street Wall Height

The following section is indicative of the built form



Figure 4.2.49 Southern Village – Arthur Street Section – Mid Rise Interface - Cross section location indicated by red line on inset map

Inner West Development Control Plan: Part 4 Place Specific Controls

Note: Figure 4.2.50 is indicative only and assists in understanding built-form massing and street interface.

4.2.4 (l) Western Spine

Objectives

O25. To ensure the new built form responds appropriately to the desired future streetscape

O26. To encourage redevelopment at the Elizabeth Street and Frederick Street intersection that improves the interface and accommodates future road widening.

O27. To increase neighbourhood connectivity and enhance the public realm.

O28. To improve amenity and provide a publicly accessible pedestrian connection through the Ashfield RSL site to the wider area.

Controls

C42. Provide setbacks for the properties highlighted in Figure 4.2.51 in accordance with Table 4.2.12.

Table 4.2.12 Building setbacks for certain Frederick Street and Heighway Avenue properties

Affected street	Control
Frederick Street	Provide a 3 m setback from the new land reservation boundary (final boundary to be confirmed by Transport for NSW based on future road lanes).
Heighway Avenue	Widen the laneway to at least 7 m and provide a 3 m setback from the laneway.

C43. Provide publicly accessible through-site links (to Council's satisfaction) when the sites in Table 4.2.13 are redeveloped, as shown in Figure 4.2.52.

Table 4.2.13 Western Spine Through-site link

Addresses	Purpose	Minimum Width
43-45 Milton Street	Active transport link between Lion Street and Milton Street *Partial delivery is acceptable if the site only has one frontage.*	6m
14-16 The Avenue	Active transport link between Heighway Avenue and The Avenue	6m

Note: FSR and HOB incentives are available to developments that provide identified public realm enhancements. Please see Section 2.1 Incentives above.



Figure 4.2.50 Western Spine sub-precinct map

C44. Comply with built form controls set out in Figures 4.2.52 and 4.2.53. In the event of any inconsistencies, the built form controls in this section prevail

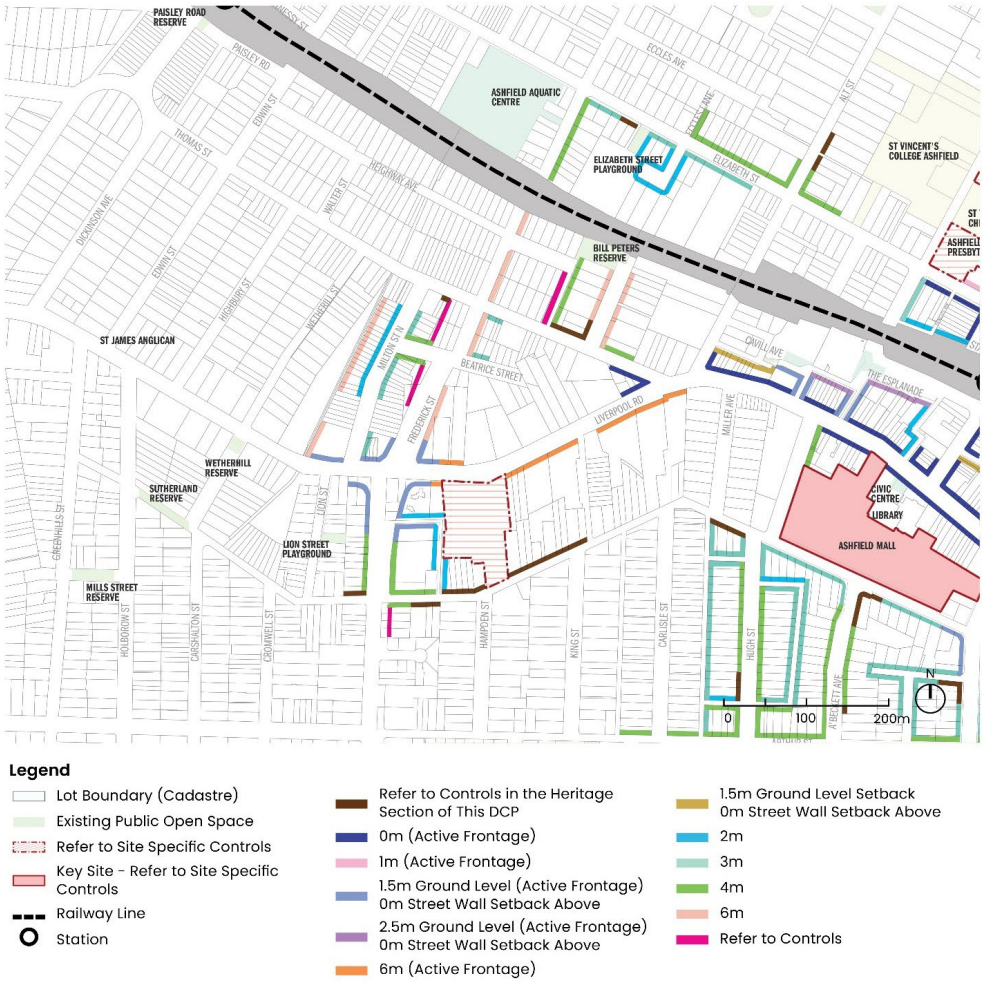


Figure 4.2.51 Western Spine – Building Setbacks



Figure 4.2.52 Western Spine – Street Wall Heights

The following sections are indicative of the built form



Figure 4.2.53 Western Spine – Section through Frederick Street/Milton Street - Cross section location indicated by red line on inset map

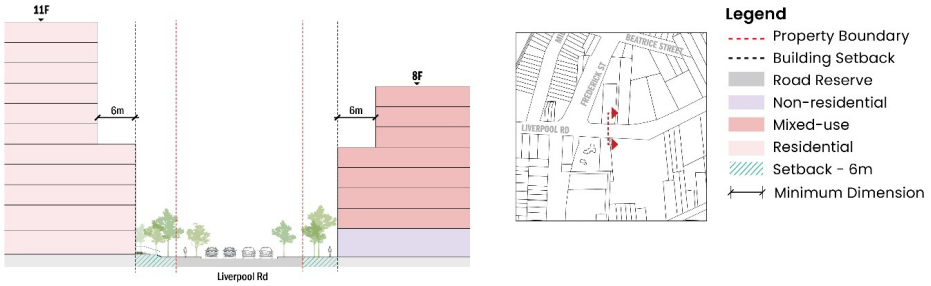


Figure 4.2.54 Western Spine – Section through Liverpool Road - Cross section location indicated by red line on inset map

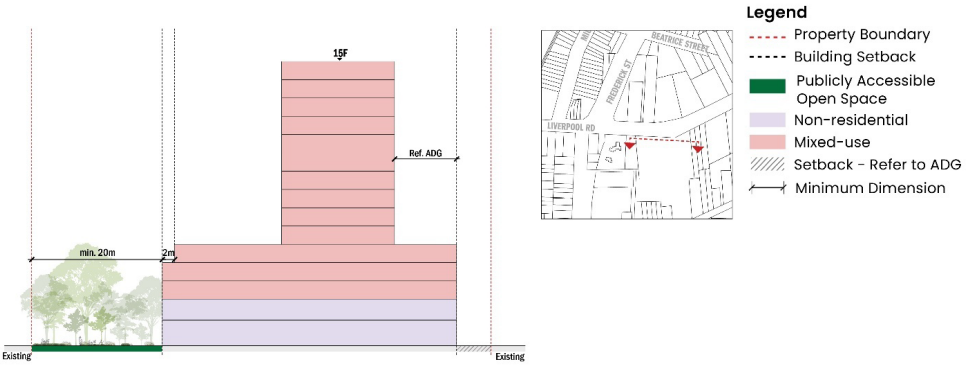


Figure 4.2.55 Western Spine – Section through Frederick Street/ Milton Street - Cross section location indicated by red line on inset map

374 Liverpool Road (Ashfield RSL)

C45. Redevelop 374 Liverpool Road to include:

a) A publicly accessibly open space with:

i. a minimum area of 1,250 m², and

ii. a minimum 20 m frontage to Liverpool Road

b) A publicly accessible through-site link connecting Liverpool Road to Norton Street with a minimum width of 6m. The link is to connect through the 1,250sqm of new open space on site.

C46. Comply with the built form controls in Table 4.2.14 and Figure 4.2.57. Where inconsistencies occur, the built form controls in this section prevail.

Table 4.2.14 Built form controls – 374 Liverpool Road

Inner West Development Control Plan: Part 4 Place Specific Controls

Built form controls	
Height	Provide a taller building/tower along Liverpool Road and transition building height down towards the southern edge of the site.
Street Wall height	Podium height is 5 storeys along Liverpool Road. The tower must be set back 5 m from the podium.
Front setbacks	6 m from Liverpool Road; 3 m from Norton Street.
Side setback	5 m from the publicly accessible open space and the through-site link.

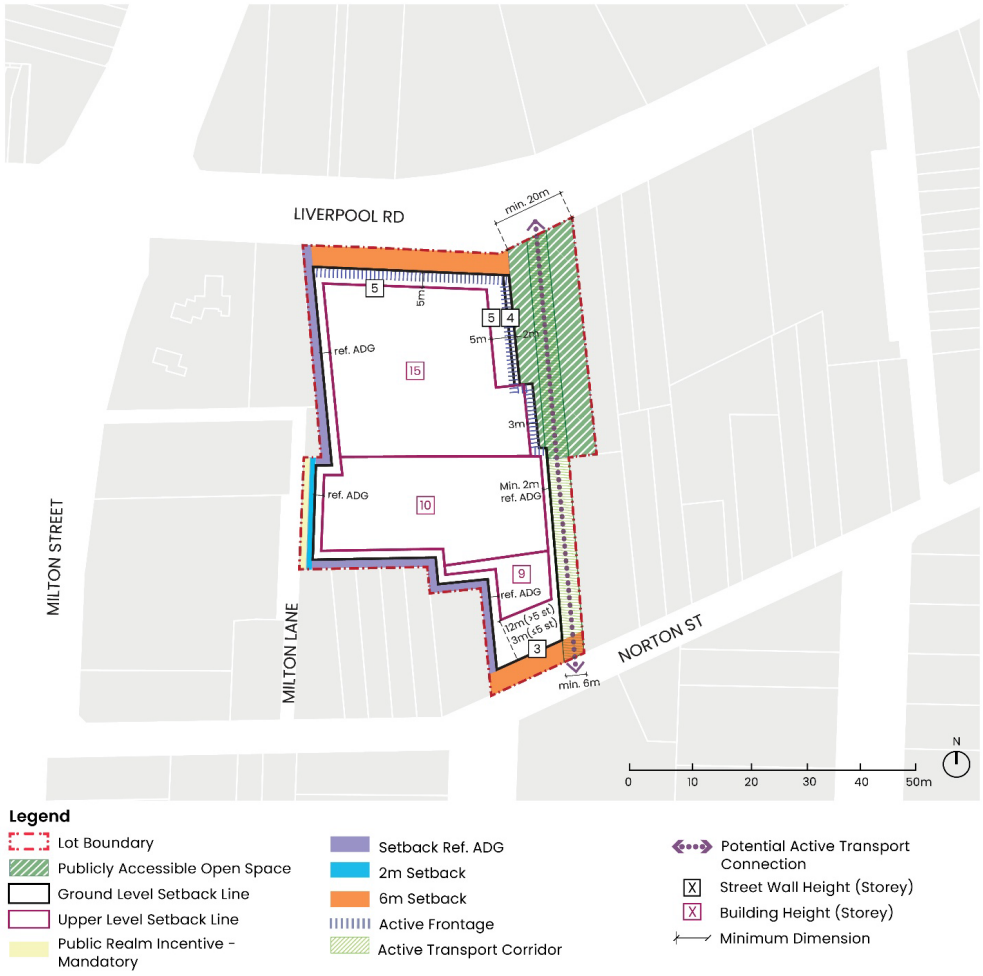


Figure 4.2.56 374 Liverpool Road indicative built form

4.2.4 (J) Parramatta Road (Ashfield) Precinct

Objectives

O29. To revitalise the corridor with employment-generating development that leverages proximity to the CBD and public transport.

O30. To deliver high-quality urban design and a cohesive built form through consistent street walls, setbacks and active frontages.

O31. To improve pedestrian and cycling amenity, public domain quality, and green links including the GreenWay.

O32. To ensure site access, servicing and traffic are safe and efficient and do not harm neighbouring residential amenity, and to minimise driveway crossings to Parramatta Road.

O33. To protect and enhance heritage items, conservation areas and contributory buildings, and to reinforce prominent corners.

O34. To provide landscaped edges and rear landscape buffers to homes, avoid front fencing that reduces streetscape quality, and create a consistent planting theme along the corridor.

O35. To ensure signage is integrated, legible and not visually dominant, including reducing the number of large and/or freestanding billboard signs in the corridor.

O36. To support environmental sustainability and architectural quality in new development.

O37. To provide opportunities for new public spaces and pedestrian connections along and adjoining Parramatta Road

Controls

Public domain

C47. New development adjacent to Ashfield Park, Hawthorne Canal, Dobroyd Canal and Explorer Park is to:

a) Provide a positive interface with the public space

b) Be of high visual and design quality as viewed from the public space

C48. Enhance the key pedestrian and cycle routes shown in Figure 4.2.58.

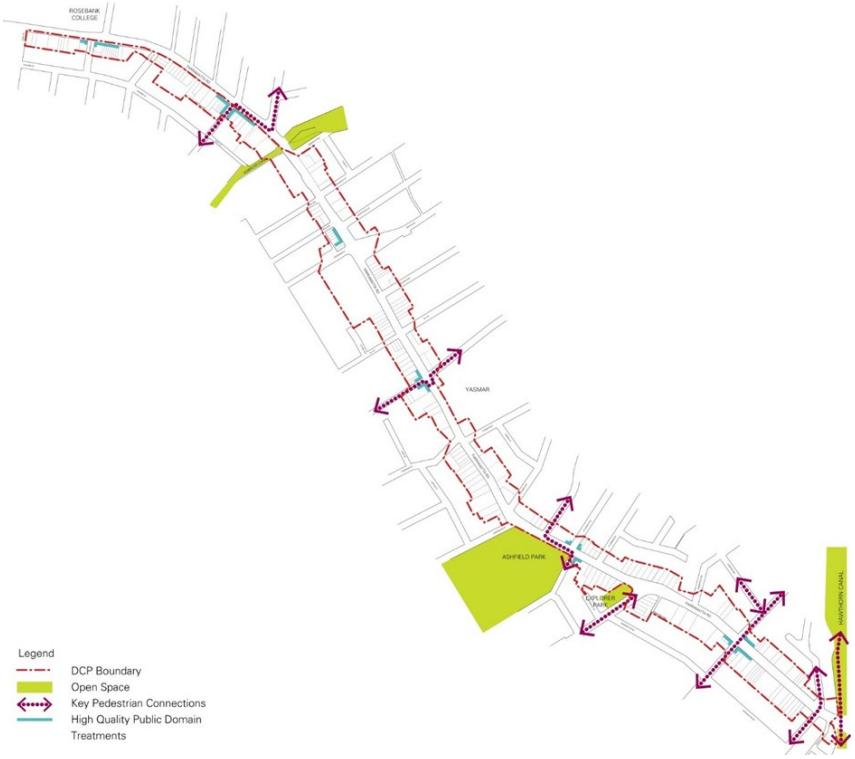


Figure 4.2.57 Public domain elements along Parramatta Road

C49. Where a side-road closure (full or partial) is proposed, provide a pocket park/shared space with seating, landscaping and a continuous Parramatta Road footpath edge.

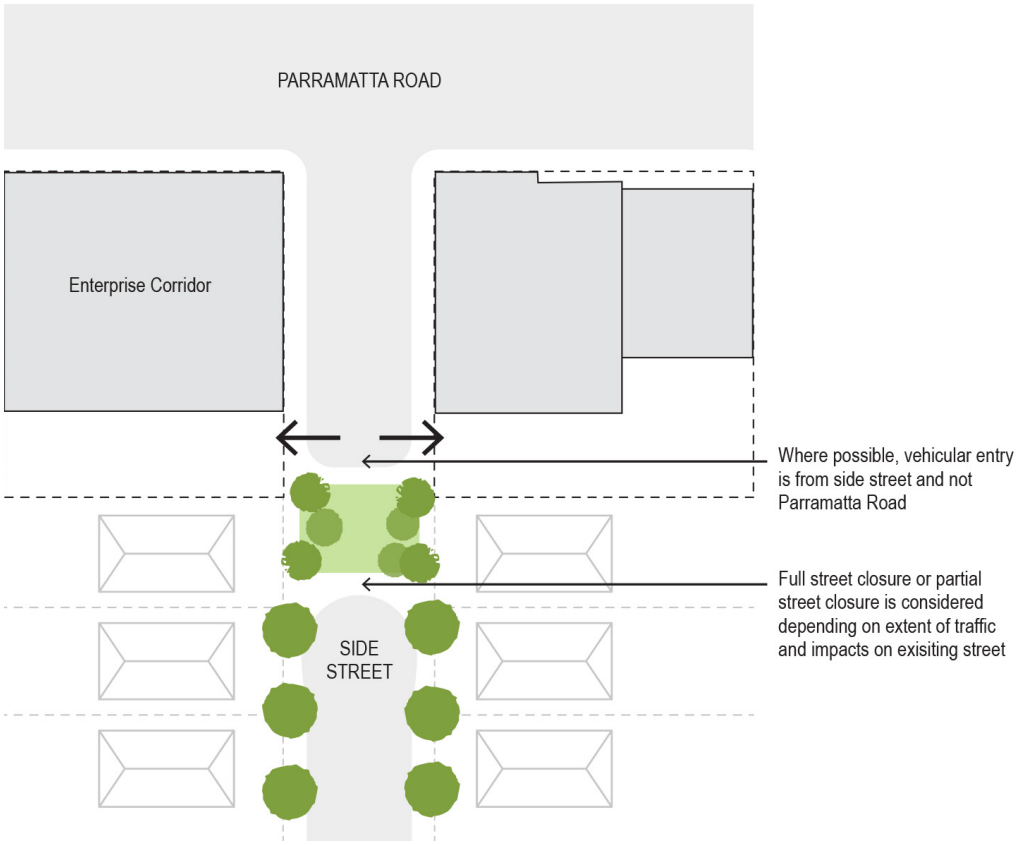


Figure 4.2.58 Example of potential side street closure

C50. Incorporate public art in new public spaces or plazas.

C51. Underground overhead utilities along frontages; where not feasible, replace with aerial bundled cable.

C52. On redevelopment, upgrade the Parramatta Road footpath to full verge width; deliver premium paving at the locations in Figure 4.2.58 to Council's specification.

C53. New development immediately adjacent to the Greenway is to positively respond and enhance the Greenway

Subdivision and site amalgamation

C54. Provide a minimum 25 m site frontage to Parramatta Road. Council may vary this for corner sites with side-street access, rear-lane access, or where heritage lots cannot be amalgamated.

C55. Design frontage and site layout to:

a) minimise driveways to Parramatta Road,

b) provide safe and legible access,

c) accommodate service vehicles, and

d) support on-site visitor parking.

Inner West Development Control Plan: Part 4 Place Specific Controls

C56. Amalgamate narrow or fragmented sites to enable viable development.

C57. Subdivision is to:

a) Create lots of sufficient size and frontage to accommodate a range of business, retail and service uses consistent with the role of the Parramatta Road Enterprise Corridor

b) Minimise vehicle access points along Parramatta Road

c) Not create battle-axe lots

d) Avoid isolating small lots with limited development potential due to inadequate size and/or frontage

Building siting and design

C58. The Parramatta Road frontage of new development is to be designed to:

a) be oriented towards the street

b) engage with the street with high proportion of glazing;

c) minimise the extent of driveways and service entries;

d) include high quality materials and finishes;

e) have a minimum floor to ceiling height of 3.3m for ground floor space;

f) provide ground floor uses generally at the same level as the footpath to ensure equitable paths of accessible travel; and

g) utilise appropriate architectural design features such as awnings, louvres roofs etc to provide architectural interest and for energy efficiency where relevant.

C59. Apply frontage types, setback principles and setback planes in Figures 4.2.59 - 4.2.66. Use Frontage Type 1 (0 m) and Type 2 (0–3 m variable) as mapped, and the correct sectioned setback plane for LEP heights (10 m / 15 m) or sites with rear lanes.

C60. A larger front setback (than defined at Figures 4.2.60 to 4.2.63) may be approved where it provides for a building pedestrian entry point, plaza space or the like. The front setback area is to be designed to:

a) avoid ambiguous external spaces with poor pedestrian amenity and security;

b) contribute to and enhance the public domain and streetscape; and

c) provide areas of deep soil planting to allow tree planting to soften the appearance of long building frontages.

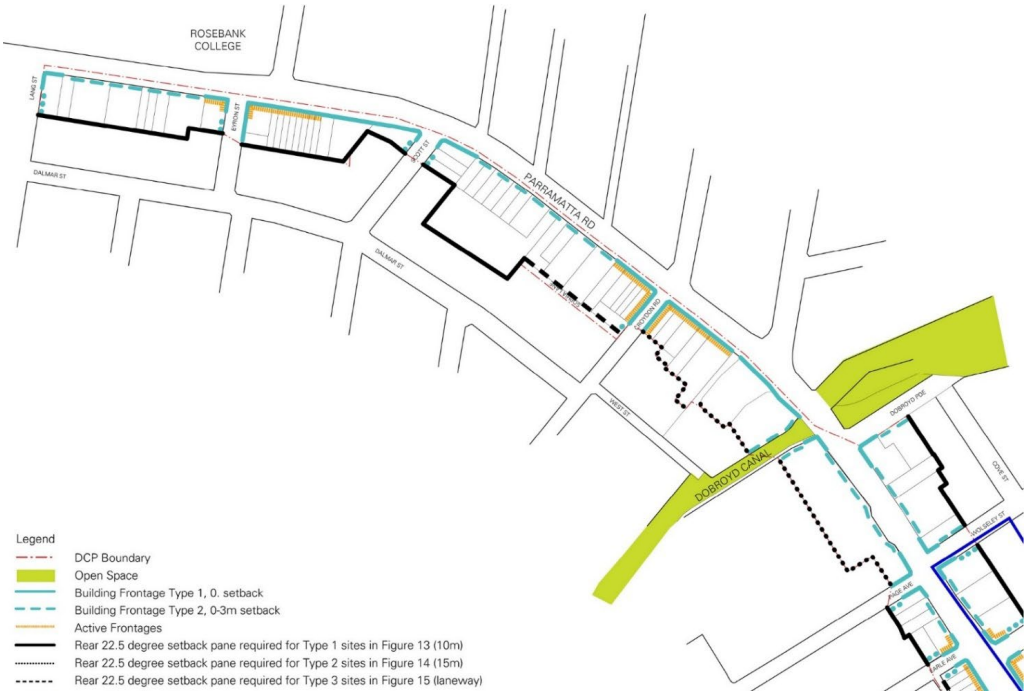


Figure 4.2.59 Frontages and setbacks plan (Area 1)



Figure 4.2.60 Frontages and setbacks plan (Area 2)

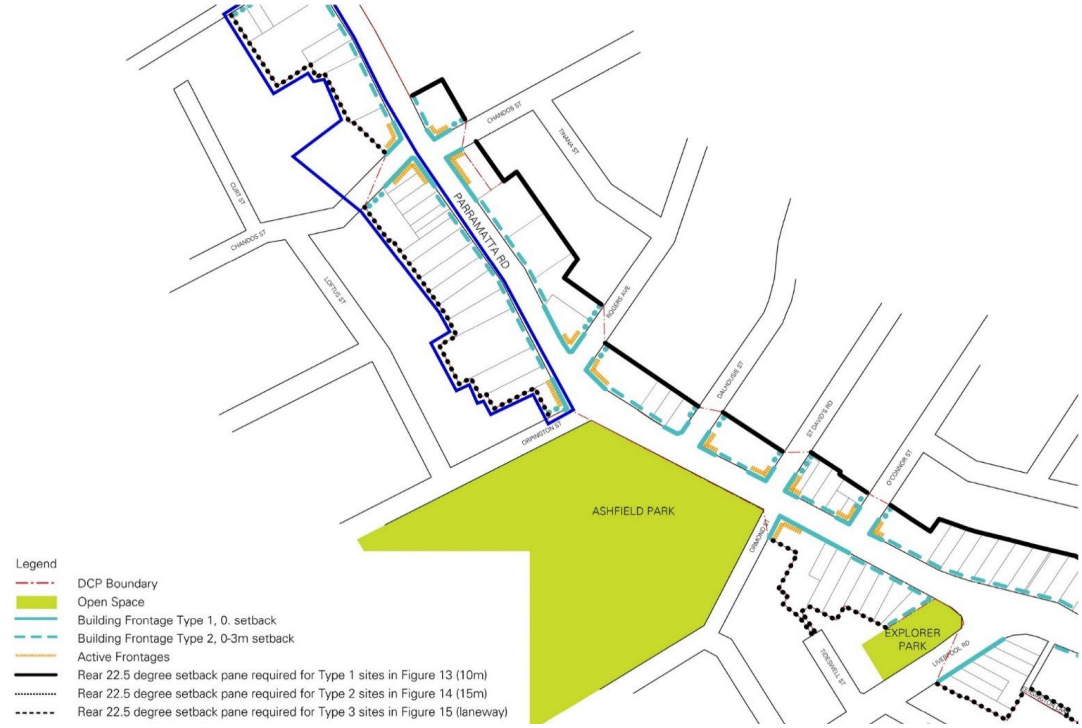


Figure 4.2.61 Frontages and setbacks plan (Area 3)



Figure 4.2.62 Frontages and setbacks plan (Area 4 South)

Inner West Development Control Plan: Part 4 Place Specific Controls



Frontage Type 1 (0m setback)

Frontage Type 2 (variable 0-3m setback)

Figure 4.2.63 Frontage setback types

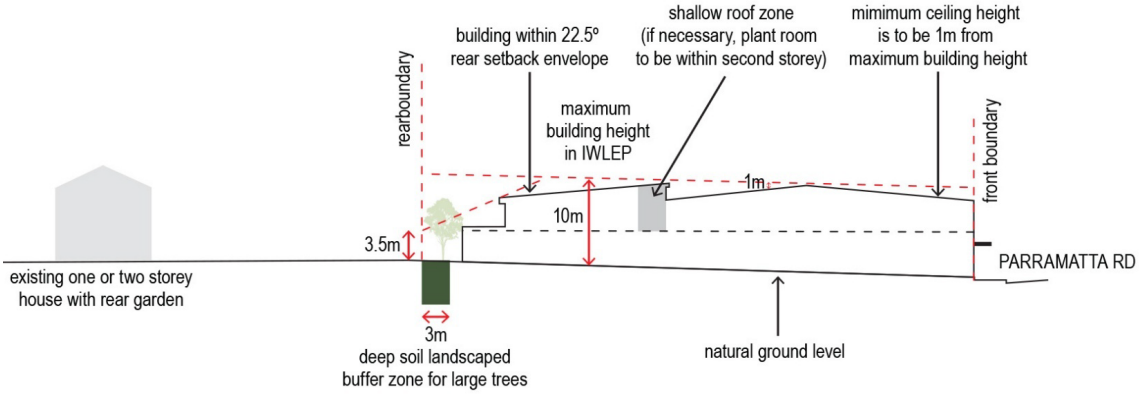


Figure 4.2.64 Building setback plane type 1 for sites where the maximum height is 10m in the LEP map

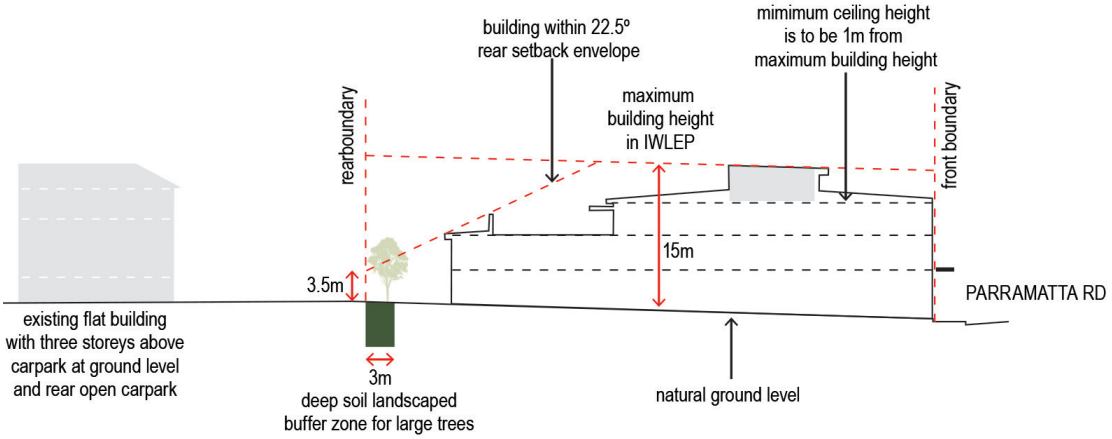


Figure 4.2.65 Building setback plane type 2 for sites where the maximum height is 15m in the LEP map

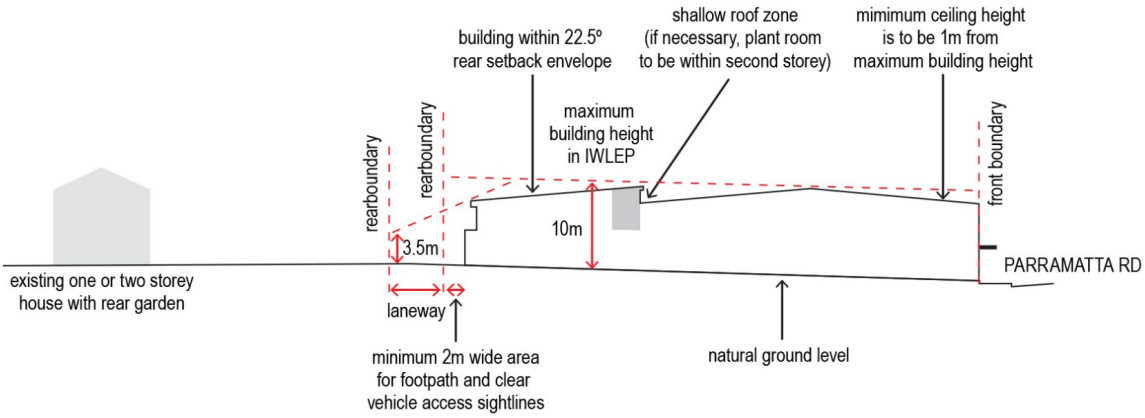


Figure 4.2.66 Building setback plane type 3 for sites which have rear laneways (figure 15)

C61. Secondary/side street frontages are to:

a) reinforce the visual prominence of the street corner with the corner component of the building built to the street

b) provide a transitional setback that responds to the established setback of adjoining properties within the secondary street; and

c) avoid long, unvaried facades.

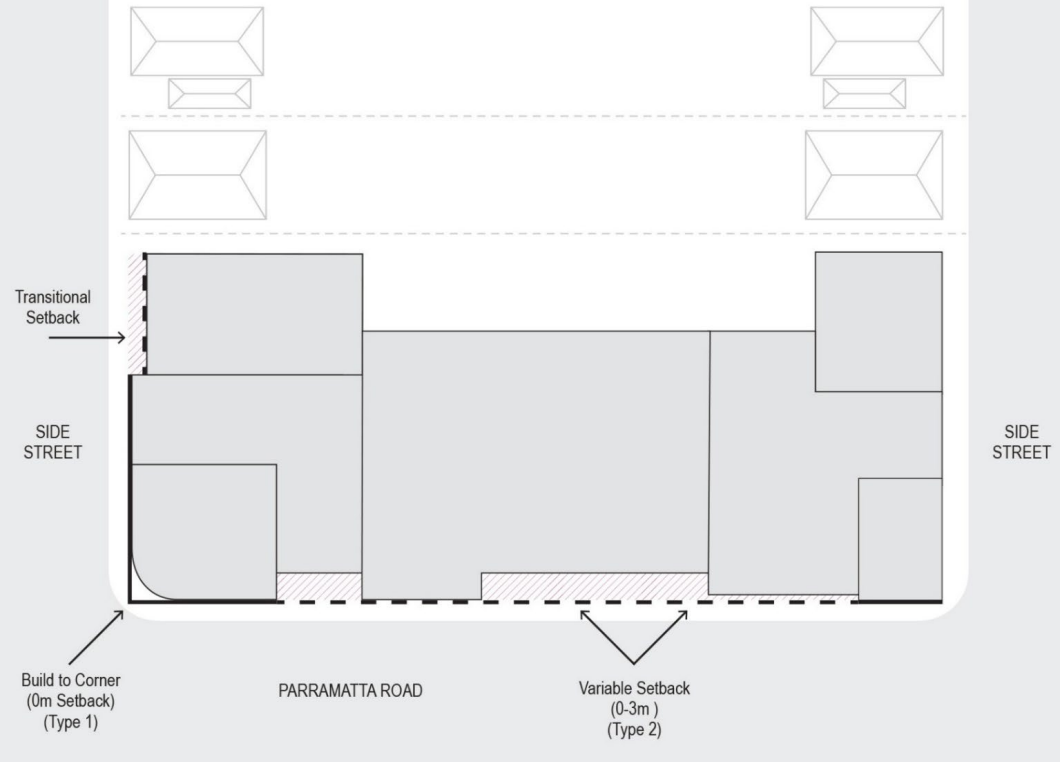


Figure 4.2.67 Building setback principles

C62. Provide active frontages where mapped (Figures 4.2.60 to 4.2.63); on wide frontages not mapped, ensure sufficient active edges for surveillance and vibrancy.

C63. Address canals/open space with shopfronts, consider terraces, and provide night lighting to improve safety.

C64. Where buildings are set back, include tree planting to reduce perceived bulk while coordinating with services.

C65. Zero side setbacks are permitted except at interfaces with existing residential development. In those locations, determine setbacks on merit to protect amenity.

C66. New development is to be consistent with the rear setback type where required on the maps at 4.2.60 to 4.2.67. A larger side setback and/or stepped building form may be required in some cases in order to provide the required solar access to adjoining residential properties.

C67. Avoid large blank street façades unless integral to a high-quality, logical design response; finish with high-quality materials.

C68. External roller shutters on Parramatta Road frontages are not permitted. Use internal security grilles only.

C69. Mass buildings towards Parramatta Road and away from residential at the rear. Upper levels should generally align with the Parramatta Road setback rather than stepping back.

C70. Articulate façades with awnings, cornices, eaves, parapets, skillion roof forms and similar features.

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C71. Locate and screen plant, services and telecommunications equipment to minimise visibility from streets and public domain.

C72. The design of car sales showrooms is to:

a) display most vehicles within enclosed buildings

b) address the street with legible glazed display

c) store vehicles behind the building line.

C73. Corner buildings, or buildings fronting a side street off Parramatta Road, that adjoin a heritage conservation area are to be setback 3m from the secondary street (or side street off Parramatta Road) to provide a transition to the front setbacks of the adjoining conservation area. The setbacks along the side streets are to be landscaped to transition into the landscaped nature of the conservation areas.

C74. Buildings on corner sites with an interface to neighbouring dwellings in a side street are to incorporate architectural cues that ensure the architectural composition is sympathetic to those dwellings. Architectural cues are façade elements that visually respond to another building, such as aligning building parts or using proportions that are in sympathy with neighbouring building elements.

Residential interface

C75. Locate noise sources away from homes; soundproof mechanical plant/vents and site to minimise impacts.

C76. Council may limit trading/servicing hours to protect residential amenity.

C77. Design external lighting to avoid light spill to homes and not conflict with road safety.

C78. Where servicing or access runs along a residential boundary, provide an acoustic wall to protect amenity.

Awning and pedestrian shelter

C79. Provide awnings where active frontages or 0 m setbacks to Parramatta Road are required.

C80. Design awnings to:

a) Give appropriate weather protection to pedestrians

b) Align with the height of any adjoining awnings, typically between 3m and 4m above the footpath level

c) Be at least 2.5m wide

d) Accommodate existing or proposed street trees

e) Ensure appropriate clearance from the traffic lanes (typically 600mm from the kerb edge)

C81. Ensure awnings fit the scale and architecture of the host and neighbouring buildings and wrap corners on corner sites.

Landscape and fencing

C82. Finish front/side setbacks with a mix of hard and soft landscaping.

C83. Provide simple, low planting that preserves sightlines, plus feature trees scaled to context and services (avoid palms).

C84. Where sites directly adjoin residential (no laneway), provide a rear landscape zone ≥ 3 m wide with screening that maintains solar access to residential properties. This area is not to be used for driveways, storage or parking.

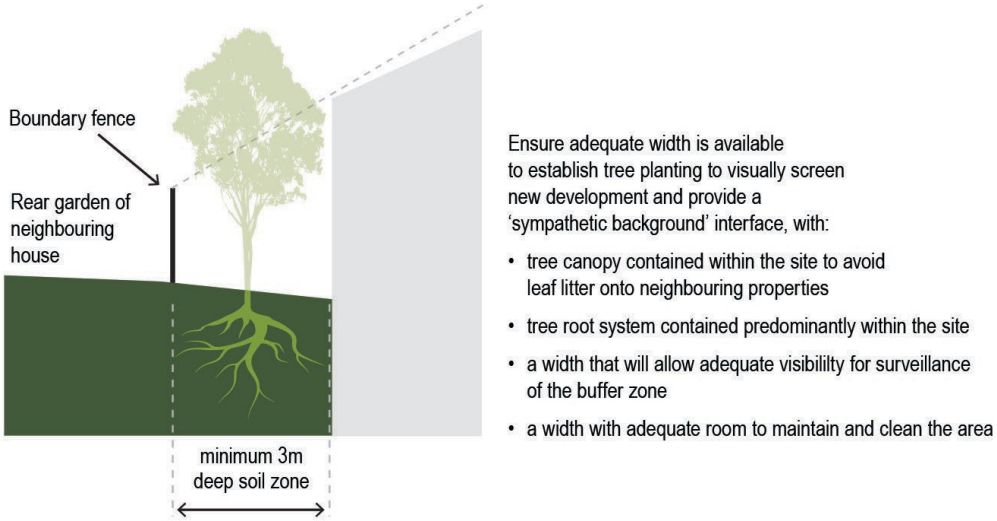


Figure 4.2.68 Typical rear setback landscape zone

C85. Front fencing to Parramatta Road visible from the public domain is only permitted where a clear safety/security case is made.

C86. Where fencing is proposed forward of the building line, it is to be:

a) a maximum height of 1.8 m

b) a steel palisade style fence

c) black in colour (i.e. black PVC, powder coated or the like)

d) set back at least 0.5 m from the street frontage with low landscaping provided in front

C87. Any gates are to be consistent and complementary with the adjacent fencing styles and be designed to open inwards.

Parking, services and access

C88. Parking and loading areas are to be located underground or at-grade, either at the rear of a site or along the side of the allotment (see Figure 4.2.70). All parking areas are to be located behind the front building line and, where relevant, the secondary frontage building line.

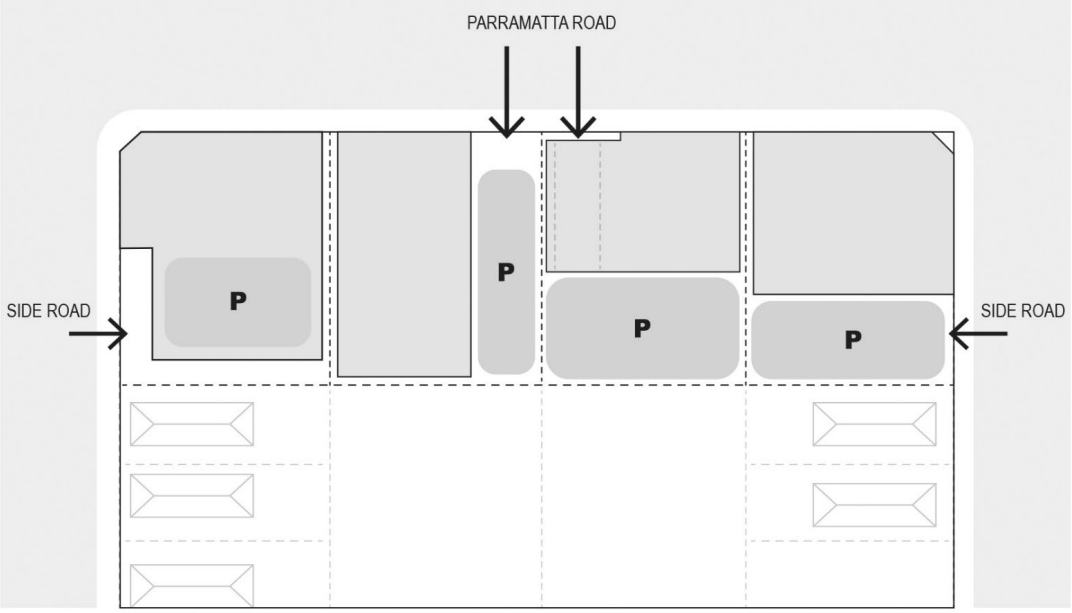


Figure 4.2.69 Site access and parking location principles

C89. No parking or loading areas are permitted between the building and the Parramatta Road frontage.

C90. Make customer parking easy to find and use to encourage their use by visitors and reduce reliance of parking on local streets.

C91. Screen/landscape at-grade parking so it is not dominant in the streetscape.

C92. Where servicing of the site requires the use of large vehicles (for example for waste collection or deliveries), or the proposed building is of sufficient size that it may require the use of large vehicles in the future, sufficient manoeuvring space is to be provided to allow vehicles to enter and exit the site in a forward direction.

C93. Limit to one vehicle access point per site where practicable.

C94. Existing rear lanes are to be utilised and extended where possible. The provision or creation of new laneways (public or private) is encouraged.

Signage

C95. Signage is generally to be in the form of flush wall mounted signs. Flush wall signs are to be designed and located in accordance with the following principles:

a) be compatible in scale and integrate with the architectural design of the building

b) be limited to one primary sign per street frontage so as to minimise visual clutter

c) generally comprise expressed lettering rather than painted signage

d) relate to the proportions of the building on which it is to be located

e) be generally placed on solid parapets or horizontal panels and spandrel panels below/above windows

f) generally not cover fenestration or to detract from the architectural quality of the building design

g) not permitted to extend above the parapet or roofline of a building

h) use colours and finishes that are integrated with the design and materiality of the building

C96. Pylon signs to be located and designed in accordance with the following provisions

a) finished in high quality materials that are integrated with the architecture of the building

b) substantially not visible from adjoining residential streets

c) located in a manner that is consistent with other pylon signs in close proximity

C97. Bunting and inflatable objects are not permitted as permanent fixtures and are only permitted on a temporary basis.

C98. Illumination (including cabling) of signs is to be concealed, integral with the sign, or provided by means of carefully designed and located remote or spot lighting

Environmental management

C99. Use water-efficient fixtures and appliances where applicable.

C100. The design of north-facing building facades are to consider options to manage summer heat loads and incorporate appropriate design response, including:

adjustable louvres to glazing

awnings over ground level facades

double glazing

Dobroyd Canal interface

C101. New development at the Council site on the western corner of 542-554 Parramatta Road and 321 Parramatta Road is to be designed to have a building interface which will address any future Pedestrian Trail adjacent to Dobroyd canal. In order to provide surveillance of this area, this is to include:

a) use of active frontages

b) appropriate locations for windows

c) potential use of ground level terrace areas

d) night-time lighting

4.2.5 Heritage

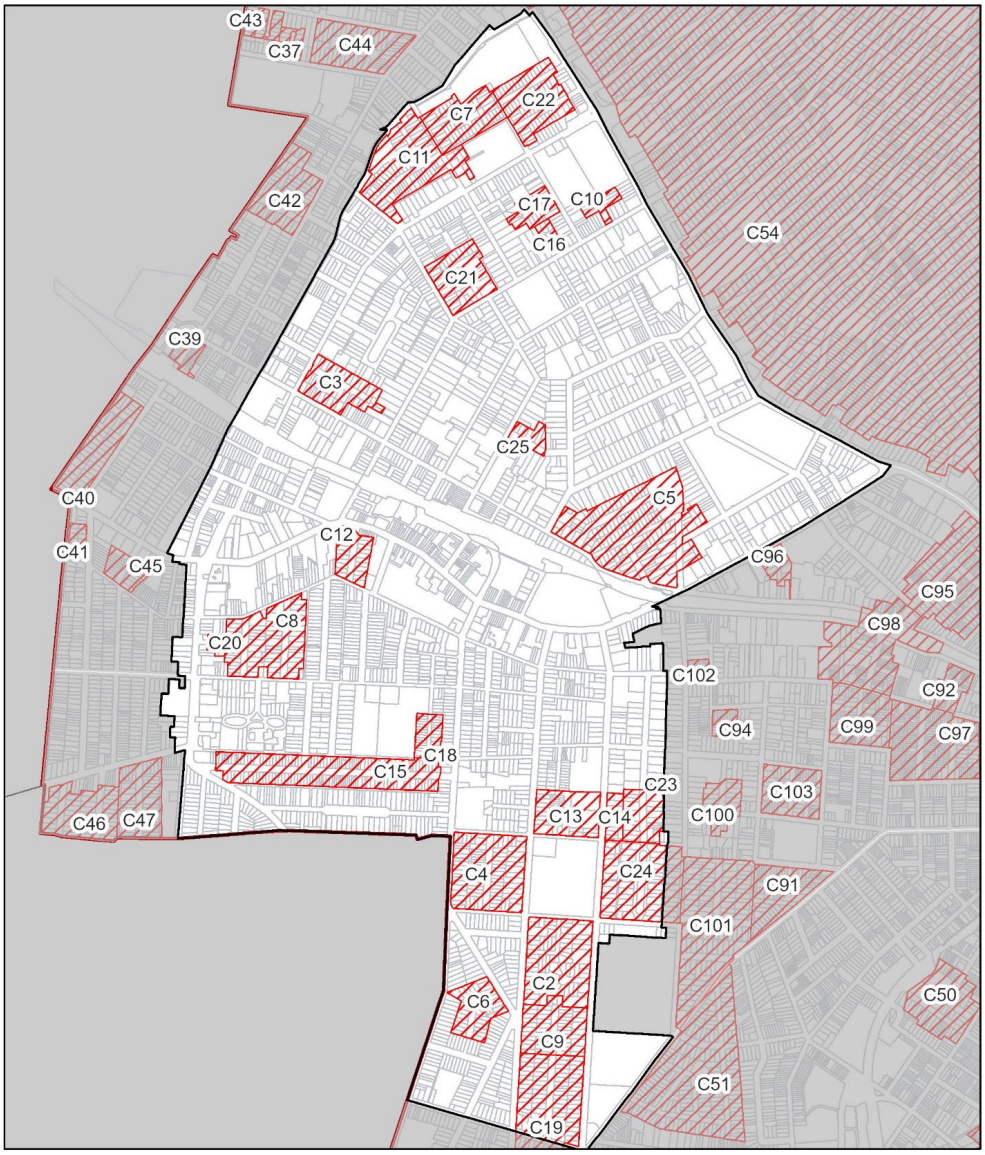


Figure 4.2.70 Ashfield Neighbourhood – Heritage Conservation Areas

This section contains objectives and controls that apply to the Heritage Conservation Area listed below and shown in Figure 4.2.71.

- Ambleside and Holwood Heritage Conservation Area apply to the land listed as C2
- Eccles Estate Heritage Conservation Area apply to the land listed as C3
- Farleigh Estate Heritage Conservation Area apply to the land listed as C4
- Federal-Fyle Heritage Conservation Area apply to the land listed as C5

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- Goodwin Avenue Heritage Conservation Area apply to the land listed as C6
- Hammond Park Estate Heritage Conservation Area apply to the land listed as C7
- Hampden Street and King Street Heritage Conservation Area apply to the land listed as C8
- Harland Estate Heritage Conservation Area apply to the land listed as C9
- Ilford Avenue Heritage Conservation Area apply to the land listed as C10
- Lucy Street Heritage Conservation Area apply to the land listed as C11
- Miller Avenue Heritage Conservation Area apply to the land listed as C12
- Mountjoy Estate Heritage Conservation Area apply to the land listed as C13
- Murrell Estate Heritage Conservation Area apply to the land listed as C14
- Park Avenue Heritage Conservation Area apply to the land listed as C15
- Rectory Estate Heritage Conservation Area apply to the land listed as C16
- Richmond Estate Heritage Conservation Area apply to the land listed as C17
- Rose Street Heritage Conservation Area apply to the land listed as C18
- Service Avenue Heritage Conservation Area apply to the land listed as C19
- Somerville Avenue Heritage Conservation Area apply to the land listed as C20
- Taringa Estate Heritage Conservation Area apply to the land listed as C21
- The Ranch Heritage Conservation Area apply to the land listed as C22
- Tintern Road Heritage Conservation Area apply to the land listed as C23
- Victoria Square Heritage Conservation Area apply to the land listed as C24

4.2.5 (C2) Ambleside and Holwood Heritage Conservation Area

The Ambleside and Holwood Heritage Conservation Area is of local heritage significance for its historical association with the development of late Victorian "Gentleman's villas" in the 1880s by John Balfour Clement Miles and its later subdivision for Federation and Inter-war housing. The area demonstrates the evolution of residential development from large villa estates to distinctive 1920s detached housing estates.

Key Features:

- Original late Victorian villas developed in the 1880s, including "Ambleside" (160 Queen Street) and the former "Holwood"
- Subdivision of villa estates for Federation period housing in Queen Street and Inter-war housing in Yeo Avenue and Holwood Avenue
- Distinctive 1920s detached housing estates featuring Inter-war California Bungalows (brick, single storey)
- Range of architectural styles from 1880 to the 1940s including:
    - Victorian Italianate
    - Victorian Filigree
    - Victorian Free Gothic (160 Queen Street)

- Federation Queen Anne
- Inter-war California Bungalow
- Inter-war Old English (159 Victoria Street, corner Holwood Avenue)

- Cohesive streetscapes combining large garden settings for Victorian villas and later brick detached housing

Objectives

O38. To facilitate development that is consistent with the statement of significance and controls for Ambleside and Holwood Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C102. The core period of heritage significance for Ambleside and Holwood HCA is 1880 to 1940s. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. This includes:

a) Distinctive late 1920s cul-de-sac subdivision pattern of Holwood Avenue

b) Distinctive L-shape of Yeo Street subdivision of 1925

c) Relatively wide street widths in Victoria Street and Queen Street

d) Dense vegetation in large front gardens to heritage listed sites in Victoria Street contributing to the streetscape

e) Palm plantings in street verge in Victoria Street

f) Narrow street width and complete lack of street verge planting in Seaview Street

g) Predominantly inter-war period residential streetscapes of detached single storey brick Inter-war California bungalow style housing in Yeo Street and Holwood Avenue

h) Mix of predominantly single storey detached brick Federation Queen Anne and Inter- war California Bungalow style housing in Queen Street and Victoria Street interspersed with large 2-storey late Victorian detached houses on large sites

i) Varying architectural styles from late Victorian period styles (Victorian Italianate, Victorian Filigree), Federation Queen Anne, Inter-war California bungalow, 1930s bungalows, occasional 2-storey inter-war period houses (for example 139 and 159 Victoria Street)

j) Predominantly original roof forms, hipped and gabled clad in unglazed terracotta tiles for Federation and Inter-war period housing

k) Front verandahs appropriate to house styles and periods

l) Original front fence styles – Cast iron palisade for Victorian period houses, low brick or low brick with timber picket for Federation and Inter-war period housing

m) Consistent housing setbacks for Federation and Inter-war period houses

n) Large 2-storey rendered brick Victorian period villas on large garden sites contrasting with the surrounding predominantly single storey brick detached houses of Federation and Inter-war periods

C103. Avoid actions that compromise heritage significance, including:

a) Changes to materials such as replacing original veranda joinery

b) Cement rendering of brick Federation and Inter-war period houses

c) Large first floor additions visible from the street to previously single storey

4.2.5 (C3) Eccles Estate Heritage Conservation Area

The Eccles Avenue Ashfield Heritage Conservation Area is of local heritage significance for its historical association with the 1917 subdivision and subsequent development of Ashfield during the 1920s. It retains a highly cohesive streetscape of early 20th-century housing and demonstrates the evolution of suburban residential design in this period.

Key Features:

- 1917 subdivision with housing predominantly from the 1920s through to the 1940s
- Historical association with John Eccles and his sons
- Consistent streetscape of single-storey detached brick dwellings including:
  - Federation Queen Anne
  - Inter-war California Bungalows
  - 1940s bungalows
- Uniform use of materials such as brick walls and terracotta or slate tiled roofs
- Consistent setbacks allowing for small front gardens, contributing to cohesive character

Objectives

O39. To facilitate development that is consistent with the statement of significance and controls for Eccles Estate Heritage Conservation Area

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C104. The core period of heritage significance for Eccles Estate HCA is 1917 to 1940s. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. This includes:

a) Subdivision pattern

b) Pre-1943 street tree plantings of brush box within the street carriageway

c) Single storey detached scale of housing

d) Consistent front fencing of low brick, timber picket or combinations of these

4.2.5 (C4) Farleigh Estate Heritage Conservation Area

The Farleigh Estate Heritage Conservation Area is of local heritage significance for its historical association with the 1881 subdivision and subsequent development phases. Initially developed with scattered Victorian houses, including prominent two-storey Victorian Italianate villas along Queen Street, the area later evolved through further subdivision after 1911 with predominantly single-storey Federation and Inter-war housing. It demonstrates the layered history of suburban development in Ashfield.

Key Features:

- 1881 subdivision with later re-subdivision after 1911
- Prominent two-storey Victorian Italianate villas along Queen Street (Nos. 81, 85, 95 and 101), several designed by architect A.L. Elphinstone Junior
- Historical association with architect A.L. Elphinstone Junior
- Wide streets and varied allotment sizes, with larger lots generally reflecting Victorian development
- Varied setbacks allowing for front gardens, illustrating different development periods from 1881 to the 1930s
- Range of housing types including:
    - Victorian Italianate villas
    - Victorian Filigree style houses (notably at the north-western end of Farleigh Street)
    - Federation Queen Anne houses
    - Inter-war California Bungalows
    - Weatherboard cottages and small Victorian to Federation detached and semi-detached houses
- Queen Street streetscape dominated by four large Victorian Italianate villas interspersed with later housing

Objectives

O40. To facilitate development that is consistent with the statement of significance and controls for Farleigh Estate Heritage Conservation Area

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C105. The core period of heritage significance for Farleigh Estate HCA is 1881 to 1930s. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. This includes:

a) Pre-1943 brush box street tree planting within the road carriageway in Farleigh Street

b) Relatively wide carriageway in Farleigh Street

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c) Predominantly detached face brick single storey housing Federation Queen Anne and Inter-war California bungalow styles

d) Some Victorian Filigree one and two storey houses, semi-detached and detached (group of Victorian Filigree style 2 storey houses at 5-9 Farleigh Street, pair of Victorian semis at 15-17 Farleigh Street, house at 93 Queen Street)

e) Victorian Italianate style freestanding 2-storey villas on large sites (101 Queen Street, 95, 85, and 81 Queen Street)

f) Single storey detached weatherboard cottages (examples 120 and 122 Holden Street, 11 Farleigh Street)

g) Original details such as:

i. Front verandahs or balconies with original detailing

ii. Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys

iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)

iv. Face brickwork or weatherboard walls (Federation, Inter-war periods)

v. Rendered brickwork or weatherboard walls (Victorian period)

vi. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses

vii. Original front fences - timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets or cast iron palisade fences for Victorian period houses

4.2.5 (C5) Federal-Fyle Heritage Conservation Area

The Federal-Fyle Heritage Conservation Area is of local heritage significance for its historical association with subdivisions after 1879 and its layered development through the Federation and Inter-war periods. The area reflects the application of building covenants to ensure higher quality housing and demonstrates the evolution of suburban residential design in the Inner West.

Key Features:

- Development commencing after 1879 with major phases during the Federation and Inter-war periods
- Evidence of building covenants influencing higher quality housing outcomes
- Varied streetscapes within the development period 1879–1940s
- Predominantly detached single-storey houses in:
    - Victorian Filigree
    - Federation Queen Anne

  - Inter-war California Bungalow
- Additional housing types including:
  - Federation period semi-detached and detached weatherboard houses
  - One two-storey Inter-war Art Deco style flat building
- Early 20th-century street tree plantings of brush box in Oak Street and Federal Avenue enhancing aesthetic appeal

Objectives

O41. To facilitate development that is consistent with the statement of significance and controls for Federal-Fyle Heritage Conservation Area

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C106. The core period of heritage significance for Federal-Fyle HCA is 1879 to 1940s. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. This includes:

a) Pre-1943 brush box street tree plantings in the road carriageway in Oak Street and Federal Avenue

b) Relatively wide carriageway in Oak Street, Federal Avenue, Bruce Street

c) Narrower road carriageway in Wallace Street

d) Predominantly detached face brick single storey housing in Federation Queen Anne and Inter-war California bungalow styles

e) Some 1920s-1930s brick single storey bungalows

f) Some Federation Queen Anne and Inter-war period semi-detached pairs of housing

g) Inter-war Art Deco style 2-storey brick flat buildings

h) A few detached Victorian period masonry houses

i) A few single storey detached weatherboard houses circa 1890-1910

j) Original details such as:

i. Front verandahs or balconies with original detailing

ii. Original roof forms with original cladding of slate, corrugated steel (Victorian period) or slate, unglazed terracotta tile or corrugated steel (Federation period), or unglazed terracotta tile (Inter-war period) and original chimneys

iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)

iv. Face brickwork or weatherboard walls (Federation, Inter-war periods)

v. Rendered brickwork or weatherboard walls (Victorian period)

vi. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses

vii. Original front fences - timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets or cast-iron palisade fences for Victorian period houses

4.2.5 (C6) Goodwin Avenue Heritage Conservation Area

The Goodwin Avenue Heritage Conservation Area is of local heritage significance for its historical association with the 1918 subdivision and its uniform development as a complete estate. It reflects the influence of earlier subdivision boundaries in its distinctive street alignment and demonstrates the cohesive character of early Inter-war residential design in Ashfield.

- Key Features:
- 1918 subdivision reflecting earlier boundaries, creating the kink in Goodwin Avenue's alignment
- Uniform development of the subdivision between 1918 and 1922 by local builder H.W.R. Newman, who designed and built all but three houses
- Consistent streetscape of detached single-storey brick houses in the Inter-war California Bungalow style
- Wide grassed verges and pre-1943 street tree plantings of brush box trees contributing to aesthetic significance

Objectives

O42. To facilitate development that is consistent with the statement of significance and controls for Goodwin Avenue Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C107. The core period of heritage significance for Goodwin Avenue HCA is 1918 to 1920s. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. This includes:

a) Pre-1943 street tree planting of brush box trees on grass verges in Goodwin Avenue

b) Relatively wide carriageway with grass verges in Goodwin Street

c) Kink in Goodwin Avenue street alignment resulting from historical subdivision boundaries

d) Detached single storey face brick Inter-war California bungalow style houses

e) Original details such as:

i. Front verandahs with original detailing

ii. Original roof forms with original cladding of unglazed terracotta

iii. Gable ends facing the street with original roughcast stucco, timber shingles or imitation half-timbered finishes (or a combination of these)

iv. Original timber-framed windows and timber panelled doors consistent with the period and style of houses

f) Original front fences - low brick or timber picket

g) Medium height (approx. 1.2m) hedges along front property boundaries

4.2.5 (C7) Hammond Park Estate Heritage Conservation Area

The Hammond Park Estate Heritage Conservation Area is of local heritage significance for its historical association with the 1925 subdivision of the Ashfield Park Estate and its cohesive streetscape of Inter-war housing. It demonstrates early 20th-century suburban planning principles through its distinctive subdivision pattern, uniform housing design, and landscaped public domain elements.

Key Features:

- 1925 subdivision of the Ashfield Park Estate with narrow streets and rectangular allotments
- Uniform development of detached single-storey brick houses in Inter-war California Bungalow style, built between 1925 and the 1940s
- Original architectural details including:
  - Front verandahs with decorative detailing
  - Gabled and hipped roof forms with unglazed terracotta tiles and original chimneys
  - Gable ends facing the street with timber shingles, roughcast stucco or imitation half-timbering
  - Face brickwork walls and timber-framed windows and doors
- Original front fences including timber picket and low brick walls
- Pre-1943 street tree plantings of brush box and wide grassed verges contributing to aesthetic character
- Some 1930s and 1940s houses adding to the area's visual cohesion

Objectives

O43. To facilitate development that is consistent with the statement of significance and controls for Hammond Park Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C108. The core period of heritage significance for Hammond Park HCA is 1925 to 1940s. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. This includes:

a) Relatively narrow carriageways in Henry, Knocklayde, and Lucy Streets, unusual for a 1925 subdivision

b) Predominantly detached brick single storey housing in Inter-war California bungalow style

c) Some detached 1930s or 1940s houses

d) Original details such as:

i. Front verandahs with original detailing

ii. Original gabled and hipped roof forms with original cladding of unglazed terracotta and original chimneys

iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Inter-war period)

iv. Face brickwork walls (Inter-war period brickwork)

v. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses

vi. Original front fences - timber picket, low brick, for Inter-war period to 1940s houses.

4.2.5 (C8) Hampden Street and King Street Heritage Conservation Area

Hampden Street and King Street Heritage Conservation Area is of local heritage significance for its historical association with the 1876 subdivision and 1914 re-subdivision, which created a cohesive residential precinct. It demonstrates the evolution of architectural styles from the Victorian period through to the Inter-war era and reflects the aesthetic qualities of wide, tree-lined streets with grassed verges.

Key Features:

- Original subdivision in 1876 and re-subdivision in 1914, resulting in a consistent built form.
- Architectural style is predominantly:
  - Victorian Filigree style single-storey cottages
  - Detached single-storey Federation Queen Anne and Inter-war California Bungalow style houses
  - Semi-detached Federation Queen Anne style single-storey pairs
  - 2-storey brick Inter-war Art Deco style residential flat buildings
- Wide grassed verges and mature street tree plantings contributing to the area's aesthetic significance.

Objectives

O44. To facilitate development that is consistent with the statement of significance and controls for Hampden Street and King Street Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

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C109. The core period of heritage significance for Hampden Street and King Street HCA is 1870s to 1940s. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. This includes:

a) Varied rectangular allotment sizes

b) Pre-1943 street tree planting (brush box) in the street carriageways in both Hampden Street and King Street

c) Relatively wide carriageways in both Hampden Street and King Street

d) Grassed verges in both Hampden Street and King Street

e) A mix of detached brick single storey Federation Queen Anne and Inter-war California bungalow style houses

f) Federation Queen Anne style detached 2-storey brick villa (example 7 King Street)

g) Federation Queen Anne style brick single storey semi-detached houses (examples 17-19 Hampden Street, 20-22 King Street)

h) Inter-war period brick 2-storey residential flat buildings (examples 6A, 8 and 10 Hampden Street, 11-17 King Street, 23-29 King Street, 32 & 34 King Street)

i) Victorian Italianate style freestanding 2-storey villa on a large site (12 Hampden Street, built 1885)

j) Single storey detached Victorian cottages (examples 31 King Street, 30 King Street)

k) Original details such as:

i. Front verandahs or balconies with original detailing

ii. Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys

iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)

iv. Face brickwork (Federation, Inter-war periods)

v. Rendered brickwork (Victorian period)

vi. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses and residential flat buildings

l) Original front fences - timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets or cast iron palisade fences for Victorian period houses

4.2.5 (C9) Harland Estate Heritage Conservation Area

The Harland Estate Heritage Conservation Area is of local heritage significance for its historical association with the 1882 subdivision and its extended development period through to the 1960s. It demonstrates the evolution of residential architecture in Sydney's Inner West, with housing styles from

the Victorian, Federation, Inter-war, and post-war periods contributing to its historic and aesthetic values. The area retains a cohesive character through the detached nature and predominantly single-storey scale of its houses, complemented by the distinctive cul-de-sac created by the 1965 subdivision at the northern end of Service Avenue.

Key Features:

- Subdivision pattern originating in 1882, with later re-subdivision in 1965 creating a cul-de-sac at Service Avenue's northern end.
- Simple Victorian cottages reflecting early development.
- Federation Queen Anne style houses contributing to Federation-era character.
- Inter-war California Bungalows as a dominant style of the 1920s and 1930s.
- A single 2-storey Inter-war Old English style house (heritage listed at 185 Victoria Street).
- Post-war infill including three houses from the 1965 subdivision and a 1960s house at 24 Service Avenue.

Objectives

O45. To facilitate development that is consistent with the statement of significance and controls for Harland Estate Heritage Conservation Area

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C110. The core period of heritage significance for Harland Estate HCA is 1882 to 1960s. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. This includes:

a) Wide grassed verges in Service Avenue and on eastern side of Queen Street

b) Pre-1943 palm plantings on the western side of Victoria Street

c) Relatively wide carriageways in Victoria Street, Queen Street

d) Narrow carriageways in Harland Street, Service Avenue

e) Late 20th century street tree plantings in Service Avenue, eastern side of Queen Street

f) Cul-dec-sac at the northern end of Service Avenue

g) Mix of predominantly detached face brick single storey Victorian, Federation Queen Anne and Inter-war California bungalow style houses, the majority of houses being Federation Queen Anne or Inter-war California bungalow style detached brick houses

h) Single storey late Victorian period weatherboard cottage (22 Service Avenue)

i) Two storey detached brick Inter-war Old English style house (heritage listed, 185 Victoria Street, corner Harland Street)

j) Federation Queen Anne style single storey semi-detached brick houses

k) Three 1960s single storey brick houses 1A, 2A and 2B Service Avenue (part of a 1965 subdivision at the northern end of Service Avenue)

l) 1960s house on the corner at 24 Service Avenue

m) Original details such as:

i. Front verandahs with original detailing

ii. Original roof forms with original cladding of slate, unglazed terracotta or corrugated steel (depending on period and style of building), and original chimneys

iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)

iv. Face brickwork walls (Federation, Inter-war periods)

v. Texture brick walls (1960s houses)

vi. Rendered brickwork or weatherboard walls (Victorian period)

vii. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses

n) Original front fences - timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets for Victorian period houses; low brick for 1960s houses

4.2.5 (C10) Ilford Avenue Heritage Conservation Area

The Ilford Avenue Heritage Conservation Area is of local heritage significance for its historical association with the 1937 Inter-war subdivision, originally part of the Ashfield Park Estate and later associated with the Ashfield Infant's Homelands. It demonstrates the planning ideals of the Inter-war period through its distinctive cul-de-sac layout and cohesive streetscape. The area is aesthetically significant for its wide grassed verges, original Brush Box street tree plantings, and consistent development of detached single-storey brick houses in the Inter-war California Bungalow style.

Key Features:

- 1937 Inter-war subdivision forming a distinctive cul-de-sac pattern.
- Historical association with Ashfield Park Estate and Ashfield Infant's Homelands.
- Wide grassed verges and original Brush Box street tree plantings contributing to streetscape character.
- Cohesive development of detached single-storey brick houses in the Inter-war California Bungalow style.

Objectives

O46. To facilitate development that is consistent with the statement of significance and controls for Ilford Avenue Heritage Conservation Area.

Controls

Inner West Development Control Plan: Part 4 Place Specific Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C111. The core period of heritage significance for Ilford Avenue HCA is 1937 to 1940s. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. This includes:

a) Pre-1943 street tree planting of Brush box in Ilford Avenue

b) Wide grassed verges in Ilford Avenue

c) Relatively narrow carriageway in Ilford Avenue

d) Detached face brick single storey housing Inter-war California bungalow style housing

e) Original details such as:

i. Front verandahs with original detailing

ii. Original roof forms with original cladding of unglazed terracotta tiles

iii. Gable ends facing the street with roughcast stucco or imitation half-timbered finishes

iv. Face brickwork walls

v. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses

vi. Original front fences - timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses; timber pickets or cast-iron palisade fences for Victorian period houses

4.2.5 (C11) Lucy Street Heritage Conservation Area

The Lucy Street Heritage Conservation Area is of local heritage significance for its historical association with a series of subdivisions commencing with the Alexandra Crescents Subdivision of 1877, followed by further subdivisions in 1878, 1880 and later. The area demonstrates a long development period extending from the late Victorian era into the Inter-war period, reflected in its varied housing styles and subdivision patterns. The alignment of Lucy Street retains evidence of the early alignment of Iron Cove Creek, now a stormwater channel, contributing to its historic character.

The area is aesthetically significant for its diverse collection of late Victorian, Federation, and Inter-war period houses, with differing setbacks that illustrate the incremental nature of subdivision and development.

Key Features:

- Subdivision history commencing in 1877 and continuing through the early 20th century.
- Street alignment reflecting the former course of Iron Cove Creek.
- Varied housing styles including:
- Late Victorian cottages
- Federation-era houses

- Inter-war period dwellings
- Differing setbacks and lot sizes reflecting multiple subdivision phases.

Objectives

O47. To facilitate development that is consistent with the statement of significance and controls for Lucy Street Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C112. The core period of heritage significance for Lucy Street HCA is 1877 to 1930s. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. This includes:

a) Narrow footpaths reflecting Victorian period subdivision pattern

b) The kink in Lucy Street appears to have been influenced by the original alignment of Iron Cove Creek (now a stormwater channel)

c) Varied housing setbacks, though usually allowing for small front gardens (example Nos. 12, 24, 16 & 16A Lucy Street have large front gardens)

d) Predominantly detached face brick single storey housing

e) A mix of Victorian, Federation and Inter-war styles of housing. Victorian period houses include 37 Lucy Street

f) Some weatherboard houses

g) One 2-storey Victorian Filigree style terrace house (23 Lucy Street)

h) Single storey circa 1870s terrace house group at 74-76 Church Street (originally a matching pair, No. 76 has been extended to the west since 1943)

i) Original details such as:

i. Front verandahs or balconies with original detailing

ii. Original roof forms with original cladding of slate, unglazed terracotta, or corrugated steel (depending on period and style of building), and original chimneys

iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)

iv. Face brickwork or weatherboard walls (Federation, Inter-war periods)

v. Rendered brickwork or weatherboard walls (Victorian period)

vi. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses

vii. Original front fences - timber picket fences for Victorian period houses; timber picket, low brick, brick & timber picket, or timber framed wire mesh, for Federation and Inter-war period houses

4.2.5 (C12) Miller Avenue Heritage Conservation Area

The Miller Avenue Heritage Conservation Area is of local heritage significance for its historical association with the 1906 subdivision developed by local Ashfield speculative builders Harry and Robert Ray between 1906 and 1910. It demonstrates early 20th-century suburban development patterns and the influence of speculative builders in shaping Ashfield's residential character.

The area is aesthetically significant for its wide street with grassed verges, pre-1943 Brush Box street trees planted in the carriageway, and its consistent streetscape of single-storey Federation Queen Anne style detached and semi-detached brick houses with small front gardens and narrow side driveways.

Key Features:

- 1906 subdivision developed by Harry and Robert Ray between 1906–1910.
- Wide street with grassed verges and pre-1943 Brush Box street tree plantings.
- Consistent streetscape of Federation Queen Anne style houses, including:
- Detached and semi-detached single-storey brick dwellings.
- Small front gardens and narrow side driveways.

Objectives

O48. To facilitate development that is consistent with the Statement of Significance and controls for the Miller Avenue Heritage Conservation Area

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C113. The core period of heritage significance for Miller Avenue HCA is 1906 to 1910s. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. These include:

a) Pre-1943 street tree planting of Brush box within carriageway in Miller Avenue

b) Relatively wide carriageway in Miller Avenue

c) Detached and semi-detached face brick single storey housing Federation Queen Anne style and Inter-war California bungalow styles

d) Original details such as:

i. Front verandahs with original detailing

ii. Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys

iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period)

iv. Face brickwork (Federation period)

v. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses

e) Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses

f) Narrow driveways with garages to the rear or carports to the side of houses

4.2.5 (C13) Mountjoy Estate Heritage Conservation Area

This Heritage Conservation Area is of local heritage significance for its historical association with the 1930s subdivision of the grounds of the Victorian villa "Mount Joy" (constructed 1865, heritage item) at 85 Victoria Street, Ashfield. It retains historical links to builders and architects of the period, including Thomas Crombie McAvoy and Francis P. Ryan. The area is aesthetically significant for its cohesive streetscapes of 1930s and 1940s housing unified by scale, materials, and garden settings, and is considered rare as a subdivision of a Victorian villa's grounds where the original villa survives.

Key Features:

- Subdivision of "Mount Joy" grounds in the 1930s.
- Detached and semi-detached single-storey dark brick houses from the 1930s–1940s.
- Hipped terracotta tiled roofs, small front gardens, and narrow side driveways.
- Wide grassed verge on the eastern side of Victoria Street.
- Pre-1943 street tree plantings of Canary Island date palms.
- Historical associations with builder Thomas Crombie McAvoy and architect Francis P. Ryan.
- Rare example of a Victorian villa subdivision retaining the original villa

Objectives

O49. To facilitate development that is consistent with the statement of significance and controls for Mountjoy Estate Heritage Conservation Area

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C114. The core period of heritage significance for Mountjoy Estate HCA is 1865 (Mountjoy) and 1930s to 1940s. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. This includes:

a) Relatively narrow street carriageway in William Street, with grassed verge on western side and very wide grassed verge on the eastern side adjacent to the Masonic Hospital and "Mountjoy"

Inner West Development Control Plan: Part 4 Place Specific Controls

b) Wide street carriageway in Victoria Street with grassed verges and pre-1943 street tree planting of Canary Island date palms

c) Wide street carriageway in Queen Street with grassed verges

d) Narrow street carriageway in Clissold Street with narrow footpaths reflecting Victorian period layout

e) Extensive landscaping in the garden of "Mountjoy" at 85 Victoria Street Ashfield

f) Detached and semi-detached dark face brick single storey 1930s housing

g) Original details such as:

i. Recessed front verandahs with original detailing

ii. Original hipped roof forms with original cladding of terracotta tiles

iii. Dark brickwork with detailing including tapestry brick panels

iv. Original timber-framed windows and timber panelled doors consistent with the period and style of houses

v. Original front fences - low brick to match houses

C115. Narrow driveways with garages to the rear or carports to the side of houses

4.2.5 (C14) Murrell Estate Heritage Conservation Area

The Murrell Estate Heritage Conservation Area is of local heritage significance for its historical association with the 1891 subdivision and its role in illustrating the pattern of subdivision and re-subdivision that shaped Ashfield from the late 19th to early 20th century. It is aesthetically significant for its distinctive Victoria Street streetscape, defined by a wide palm-lined roadway and contrasting architectural forms that reflect different development phases.

Key Features:

- Wide palm-lined streetscape contributing to visual cohesion.
- Large allotments supporting substantial Victorian and Federation houses.
- Presence of two-storey Inter-war Art Deco residential flat buildings adding architectural diversity.
- Strong relationship with adjoining Heritage Conservation Areas, creating a consistent historic precinct.

Objectives

O50. To facilitate development that is consistent with the statement of significance and controls for Murrell Estate Heritage Conservation Area

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

Inner West Development Control Plan: Part 4 Place Specific Controls

C116. The core period of heritage significance for Murrell Estate HCA is 1891 to 1930s. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. This includes:

a) Pre-1943 street tree planting of Canary Island date palms within carriageway in Victoria Street

b) Relatively wide carriageway in Victoria Street with grassed verge on the eastern side

c) Mix of:

i. Detached stuccoed brick one and two storey Victorian villas on large garden sites

ii. Detached face brick single storey Federation Queen Anne style housing on large garden sites

d) 2-storey Inter-war Art Deco style face brick residential flat buildings

e) Original details such as:

i. Front verandahs with original detailing

ii. Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys

iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period)

iv. Face brickwork (Federation period); dark face brickwork (Inter-war period)

v. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses and residential flat buildings

f) Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period buildings; timber picket or cast iron palisade for Victorian period houses

g) Narrow driveways with garages to the rear of houses

4.2.5 (C15) Park Avenue Heritage Conservation Area

The Park Avenue Heritage Conservation Area is of local heritage significance for its historical association with the distinctive 1882 subdivision pattern, featuring an east–west oriented main street and rear laneways that reflect late 19th-century planning principles. It is aesthetically significant for its cohesive streetscape created by wide grassed verges, pre-1943 Brush Box street tree plantings, and a varied mix of housing styles spanning from the Victorian era to the Inter-war period.

Key Features:

- Subdivision pattern with Park Avenue as the main street and rear laneways (Park Lane and Palace Lane) providing service access.
- Wide street with pre-1943 Brush Box trees planted in the carriageway.
- Mix of housing types and styles, including:

- One- and two-storey detached, semi-detached, and terrace houses from 1882 to the 1930s.
- Two-storey Inter-war residential flat buildings.

- Narrow allotments with small front gardens contributing to streetscape character.
- Visual consistency arising from subdivision layout and street tree planting.

Objectives

O51. To facilitate development that is consistent with the statement of significance and controls for Park Avenue Heritage Conservation Area

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C117. The core period of heritage significance for Park Avenue HCA is 1882 to 1930s. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. This includes:

a) Pre-1943 street tree planting of Brush box within carriageway in Park Avenue

b) Relatively wide carriageway in Park Avenue

c) Grassed verges in Park Avenue

d) Distinctive subdivision pattern with laneways to north and south of Park Avenue, narrow rectangular allotments with some variation in size.

e) Houses setback to allow small front gardens (exception shop at 111 Park Avenue built to street alignment)

f) Mixed detached, semi-detached, and terrace housing with narrow street frontages, one and two storeys, Victorian, Federation and Inter-war periods

g) Victorian and Federation period weatherboard cottages

h) Two storey Inter-war period residential flat buildings

i) Early shopfronts

j) Original details such as:

i. Front verandahs with original detailing including, for Victorian period housing, separate corrugated iron verandah or balcony roofs

ii. Original roof forms with original cladding of slate or corrugated iron (Victorian period), slate or unglazed terracotta tiles (Federation period) or unglazed terracotta tiles (Inter-war period) and original chimneys.

Note: weatherboard cottages originally had corrugated iron roofs.

iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter war periods)

iv. Stuccoed brickwork or weatherboard (Victorian period); Face brickwork (Federation, Inter-war periods)

v. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses

k) Original front fences - timber picket (Victorian period), timber picket, brick & timber picket for Federation and low brick for Inter-war period houses and flat buildings

l) Garages, carports, or carspaces to the rear accessed off rear laneways

4.2.5 (C16) Rectory Estate Heritage Conservation Area

The Rectory Estate Heritage Conservation Area is of local heritage significance for its historical association with the 1925 subdivision of the grounds of the former St Johns Anglican Church rectory (built in 1880, now 94 Alt Street). The area retains the original rectory as a heritage item and demonstrates Inter-war suburban development patterns. It is aesthetically significant for its cohesive streetscape of Inter-war California Bungalow style houses arranged around a narrow entry that widens at the north-western end, framed by two prominent heritage-listed buildings.

Key Features:

- 1925 subdivision of the former St Johns Anglican Church rectory grounds.
- Original 1880 rectory at 94 Alt Street retained as a heritage item.
- Historical associations with local builders Ernest Wakely (subdivision) and Raymond Bowcock (St Johns Flats, 1936).
- Narrow entry from Alt Street flanked by larger-scale heritage-listed buildings (former rectory and St Johns Flats).
- Streetscape of five allotments developed with detached single-storey Inter-war California Bungalow style houses (1925–1939).
- Consistent period and architectural style creating a unified character.

Objectives

O52. To facilitate development that is consistent with the statement of significance and controls for Rectory Estate Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C118. The core period of heritage significance for Rectory Estate HCA is 1880 (former Rectory at 94 Alt Street) and 1925 to 1939. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. This includes:

a) Modern street tree planting within carriageway in Rectory Avenue

b) Irregular width carriageway in Rectory Avenue, narrow at the entry from Alt Street, widening out at the western end

c) Cul-de-sac nature of Rectory Avenue, with roughly rectangular allotments in the subdivision

d) Detached face brick single storey Inter-war California bungalow style houses

e) 3-storey Inter-war residential flat building (St Johns Flats) at 98 Alt Street (north-east corner of Alt Street and Rectory Avenue), built in 1936, and the 1880 former St Johns Anglican Church Rectory at 94 Alt Street (south-west corner Alt Street and Rectory Avenue), are larger scale buildings that define the entry to Rectory Avenue from Alt Street, with the remainder of the street (5 allotments) being developed with single storey detached houses. Both corner buildings are heritage listed.

f) Original Inter-war period details (except to the two corner heritage items) such as:

i. Front verandahs with original detailing

ii. Original roof forms with original cladding of unglazed terracotta tiles

iii. Gable ends facing the street with original timber shingled and/or imitation half-timbered finishes

iv. Dark face brickwork

v. Original timber-framed casement windows and timber panelled doors consistent with the period and Inter-war California Bungalow style of houses

g) Original front fences - low brick for Inter-war period houses

4.2.5 (C17) Richmond Avenue Heritage Conservation Area

The Richmond Avenue Heritage Conservation Area is of local heritage significance for its historical association with the 1927 subdivision, developed over a short period between 1927 and 1930. It is aesthetically significant for its cohesive streetscape of detached single-storey brick houses in the Inter-war California Bungalow style, representing a typical late 1920s housing subdivision.

Key Features:

- 1927 subdivision developed rapidly between 1927–1930.
- Consistent streetscape of detached single-storey brick houses.
- Inter-war California Bungalow architectural style throughout the precinct.
- Representative example of late 1920s suburban housing development.

Objectives

O53. To facilitate development that is consistent with the statement of significance and controls for Richmond Avenue Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

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C119. The core period of heritage significance for Richmond Avenue HCA is 1927 to 1930 and 1960s. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. This includes:

a) Cul-de-sac nature of Richmond Avenue

b) Irregular street width of Richmond Avenue – wider at north-eastern end where street is entered from Henry Street, narrow at the south-western end – and gentle slope up from Henry Street towards the south-western end of Richmond Avenue

c) Modern street tree plantings on narrow grassed verges in Richmond Avenue and Henry Street

d) Elements that contribute to the consistency of the streetscape (visible from the public domain):

e) Detached dark face brick single storey Inter-war California bungalow style housing

f) Original details such as:

i. Front verandahs with original detailing (sometimes with flat verandah roofs, sometimes beneath street facing gable ends)

ii. Original roof forms with original cladding of unglazed terracotta tiles or slate

iii. Gable ends facing the street with original timber shingled, and/or imitation half-timbered finishes

iv. Dark face brickwork, sometimes with upper third of wall surface rough cast stuccoed

v. Original timber-framed casement windows and timber panelled doors consistent with the periods and styles of houses

vi. Bay windows with leadlight casements to some house facades.

g) 1960s infill buildings at Nos. 9, 11 & 12 Richmond Avenue

Note these allotments not built on in 1943, have been subdivided off the rear of properties fronting Church Street, and are not part of the original Bryan Estate/Richmond Avenue subdivision.

h) Original front fences -low brick, often with pipe rails, for Inter-war period houses

i) Narrow driveways with garages to the rear or carports to the side of houses

4.2.5 (C18) Rose Street Heritage Conservation Area

The Rose Street Heritage Conservation Area is of local heritage significance for its historical association with the subdivision of the estate of the 19th-century villa "Ellalong," developed for rental between 1914 and the 1920s by local builders Wheelwright and Alderson. The area demonstrates early 20th-century suburban development patterns and retains strong historical links to these prominent builders.

It is aesthetically significant for its cohesive group of detached and semi-detached single-storey houses in Federation and Inter-war styles, unified by consistent detailing and construction within a short timeframe.

Key Features

- Subdivision of the former "Ellalong" estate for rental housing (1914–1920s).
- Historical association with local builders Wheelwright and Alderson.
- Detached and semi-detached single-storey houses in Federation and Inter-war styles.
- Consistency of detailing and materials reflecting construction by the same builders.
- Cohesive streetscape created by development within a short period.

Objectives

O54. To facilitate development that is consistent with the statement of significance and controls for Rose Street Heritage Conservation Area

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C120. The core period of heritage significance for Rose Street HCA is 1914 to 1920s. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. This includes:

a) Subdivision pattern of rectangular allotments of varying sizes, no rear laneways, with Pratten Park behind and to the north of allotments on the western side

b) Narrow street carriageway in Rose Street, no grass verges, modern street plantings of native shrubs within concrete footpaths either side of street carriageway

c) Detached and semi-detached face brick single storey housing Federation Queen Anne style and Inter-war California bungalow styles

d) Original details such as:

i. Front verandahs with original detailing to detached houses and to one house in each semi-detached pair

ii. Side verandahs with original detailing to one house in each semi-detached pair

iii. Original roof forms, hipped and gabled, with original cladding of slate or unglazed terracotta tiles and original chimneys

iv. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)

v. Face brickwork (Federation, Inter-war periods)

vi. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses

e) Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses

f) Narrow driveways with garages to carports to the side of houses

4.2.5 (C19) Service Avenue Heritage Conservation Area

The Service Avenue Heritage Conservation Area is of local heritage significance for its historical association with a series of subdivisions from around 1900, with housing developed from the Federation period into the Inter-war era. It is aesthetically significant for its cohesive streetscapes of predominantly face brick, single-storey detached houses in Federation Queen Anne and Inter-war California Bungalow styles, unified by original detailing and garden settings.

Key Features:

- Subdivision history dating from circa 1900, including Jeffrey's Estate, Woolford Estate, Smith's Subdivision, and Beechwood (1903).
- Streetscape elements:
  - Pre-1943 street tree plantings and grassed verges in Service Avenue and adjoining streets.
  - Narrow carriageway in Service Avenue; wider carriageways in Queen and Hanks Streets.
  - Gentle slope along Service Avenue and pocket park at southern end of Victoria Street.
- Housing characteristics:
  - Detached face brick single-storey houses in Federation Queen Anne and Inter-war California Bungalow styles.
  - Semi-detached Inter-war California Bungalow pair (Nos. 40–42 Service Avenue).
  - Original details including verandahs, roof forms with slate or terracotta tiles, chimneys, timber-framed windows, and timber-panelled doors.
  - Original front fences: timber picket, low brick, or brick and timber picket.
  - Narrow driveways with garages to the rear or carports to the side.

Objectives

O55. To facilitate development that is consistent with the statement of significance and controls for Service Avenue Heritage Conservation Area

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C121. The core period of heritage significance for Service Avenue HCA is 1903 to 1930s. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. This includes:

a) Pre-1943 street tree planting of on grass verges in Service Avenue, western side of Victoria Street

b) Pre-1943 grass verges in Queen Street, Hanks Street

Inner West Development Control Plan: Part 4 Place Specific Controls

c) Relatively wide carriageway in Queen Street, Hanks Street

d) Relatively narrow carriageway in Service Avenue

e) Gentle slope down in Service Avenue from Hanks Street and then up again towards the north

f) Victoria Street cut off at the southern end post-1943 (probably circa 1970s) with creation of a pocket park.

g) Disappearance of pre-1943 palm tree plantings in carriageway of Victoria Street at the southern end and replacement with more recent street plantings on grass verges

h) Detached face brick single storey housing Federation Queen Anne style and Inter-war California bungalow style housing, some with roughcast stucco to upper portions of walls

i) Federation period detached weatherboard single storey housing (example 2 Hanks Street)

j) Nos. 40-42 Service Avenue are an Inter-war California Bungalow style semi-detached pair

k) Original details such as:

i. Front verandahs with original detailing

ii. Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys

iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter war periods)

iv. Face brickwork (Federation, Inter war periods) except for one weatherboard house

v. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses

l) Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses

m) Narrow driveways with garages to the rear or carports to the side of houses

4.2.5 (C20) Somerville Avenue Heritage Conservation Area

The Somerville Avenue Heritage Conservation Area is of local heritage significance for its historical association with the 1937 subdivision, developed rapidly in 1940. It is aesthetically significant for its distinctive cul-de-sac layout and cohesive streetscape of single-storey brick detached and semi-detached houses, framed by two-storey residential flat buildings at the entry from Milton Road. The streetscape and buildings remain remarkably intact, as confirmed by the 1943 NSW Land & Property Information aerial photograph.

Key Features:

- 1937 subdivision developed in a single year (1940).
- Distinctive cul-de-sac subdivision pattern.
- Streetscape of single-storey brick detached and semi-detached houses from 1940.

- Two-storey residential flat buildings defining the entry to Somerville Avenue.
- High level of intactness consistent with 1943 aerial imagery.

Objectives

O56. To facilitate development that is consistent with the statement of significance and controls for Somerville Avenue Heritage Conservation Area

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C122. The core period of heritage significance for Somerville Avenue HCA is 1937 to 1940. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. This includes:

a) Relatively narrow carriageway in Somerville Avenue

b) Narrow concrete footpaths (no grass verges) in Somerville Avenue

c) Cul-de-sac subdivision pattern

d) Detached and semi-detached brick single storey housing with hipped terracotta tiled roofs and simple detailing reflecting the 1940s construction date

e) Original details such as:

i. Dark brick walls

ii. Timber framed windows in groups

iii. Hipped terracotta tiled roofs

iv. Short brick chimneys

f) Original front fences - low brick

g) Carports to the side of houses

4.2.5 (C21) Taringa Estate Heritage Conservation Area

The Taringa Estate Heritage Conservation Area is of local heritage significance for its historical association with the 1880 subdivision created around the Victorian villa "Taringa" (built 1865–1888). It retains strong links to prominent figures including Alderman Muir (original owner), architect and surveyor Ferdinand Reuss (designer of the subdivision), George Baker Walker (developer of properties at Nos. 21–29 Taringa Street), and renowned engineer Norman Selfe (developer of "Amesbury" at 78 Alt Street).

The area is aesthetically significant for its collection of Victorian houses—many heritage-listed—including "Taringa" (4 Taringa Street), "Amesbury" (78 Alt Street), and "Wynella" (76 Alt Street), alongside later Federation and Inter-war development illustrating the long evolution of the precinct. It is locally rare as an 1880 subdivision developed around a Victorian villa where the original house remains despite subsequent subdivision and re-subdivision.

Inner West Development Control Plan: Part 4 Place Specific Controls

Key Features

- 1880 subdivision designed by Ferdinand Reuss around the Victorian villa "Taringa."
- Heritage-listed Victorian houses including "Taringa," "Amesbury," "Wynella," and Nos. 21–29 Taringa Street.
- Later Federation and Inter-war houses reflecting incremental development through to the 1930s.
- Historical associations with Alderman Muir, George Baker Walker, and Norman Selfe.
- Rare example of a Victorian villa subdivision retaining the original house.

Objectives

O57. To facilitate development that is consistent with the statement of significance and controls for Taringa Estate Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C123. The core period of heritage significance for Taringa Estate HCA is 1865 to 1930s. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. This includes:

a) Relatively wide street carriageways in Taringa Street, John Street, Alt Street

b) Narrow footpaths without grassed verges or with narrow grassed verges in Taringa Street, John Street, Alt Street

c) Late 20th century pocket park at southern end of Taringa Street (between 76 and 78 Alt Street)

d) Elements that contribute to the consistency of the streetscape (visible from the public domain):

e) One and two storey rendered brick Victorian period houses, detached except for semi-detached pairs at 23-25 and 27-29 Taringa Street

f) Detached face brick single storey housing Federation Queen Anne style, Inter-war California bungalow styles, 1930s and 1930s

g) Original details such as:

i. Front verandahs with original detailing

ii. Original roof forms with original cladding of slate (Victorian period); slate or unglazed terracotta tiles (Federation period); unglazed terracotta tiles (1920s to 1940s) and original chimneys

iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period)

iv. Rendered brickwork (Victorian period)

v. Face brickwork (Federation period to 1940s)

vi. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses

h) Original front fences - timber picket, low brick, brick & timber picket for Federation and Inter-war period houses

4.2.5 (C22) The Ranch Heritage Conservation Area

The Ranch Heritage Conservation Area is of local heritage significance for its historical association with the 1923 subdivision of the earlier Victorian estate "Ashfield Vale House," also known as "The Ranch." The subdivision reflects early 20th-century suburban planning and commemorates Sir Earle Christmas Page (1880–1961), a prominent politician and surgeon, through its street naming.

The area is aesthetically significant for its wide streets and regular subdivision pattern, developed with detached single-storey Inter-war California Bungalow style houses and a single two-storey Inter-war Art Deco residential flat building, illustrating the discrete historical period of its development.

Key Features:

- 1923 subdivision of the former Victorian estate "Ashfield Vale House" (The Ranch).
- Streets named in honour of Sir Earle Christmas Page.
- Wide streets and regular allotment pattern.
- Detached single-storey Inter-war California Bungalow style houses.
- One two-storey Inter-war Art Deco residential flat building.
- Cohesive streetscape reflecting a single historical development phase.

Objectives

O58. To facilitate development that is consistent with the statement of significance and controls for The Ranch Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C124. The core period of heritage significance for The Ranch HCA is 1923 to 1930s. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. This includes:

a) Relatively wide street carriageways

b) Subdivision pattern of regular rectilinear allotments

c) Elements that contribute to the consistency of the streetscape (visible from the public domain):

d) Detached face brick single storey housing Inter-war California bungalow style

e) 2-storey Inter War Art Deco residential flat building (30 Page Avenue)

f) Narrow driveways with garages to the rear or carports to the side of houses

g) Original details such as:

i. Front verandahs with original detailing

ii. Original roof forms with original cladding of unglazed terracotta tiles

iii. Gable ends facing the street with imitation half-timbered and timber shingled finishes

iv. Face brickwork walls

v. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses

vi. Original front fences - low brick in brickwork to match the house

4.2.5 (C23) Tintern Road Heritage Conservation Area

The Tintern Road Heritage Conservation Area is of local heritage significance for its association with late 19th- and early 20th-century subdivision, comprising Murrell's Estate on the western side and Wilshire's land on the eastern side. It contains a high proportion of individually listed heritage items with strong links to prominent local figures, including Nos. 31 and 33 Tintern Road associated with William E. Robson (solicitor, parliamentarian, and Mayor of Ashfield in 1902).

Key Features:

- Wide carriageway with continuous Brush Box street tree plantings and grassed verges
- Large garden lots with generous setbacks and landscaped frontages
- Substantial detached dwellings with consistent single- and two-storey massing within garden settings
- Retention of original materials and detailing typical of the period such as face brick, timber windows, tiled roofs, and a high proportion of individually listed heritage items

Objectives

O59. To facilitate development that is consistent with the statement of significance and controls for Tintern Road Heritage Conservation Area

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

C125. The core period of heritage significance for Tintern Road HCA is 1891 to 1940s. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. This includes:

a) Pre-1943 street tree planting of Brush box within carriageway in Tintern Road

b) Relatively wide carriageway in Tintern Road

c) Grassed verges in Tintern Road

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d) Detached face brick single storey housing Federation Queen Anne and Federation Arts & Crafts style houses (34 Tintern Road) and Inter-war California bungalow styles (50-52 Tintern Road, Inter-war period semi-detached residences, and 33A Tintern Road)

e) 36, 38 and 48 Tintern Road are, respectively interesting 1940s-1950s houses: Nos. 36 and 48 Inter-war Functionalist style, and 38 Inter-war Old English with Inter-war Functionalist influences, which add to the character of the area.

f) Original details such as:

i. Front verandahs with original detailing

ii. Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys

iii. Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)

iv. Face brickwork (Federation, Inter-war periods and 1940s)

v. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses

C126. Original front fences - timber picket, low brick, brick & timber picket for Federation and low brick for Inter-war period and 1940s houses

a) Narrow driveways with garages to the rear or carports to the side of houses

4.2.5 (C8) Hampden Street and King Street Heritage Conservation Area

Victoria Square Heritage Conservation Area is of local heritage significance for its 1876 model subdivision with a central reserve, large allotments, and laneways, illustrating late 19th-century planning ideals. It retains original Victorian houses alongside later Federation and Inter-war development and is rare as an intact example of an upmarket Victorian subdivision.

Key Features:

- 1876 subdivision pattern with central reserve, laneways, and generous allotments
- Fourteen Victorian houses complemented by Federation and Inter-war dwellings
- Wide streets and landscaped reserve contributing to aesthetic character
- Historical associations with prominent residents and architects
- Rare survival of original subdivision concept

Objectives

O60. To facilitate development that is consistent with the statement of significance and controls for Victoria Square Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below

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C127. The core period of heritage significance for Victoria Square HCA is 1876 to 1940s. Any buildings or significant elements of building fabric from this or any earlier period are to be retained and maintained. This includes:

a) Distinctive subdivision pattern with central reserve, large rectangular allotments and rear laneways

b) The central reserve includes remnant native vegetation and 1889 plantings donated by the Royal Botanic Gardens. Management of the central reserve was taken over by Council in 1889

c) Rear lane access to stables and coach houses (later garages).

d) Wide carriageway in Victoria Square, with grassed verges and Canary Island date palms (Phoenix canariensis) plantings at edge of carriageway

e) Relatively narrow carriageways in Clissold Street, Prospect Road and Seaview Street with narrow grassed verges

f) Ficus plantings on grass verges one side of Seaview Street

g) Narrow north-south rear laneways

h) East-west pedestrian laneways

i) Detached rendered brick Victorian period and face brick (Federation, Inter-war periods) one and two storey housing in Victorian Filigree, Victorian Italianate, Victorian Rustic Gothic, Victorian Regency, Victorian Georgian, Federation Queen Anne, Inter-war Calfornia Bungalow and Inter-war Mediterranean styles within garden settings

j) Variety of detached houses from modest single storey to substantial two storey houses

k) The substantial late 19th century houses within the area include houses attributed to well known architects of the period (some of these heritage listed), such as: 83 Prospect Road (a Victorian Filigree style villa) and 85 Prospect Road (a Victorian Regency style villa), both built in 1877 to designs by architect Thomas Rowe; 118 & 120 Victoria Street, a pair of Victorian Italianate style villas designed by architect Alexander Leckie Elpinstone Junior; and

l) Inter-war Art Deco style residential flat buildings (examples the 2-storey flats at 122 Victoria Street and 136 Victoria Street)

m) Original details such as:

i. Front verandahs with original detailing

ii. Original roof forms with original cladding of slate or corrugated steel (Victorian period); slate or unglazed terracotta tiles (Federation period); unglazed terracotta tiles (Inter war period); and original chimneys

iii. Gable ends facing the street with original detailing: decorative timber barge boards (Victorian period); timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period Inter-war period)

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iv. Face brickwork (Federation period, Inter-war period except for Inter-war Mediterranean style houses)

v. Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses

n) Original front fences – cast iron palisade, timber picket (Victorian period); timber picket, low brick, brick & timber picket for Federation and Inter-war period houses

o) Garages to the rear of houses

4.3 Balmain Neighbourhood

4.3.1 Aboriginal Cultural Heritage

Balmain is located on the traditional lands of the Wangal. Wangal lands extend approximately from the south side of Darling Harbour, around the Balmain Peninsula including Memel (Goat Island), reaching from Iron Cove toward Parramatta in the west, with the Parramatta River lying where the northern boundary approximately falls.

Wangal Country in Balmain consists of rugged sandstone headlands, steep foreshores surrounded by several bays that enriched this part of Country. This Country is surrounded by saltwater. The topography in Balmain East is undulating to rolling rises and low hills on Hawkesbury Sandstone, a ridgeline going west to east divides the suburb in two, this ridgeline is the highest point of the area. The original ecological communities present in Balmain East are Sydney Turpentine Ironbark Forest in the higher parts, and in the other sections Sydney Coastal Sandstone Foreshores Forest. This Country has been cared for by thousands of generations of Wangal who utilise the saltwater landscape seasonally to collect fish, oysters, and cockles which have left behind the middens in the area.

Today Balmain is still remembered as an important place of fishing, its name comes from the language word Baludarri translated to mean Leather Jacket Fish. The saltwater area remains an important place to establish and continue connections to Country. In the 2021 Census, the Australian Bureau of Statistics published that 0.8% of the population of Balmain identified as Aboriginal and/or Torres Strait Islander.

4.3.2 Existing Character

Two main forces have been instrumental in the development of Balmain: its geography and its industrial history. The rugged topography has largely determined the street and lot patterns, and the siting of buildings, related to slope and prospect. The deep-water edge provided both the opportunity for water transport and water-based industry that was the mainstay of the economy until recent times, and the environmental advantages of views and climate make it an attractive residential location. The area's proximity to the city gave it locational advantage in the early days, with water access, and centrality in the modern city. Balmain's development began early in the life of Sydney, and has grown steadily and incrementally, hence its diversity reflects the many phases of its development.

Its low-rise, medium-density urban form blends historic terraces with repurposed industrial sites, while narrow, walkable streets and excellent public transport foster connectivity. Planning priorities focus on heritage conservation, sustainable development, and integrating green spaces with public waterfront access, creating a lively, village-like atmosphere within an urban setting. The entire suburb is contained within a Heritage Conservation Area.

4.3.3 Desired Future Character

The Desired Future Character of Balmain relies on the successful integration of its heritage streetscapes with its evolution as a dense and vibrant harbourside suburb. Prioritising a people

centred, village heart that supports a safe, pedestrian-friendly environment, a diverse night-time economy, and an "eat street" culture is key to local cultural identity.

New development is to respect the established scale while complementing core character elements through sympathetic design. Maintenance of canopy trees, high amenity open space and green infrastructure is essential as increased density is realised at the southern interface with the Bays West Precinct and Glebe Island.

Objectives

O1. To maintain and enhance the character of each heritage conservation area, while allowing redevelopment that is complementary to the existing heritage streetscape, character, and scale of the neighbourhood.

O2. To retain and strengthen the distinctive canopy of high trees, particularly eucalypts, as a backdrop that significantly enhances neighbourhood character and streetscape amenity.

O3. To support the Balmain Special Entertainment Precinct in fostering creative and cultural industries that rely on the night-time economy, including entertainment and live music.

O4. To encourage varied uses of Loyalty Square that promote social and economic activity in the village centre, while remaining sensitive to its memorial nature.

O5. To preserve and enhance pedestrian links along Darling Street.

O6. To preserve and promote the establishment of trees in front gardens to strengthen green character and amenity.

Controls

C1. Development, including land uses and urban design, is to enhance and achieve the desired future character of the neighbourhood while retaining elements that contribute to that character and meeting all relevant DCP requirements.

C2. New commercial development along Darling Street shall maintain a sympathetic connection with the 1800s/early 1900s commercial streetscape. Contemporary buildings are not to mimic the traditional architecture but are to retain complementary scale and materials.

C3. Shopfronts for contemporary buildings are to maintain the traditional rhythm and scale of the street, preserving the proportions and openings of the established streetscape.

C4. Conserve the remaining maritime service industries around the Mort Bay shoreline.

C5. Maintain dense native tree cover on public and private land. Replacement trees are to be native species, of a size and canopy suitable to maintain the amenity of the area.

C6. Maintain differentiation between front setbacks in residential and commercial uses to permit landscaping in residential areas.

C7. Design development visible from the water to protect and enhance the conservation values of the area when viewed from the water. Include visual details of the proposal from the water with development applications to demonstrate compliance.

4.3.4 Site specific precincts

Site specific controls apply to the precincts identified in the following list and Figure 4.3.1 below.

- The Valley (Balmain) Precinct apply to the land marked 'A'
- Gladstone Park Precinct apply to the land marked 'B'
- Jane Street Precinct apply to the land marked 'C'

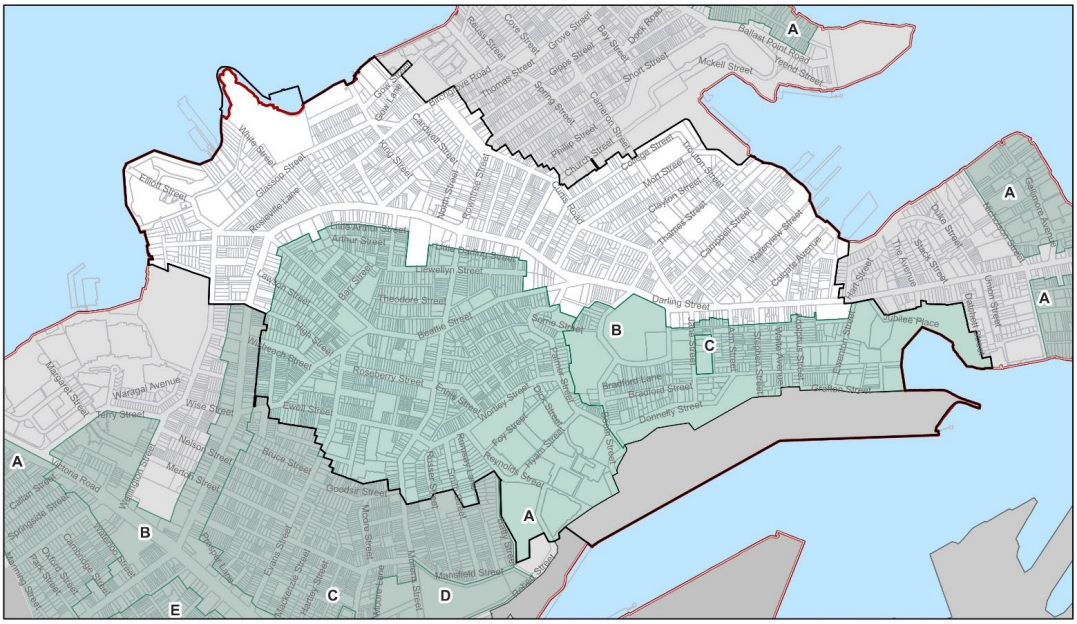


Figure 4.3.1. Balmain Neighbourhood – Site specific areas

4.3.4 (A) The Valley (Balmain) Precinct

Objectives

O7. To ensure development respects the historic patterns in terms of topography, scale, character, siting, materials, and the landscape of the precinct.

O8. To preserve significant view lines within the precinct.

Controls

C8. Maintain the diversity of housing styles that define the area's character, including modest timber cottages and Victorian terraces.

C9. Retain established scales and built forms as established on each street.

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C10. Design roof forms to maintain view lines for adjoining properties.

C11. Use traditional materials and finishes—timber, stone, masonry, corrugated iron roofing, and timber windows—wherever possible.

C12. Reuse any sandstone removed during redevelopment or additions within new structures on the site.

C13. Encourage reconstruction or restoration of original hanging or posted balconies/verandahs where evidence exists.

C14. Do not support laneway development unless the applicant clearly demonstrates that it is suitable for the site and surrounding context.

C15. High walls and garages that intrude on neighbourhood character are not supported.

4.3.4 (B) Gladstone Park Precinct

Objectives

O9. To ensure that development is consistent with the character of the precinct.

O10. To preserve significant view lines within the precinct

Controls

O11. Retain visual access from the public domain for all structures built before 1860.

O12. Step buildings with the prevailing topography to preserve view lines to the south and east.

O13. Design roofs to follow the natural slope of the land and match the roof styles common in the street. Avoid challenging major skyline elements such as St Augustine's at Gladstone Park and Ewenton House at Jubilee Bay/Camerons Cove.

O14. Maintain established street setbacks. Where no established setback exists, provide front setbacks generally between 0m–2m, except where context requires a deeper setback. A zero setback is generally appropriate for narrow streets such as Gladstone and Ann Streets.

O15. Keep consistency and simplicity in built form, style, and materials across the neighbourhood.

O16. Use walls and roof materials suited to the context—generally cut stone, rendered or bagged masonry, painted timber walls, and custom orb, slate, or unglazed terra cotta roofs.

O17. Construct verandahs and balconies in timber, metal, or a mix of both; do not include masonry elements.

O18. Use fencing and balustrading in simple vertical metal or timber picket styles without ornamentation.

4.3.4 (C) Jane Street Precinct

Objectives

O19. To protect and enhance the historic townscape of this precinct particularly with respect to the views from the east and south, to the focal point of St Augustines.

O20. To ensure development respects the historic patterns in terms of topography, scale, character, siting, materials, and the landscape of the precinct.

O21. To encourage restoration and conservation of the historic fabric of the former Convent, with any new development being complementary.

O22. To conserve the shared landscape of mature trees.

Controls

C16. Development is to be consistent with the objectives and controls for Gladstone Park Precinct as listed in part 4.3.4(B) of this DCP.

C17. Incorporate an Interpretation Plan to convey the site's heritage significance, including a plaque or artwork on the Jane Street frontage explaining the history of the Church buildings.

C18. Ensure modern buildings are complementary in design and detail, using recessive tones and colours. Do not use stone for the main wall claddings of any new buildings.

C19. Maintain key views of the Balmain townscape focused on St Augustine's tower from the city, waterways, and eastern and southern bridge approaches.

C20. Protect and enhance views south down Jane Street and east to the city skyline, ensuring the skyline remains visible above the Brush Box tree line.

C21. Design development fronting Jane Street as single-storey, stepping with the slope, and using detached or semi-detached forms with a rhythm of roofs, hips, or frontal gables. Align buildings closely to the frontage, stepping back only where tree curtilage is required.

C22. Use a two-storey terrace form in Vincent Street, aligning buildings closely to the frontage except where substantial trees require adjustment.

C23. Design development fronting Fawcett Street to:

a) Retain the neutrality of Fawcett Street/lane as a one-sided street with a walled and treed edge opposite

b) Retain the stepped stone wall along the Fawcett Street frontage

c) Reinforce the wall by continuing a higher wall to Vincent Street in matching common brick

d) Maintain low-scale terracing with the slope through a stepped form, with a two-storey maximum, upper floors stepped back, and flat or low rooflines

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e) Design any garage entry from Fawcett Street as a single, flush door with recessive treatment

4.3.5 Heritage

This section contains objectives and controls that apply to the Heritage Conservation Areas listed below and shown in Figure 4.3.2

- Iron Cove Heritage Conservation Area apply to the land listed as C26
- The Valley Heritage Conservation Area apply to the land listed as C27
- Waterview Estate Heritage Conservation Area apply to the land listed as C28
- Town of Waterview Heritage Conservation Area apply to the land listed as C31

The objectives and controls for the following Heritage Conservation Areas can be found elsewhere in this DCP:

- Iron Cove HCA (C26) – Part 4.19 - Rozelle Neighbourhood
- East Balmain HCA (C29) – Part 4.4 - Balmain East Neighbourhood

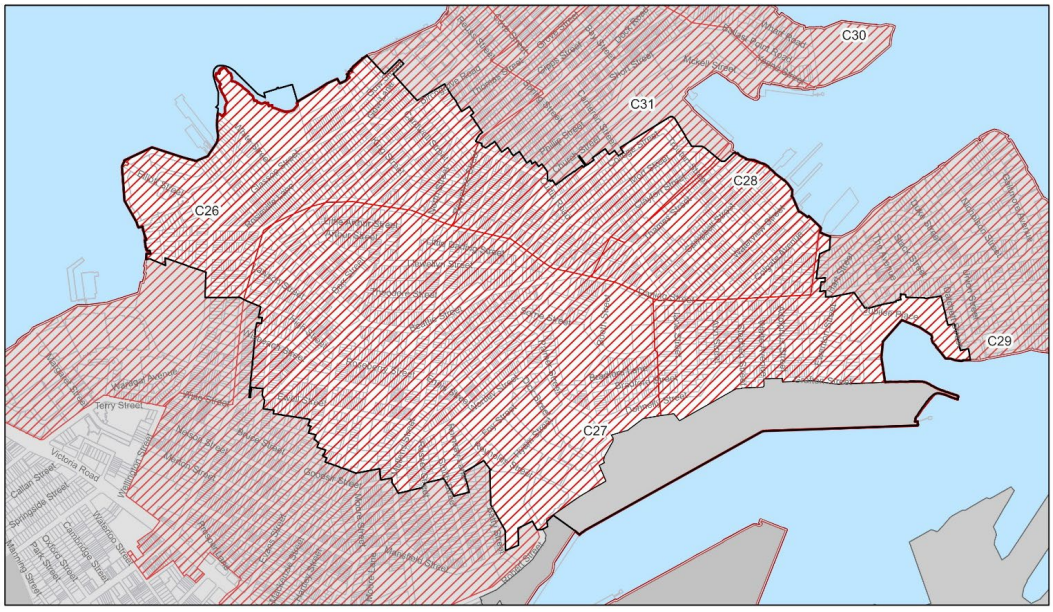


Figure 4.3.2. Balmain Neighbourhood – Heritage Conservation Areas

4.3.5 (C27) The Valley Heritage Conservation Area

The Valley is one of several HCAs that collectively illustrate the character of Sydney's early suburbs and suburban growth, particularly between 1871 and 1891, with some infill development up to the late 1930s (prior to World War II). It is important for demonstrating workers' and artisan housing from 1871–

1891, which forms the major element of its identity, and for retaining evidence of all layers of growth within that period.

Key Features:

- Surviving development from the late 1870s through to pre-1939
- Important collection of weatherboard buildings, including rare timber terraces, reflecting the use of timber as a major construction material and proximity to Booth's sawmill and timber yards in White Bay.
- Mixture of shops, pubs, and industrial buildings demonstrating the close physical relationship between industry and housing in Victorian suburbs before urban reform and land-use separation
- Irregular subdivision pattern illustrating the small-scale nature of speculative builders
- Evidence of private subdivisions prior to the Width of Streets and Lanes Act 1881, which required roads to be at least one chain wide

Objectives

O23. To facilitate development that maintains and enhances the existing neighbourhood character, ensuring alignment with the Statement of Significance for the Valley Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C24. Retain the following elements of particular importance to The Valley HCA:

a) Pre-1939 timber buildings

a) Uninterrupted sandstone kerbs and gutters

b) Corner stores, pubs, and industrial buildings within residential areas

c) Original plaster finishes and unplastered face brick walls

4.3.5 (C28) Waterview Estate Heritage Conservation Area

The Waterview Estate Heritage Conservation Area is one of several that collectively illustrate the nature of Sydney's early suburbs and suburban growth, particularly between 1871 and 1891, with pockets of infill up to the late 1930s (prior to World War II). It is significant for its layered development, from pre-suburban marine villas of the 1850s–60s to small-scale workers' housing from the 1870s through to the late 1930s.

Key Features:

- Evidence of layered development from marine villas (1850s–60s) to workers' housing (1870s–1930s)
- Demonstrates the close physical relationship between industry and housing (both middle-class and workers' housing) in nineteenth-century cities
- Illustrates private subdivision patterns prior to the Width of Streets and Lanes Act 1881, which required roads to be at least one chain wide

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Objectives

O24. To facilitate development that maintains and enhances the existing neighbourhood character, ensuring alignment with the Statement of Significance for the Waterview Estate Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C25. Retain the following elements of particular importance to The Waterview Estate HCA:

a) Pre-1939 timber and stone buildings

b) Maritime and industrial buildings significant to the area's history

c) Original plaster finishes on external walls (generally pre-1890s buildings)

d) Original unplastered face brick walls

e) Narrow streets

f) Continuous sandstone kerbs and gutters

4.3.5 (C31) Town of Waterview Heritage Conservation Area

The Town of Waterview Heritage Conservation Area is one of several that collectively illustrate the nature of Sydney's early suburbs and suburban growth, particularly between 1871 and 1891, with pockets of infill up to the late 1930s (prior to World War II). Through its intact street layout, allotment shapes, houses, corner shops, and pubs, the area demonstrates a remarkably intact example of early workers' housing from the 1850s to 1890s, with later infill development prior to World War II. It is significant for its surviving development and strong historical associations with industry and labour movements.

Key Features:

- Intact street layout and allotment patterns reflecting early subdivision and workers' housing, incorporating evidence of Surveyor Reuss's subdivision design.
- Density of pubs (and former pubs) associated with the growth of the urban labour movement, including examples of national heritage significance linked to union history (e.g., Ships Painters and Dockers Union).
- Housing that illustrates the role of Morts Dock as a magnet for workers, together with links to Thomas Mort's provision of 'appropriate' housing for employees, comparable to Bodalla Village on the NSW South Coast.
- Rendered and painted brickwork typical of Sydney construction before the widespread use of hard-pressed face bricks.
- Associations with prominent local entrepreneurs and land developers, including former aldermen of Council.

Objectives

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O25. To facilitate development that maintains and enhances the existing neighbourhood character, ensuring alignment with the Statement of Significance for the Town of Waterview Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C26. Retain the following elements of particular importance to thew Town of the Waterview Estate HCA:

a) Pre-1939 buildings, especially timber buildings

b) Pubs, preferably as public houses or adapted for related uses (boarding houses, small-scale commercial)

c) Remaining sandstone kerbs and gutters

C27. Design development visible from the water to protect and enhance the conservation values of the area when viewed from the water. Include visual details of the proposal from the water with development applications to demonstrate compliance.

4.4 Balmain East Neighbourhood

4.4.1 Aboriginal Cultural Heritage

Balmain East is located on the traditional lands of the Wangal. Wangal lands extend approximately from the south side of Darling Harbour, around the Balmain Peninsula including Memel (Goat Island), reaching from Iron Cove toward Parramatta in the west, with the Parramatta River lying where the northern boundary approximately falls.

Wangal Country in Balmain East consists of rugged sandstone headlands, steep foreshores and surrounded by several bays that enrich this part of Country. This Country is surrounded by saltwater. The topography in Balmain East is undulating to rolling rises and low hills on Hawkesbury Sandstone. Local relief of 20–80 metres, with slopes 10–25% and <25% of rock outcrops. This topography results in broad convex crests, moderately inclined sideslopes with wide benches, localised rock outcrops on low broken scarps. The original ecological communities present in Balmain East are predominantly Sydney Coastal Sandstone Foreshores Forest and Sydney Coastal Enriched Sandstone Forest.

This Country has been used for travelling on nawi (bark canoes), gathering shellfish and seasonally hunting marsupials through the bushland toward the eastern tip of the peninsula. Surrounded and shaped by saltwater, this part of Country is still important to Aboriginal Peoples today. In the 2021 Census, the Australian Bureau of Statistics published that 0.4% of the population of Balmain East identified as Aboriginal and/or Torres Strait Islander.]

4.4.2 Existing Character

The Balmain East Neighbourhood is the area of the Balmain Peninsula east of Hart Street and Jubilee Street, excluding land in the Darling Street Neighbourhood. All vehicular access to Balmain East is via Darling Street.

Balmain East is a distinct knoll or headland projecting easterly into the harbour. The knoll falls steeply on all sides to the water except for a narrow neck to the west connecting to Balmain proper.

Surface rock is apparent in road cuts as well as cliff lines in the view from the water. The headland has a hammerhead form. The east face of the headland is oriented towards the main harbour, framed by the Sydney Harbour Bridge; the northerly slopes fall down towards Mort Bay and southerly slopes fall down to Johnstons Bay and have an orientation to the city and port activities as well as Pyrmont and Ultimo.

When viewed from the city, Balmain East is seen prominently as part of the peninsula due to its natural form and rocky edges which fall into the harbour.

There have been extensive reclamations with narrow foreshore terraces behind stone sea walls in the area. Extensive landscaped edges and parks to the foreshores give a semblance of naturalness however this is largely a created landscape, with excavation and reclamation producing an altered topography and loss of native vegetation. Clearing of the original vegetation for grazing, roads,

housing and industry and the excavation for industrial sites and docks have greatly changed the landform of the area.

4.4.3 Desired Future Character

Future character will include protection of the distinctive character of the East Balmain Heritage Conservation Area with new development being respectful of and subordinate to the existing heritage fabric. Architectural forms must protect historic silhouettes and a mature canopy of trees rather than bulky modern structures. The "Colonial Nucleus" of the area is preserved by prioritising the conservation of pre-1860 structures and traditional materials. The vision seeks to prioritise public domain and amenity improvements that expand the quality of the public foreshore to mitigate urban heat and improve biodiversity and enhance the pedestrian experience along the Darling Street "spine" leading to the ferry wharf.

Objectives

O1. To ensure development maintains and enhances the existing character the East Balmain heritage conservation area.

Note: The rarity of the early Victorian, but Georgian in style, nucleus of buildings in Balmain East requires stricter controls than elsewhere on the peninsula. As a representation of early Sydney, it is of great importance to the history of the city as a whole, alongside other historic precincts such as the Rocks, and the Colonial precincts of Parramatta. While the later phases of buildings contribute to its character, and represent the phases of development, the earliest layer needs the most careful treatment. Accordingly, the scope for new development is limited and the task is largely conservation of the existing fabric while allowing complementary and incremental change.

Controls

C1. Development, including land uses and urban design, is to enhance and achieve the desired future character of the neighbourhood while retaining elements that contribute to that character and meeting all relevant DCP requirements.

C2. Maintain the character of the area by keeping development consistent in architectural style, building form and materials including maintaining the individual patterns of architectural style along each street.

C3. New or altered buildings are to respect the area's conservation values by:

a) Conserving rare structures: All buildings constructed before 1850 are rare and are to be preserved, with visual access from the public domain retained.

b) Responding to landform and views: New development is to follow land contours and respect view lines from surrounding properties.

c) Protecting water views: Development visible from the water is to preserve the area's conservation values when viewed from the water. Development applications are to include photomontages showing the proposal from water viewpoints.

d) Maintaining side setbacks and sightlines: New development is to match the side setbacks of adjacent properties (e.g., freestanding or terrace forms) to maintain sightlines and water views between buildings. Side gates are to be of an open design to preserve these views.

e) Applying appropriate front setbacks: Generally, 0–2 metres, except where context requires a deeper setback. Narrow verandahs built to the street frontage are generally appropriate for narrow streets such as Datchett, Little Nicholson, and Union Streets.

C4. Development is to step with the contour of the land.

C5. Materials are to include shaped sandstone, painted timber, and rendered or bagged masonry. Steel roofing in 'gull grey' is appropriate in most circumstances, with slate replacing slate otherwise.

C6. Fencing and balustrading is to be generally vertical metal or timber picket style, without ornamentation. Front fencing is to be open and not more than 1.2m high.

C7. Verandah and balcony structures are to be timber or metal or a mix of both and not include masonry elements.

C8. Development around escarpments is to avoid cutting, altering topography, or removing associated vegetation, and buildings or structures are to be designed so they do not dominate the escarpment.

C9. Maintain mature trees on public and private land, including mature trees and other significant vegetation between development and the waterfront.

C10. Prevent the disruption of footpaths by discouraging additional driveway crossings.

4.4.4 Site specific precincts

Site specific controls apply to the precincts identified in the following list and Figure 4.4.1 below

- South of Darling Street Precinct apply to the land marked 'A'

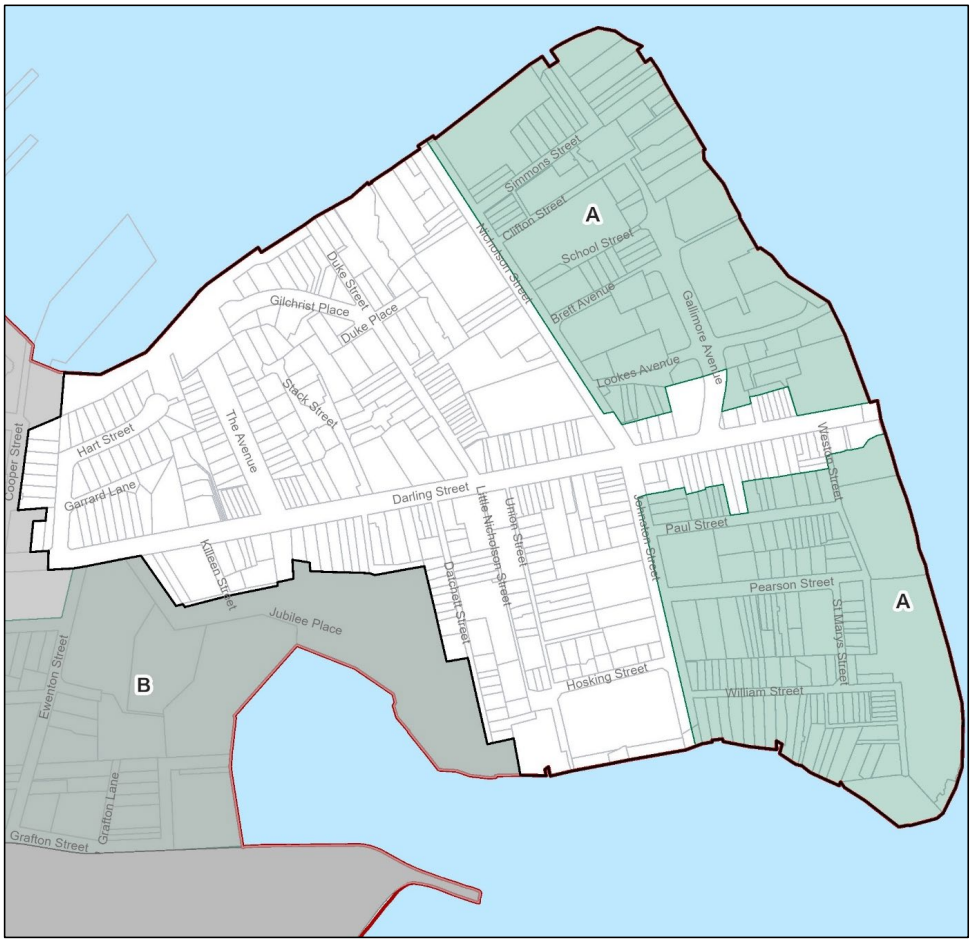


Figure 4.4.1 Figure Balmain East Neighbourhood – Site-Specific Areas

4.4.4 (A) South of Darling Street Precinct

This area lies south of Darling Street and west of Johnston Street. It is notably modest in scale, with a narrow, dense built form and many timber workers' cottages featuring zero to 1-metre setbacks and pitched or gable roofs.

Streets near Union and Datchett Streets are extremely narrow (2.1–4 metres wide) and lack footpaths. Due to limited vehicle capacity and on-street parking, development is to retain the traditional low-density character of one dwelling per existing lot.

A distinctive feature is the uniform rear building line along the eastern side of Union Street, creating a green corridor approximately 80m x 30m. This corridor provides significant amenity and is highly valued by the community for its aggregate open space and the sense of openness it creates.

Development scale generally follows the topography. Houses are predominantly timber, with some stone or brick. The area also includes an escarpment approximately 12 metres high, set back up to 65

metres from the southern foreshore. This exposed rock face isolates the lower section and prevents through traffic.

Objectives

O2. To facilitate development that maintains the existing character of the South of Darling Street Precinct.

Controls

C11. Design development to reflect the tight-knit, modest character of timber cottages and narrow streets.

C12. Design development to address the constraints of narrow roads, very limited parking, inadequate vehicle turning space, and the absence of footpaths. These limitations may make some proposals unsuitable even if they meet other planning requirements.

C13. Maintain the existing number of dwellings on Datchett, Little Nicholson, Union, and Vernon Streets. Support additional dwellings only where the proposal demonstrates that extra traffic will not increase congestion or compromise pedestrian safety.

C14. Retain the green corridor created by the backyards in this area for its amenity value and its contribution to biodiversity.

C2. Maintain the established rear building line between 14B and 20 Union Street at approximately 26 metres from the front boundary. Design new development on surrounding lots to avoid impacting this green area through excessive bulk, appropriate form or location, or by compromising privacy and sunlight.

4.4.5 Heritage

The controls for:

- Balmain East Heritage Conservation Area apply to the land listed as C29

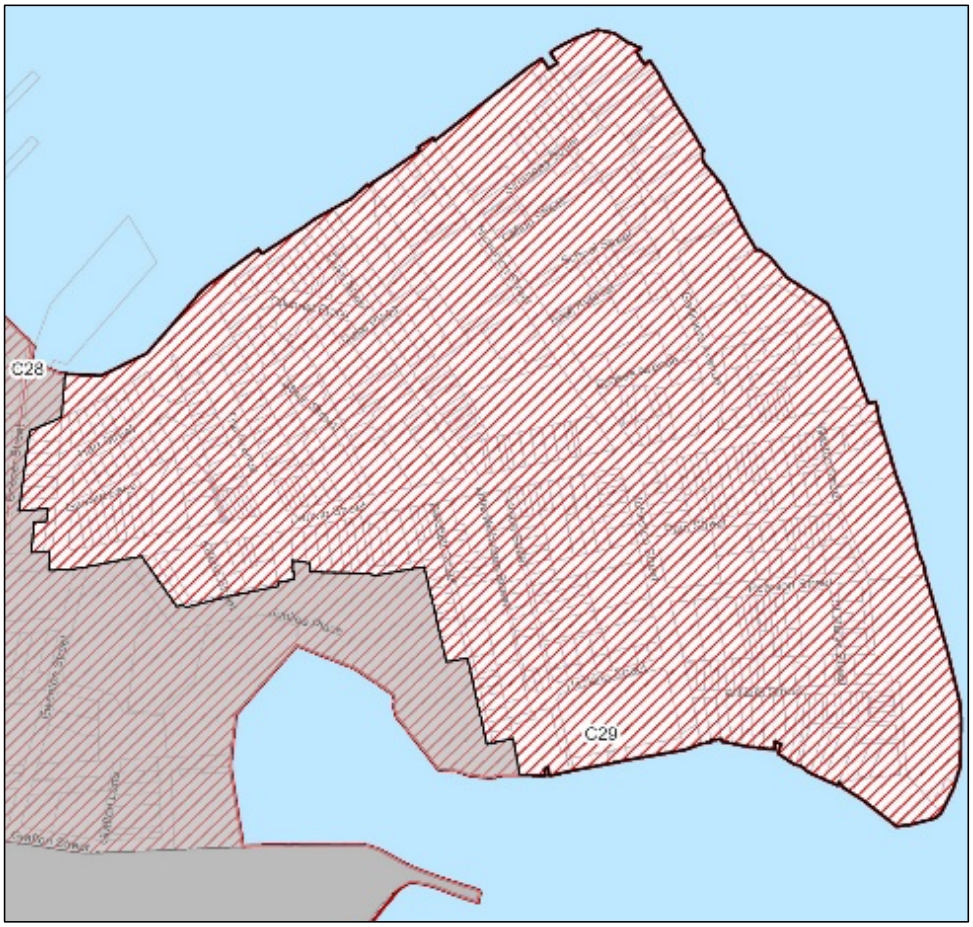


Figure 4.4.2 Balmain East Neighbourhood – Heritage Conservation Areas

4.4.5 (C29) East Balmain Heritage Conservation Area

East Balmain is one of a number of conservation areas that collectively illustrate the nature of Sydney's early suburbs and suburban growth, particularly between 1871 and 1891, with pockets of infill up to the late 1930s (prior to World War II). The earliest developments here predate development in the Inner West, with marine villas and cottages from the 1840s, modest-scale housing from the 1870s through to the 1930s, and associated industry. It is significant for its surviving development from these periods and its strong historical and aesthetic associations with Sydney's harbour and port history.

Key Features:

- Evidence of layered development: marine villas (1840s), modest workers' housing (1870s–1930s), and industry.
- Public parks and remaining waterfront activities that interpret Sydney's port history and the role of Balmain's deep-water frontages.
- Narrow street alignments reflecting early subdivision of the original 550-acre Balmain grant.

- Sandstone steps and cuttings illustrating how early roads and pedestrian routes were formed from bedrock.
- Mixture of sandstone villas and timber and brick cottages demonstrating themes of marine villa investment, port activity, and ongoing layering of development.
- Remaining timber buildings reflecting the importance of timber as a major construction material and proximity to waterfront timber yards.
- Dramatic sandstone landscape closely related to the harbour, contrasting with the nearby city's twentieth-century man-made landscape.

Objectives

O3. To facilitate development that is consistent with the statement of significance and controls for East Balmain Heritage Conservation Area.

Controls

C15. Retain the following elements that define the heritage significance:

a) All pre-1939 buildings

b) Sandstone structures and cuttings including cottages, villas, schools, wharves/slipways, curbs and gutters, walls, fence bases, and steps

c) Sandstone outcrops

d) Views between buildings visible from public places including footpaths and roads, especially views to the harbour

e) Trees, especially large figs which form an important role in the landscape of the area, and views to the area from the harbour

4.5 Birchgrove Neighbourhood

4.5.1 Aboriginal Cultural Heritage

Birchgrove is located on the traditional lands of the Wangal. Wangal lands extend approximately from the south side of Darling Harbour, around the Balmain Peninsula including Memel (Goat Island), reaching from Iron Cove toward Parramatta in the west, with the Parramatta River lying where the northern boundary approximately falls.

Wangal Country in Birchgrove is defined by Hawkesbury Sandstone landforms with steep benched ridges, forming the tip of the Balmain peninsula and overlooking Snails Bay. The topography in Birchgrove is rugged, rolling to very steep hills on Hawkesbury Sandstone. Local relief of 40–200 metres and slopes of >25% with >50% rock outcrops. This Country has saltwater that comes from the surrounding Parramatta River and Snails Bay. The original ecological communities present in Birchgrove are predominantly Sydney Coastal Sandstone Foreshores Forest and Sydney Coastal Enriched Sandstone Forest, with a little patch of Grey Mangrove-River Mangrove Forest. This part of Country has been used for fishing, collecting oysters, and cockles and maintained by the Wangal for thousands of generations of people. The suburb name is a reminder of colonial impacts; the Birchgrove name comes from an estate built in 1810 by Lieutenant John Birch. The area has been continuously altered and destroyed by colonisation as it became a hub for the maritime industries.

The Birchgrove area remains an important place for Aboriginal Peoples, providing viewing points which foster connections to Country. In the 2021 Census, the Australian Bureau of Statistics published that 3.4% of the population of Birchgrove identified as Aboriginal and/or Torres Strait Islander.

4.5.2 Existing Character

The Birchgrove Distinctive Neighbourhood features a mix of grand waterfront homes and modest inland housing, influenced by the area's steep foreshores, which were unsuitable for commerce. Housing in the south mirrors the middle-class styles near Darling Street. Since the 1860s, waterfront industries like shipbuilding thrived, with Yurulbin Point later converted into Yurulbin Park in 1972.

Today, Birchgrove is a residential area with corner shops, schools, and remnants of maritime industry. Housing diversity has grown since the 1940s to include walk-up flats, converted shops, and townhouses, alongside original Victorian homes with varied setbacks and mature exotic trees. Roads reflect historical development patterns, ranging from narrow laneways to wide streets like Cove Street, with sandstone kerbing and footpaths throughout.

Major parks include Birchgrove Park (5.6 ha) with its iconic oval and Elkington Park (3 ha), home to the Dawn Fraser Baths. Waterfront pocket parks, created on former ferry wharf sites, complement these green spaces.

Architecturally, the area includes Victorian houses with slate or iron roofs, long narrow lots, and multi-unit housing on former industrial sites. Waterfront homes often have multiple levels facing the water, blending contemporary glass designs with traditional Victorian styles and historic cottages. Notable features include terraces on Grove Street and stone workers' cottages on Rowntree Street.

In the south, housing styles are less varied in size, with terraces and freestanding homes featuring two-storey designs, minimal setbacks, open picket fences, mature landscaping, pitched roofs, and materials like brick, timber, and stone.

4.5.3 Desired Future Character

The desired future character of the Birchgrove Neighbourhood is defined by the successful preservation of its maritime heritage and the protection of its dramatic, sloping topography. By balancing waterfront homes with modest workers' cottages, the area remains a high-amenity residential enclave that celebrates its "layered" history of shipbuilding and industrial activity. The vision is to maintain a diverse maritime-residential neighbourhood where all new development respects the rugged sandstone landscape, protects harbour views, and honours the architectural rhythm of its Victorian streetscapes.

Objectives

O1. To conserve and enhance the established character of the neighbourhood, including heritage conservation areas, and to ensure new development is compatible with existing structures, landscaping, and natural topography.

Controls

C1. Development, including land uses and urban design is to enhance and achieve the desired future character of the neighbourhood while retaining elements that contribute to that character and meeting all relevant DCP requirements.

C2. Maintain the rhythm of the streetscape by conserving regular setbacks, lot sizes, subdivision patterns, and street trees, avoiding driveway crossings, and retaining detached and semi-detached houses with hipped, pitched, or gabled roofs. Follow the natural topography and maintain a single-storey scale on mid-slopes, with a mix of one- and two-storey scales at the top and bottom of slopes. Step waterfront buildings down with the contours to maintain view lines.

C3. Preserve public and private views over Snails Bay and Parramatta River and enhance them where practicable.

C4. Retain the single- and double-storey freestanding forms, styles, and materials characteristic of each street, and maintain consistency where a uniform pattern of architectural style and form exists.

C5. Retain stone buildings, stone walls, stone wall footings, and exposed rock faces throughout the neighbourhood.

C6. Retain former shops and corner shops and reconstruct or restore posted balconies and verandahs over footpaths where they were original features.

C7. Complement existing architectural style, built form, and materials.

Inner West Development Control Plan: Part 4 Place Specific Controls

C8. Maintain hipped, pitched, or gabled roof forms, and ensure roof designs complement the existing unadorned built form. Use flat roofs only where contemporary architectural style is appropriate and view lines need to be preserved.

C9. Select building materials consistent with the streetscape character, including rendered and painted surfaces, corrugated iron roofing, and timber windows.

C10. Provide low, open picket fences with iron or timber pickets and metal, timber, or stone posts.

C11. Design development that uses laneways so that it does not exceed their capacity, and include works to upgrade laneways to current engineering standards where they provide access.

C12. Retain and encourage street trees on the wider streets.

C13. Preserve conservation values in development visible from the water by:

a) balancing built form and landscape through side setbacks and landscaping

b) designing rear elevations to complement the form, character, and scale of the conservation area, with glazing-to-solid ratios sympathetic to surrounding development.

4.5.4 Site Specific Precincts

Site specific controls apply to the precinct identified in the following list and Figure 4.5.1 below.

- Wharf Road Precinct applies to the land marked as 'A'

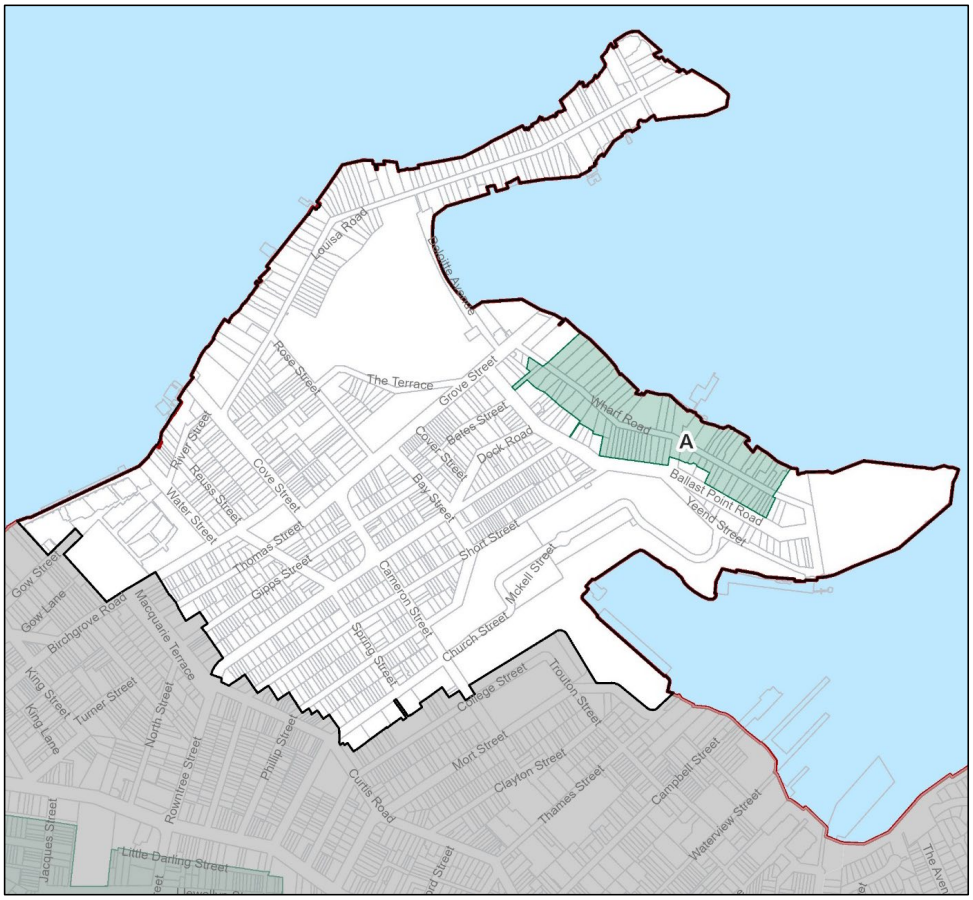


Figure 4.5.1. Birchgrove Neighbourhood – Site Specific Areas

4.5.4 (A) Wharf Road Precinct

The Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005 (SHDCP) applies to all development within the Foreshores and Waterways Area identified in the State Environmental Planning Policy (Biodiversity and Conservation) 2021, which replaced the former Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. The SHDCP provides additional controls to those in this DCP and mainly relates to the waterway and adjoining land shown on the maps in the plan. Examples of development covered include boatsheds, jetties, pontoons, swimming pools and other structures on or near the water.

Objectives

O2. To retain and complement the Wharf Road's built form, as a series of detached buildings, respecting their scale, architecture style, and siting in relation to the escarpment.

O3. To retain and enhance Wharf Road's topography and landscape features, including the escarpment, exposed rock, significant trees, and sandstone elements

Inner West Development Control Plan: Part 4 Place Specific Controls

O4. To maintain and improve public and private views to and from the water.

O5. To minimise the visual impact of parking on streetscape, heritage values, view corridors, and landscaping.

Controls

Landscaping

C14. Conserve established landscapes that enhance the street's character and identity.

C15. Maintain the natural shape and overall form of the escarpment as it presents to both the water and the street.

C16. Protect the escarpment by prohibiting any further excavation or filling, ensuring its natural integrity is maintained.

C17. Preserve all natural rock edges in their original, intact condition.

C18. Retain all significant cut rock faces as valued features of the landscape.

Additions

C19. Ensure additions complement the existing buildings by:

a) using pitched roofs rather than flat roofs, except in circumstances where flat roofs are used to minimise the visibility of additions from the public domain

b) using wings that are smaller scale than the original building

c) minimising the scale of additions when viewed from both the water and the street through articulated forms, level changes, and other design consistent with the existing streetscape character

d) limiting roof dormers where they are appropriate to the historic character

e) conserving existing materials, such as slate and iron. Where replacement is necessary, use similar material rather than modern alternatives

Outbuildings

C20. New or replacement boatsheds and waterside structures are to:

a) not exceed one-third of the site frontage in width

b) maintain a compatible style, proportion and built form with the main building on the site

c) avoid dominating the view from the water or compromise the open landscaped edge to Snails Bay

d) replace early structures where they existed on the lot

Note: Additional controls for boatsheds and waterside structures are contained in the Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005 (SHDCP), which applies to

development within the Foreshores and Waterways Area identified in the State Environmental Planning Policy (Biodiversity and Conservation) 2021. Applicants are to refer to SHDCP for additional requirements including limits on height, width, and permitted use.

C21. Outbuildings (other than boatsheds) on the waterside are to:

a) Have a plan area of 18sqm or less

b) Be single storey

c) Exclude bathrooms

d) Use predominantly lightweight construction

e) Include a roof with open sides

f) Have a side height of no more than 2.7m above existing ground levels

g) Have a width of no more than one third of the water frontage

Subdivision

C22. Subdivided lots are to include a:

a) Dwelling façade as the primary street frontage, not a garage.

b) Minimum side setback of 1.5 metres to retain and enhance views to the water.

C23. Waterfront gardens are to remain continuous and open, without fences or changes in garden treatment that disrupt existing garden settings.

C24. Subdivision of buildings are to result in consistent design treatment across all sections, including façade design, colour, roof materials, and overall built form.

Fences

C25. Limit fence solidity to a maximum of 50%, even when replacing existing solid fences

C26. Construct waterfront fences as open-railed designs using either metal palisade or timber

C27. Use new materials that match the local sandstone in texture and colour

Views

C28. Preserve and reinstate existing side setbacks to maintain view corridors to and from the water and use open-railed fencing, gates and structures to preserve, reinstate or create views.

Access, traffic management and parking

C29. Parking and garaging provision are not to detract from the presentation of houses or their landscape setting or obstruct views

C30. Development at the rear of properties where houses front Ballast Point Road and back on to Wharf Road is to:

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a) Use new materials that are compatible with local sandstone in texture and colour including vehicular crossings constructed in washed concrete to reduce brightness

b) Limit vehicular access and garaging to a maximum of half the site frontage

4.5.5 Heritage

This section contains objectives and controls that apply to the Heritage Conservation Areas listed below and shown in Figure 4.5.2.

- Birchgrove and Ballast Point Heritage Conservation Area apply to the land listed as C30

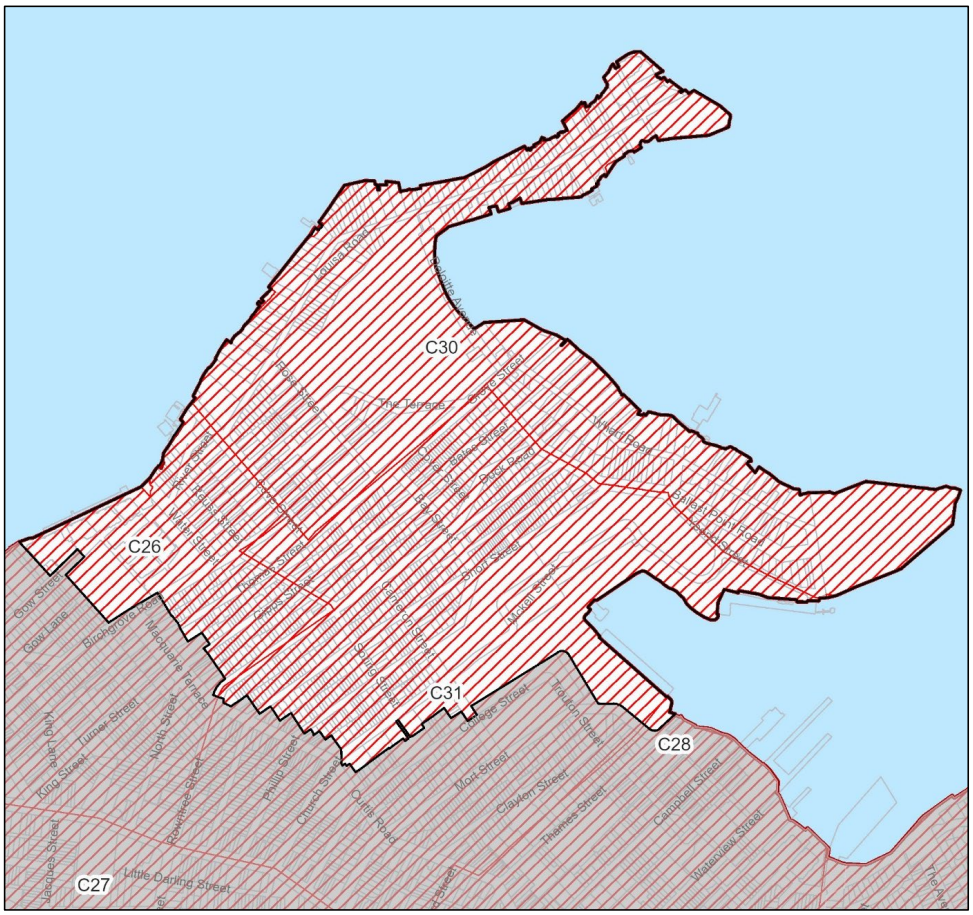


Figure 4.5.2. Birchgrove Neighbourhood – Heritage Conservation Areas

The objectives and controls for the following Heritage Conservation Areas are found elsewhere in this DCP:

- Iron Cove HCA (C26) – Part 4.19 Rozelle Neighbourhood
- Town of Waterview Estate HCA (C31) – Part 4.3 Balmain Neighbourhood

4.5.5 (C30) Birchgrove and Ballast Point Heritage Conservation Area

This Heritage Conservation Area is part of a group that collectively illustrates the character of Sydney's early suburbs and suburban growth, particularly between 1871 and 1891, with pockets of infill development continuing up to the late 1930s (before World War II). It retains evidence of Birchgrove and Ballast Point's evolution as marine suburbs and maritime industrial areas from the 1870s–1920s, along with other industries established before 1941. The area demonstrates the strong historical and physical relationship between landform, road layout, housing, and industry, shaped by its harbour setting.

Key Features:

- Evidence of layered development: marine suburbs and maritime industries from the 1870s–1920s, with later industrial activity before 1941.
- Strong relationship between landform, road layout, and the siting of early villas and industries to maximise the marine location.
- Close physical relationship between industry and housing, including both middle-class homes and workers' cottages, typical of nineteenth-century cities.
- Building materials reflecting Sydney's brick-making history, including plastered brick walls and dry-pressed face bricks (unplastered, unpainted).
- Representation of late nineteenth-century bay reclamation projects characteristic of Sydney Harbour.
- Table 4.5.1 in Appendix A outlines the ranking of those buildings that have been rated in for Birchgrove and Ballast Point Heritage Conservation Area.

Objectives

O6. To facilitate development that is consistent with the statement of significance and controls for Birchgrove and Ballast Point Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C31. Retain the following elements that define the heritage significance:

a) All pre-1941 buildings

b) Sandstone features such as cottages, villas, wharves/slipways

c) Public views between buildings, especially towards the harbour

d) Open, undeveloped spaces between the waterfront and marine villas

C32. Encourage the removal of the following structures:

a) Garage at 5 Wharf Road

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b) Boatshed at 13A Wharf Road

c) Additions for flat conversion at 23 Wharf Road

d) Front fences at 25, 27, 29, 35, 37 and 43 Wharf Road

e) Solid wall at 29A Wharf Road

f) Later additions including infilling of verandahs at 39 Wharf Road

g) Garage and concrete parking area at 41 Wharf Road

4.6 Camperdown Neighbourhood

4.6.1 Aboriginal Cultural Heritage

Camperdown is located on the lands of the Gadigal. Gadigal lands extend approximately from the southern side of Sydney Harbour from South Head to around what is now known as Petersham, with the southern boundary approximately lying in the area that now forms the Alexandra Canal and Cooks River.

Gadigal Country in Camperdown features remnants of the original kangaroo grasslands, with a dominant Ashfield shale geology which is strongly linked to wet sclerophyll forest of this part of Sydney. This Country holds saltwater and freshwater that comes from the groundwater network existing in this area, in particular around Victoria Park at the University of Sydney. The topography in Camperdown is gently undulating rises on Wianamatta Shale with local relief 10–30 metres and slopes generally <5%, but up to 10%. Crests and ridges are broad (200–600 metres) and rounded with convex upper slopes grading into concave lower slopes. Rock outcrops are absent. The original ecological community present in Camperdown is Sydney Turpentine Ironbark Forest. The Wangal used the surrounding wetlands to hunt marsupials, source fresh water, harvest native plants and fruits, dig root vegetables and maintain the landscape through fire for thousands of generations of people.

This Country is an important meeting and gathering place still used by First Nations Peoples, Camperdown Memorial Rest Park and the connecting Camperdown Cemetery in particular remain significant memorial and burial places for Aboriginal Peoples. In the 2021 Census, the Australian Bureau of Statistics published that 1.2% of the population of Camperdown identified as Aboriginal and/or Torres Strait Islander.

4.6.2 Existing Character

Camperdown's existing character is defined by its diverse mix of residential, educational, and institutional uses, shaped by its proximity to the University of Sydney and Royal Prince Alfred Hospital. The suburb features a diverse urban landscape, with heritage-listed terraces, Victorian-era streetscapes, and converted industrial buildings sitting alongside contemporary medium to high-density developments. Its strong sense of place is reinforced by an active street life, pedestrian-friendly environments, and well-utilised green spaces such as Camperdown Memorial Rest Park. The area's historical layers, combined with its evolving role within the Tech Central innovation corridor, create a distinctive character that balances its rich heritage with a dynamic, urban edge.

4.6.3 Desired Future Character

The Desired Future Character of the Camperdown Neighbourhood will support its role as a health, education and innovation precinct within Tech Central, while conserving its established 19th-century streetscapes, heritage items and public places.

Development is to retain significant terrace groups and workers' cottages, maintain predominant single-storey residential streetscapes, and ensure new buildings are visually recessive to the spire of St

Stephen's Church. Identified pre-1911, pre-1916 and pre-1921 development is to be retained in accordance with applicable Heritage Conservation Area controls.

Active ground-floor uses are encouraged where appropriate to support street activity and employment, and the adaptive reuse of former industrial sites for health, education and civic purposes is supported where consistent with heritage significance and residential amenity.

The public domain will continue to be defined by the protection of Camperdown Park and Camperdown Memorial Rest Park, including their historic layouts, mature plantings, significant infrastructure elements and important views and vistas.

Objectives

O1. To enhance the existing vibrant, mixed-use character, and ensure the sensitive integration of new development with the area's historical and cultural identity.

O2. To facilitate development that contributes to the development of the Camperdown precinct of Tech Central as a health, education, and innovation precinct.

O3. To maintain distinctly single storey residential streetscapes that exist within the neighbourhood.

O4. To ensure development maintains and enhances the existing character of heritage conservation areas within the neighbourhood.

Controls

C1. Development, including land uses and urban design, is to enhance and achieve the desired future character of the neighbourhood while retaining elements that contribute to that character and meeting all relevant DCP requirements.

C2. Encourage active commercial fronts facing streets at ground floor level to create a vibrant and safe streetscape.

C3. Protect significant streetscapes and/or public domain elements within the neighbourhood including landscaping, fencing, open space, sandstone kerbing and guttering, views and vistas and prevailing subdivision patterns.

C4. Facilitate a public pedestrian access way linking Denison Street with Australia Street in the mid to northern part of this block to improve pedestrian accessibility to Camperdown Park.

C5. To protect groups or runs of buildings which retain their original built form including roof forms, original detailing and finishes.

4.6.4 Heritage

The controls for:

- Camperdown Park Heritage Conservation Area apply to the land listed as C32
- Hopetoun-Roberts-Federation Streets Heritage Conservation Area apply to the land listed as C33

Inner West Development Control Plan: Part 4 Place Specific Controls

- North Kingston Estate Heritage Conservation Area apply to the land listed as Street Heritage Conservation Area apply to the land listed as C34

The objectives and controls for the following Heritage Conservation Areas are found elsewhere in this DCP:

- Cardigan Street HCA (C88) – Part 4.21 - Stanmore Neighbourhood

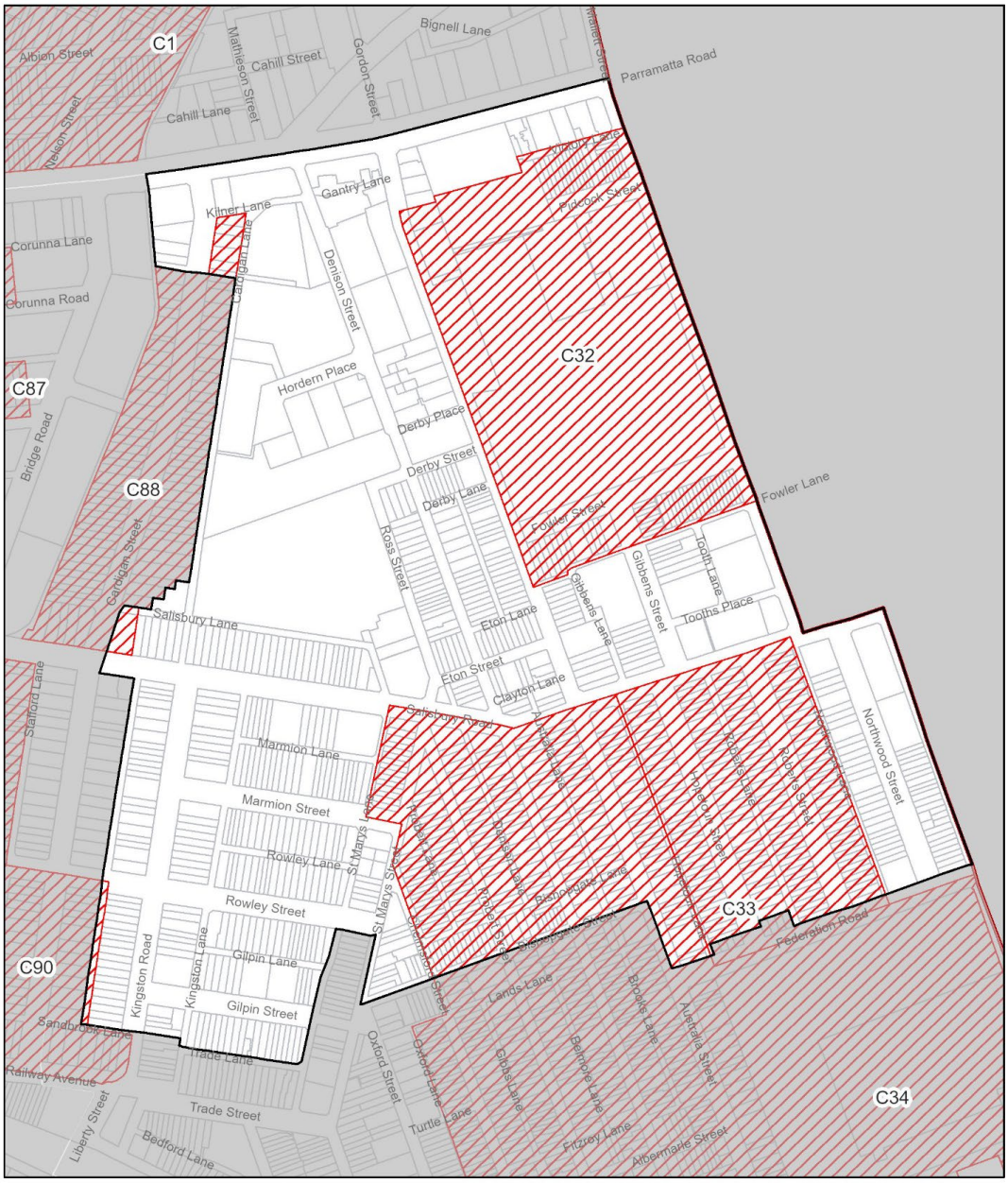


Figure 4.6.1 Camperdown Neighbourhood – Heritage Conservation Area

4.6.4 (C32) Camperdown Park Heritage Conservation Area

The Camperdown Park Estate Heritage Conservation Area demonstrates the pattern and growth of the terrace-house typology in Sydney during the mid to late 19th century, with a small group of shops integrated into the terrace group near the intersection of Gibbens and Fowler Streets. Camperdown Park, formerly part of the Fowlers Pottery works, provides evidence of the adaptive re-use of industrial sites for civic beautification and reflects early 20th-century urban park design principles. The area represents the principal characteristics of Camperdown's development from an early estate to an urban cultural landscape, with intact terrace groups in an unusual setting overlooking a major park.

Key Features:

- Evidence of historic integration of industrial and residential land uses.
- Adaptive re-use of obsolete former industrial sites for civic purposes, including Camperdown Park.
- Consistent groups of two-storey terraces forming a cohesive streetscape with regular bay widths and stepped alignment down the hillside.
- Significant plantings in parks and streetscapes contributing to the area's aesthetic value.
- Rare surviving infrastructure elements, including the horse and dog watering trough and sandstone kerbing and guttering.
- Strong and regular streetscape rhythm created by the regular bay widths of terraces and their stepped alignment down the hillside.

Objectives

O5. To facilitate development that is consistent with the statement of significance and controls for Camperdown Park Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C6. Retain the following elements that define the heritage significance:

a) All pre-1911 buildings

b) Camperdown Park layout, plantings and elements

c) Street tree plantings, particularly the mature plantings near the intersection of Fowler and Gibbens Streets which create a strong focal point to the group

d) The Sullivan RSPCA water trough

4.6.4 (C33) Hopetoun-Roberts-Federation Streets Heritage Conservation Area

The Hopetoun–Roberts–Federation Streets Heritage Conservation Area was one of the last areas of Newtown to be subdivided for residential development. Developed from 1900, its street names

celebrate Australian nationalism during early Federation. Although created during the suburban boom, the area demonstrates continuity in urban densities and development patterns traditional to Camperdown. It occupies part of the Kingston Estate, an important early estate and is significant for its intact late Victorian and Federation housing typologies and cohesive streetscape.

Key Features:

- Cohesive streetscape of terrace, detached, and semi-detached dwellings from the late 19th to early 20th centuries
- Good groups of substantially intact late Victorian and Federation freestanding cottages interspersed with terraces from 1900–1915
- Rows of attached terraces of high quality for their type, with gabled forms creating distinctive streetscape rhythms
- Consistency of streetscape due to regular subdivision pattern and short development timeframe
- Predominantly single-storey scale reinforcing the modest purpose of original cottages and terraces
- Close visual and physical relationship with Camperdown Memorial Rest Park and the spire of St Stephen's Church

Objectives

O6. To facilitate development that is consistent with the statement of significance and controls for Hopetoun-Roberts-Federation Streets Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C7. Retain the following elements that define the heritage significance:

a) All pre-1916 buildings

b) Small garden plantings in front of dwellings

c) Vehicular access provided from rear lane

d) Street tree plantings

4.6.4 (C34) North Kingston Estate Heritage Conservation Area

The North Kingston Estate Heritage Conservation Area demonstrates the pattern of development in the Inner West from early land grants to a densely settled urban landscape. It occupies land within the Kingston Farm Estate, an important early estate and retains evidence of socio-topographic patterns of land use, with grander houses along the Albemarle Street ridgeline and modest workers' cottages on the lower slopes. The area is significant for its intact 19th and early 20th century housing typologies, corner shops, and small-scale industrial development, which collectively illustrate the options for housing available to workers and the lower middle classes.

Inner West Development Control Plan: Part 4 Place Specific Controls

Key Features:

- Streetscapes of densely settled mid to late 19th century workers' cottages and terraces integrated with retail activities, including corner shops and small shopping precincts. The street layout was formed in the original subdivision of 190 acres.
- Historic and aesthetic values focused on Albemarle Street and St Stephen's Church, illustrating early suburban expansion linked to the western rail line.
- St Stephen's Church and Camperdown Memorial Rest Park as strong focal points within the area.
- High urban density, narrow streets, and frequent attached dwellings creating an intimate streetscape quality.
- Subdivision pattern demonstrating socio-topographic land use: grander houses on the ridgeline and modest cottages on lower slopes.
- Good rows and groups of terraces from different architectural periods, including rare Colonial Regency examples.
- Rare surviving modest workers' cottages, including weatherboard construction.

Objectives

O7. To facilitate development that is consistent with the statement of significance and controls for North Kingston Estate Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C8. The axial vista from Albermarle Street towards St Stephen's Church is to be protected:

a) New development is to maintain and accommodate any existing view towards St Stephen's Church or the Camperdown Memorial Rest Park

b) New development is not to introduce elements that may distract from the prominence of the spire of St Stephen's Church or its setting in any vista towards the spire, including into the foreground or background of those vistas

c) Street trees planted in Albermarle Street is to allow the spire to remain the most prominent element in the vista. Canopy-forming trees are not appropriate in Albermarle Street

C9. The curtilage of St Stephen's Church and Camperdown Memorial Rest Park is to be protected.

C10. Development in the vicinity of St Stephen's Church and the Park is to respect the setting of the Church by not introducing buildings or elements that will conflict with the traditional setting of the Church.

C11. Retain the following elements that define the heritage significance:

a) All pre-1921 buildings

b) Street tree plantings

4.7 Croydon Neighbourhood

4.7.1 Indigenous Cultural Heritage

Croydon is located on the lands of the Wangal. Wangal lands extend approximately from the south side of Darling Harbour, around the Balmain Peninsula including Memel (Goat Island), reaching from Iron Cove toward Parramatta in the west, with the Parramatta River lying where the northern boundary approximately falls.

Wangal Country in Croydon consists of sandy, silty clay topsoil over residual clay. The area sits within the catchment of the Cooks River, with the landforms influenced by streams and tributaries associated with this system. This Country holds saltwater and freshwater that comes from the southern tributary of the Parramatta River through Iron Cove Creek. The topography in Croydon generally slopes downwards towards the south-east. The local topography is characterised by low rolling hills and broad, rounded crests. The original ecological community present in Croydon is Sydney Turpentine Ironbark Forest. Wangal Country has been utilised by Aboriginal Peoples moving with the seasons, land management, hunting, fishing and resource gathering for thousands of generations of people. Colonisation brought western farming practices which encompassed the area of Croydon, these severely altered the landscape and natural patterns of Country.

Country remains important to First Nations Peoples, with Croydon today proving the location for Indigenous music at Ngarukuruwala which is utilised by the singing group Wangatunga Strong Women's Group. In the 2021 Census, the Australian Bureau of Statistics published that 0.4% of the population of Croydon identified as Aboriginal and/or Torres Strait Islander.

4.7.2 Existing Character

Croydon is a well-established suburb at the western boundary of Inner West Council, bordered by Burwood Council, Iron Cove Creek, and Milton Street. It features a predominantly low-density residential pattern with heritage streetscapes, tree-lined roads, and a strong sense of community. The suburb's architectural identity is defined by Federation and Interwar-era homes, with some medium-density housing along Liverpool Road and residential flat buildings near Edwin Street North.

Croydon's central railway station and major roads, including Croydon Road and Liverpool Road, support transit-oriented development, enhancing connectivity while preserving its historic village atmosphere. Edwin Street North serves as a local commercial hub within the Edwin Street Heritage Conservation Area, featuring Victorian Italianate and Federation Arts and Crafts buildings alongside shops, cafes, and services. Presbyterian Ladies' College is a key educational institution with extensive facilities.

Green spaces such as Centenary Park and Wests Sports Club provide major recreational amenities, while smaller reserves and playgrounds contribute to local liveability. Streetscapes vary, with wider roads like Ivanhoe Road and Edwin Street South accommodating street tree planting. The area's rich heritage is reflected in nine Heritage Conservation Areas, with significant development periods spanning from the 1800s to the 1940s.

4.7.3 Desired Future Character

The future character of Croydon is defined by its consistent architectural quality and scale. Residential areas will remain distinctly single storey, characterised by the restoration of contributory buildings and the protection of original roof forms and detailing. The commercial heart will be a predominantly, two-storey streetscape where new infill complements the established rhythm and materiality of the village.

Objectives

O1. To facilitate urban renewal in appropriate locations, allowing change to the existing streetscape character while resulting in a high-quality public domain and supporting sustainable living.

O2. To ensure that the street building frontage of infill development in the commercial centre complements the siting (location and orientation), scale, form (height, massing, and setback), proportion (height to width and solid to void), rhythm, pattern, detail, material, colour, texture, style, and general character in the design of the existing predominantly traditional two storey commercial streetscape, without being imitative.

O3. To protect the identified heritage values of the heritage conservation areas within the neighbourhood.

O4. To maintain distinctly single storey residential streetscapes that exist within the neighbourhood.

O5. To preserve the contributory buildings identified within the neighbourhood and encourage their sympathetic alteration or restoration.

O6. To protect groups or runs of buildings which retain their original built form including roof forms, original detailing and finishes.

O7. To protect significant streetscapes and/or public domain elements within the neighbourhood including landscaping, fencing, open space, sandstone kerbing and guttering, views and vistas and prevailing subdivision patterns.

Controls

C1. Development, including land uses and urban design is to enhance and achieve the desired future character of the neighbourhood while retaining elements that contribute to that character and meeting all relevant DCP requirements.

4.7.4 Site Specific Precincts

Site specific controls apply to the precincts identified in the following list and Figure 4.7.1 below.

- Croydon Village apply to the land marked 'A'

The objectives and controls for the following site specific precincts are found elsewhere in this DCP:

- Parramatta Road Precinct (Site Specific Area J in Figure 4.7.1) – Part 4.2.4 - Ashfield Neighbourhood

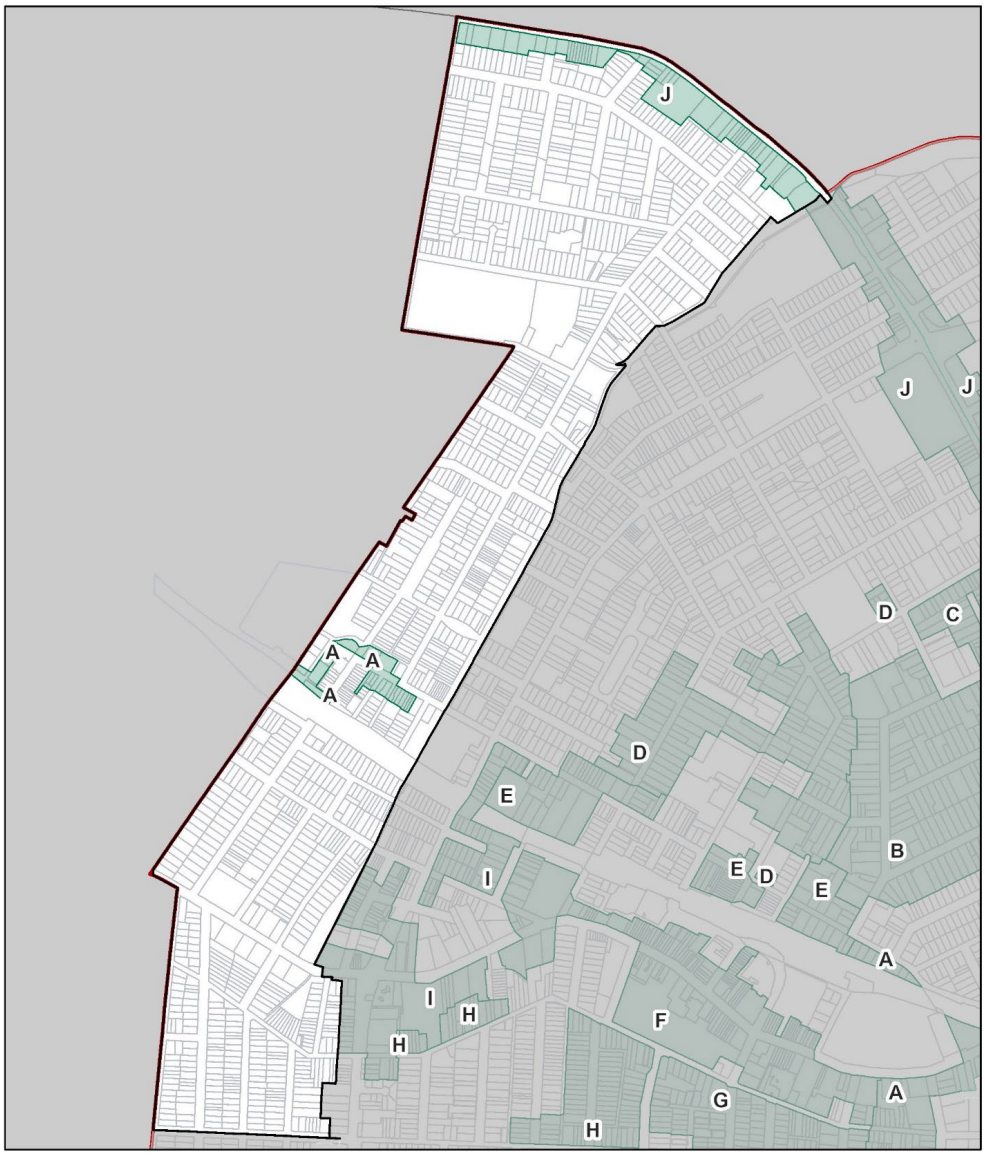


Figure 4.7.1. Croydon Neighbourhood – Site Specific Precincts

4.7.4 (A) Croydon Village Precinct

Objectives

O8. To maintain and enhance the existing character and identity of Croydon Village precinct and promote business activity, including after hour activities such as restaurants and cafes.

O9. To retain identified heritage values and ensure that new development within the precinct is of a design, scale, finish, and height including parapet and façade heights which complements development within C39 – Edwin Street HCA.

O10. To improve safety through good design and provision of adequate lighting and active shopfronts.

O11. To specify the minimum amount of ground level commercial areas required in order to have areas have sufficient area for the operation of retail or business premises and promote activation of street frontages for pedestrian safety.

O12. To encourage retention or reconstruction of awnings characteristic of the Urban Village.

Controls

Ground level retail or business premises

C2. Provide ground level commercial uses with a minimum gross floor area of 60 sqm or 50 percent of the site area, whichever is greater.

Street alignment and frontage

C3. Align new buildings or additions with the predominant street alignment and adjoining buildings.

C4. Maintain a continuous street frontage without setbacks at ground level or upper storeys.

Built form

C5. Refer to Figure 4.7.2 for built form above ground level and:

a) Locate buildings to define the street space

b) Maximise separation from adjoining residential properties to protect amenity

c) Position windows and balconies to enable street surveillance

C6. Provide deep soil areas for tall tree planting on sites shown in Figure 4.7.2 to create screening and buffer zones for neighbouring properties.

C7. Step down building scale at the rear of sites opposite or next to R2 Low Density Residential areas. Include rear deep soil buffer areas as shown in Figures 4.7.3 and 4.7.4.

C8. Design rear development and laneway interfaces to provide surveillance from apartments and entry lobbies.

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Figure 4.7.2. Required placement of upper levels of new buildings and landscape buffers

Building facades

C9. Design new development to reflect historic building typology.

a) Incorporate elements such as roofs, parapets, balconies, window patterns, façade proportions, and detailing

b) Take architectural cues from adjacent original buildings where relevant

C10. Design façades to reflect the precinct's character by:

a) Maintaining vertical proportions and widths similar to historic terrace buildings when consolidating sites

b) Articulate new façades using vertical and horizontal elements such as piers, panels, line changes, string courses, cornices, and bays

c) Dividing commercial fronts into bays that suit the building scale

C11. Design additions to existing façades to relate to the form and character of the original building. Alterations are to mirror the detailing of the original structure.

C12. Use building materials compatible with predominant materials in the Urban Village.

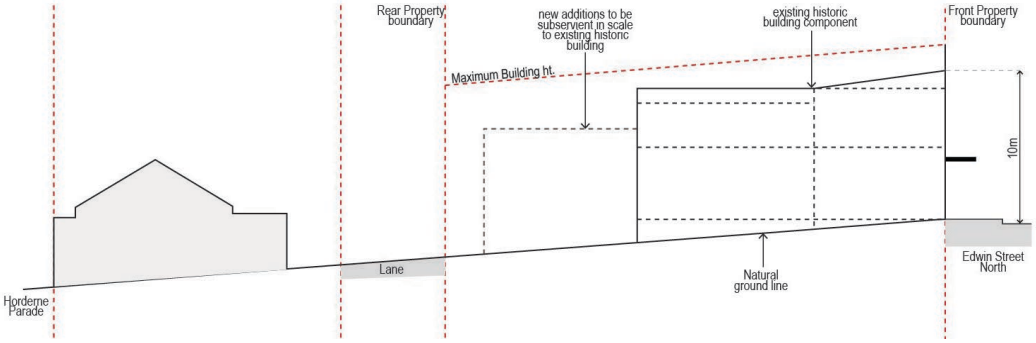


Figure 4.7.3. Principles for sites adjacent to dwellings

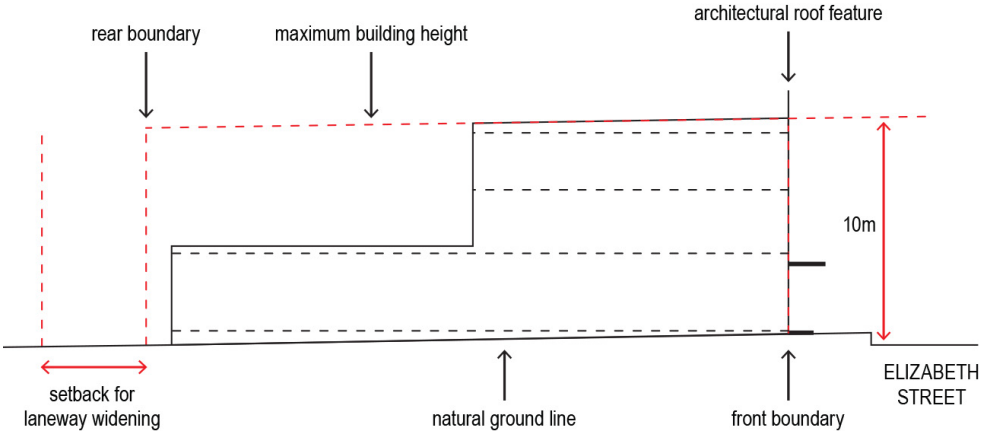


Figure 4.7.4. Principles for sites adjacent to laneway

Awnings

C13. Include awnings where adjoining buildings have awnings or where awnings exist on the site.

C14. Match awning height, width, form, and materials to existing or adjacent traditional awnings.

4.7.5 Heritage

This section contains objectives and controls that apply to the Heritage Conservation Areas listed below and shown in Figure 4.7.5.

- Birriga Road Heritage Conservation Area apply to the land listed as C37
- Bridges Avenue Heritage Conservation Area apply to the land listed as C38
- Edwin Street North Heritage Conservation Area apply to the land listed as C39
- Gads Hill Heritage Conservation Area apply to the land listed as C40
- Howe's Estate Heritage Conservation Area apply to the land listed as C41

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- Ivanhoe Heritage Conservation Area apply to the land listed as C42
- Lang Street Heritage Conservation Area apply to the land listed as C43
- Rathgael Estate Heritage Conservation Area apply to the land listed as C44
- Wetherill Street Heritage Conservation Area apply to the land listed as C45

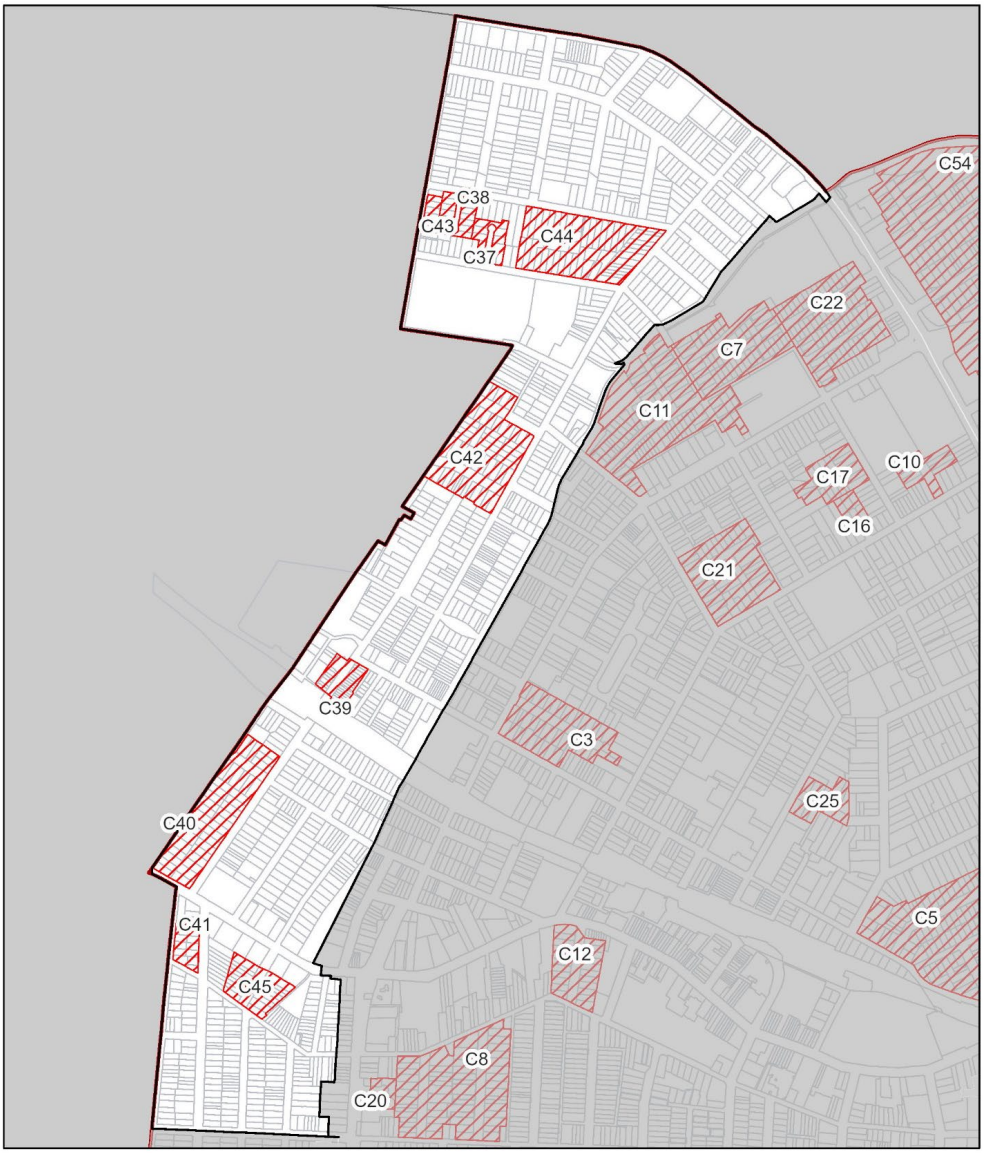


Figure 4.7.5. Croydon Neighbourhood – Heritage Conservation Areas

4.7.5 (C37) Birriga Road Heritage Conservation Area

The Birriga Road Heritage Conservation Area is of local heritage significance as a consistent, high-quality subdivision of part of the Ashfield Park Estate developed between 1926 and the early 1940s. The area reflects the influence of covenants that ensured high-quality housing and has historical associations with Stanley T. Grimson, the local builder and developer responsible for the subdivision and construction of some houses. It is aesthetically significant for its cohesive group of Inter-War California Bungalow style houses within a distinctive cul-de-sac subdivision pattern.

Key Features:

- Subdivision of part of the Ashfield Park Estate developed between 1926 and early 1940s
- Historical association with Stanley T. Grimson, local builder/developer
- Covenants ensuring high-quality housing and consistent design standards
- Cohesive group of single-storey detached brick houses in Inter-War California Bungalow style
- Distinctive cul-de-sac subdivision pattern contributing to the area's character

Table 4.7.1 in Appendix A outlines the ranking of the buildings in the Birriga Road Heritage Conservation Area.

Objectives

O13. To facilitate development that is consistent with the Statement of Significance and controls for Birriga Road Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C15. Retain the following elements that define the heritage significance:

a) All pre-1931 buildings

b) Rear placement of garages

4.7.5 (C38) Bridges Avenue Heritage Conservation Area

The Bridges Avenue Heritage Conservation Area is of local heritage significance as a 1936 subdivision of part of the Ashfield Park Estate, developed in the late 1930s to early 1940s by a single builder/developer. It reflects Inter-War suburban growth and retains a strong sense of character.

Key Features:

- Subdivision dating from 1936, part of the Ashfield Park Estate
- Historical association with local builder/developer William Henley
- Consistent group of single-storey brick Inter-War California Bungalows built between 1936 and early 1940s

- Distinctive cul-de-sac subdivision pattern

Table 4.7.2 in Appendix A outlines the ranking of the buildings in the Bridges Avenue Heritage Conservation Area.

Objectives

O14. To facilitate development that is consistent with the Statement of Significance and controls for Bridges Avenue Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C16. Retain the following elements that define the heritage significance:

a) All pre-1941 buildings

b) Rear placement of garages (except for pair of garages to Nos. 13 and 14 at the end of the cul-de-sac)

4.7.5 (C39) Edwin Street North Heritage Conservation Area

Edwin Street North Heritage Conservation Area is of local heritage significance as a retail precinct developed from the 1880s to the 1920s on part of the Highbury Estate 1858 subdivision. The area is historically significant for its association with the opening of Croydon Railway Station in 1875, which provided the impetus for development, with pedestrian access from Edwin Street to the station established in 1883. It is aesthetically significant as a discrete retail area of predominantly two-storey Victorian Italianate and Federation Arts & Crafts style shops within a narrow streetscape dominated by awnings, shop façade detailing, and elaborate parapets. While some later alterations such as modern shopfronts, aluminium-framed windows, and a few three-storey buildings are present, these do not diminish the overall heritage character of the precinct.

Key Features:

- Retail area developed from the 1880s to the 1920s as part of the Highbury Estate.
- Linked to the opening of Croydon Railway Station (1875) and walkway access (1883).
- Cohesive group of two-storey Victorian Italianate and Federation Arts & Crafts style shops.
- Streetscape defined by awnings, decorative façades, and parapets.

Table 4.7.3 in Appendix A outlines the ranking of the buildings in the Edwin Street North Heritage Conservation Area.

Objectives

O15. To facilitate development that is consistent with the Statement of Significance and controls for Edwin Street North Heritage Conservation Area.

Inner West Development Control Plan: Part 4 Place Specific Controls

O16. To ensure commercial spaces are of sufficient size to enable their ongoing commercial use.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C17. Retain the following elements that define the heritage significance:

a) All pre-1941 buildings

b) Retail buildings, predominantly 2 storey terrace shops, rendered brick (Victorian period) or brick (Federation period), built to the street alignment

c) Mix of late Victorian period (1880s) to circa 1910s retail building styles including Victorian Italianate style (76-78, 105-111 Edwin St North (heritage item); Federation Free Style (84-88 and 93 Edwin St North) and two groups of Victorian Filigree style terraces later modified with Federation Free style shopfronts (85-91 and 95-101 Edwin Street North)

a) Parapets to the street facades including detailing such as urns and corbelling, roughcast stucco panels

b) Detailing to street facades at first floor level including corbelling, drip moulds and entablatures over windows, bay windows and recessed balconies

c) Original timber framed windows to street facades at first floor level

d) Reproduction ground floor shopfronts which match the style of the building (example at 76 Edwin Street North, corner Hennessy Street)

C2. The maximum number of storeys for the main historic part of buildings located along Edwin Street North is 2 (two) storeys

4.7.5 (C40) Gads Hill Heritage Conservation Area

Gads Hill is important to the local area as part of the 1909 Malvern Hill Estate subdivision, a classic early 20th-century "garden suburb" that demonstrates high-quality residential planning.

Key Features:

- Part of the Malvern Hill Estate subdivision (1909), an early 20th-century "garden suburb."
- Shows the impact of building covenants and the NSW Local Government Act 1906 on housing quality.
- Wide streets and large allotments with single-storey brick and stone houses.
- Roofs of slate or terracotta tiles, dating from 1909 to the 1920s.
- Houses in Federation Queen Anne and Inter-War California Bungalow styles.

Table 4.7.4 in Appendix A outlines the ranking of the buildings in the Gads Hill Heritage Conservation Area.

Objectives

O17. To facilitate development that is consistent with the Statement of Significance and controls for Gads Hill Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C18. Retain the following elements that define the heritage significance:

a) All pre-1921 buildings

b) Pre-1943 street tree planting of palms in Edwin Street South

c) Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)

d) Driveways to the side and garages to the rear of houses

e) Large gardens

4.7.5 (C41) Howe's Estate Heritage Conservation Area

Howe's Estate is important to the local area as a 1918 subdivision that reflects early land grant boundaries and Inter-War development patterns.

Key Features:

- Subdivision dating from 1918, reflecting early land grant boundaries
- Historical association with local builders Frederick William Swales and A. James, including Swales' own house at 1 Holborow Street
- Consistent development of single-storey brick Inter-War California Bungalows
- Streetscape defined by original building forms and cohesive architectural style

Table 4.7.5 in Appendix A outlines the ranking of the buildings in the Howe's Estate Heritage Conservation Area.

Objectives

O18. To facilitate development that is consistent with the Statement of Significance and controls for Howe's Estate Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C19. Retain the following elements that define the heritage significance:

a) All pre-1931 buildings

b) Pre-1943 street tree planting of brush box within street carriageway in Holborow Street

c) One pair of Federation period semi-detached 2-storey houses (19-21 Holborow Street), predating the 1918 subdivision, now altered and extended

d) Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Inter-war period)

4.7.5 (C42) Ivanhoe Heritage Conservation Area

Ivanhoe Estate is important to the local area as a 1919 subdivision linked to the former "Ekinville" property and later development by local builders. It retains its distinctive layout and character.

Key Features:

- Subdivision dating from 1919, linked to the former "Ekinville" property and its owners George Ekin Crane and Joseph Abbott
- Historical association with builders Basil Cook and George James Lindfield, who developed Astwin Street between 1923 and 1925
- Distinctive 1919 subdivision pattern with narrow streets, wide grassed verges, and palm and Brush Box plantings
- Houses built from 1919 to the 1930s, mainly single-storey brick Inter-War California Bungalows with small front gardens and narrow side driveways leading to rear garages

Table 4.7.6 in Appendix A outlines the ranking of the buildings in the Ivanhoe Heritage Conservation Area.

Objectives

O19. To facilitate development that is consistent with the Statement of Significance and controls for Ivanhoe Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C20. Retain the following elements that define the heritage significance:

a) All pre-1931 buildings

b) Pre-1943 street tree plantings of palms in Kenilworth Street and at the eastern end of Ranger Road, and Brush box in Ivanhoe Road

c) Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes

4.7.5 (C43) Lang Street Heritage Conservation Area

Lang Street is important to the local area because it shows how land was subdivided in 1936 as part of the Ashfield Park Estate and developed quickly in the late 1930s to early 1940s by a single builder/developer. The area has strong historical links to William Henley, who was responsible for the

subdivision. It is visually significant for its consistent group of single-storey brick Inter-War California Bungalows, which give the street a unified character.

Key Features:

- Consistent group of single-storey brick Inter-War California Bungalows built between 1936 and the early 1940s
- Distinctive cul-de-sac subdivision pattern

Table 4.7.7 in Appendix A outlines the ranking of the buildings in the Lang Street Heritage Conservation Area.

Objectives

O20. To facilitate development that is consistent with the Statement of Significance and controls for Lang Street Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C21. Retain the following elements that define the heritage significance:

a) All pre-1941 buildings

b) Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes

4.7.5 (C44) Rathgael Estate Heritage Conservation Area

Rathgael Estate is important to the local area as a 1910 subdivision that retains its original Victorian house and stone cottage, making it a rare example of a later subdivision around an earlier estate. The area reflects early 20th-century residential development patterns and maintains a strong historic character despite some later changes.

Key Features:

- Subdivision dating from 1910, centred on Rathgael house (1870) and a stone cottage (circa 1859–1869)
- Historical association with James Sandy, early Ashfield alderman and builder of Rathgael house
- Subdivision pattern around the Victorian house and grounds, with some later re-subdivision in the 1920s
- Consistent streetscapes of:
- Federation Queen Anne style single-storey brick and weatherboard houses.
- Inter-War California Bungalow style houses.
- Rare survival of a Victorian house and stone cottage within a later subdivision.

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Table 4.7.8 in Appendix A outlines the ranking of the buildings in the Rathgael Estate Heritage Conservation Area.

Objectives

O21. To facilitate development that is consistent with the Statement of Significance and controls for Rathgael Estate Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C22. Retain the following elements that define the heritage significance:

a) All pre-1931 buildings

b) 1910 subdivision pattern around heritage item "Rathgael" (1870) and stone cottage (circa 1859-1869) in the centre

c) Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)

d) Narrow driveways with garages to the rear or carports to the side of houses

4.7.5 (C45) Wetherill Street Heritage Conservation Area

Wetherill Street is important to the local area as a subdivision developed between 1913 and the 1920s under a building covenant that ensured high-quality housing and a distinctive streetscape.

Key Features:

- Historical association with the Intercolonial Investment Land and Building Company Ltd (subdivision) and local builders Augustus James and Alfred Pearson (design and construction of several houses)
- Wide street lined with Brush Box trees and grassed verges
- Consistent group of single-storey detached and semi-detached brick houses built in Federation Queen Anne and Inter-War California Bungalow styles

Table 4.7.9 in Appendix A outlines the ranking of the buildings in the Wetherill Street Heritage Conservation Area.

Objectives

O22. To facilitate development that is consistent with the Statement of Significance and controls for Wetherill Street Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

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C23. Retain the following elements that define the heritage significance:

a) All pre-1921 buildings

b) Pre-1943 street tree planting of Brush box within carriageway in Wetherill Street

c) On the eastern side, the lots back onto the stormwater channel which was once Iron Cove Creek

d) The cul-de-sac nature of the street due to the small reserve at the Liverpool Road (north) end of the street, and the Sutherland Reserve at the south-western end of the street ensuring Norton Street at the south end of Wetherill Street does not extend through to Holborrow Street (as it originally did). Though these are late 20th century changes to the street, these changes have preserved the quiet residential nature of the street.

e) Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)

4.8 Croydon Park Neighbourhood

4.8.1 Aboriginal Cultural Heritage

Croydon Park is located on the lands of the Wangal. Wangal lands extend approximately from the south side of Darling Harbour, around the Balmain Peninsula including Memel (Goat Island), reaching from Iron Cove toward Parramatta in the west, with the Parramatta River lying where the northern boundary approximately falls. Wangal Country in Croydon consists of an area situated on a base of Ashfield Shale from the Wianamatta Group, which generally produces heavy clay soils. This Country suburb. The topography in Croydon Park has an average elevation of around 21 metres, with terrain generally increasing from 1 metre to 49 metres. The topography is generally gentle to moderate, sloping towards the east and northeast. The landscape along the Cooks River to the south of the suburb is characterised by level to gently undulating alluvial floodplains. The original ecological communities present in Croydon are mainly Sydney Turpentine Ironbark Forest and Sydney Coastal Sandstone Foreshores Forest, and along Cooks River Grey Mangrove-Mangrove Forest.

This Country has been used in accordance with season changes and movements for land management, fishing, travelling and resource gathering for thousands of generations of Aboriginal Peoples. Country remains important to and utilised by First Nations Peoples. In the 2021 Census, the Australian Bureau of Statistics published that 0.8% of the population of Croydon Park identified as Aboriginal and/or Torres Strait Islander.

4.8.2 Existing Character

Croydon Park's existing character is defined by its low-density residential streetscapes, featuring a mix of Federation and Interwar-style homes, post-war housing, and contemporary infill developments. The suburb's leafy streets, wide verges, and established gardens contribute to its suburban feel, complemented by pockets of local commercial activity along Georges River Road and community facilities that support a strong neighbourhood identity. The suburb's built form is generally low-rise, with a consistent scale and setback pattern that maintains a sense of openness and cohesion.

4.8.3 Desired Future Character

Croydon Park's desired future character seeks to encourage and control development which respects and reinforces the prevailing low-density residential streetscapes, supporting sympathetic development which maintains the suburb's leafy streets, wide verges, and established gardens. Moderate commercial activity along Georges River Road is encouraged, in order to support the continued operation of a strong neighbourhood identity and serve the day-to-day needs of the local community.

Objectives

O1. To maintain distinctly single storey residential streetscapes within the neighbourhood.

O2. To protect groups or runs of buildings which retain their original roof forms, original detailing, and finishes.

Inner West Development Control Plan: Part 4 Place Specific Controls

O3. To ensure development maintains and enhances the existing character of each heritage conservation area within the neighbourhood.

O4. To protect and preserve the identified contributory buildings within the neighbourhood and encourage their sympathetic alteration or restoration.

O5. To protect significant streetscapes and/or public domain elements within the neighbourhood.

O6. To allow moderate commercial development on appropriate sites, to serve the day-to-day needs of the local community.

Controls

C1. Development, including land uses and urban design is to enhance and achieve the desired future character of the neighbourhood while retaining elements that contribute to that character and meeting all relevant DCP requirements.

4.8.4 Heritage

This section contains objectives and controls that apply to the Heritage Conservation Area listed below and shown in Figure 4.8.1.

- Goodlet Street Heritage Conservation Area apply to the land listed as C46
- Hillside Heritage Conservation Area apply to the land listed as C47

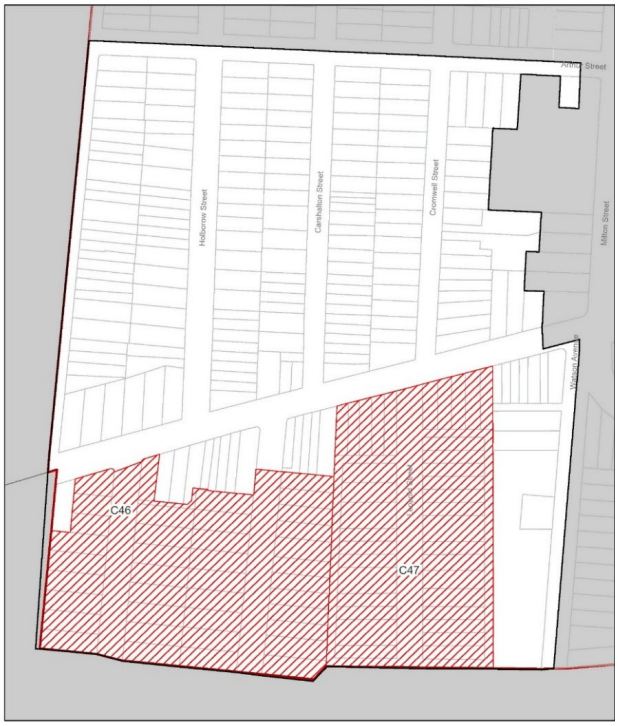


Figure 4.8.1. Croydon Park – Heritage Conservation Area

4.8.4 (C46) Goodlet Street Heritage Conservation Area

Goodlet is important to the local area as the first subdivision of Canterbury Farm Estate in 1919, developed under a covenant to ensure high-quality housing. It reflects changes following the NSW Local Government Act 1906 and retains a strong historic character.

Key Features:

- First subdivision of Canterbury Farm Estate (1919), developed under a building covenant.
- Historical association with John Hay Goodlet (1835–1914), timber merchant and philanthropist, with street names linked to Goodlet and his family.
- Uniform development of single-storey brick Inter-War California Bungalows with terracotta tile roofs.
- Wide streets with grassed verges and the palm tree planting in Hay Street

Table 4.8.1 in Appendix A outlines the ranking of buildings that have been rated in the Goodlet Street Heritage Conservation Area.

Objectives

O7. To facilitate development that is consistent with the statement of significance and controls for Goodlet Street Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C2. Retain the following elements that define the heritage significance:

a) All pre-1931 buildings

b) Pre-1943 street tree planting of palms in Hay Street

c) Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Inter-war period)

d) Side driveways with garages to the rear of houses

4.8.4 (C47) Hillside Street Heritage Conservation Area

Hillside is important to the local area for its distinctive late Victorian subdivision pattern and its connection to Goodlet's Canterbury House estate. It retains a strong historic character with wide streets, rear laneways, and housing from the Federation and Inter-War periods.

Key Features:

- Subdivision dating from 1882, part of Goodlet's Canterbury House estate.
- Historical association with John Hay Goodlet (1835–1914), timber merchant and philanthropist.
- Distinctive subdivision pattern with rear laneways, wide principal street (Leopold Street) with grassed verges, and early Brush Box street tree planting.

Inner West Development Control Plan: Part 4 Place Specific Controls

- Predominantly single-storey brick detached houses built in the Federation and Inter-War periods (1910s–1920s).
- Rare early outbuildings off rear laneways.

Objectives

O8. To facilitate development that is consistent with the statement of significance and controls for Hillside Street Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C3. Retain the following elements that define the heritage significance:

a) All pre-1931 buildings

b) Pre-1943 street tree planting of palms in Hay Street

c) Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)

d) Early brick outhouses or stables off rear rights-of-way (examples brick outhouse at rear of 30 Leopold Street, brick stables at rear of No. 19 Leopold Street)

4.9 Dulwich Hill Neighbourhood

4.9.1 Aboriginal Cultural Heritage

Dulwich Hill is located on the lands of the Gadigal. Gadigal lands extend approximately from the southern side of Sydney Harbour from South Head to around what is now known as Petersham, with the southern boundary approximately lying in the area that now forms the Alexandra Canal and Cooks River.

Gadigal Country in Dulwich Hill is located on both sides of a ridge and consists of a number of low hills, with the lower land sloping towards Cooks River. The area slopes towards the Cooks River, with nearby riparian ecosystems and the Dibble Avenue Waterhole, which features a transition forest wetland. The Cooks River is an estuary – a common place for Aboriginal Peoples to camp, particularly along the lower parts of the river near Wolli Creek. Several original ecological communities are present in Dulwich Hill including Sydney Turpentine Ironbark Forest, Sydney Coastal Sandstone Foreshores Forest and, along Cooks River, Grey Mangrove-Mangrove and Estuarine Swamp Oak Twig-rush Forest.

This Country has been used for camping, travelling and gathering resources for thousands of generations of Aboriginal Peoples. Dulwich Hill, like other areas of Gadigal Country, has been altered and impacted by colonisation. The waterways in particular – such as Cooks Creek – have been significantly altered, neglected and have impacted the natural flood patterns of Country. Country remains important to and utilised by First Nations Peoples. In the 2021 Census, the Australian Bureau of Statistics published that 1.6% of the population of Dulwich Hill identified as Aboriginal and/or Torres Strait Islander.

4.9.2 Existing Character

Dulwich Hill is a well-established inner-west suburb characterised by its leafy streets, residential charm, and diverse built form. The area features a mix of low-density detached homes, including Victorian, Federation, and Interwar-era houses, along with some medium-density residential development, particularly near key transport corridors such as Marrickville Road and the light rail. Dulwich Hill's character is defined by its suburban feel, with wide tree-lined streets, established gardens, and a strong sense of community. The suburb's commercial hubs are centred around Dulwich Hill and Wardell Roads, offering a range of local businesses, cafes, and small shops, while its residential areas maintain a quiet, family-oriented atmosphere. Dulwich Hill Railway Station and the Inner West Light Rail network provide excellent public transport connectivity, reinforcing its role as a transit-oriented area with easy access to surrounding employment and leisure centres. The suburb also benefits from green spaces such as Johnson Park, offering important recreational amenities.

4.9.3 Desired Future Character

Dulwich Hill's desired future character reflects an area undergoing change to enable transit-oriented development. This change will support the growth of the Dulwich Hill town centres and help deliver on the growing housing needs of present and future Inner West residents. Through these changes, new development is enabled around the Dulwich Hill train station, some light rail stations and town centres

to provide housing in areas that are served by infrastructure and have high levels of amenity. This new development is to be responsive to its locality and encourages numerous public domain improvements. While enabling change, the vision also seeks to retain what is historically significant. Dulwich Hill contains 6 Heritage Conservation Areas which encapsulates various notable development patterns ranging from the late-1800s till the mid-1900s. Guidance is provided to new development in these areas to ensure it is respectful and responsive to the significance of these areas.

Objectives

O1. To ensure higher density and masterplanned development is designed to achieve high levels of amenity, environmental sustainability, view protection, respectful transitions to surrounding neighbourhoods, and orderly development including necessary lot amalgamations

O2. To support appropriate growth within commercial centres by enabling increased scale and mixed-use development that provides housing choice close to shops, services and public transport while complementing traditional commercial streetscape character.

O3. To maintain intact low-density residential streetscapes in R2 zones by preserving original building forms, roof forms, detailing, and traditional subdivision patterns.

O4. To protect significant streetscapes, heritage items and conservation areas, including public domain elements such as mature trees, landscaping, sandstone kerbing, fencing, views and vistas.

O5. To enhance pedestrian and cyclist access, movement and amenity by maintaining and improving public domain quality, connections and open space interfaces.

O6. To ensure off-street car parking and vehicular access are sensitively located so they do not detract from streetscapes, neighbourhood amenity or heritage significance.

O7. To build on the eat street and cultural character of the commercial centre

O8. To protect the natural, scenic and recreational values of the foreshore by retaining views, maintaining public access and ensuring development does not adversely affect natural processes or the amenity and significance of the Cooks River environment.

Controls

C1. Development is to enhance and achieve the desired future character of the neighbourhood while retaining elements that contribute to that character and meeting all relevant DCP requirements.

C2. Retain depression-era brick footpaths.

C3. Retain existing sandstone features of buildings within the neighbourhood, which reflect the historical function of the area.

C4. Reinstate front yards that are currently being used as hard stand car parking to open space.

C5. Retain original low front fences with heights between 600mm - 800mm.

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C6. Retain and maintain the uniform and mature street trees along The Boulevarde and protect views towards Johnson Park.

C7. Retain chimneys to Federation semi-detached dwellings on Pigott Street between The Boulevarde and Denison Road.

C8. Retain local views to the consistent roof forms and setbacks within The Abergeldie Estate Heritage Conservation Area from Cobar Street and Kroombit Street.

C9. Ensure future development along Cobar Street does not dominate or overlook dwellings in Elizabeth Avenue or Dixson Avenue, and improves the interface with those streets by rectifying or minimising existing amenity impacts.

C10. Provide vehicle access for any new multi-dwelling housing along Old Canterbury Road from Edward Lane wherever feasible.

C11. Retain and maintain Johnson Park and its significant trees.

C12. Retain and improve pedestrian pathways between Windsor Road and Johnson Park.

C13. Remove older-style garages located forward of the front building line in Hampstead Road.

C14. Enable subdivision and dwelling construction at 14-22 Dulwich Street, subject to:

a) New dwellings fronting Lewisham Street; and

b) Removal of garages on the Lewisham Street frontage

c) Retain the existing single storey form of the front elevations of 2-10 Blairgowrie Street, 12-16 Blairgowrie Street and 26-32 Fairmont Street.

4.9.4 Site Specific Precincts

Site specific controls apply to the precinct identified in the following list and Figure 4.9.1 below.

- Grove Street Precinct applies to the land marked as 'A'
- Dulwich Hill Station applies to the land marked as 'B'
- Dulwich Hill Village applies to the land marked as 'C'
- Williams Parade Precinct applies to the land marked as 'D'

Site specific objectives and controls for following Precincts can be found elsewhere in the DCP:

- Marrickville Road West marked as 'F' – Part 4.16 – Marrickville Neighbourhood

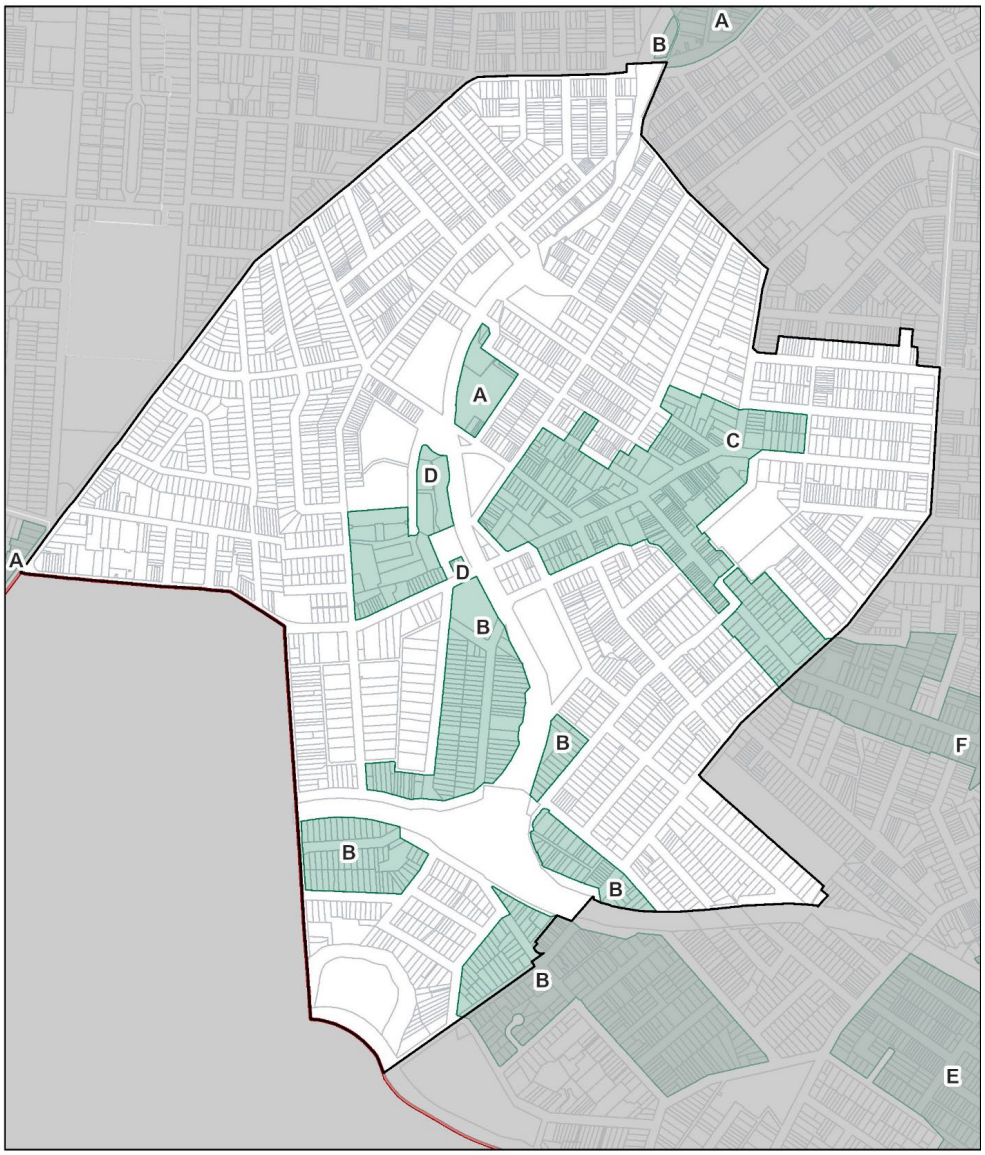


Figure 4.9.1. Dulwich Hill Neighbourhood – Site Specific Precincts

4.9.4 (A) Grove Street Precinct

Objectives

O9. To facilitate development that is consistent with the desired future character of the Grove Street site.

O10. To enable orderly redevelopment through appropriate lot amalgamation and subdivision patterns.

Inner West Development Control Plan: Part 4 Place Specific Controls

O11. To establish a built form that reflects the intended heights, setbacks, articulation and building envelope controls identified in the precinct diagrams.

O12. To ensure building orientation, separation and depth support high levels of solar access, daylight, privacy and amenity for residents and adjoining properties.

O13. To deliver an active, permeable and well-connected ground plane with clearly defined active frontages, pedestrian links, public domain areas and sensitively located vehicular access.

Controls

C15. Amalgamate lots as shown in Figure 4.9.2 to facilitate redevelopment.



Figure 4.9.2. Lot Amalgamation Diagram – Site context



Figure 4.9.3. Lot Amalgamation Diagram – Building Height

C16. The maximum number of storeys permitted is specified in Figures 4.9.3.

Inner West Development Control Plan: Part 4 Place Specific Controls

C17. Boundary setbacks are to conform to the setbacks specified in Figures 4.9.3. All setback dimensions are expressed in metres.

C18. The siting, orientation, depth, and separation of buildings are to conform to the control diagrams in Figures 4.9.3 and 4.9.4. All dimensions are expressed in metres.

C19. Setback upper floor levels and roof (including any open pergolas) in accordance with the control diagrams in Figures 4.9.3.

C20. Design the building envelope to predominantly express a street-fronting building edge, with shallow articulations adding visual richness where a street/shallow articulation zone is indicated in Figures 4.9.4

C21. Deep articulations may be incorporated into the building form to break up building mass where a courtyard/deep articulation zone is identified in Figure 4.9.4.

Note: Where there is any inconsistency between the plan diagram and the section diagrams, the plan diagram prevails to the extent of the inconsistency.

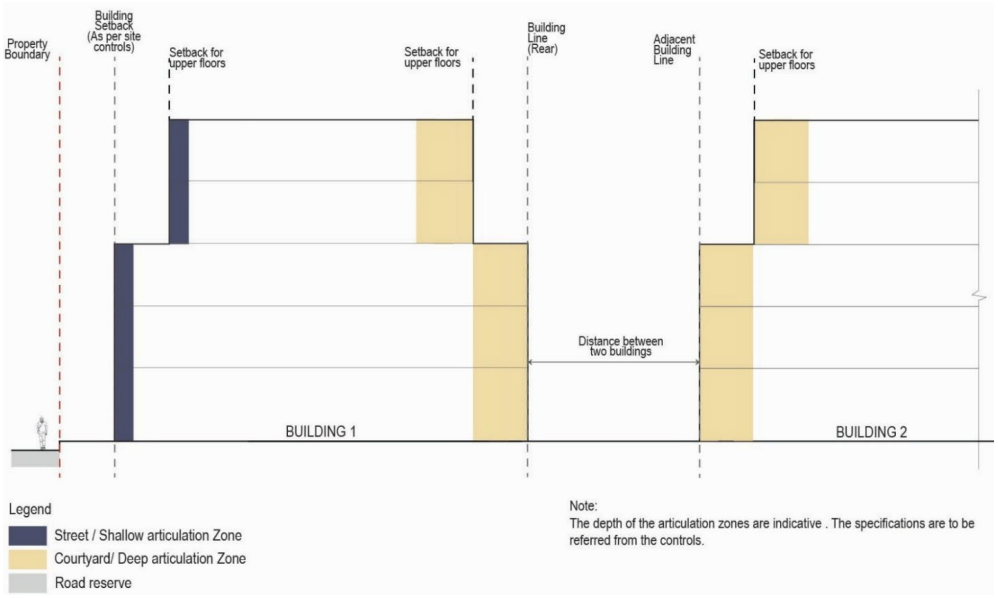


Figure 4.9.4. Site Articulation Section Diagrams

4.9.4 (B) Dulwich Hill Station

Objectives

O14. To ensure the new built form responds appropriately to the desired future streetscape and contributes positively to the public realm surrounding Dulwich Hill Station.

O15. To increase neighbourhood connectivity by delivering new pedestrian and cycling links and improving active transport connections across the precinct.

Inner West Development Control Plan: Part 4 Place Specific Controls

O16. To enable additional development capacity on the 45–71 Hercules Street key site only where proposals deliver the required public benefits, including new open space along the GreenWay Corridor and the extension of Hercules Lane.

O17. To facilitate the future amalgamation and redevelopment of sites directly north of Dulwich Hill Station to provide larger floor plates that can support an expanded range of retail and commercial uses for the local community.

O18. To ensure redevelopment delivers a coordinated precinct outcome that integrates required public benefits, including through-site pedestrian links, land dedications, public open space, and improvements to the GreenWay and Hercules Lane.

Controls

C22. Apply the built form controls in Figures 4.9.5 and 4.9.6. Where inconsistencies occur, the built form controls in this section prevail.

Note: For 45–71 Hercules Street (Key Site), refer to the site-specific subsection below.

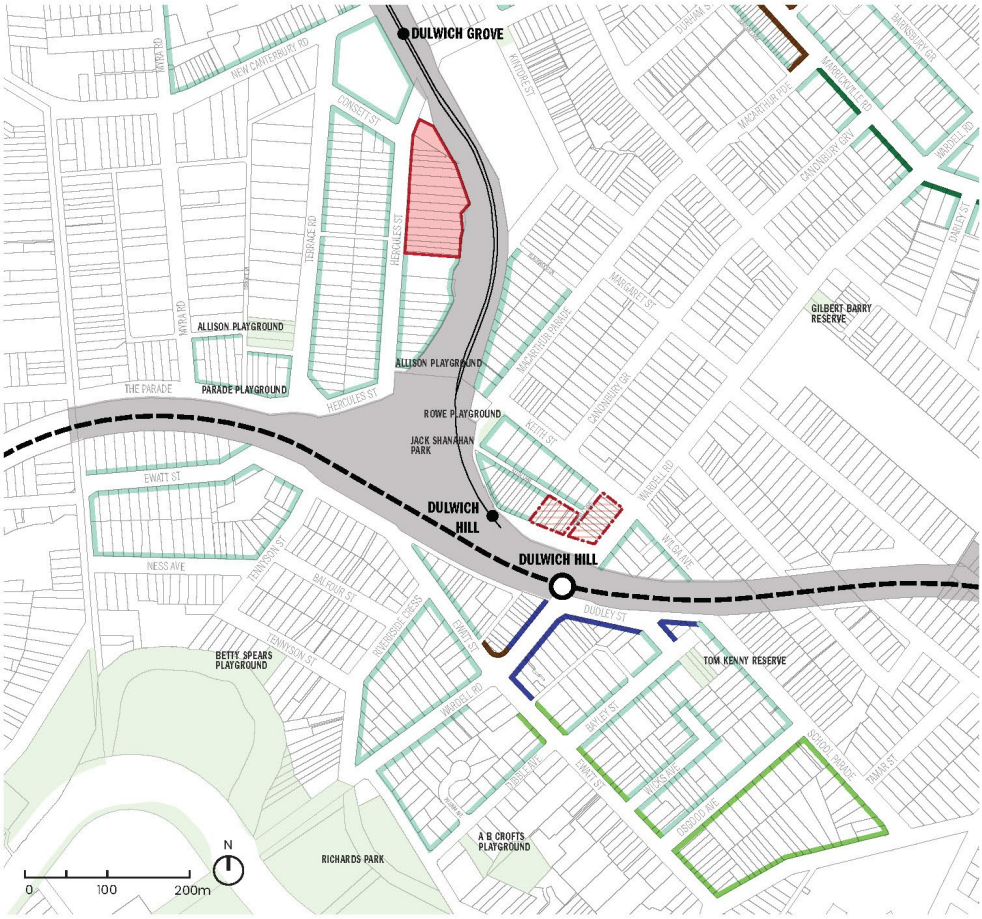


Figure 4.9.5. Dulwich Hill Station – building setbacks

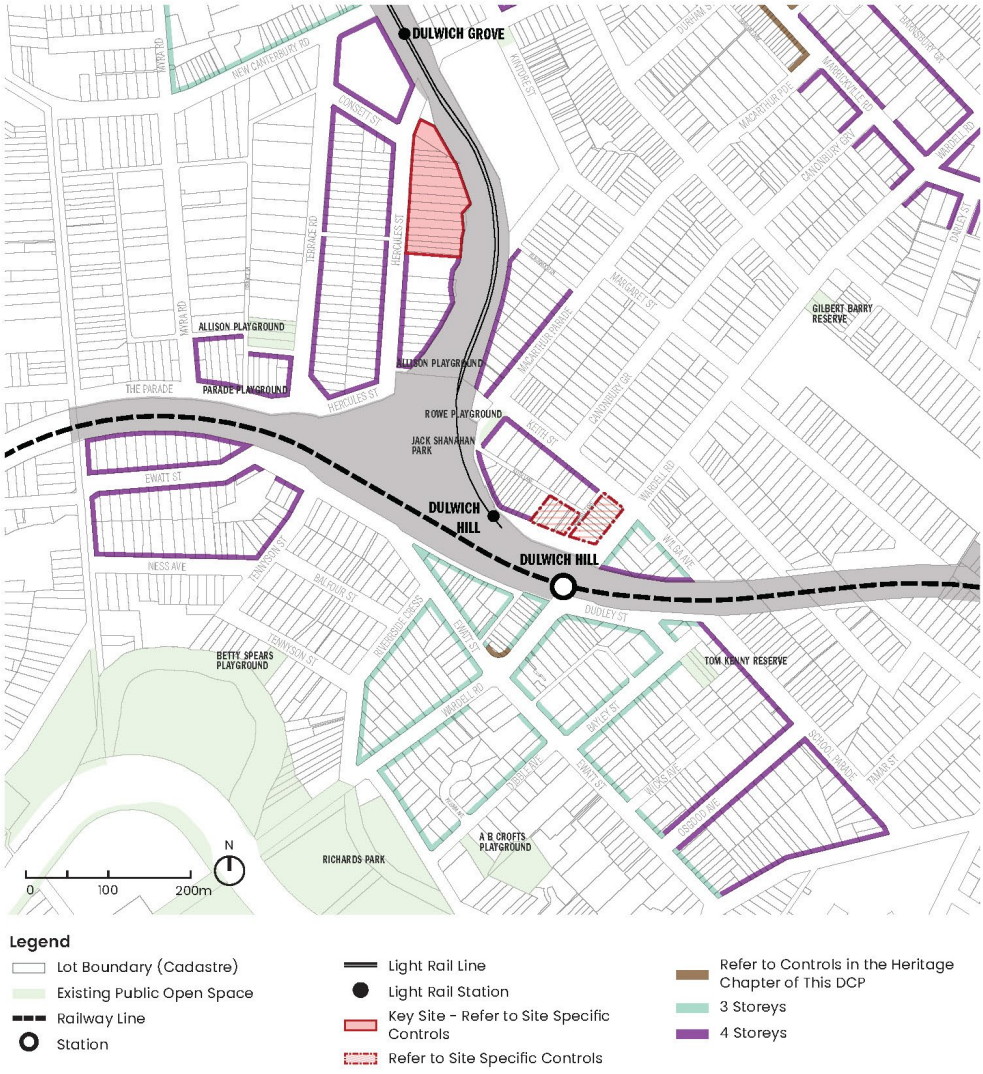


Figure 4.9.6. Dulwich Hill Station – street wall heights

C23. Provide a publicly accessible through-site link (to Council's satisfaction) when the site is redeveloped, as shown in Table 4.9.1.

Table 4.9.1. Potential through-site link for active transport

Addresses	Through site-link purpose	Dimensions
New connection at 23-27 Terrace Road, 48-52 Hercules Street	Potential active transport connection	6m width
New connection at 80-84 Hercules Street and 55-59 Terrace Road	Potential active transport connection	6m width

Expansion of Pilgrim Ave laneway at 8-9 Pilgrim Ave and 276-278 Wardell Road, Marrickville	Potential active transport connection	6m width
New connection between Bayley Street and Wicks Avenue (18-20 Bayley Street, Marrickville)	Potential active transport connection	6m width
Active transport link between 19-21 Beauchamp St and 14 Osgood Ave Dulwich Hill	Potential active transport connection	6m width

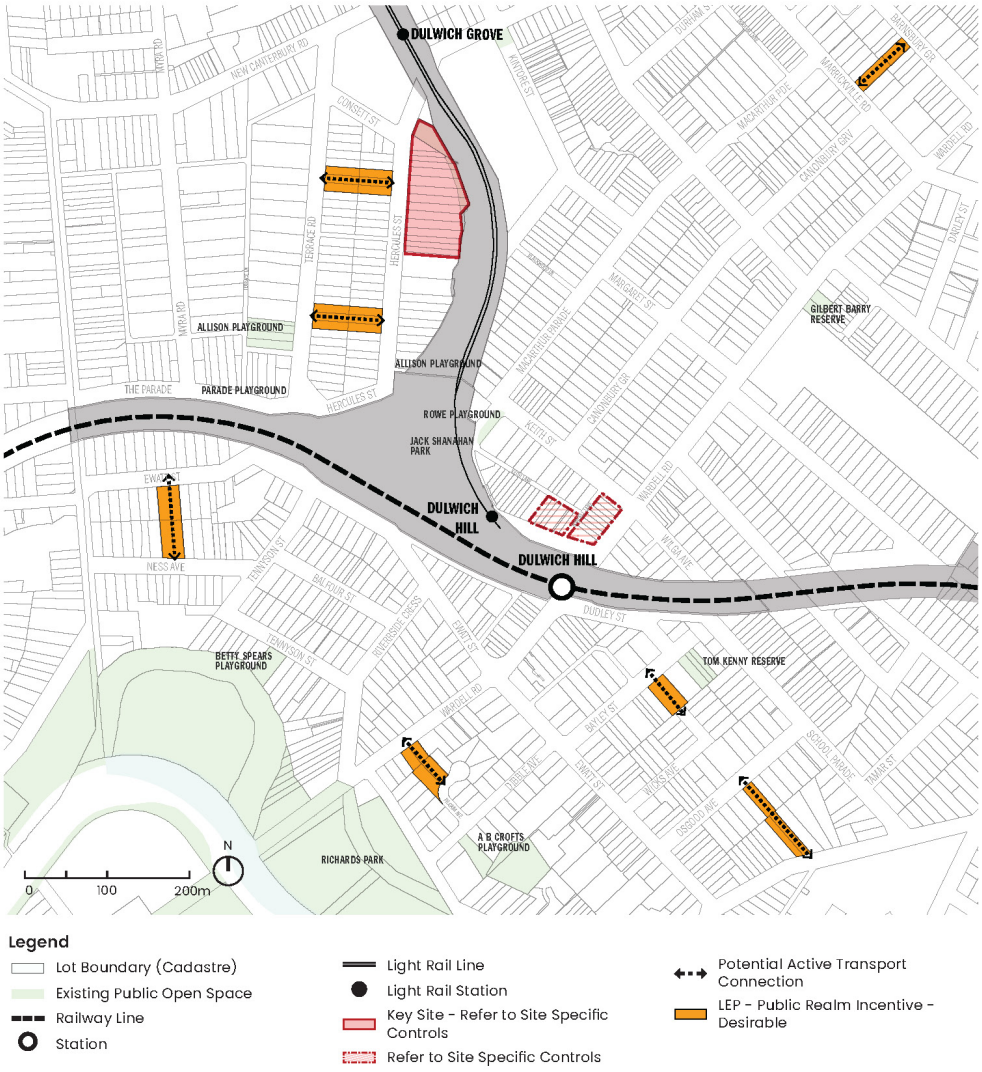


Figure 4.9.7. Dulwich Hill Station – Public Realm Incentive Map

Inner West Development Control Plan: Part 4 Place Specific Controls

45-71 Hercules Street – Key Site

Note: These lots have been identified as a key site, and the delivery of the listed public benefit is a requisite for the sites to get uplift. The proposed lot amalgamation pattern will result in:

- The dedication of approximately 1,396sqm for new open space along the GreenWay Corridor
- The dedication of approximately 413sqm for an extension of the Hercules Lane

C24. Deliver Lot 1, Lot 2 and Lot 3 in the general arrangement shown in Figure 4.9.9 and meet the land dedication requirements in Table 4.9.2 and the built-form controls in Table 4.9.3.

Table 4.9.2. Land dedication controls for 45-71 Hercules Street

Lot/Address	Lot Area	Public Realm land dedication	FSR (X:1)	Height of Building
Lot 1 (45-53 Hercules Street)	2,910sqm	1,059sqm	2.8	9 storeys (29.6m)
Lot 2 (55-61 Hercules Street)	2,983sqm	319sqm	2.8	7 storeys (23.2m)
Lot 3 (63-71 Hercules Street)	3,028sqm	413sqm	2.8	8 storeys (26.4m)

Table 4.9.3. Built form controls for 45-71 Hercules Street

Lot Number	Street setback	Setback to GreenWay	Street Wall	Setback above street wall	Through -Site Link Setback
Lot 1 and Lot 2	3m	2m (rear/side)	4 storeys	3m	-
Lot 3	3m	3m	4 storeys	-	2m

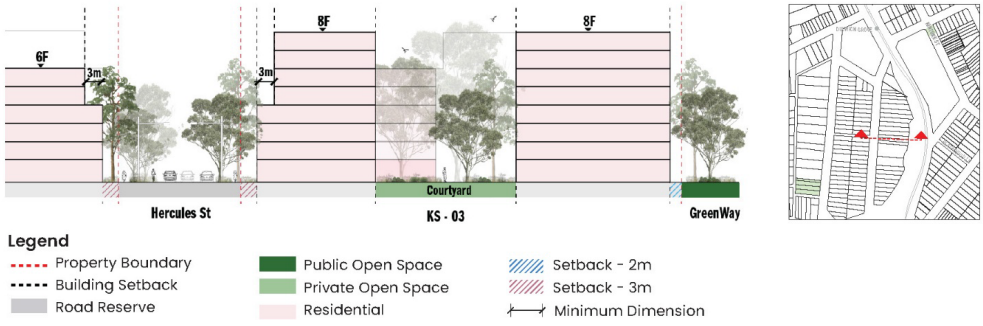


Figure 4.9.8. Dulwich Hill Station – 45-71 Hercules Street key site section – Cross section location indicated by red line on inset map

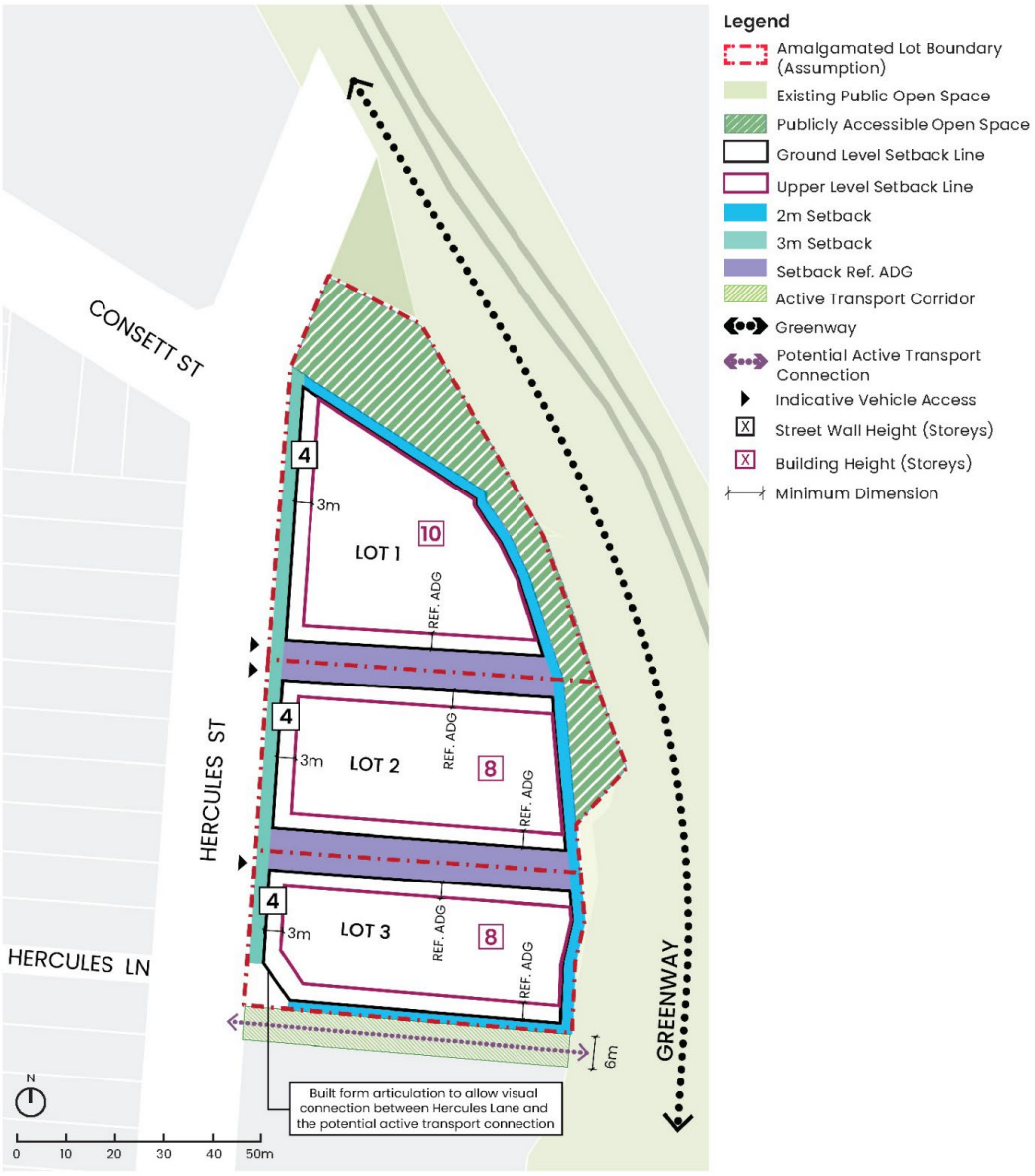


Figure 4.9.9. Dulwich Hill Station – 45-71 Hercules Street key site, site plan

Inner West Development Control Plan: Part 4 Place Specific Controls

Wardell Street (directly north of Dulwich Hill Station)

C25. Amalgamate and develop sites in accordance with Table 4.9.4 and Figure 4.9.10

Table 4.9.4. Setbacks and controls for sites directly north of Dulwich Hill Station

Setback	Street Wall	Setback above Street Wall	Tower Height
0m fronting Wardell Road and Keith Street	4 storeys	Min. 3m tower setback	8-10 (max.) storeys

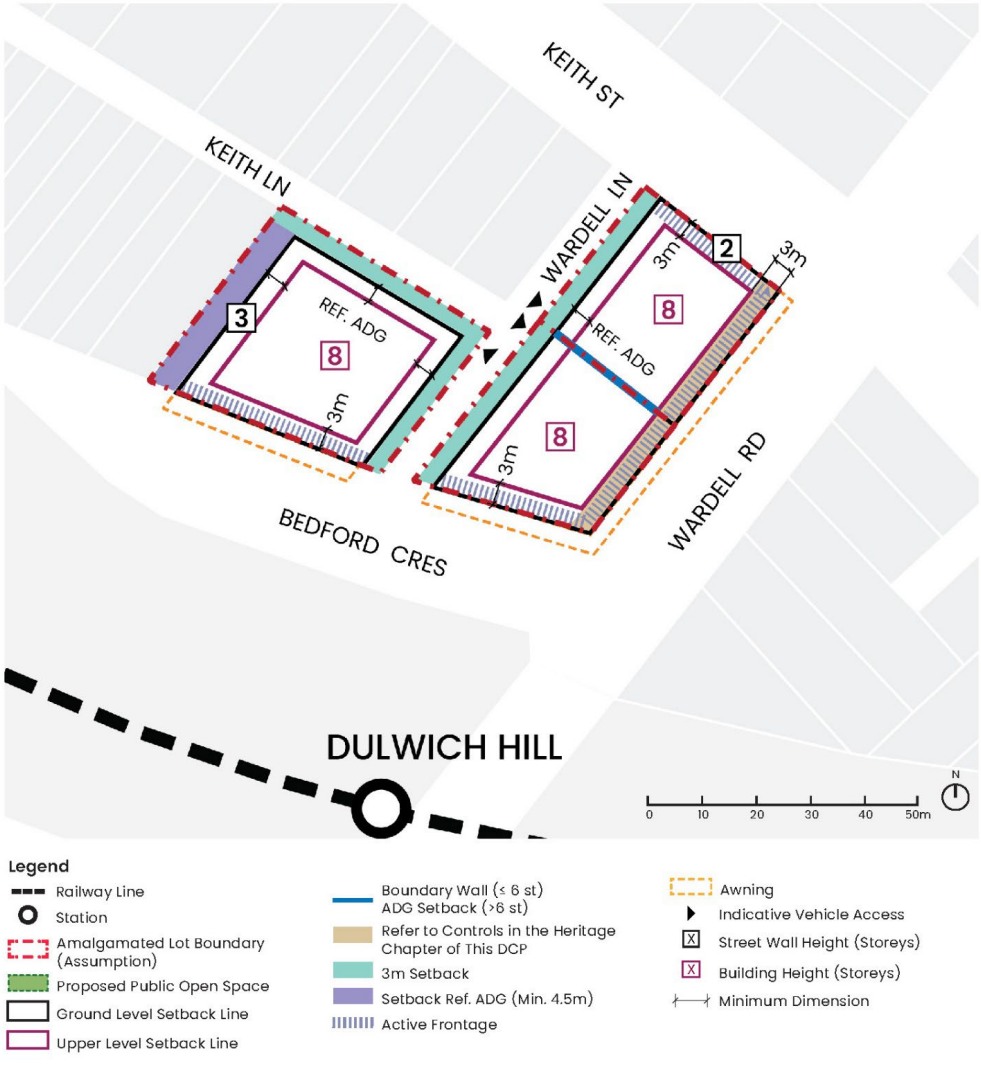


Figure 4.9.10. Sites directly north of Dulwich Hill Station – site plan

Inner West Development Control Plan: Part 4 Place Specific Controls

Note: The cross section shown in Figure 4.9.11 is indicative of the proposed built form

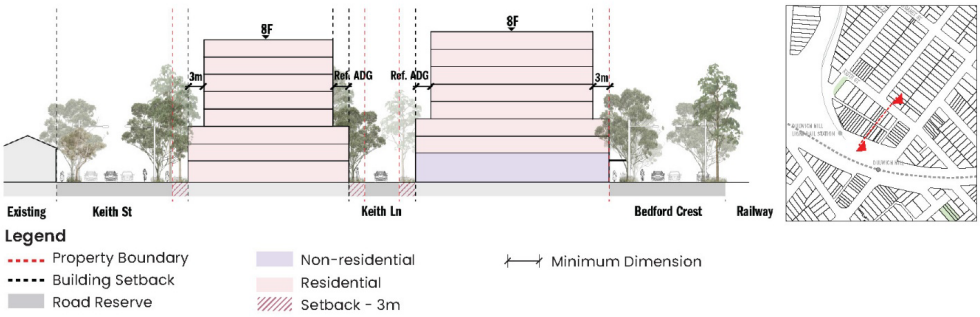


Figure 4.9.11. Sites directly north of Dulwich Hill Station – Bedford Crescent through Keith Lane and Keith Street section – Cross section location indicated by red line on inset map

4.9.4 (C) Dulwich Hill Village

Objectives

O19. To ensure new development responds appropriately to the desired future streetscape and delivers a coherent built form along New Canterbury Road, Marrickville Road and Seaview Street.

O20. To enhance neighbourhood connectivity and public realm quality through new pedestrian and cycling links and improved active transport access across the precinct.

O21. To enable a vibrant, mixed-use precinct by requiring public benefits on the Seaview Street car park site, including a public plaza, community facilities, affordable commercial spaces and new active transport connections.

O22. To ensure development on the Seaview Street car park site contributes to high-quality public spaces and supports active ground-floor uses that promote street-level activity and community interaction.

O23. To protect solar access to the school south of the Seaview Street car park by requiring built form that avoids overshadowing.

O24. To establish a landmark built form on the Seaview Street car park site that integrates with the surrounding urban context while accommodating community infrastructure and affordable commercial space.

O25. To deliver sustainable, walkable and well-connected routes through the precinct, including a direct link between Seaview Street and New Canterbury Road that supports safe and convenient movement for pedestrians and cyclists.

Inner West Development Control Plan: Part 4 Place Specific Controls

Controls

C26. Apply the built form controls in Figures 4.9.13 and 4.9.14. If inconsistencies occur, the built form controls in this section prevail.

Note: For 14–32 Seaview Street and 374–376 New Canterbury Road (Key Site – Seaview Street Car Park), refer to the site-specific subsection below.

C27. Provide a publicly accessible through-site link (to Council's satisfaction) when the site is redeveloped, as shown in Table 4.9.5

Table 4.9.5. Potential through-site link for active transport

Addresses	Through site-link purpose	Dimensions
New connection between New Canterbury Road at 525-527 New Canterbury Road, 225-227 Denison Road, 209 Denison Road and/or 147 Constitution Road	Potential active transport connection	6m width
New connection between Constitution Road and Dulwich Street at 110-112 Constitution Road and 15/15A, 17-19 Dulwich Street	Potential active transport connection	6m width



Figure 4.9.12. Dulwich Hill Village - Public Realm Incentive Map



Figure 4.9.13. Dulwich Hill Village – building setback



Figure 4.9.14. Dulwich Hill Village – street wall heights

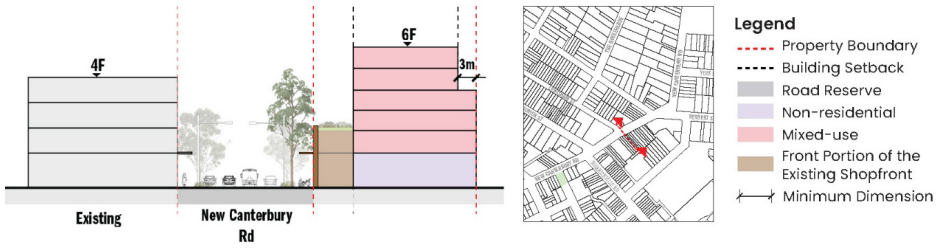


Figure 4.9.15. Dulwich Hill Village - New Canterbury Road Section – Cross section location indicated by red line on inset map

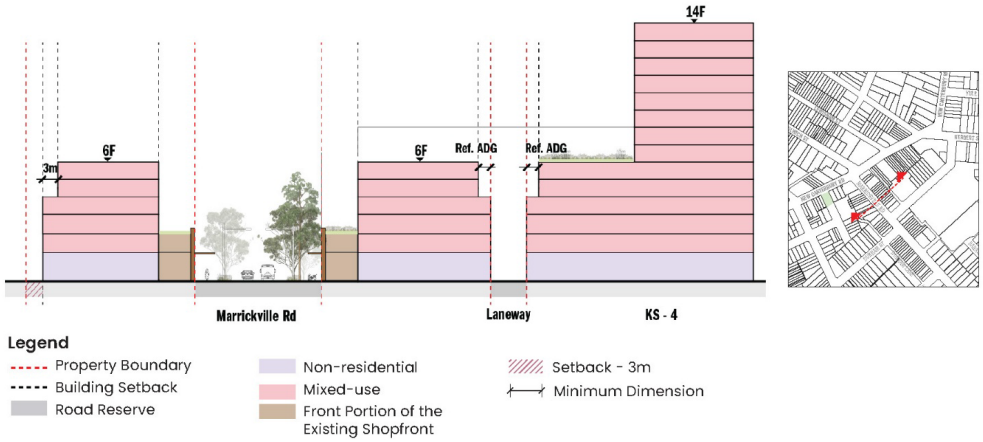


Figure 4.9.16. Dulwich Hill Village - Marrickville Road Section – Cross section location indicated by red line on inset map

Note: The cross sections shown in Figure 4.9.15 and Figure 4.9.16 are indicative only

C28. Design the redevelopment of 554 – 570 Marrickville Road, 412 – 418 New Canterbury Road and 1 Loftus Street, Dulwich Hill (also known as Loftus Street car park) in accordance with the site specific controls in Figure 4.9.17.

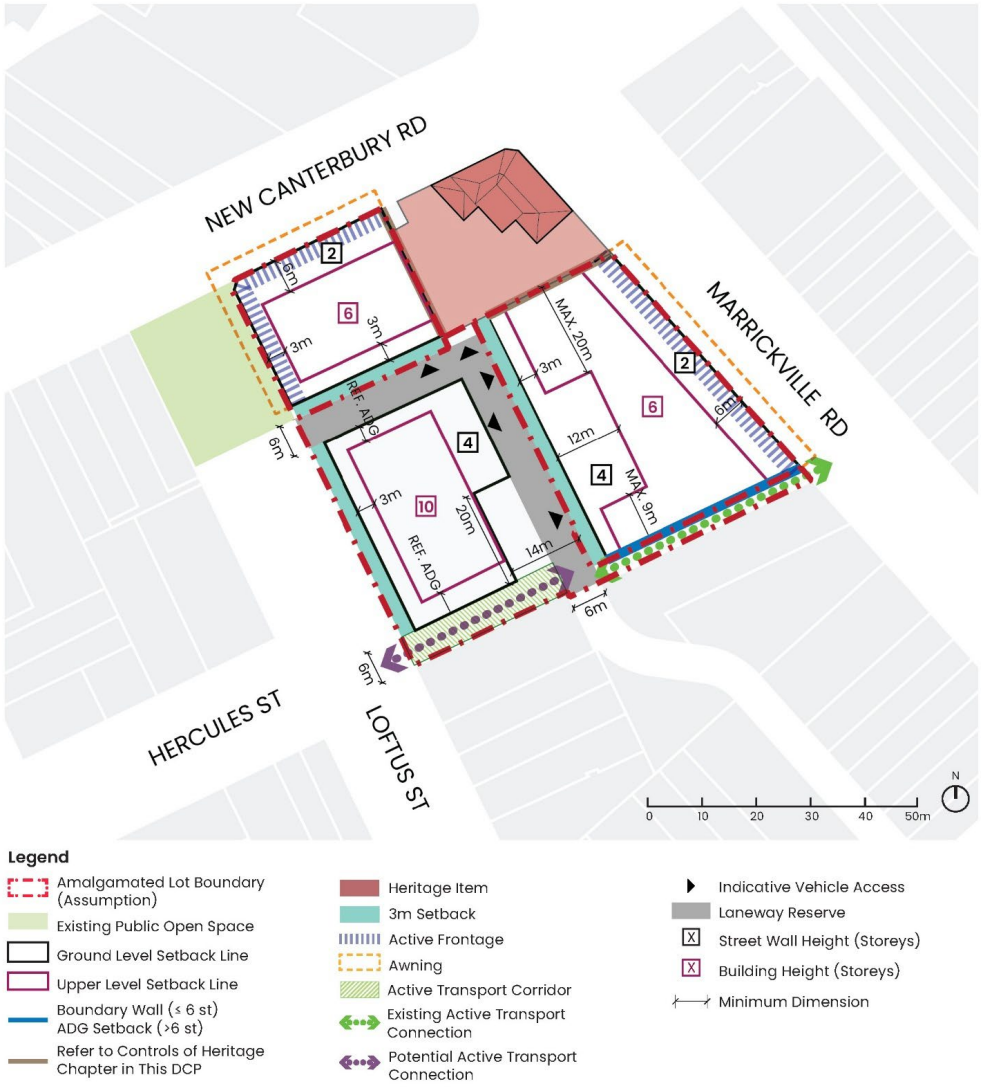


Figure 4.9.17. 554 – 570 Marrickville Road, 412 – 418 New Canterbury Road and 1 Loftus Street, Dulwich Hill (Loftus Street car park) detailed site controls

14-32 Seaview Street and 374-376 New Canterbury Road – Key Site (Seaview Street car park)

C29. Provide the following public domain elements as a prerequisite for uplift:

a) Deliver a publicly accessible plaza of at least 2,000 sqm, capable of supporting community gatherings and events (commercial floorspace may be located wholly below the plaza)

b) Deliver a minimum 3,200 sqm community facility that includes affordable commercial space, not-for-profit tenancies, and a district-level hub (this floorspace may be distributed across multiple levels or buildings)

Inner West Development Control Plan: Part 4 Place Specific Controls

c) Deliver two dedicated active-mode links (pedestrian and cycling) between Seaview Street and New Canterbury Road, aligned with the network shown in Figure 4.9.18

d) Set buildings back sufficiently to provide a vehicle access and service lane circulating the key site, consistent with Figure 4.9.18

C30. Deliver Lot 1 and Lot 2 in the arrangement shown in Figure 4.9.18 and comply with the lot details in Table 4.9.6 and Table 4.9.7, and the setback requirements in Table 4.9.8.

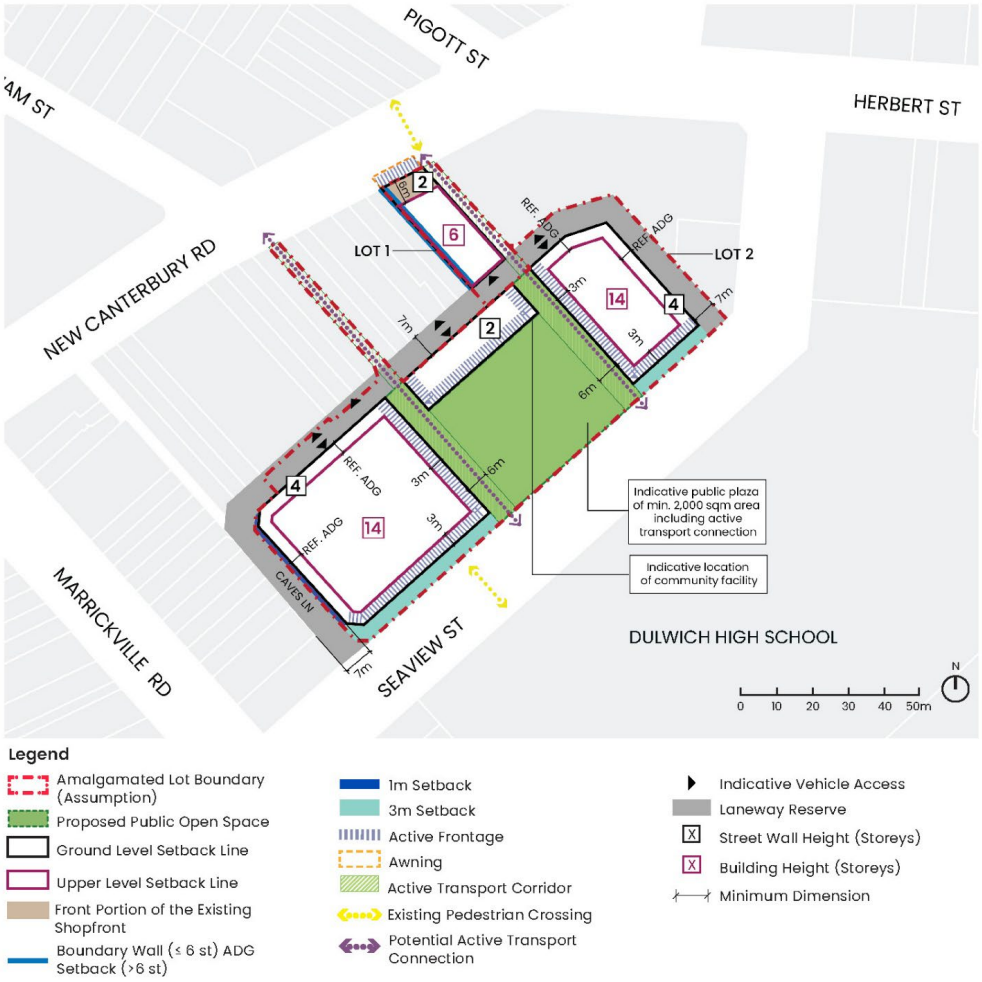


Figure 4.9.18. Dulwich Hill Village - Seaview Steet Key Sites Plan

Table 4.9.6. Lot 1 arrangements

Lot Area	FSR	Public Plaza Dedication (Minimum)	Community Function (Minimum)	Maximum Building Height
6,385sqm	3.5:1	2,000sqm	3,200sqm	14 storeys

Inner West Development Control Plan: Part 4 Place Specific Controls

Table 4.9.7. Lot 2 arrangements

Lot Area	FSR	Height of Building
331sqm	3.0:1	6 storeys

Table 4.9.8. Seaview Street Setbacks

Setback	Street Wall	Above Street Wall
3m	4 storey	3m

C31. Design ground floors for active uses, such as retail, hospitality, or community services, to promote street-level activity and interaction.

4.9.4 (D) Williams Parade Precinct

Objectives

O26. To ensure new development responds appropriately to the desired future streetscape and delivers a cohesive built form consistent with the precinct's setbacks, street wall heights and envelope controls.

Controls

C32. Apply the built form controls in Figure 4.9.19 and Figure 4.9.20. If any inconsistencies occur, the built form controls in this section prevail.

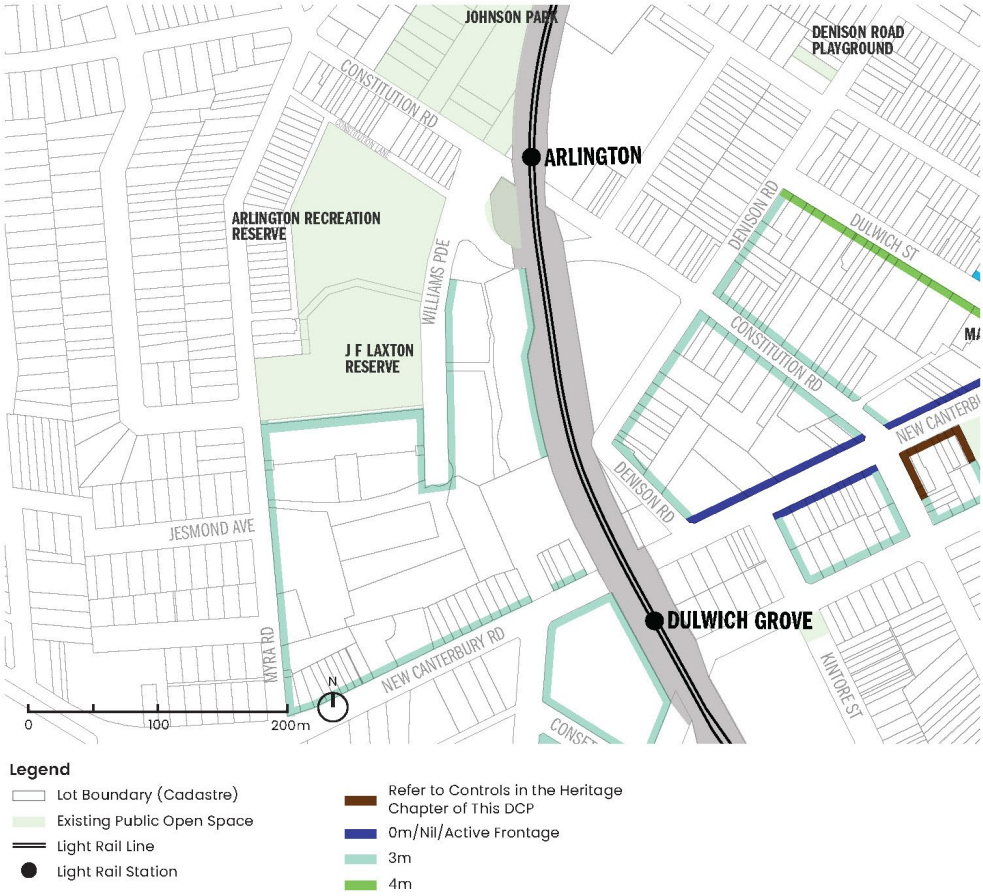


Figure 4.9.19. Williams Parade Precinct - building setbacks



Figure 4.9.20. Williams Parade Precinct - street wall heights

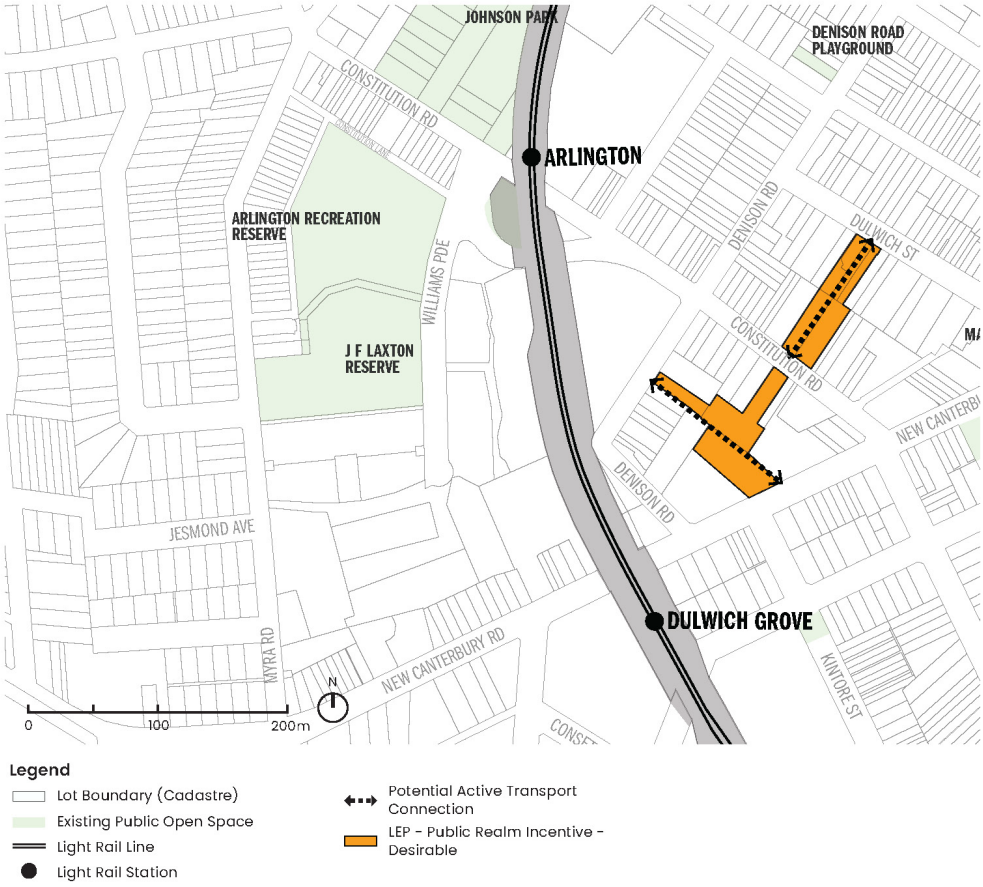


Figure 4.9.21. Williams Parade Precinct - Public Realm Incentive Map

4.9.5 Heritage

This section contains objectives and controls that apply to the Heritage Conservation Area listed below and shown in Figure 4.9.22.

- Dulwich Hill Commercial Precinct Heritage Conservation Area apply to the land listed as C49
- Hoskins Park and Environs Heritage Conservation Area apply to the land listed as C50
- The Abergeldie Estate Heritage Conservation Area apply to the land listed as C51
- South Dulwich Hill Heritage Conservation Area apply to the land listed as C107

The objectives and controls for the following Heritage Conservation Areas can be found elsewhere in this DCP:

- Lewisham Estate HCA (C61) – Part 4.14 -Lewisham Neighbourhood

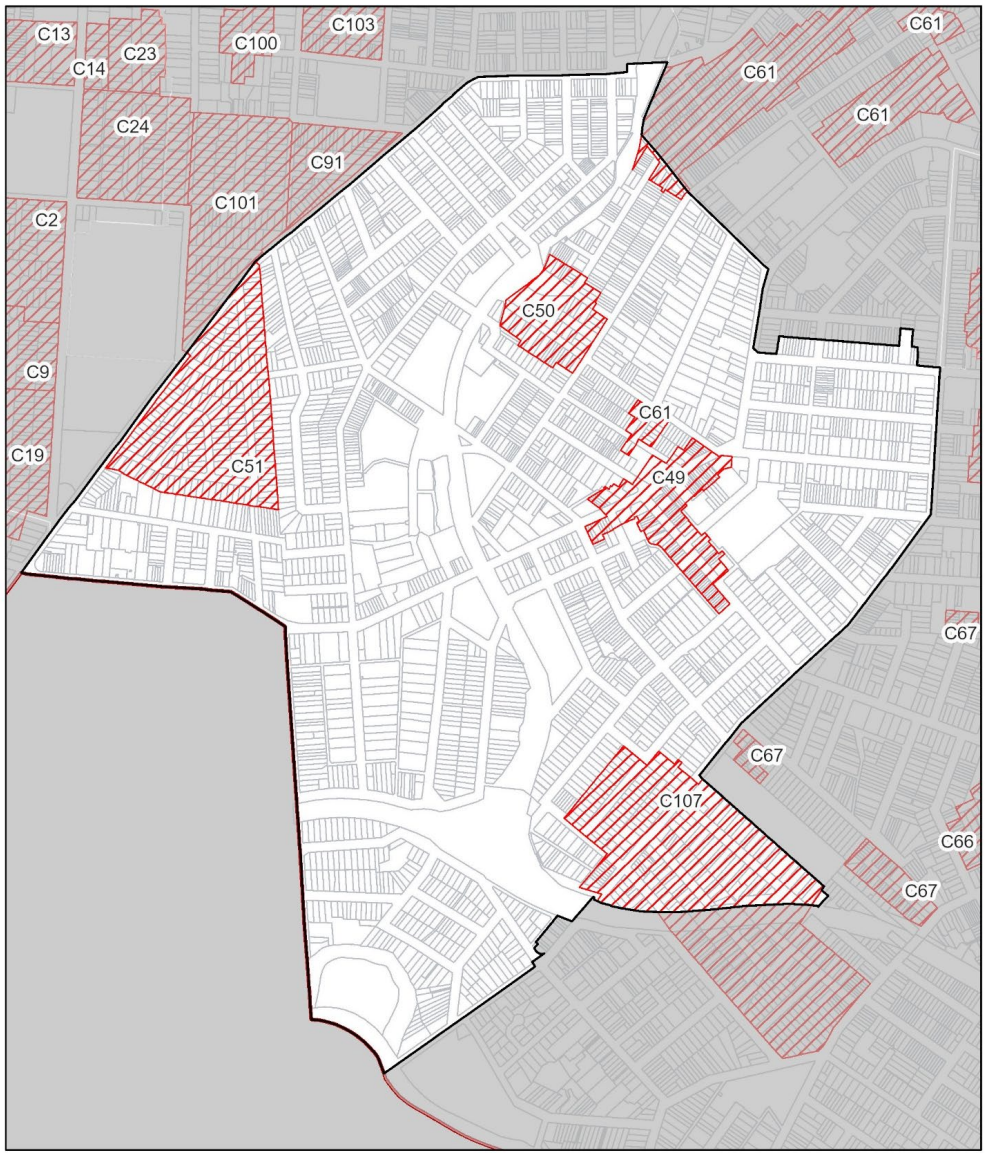


Figure 4.9.22. Dulwich Hill Neighbourhood – Heritage Conservation Areas

4.9.5 (C49) Dulwich Hill Commercial Precinct Heritage Conservation Area

The Dulwich Hill Commercial Precinct Heritage Conservation Area is of local aesthetic and historic significance as a largely intact retail centre developed between 1890 and 1938. Its growth reflects the major transport improvements that shaped Dulwich Hill, including the extension of the tramline along Marrickville Road in 1889, the further tram extension in 1913, and the opening of Dulwich Hill rail station in 1895. The area retains representative shopfront forms, parapeted rooflines, intact upper-storey facades, and notable examples of Inter-War residential flat buildings, demonstrating the evolution of suburban retailing over five decades. The undulating alignment of New Canterbury Road provides a

sequence of changing views, while the curved street wall and surviving 1920s white-way lighting contribute to a distinctive and cohesive streetscape character. Collectively, these elements express the precinct's historic role as a community hub and its enduring social and aesthetic value.

Key Features:

- Intact late 19th- and early 20th-century commercial streetscape with parapeted rooflines and recessed shopfront forms.
- Built evidence of transport-driven retail growth associated with tramline extensions (1889, 1913) and the railway station (1895).
- Regular pattern of narrow shopfront bays reflecting the underlying subdivision.
- Upper levels used for commercial and residential purposes, maintaining traditional shopping strip typology.
- Surviving 1920s white-way hanging lights beneath awnings, forming a distinctive unifying element.
- Rows, pairs, and groups of shops displaying strong architectural character, including the simple but aesthetically important row of angled hoods over the upper level windows on the northern side of Marrickville Road .
- Curved street wall following New Canterbury Road, creating a well-defined and aesthetically prominent skyline.
- Views to the skyline above the line of parapets contribute strongly to the aesthetic values of the precinct.
- Evolving vistas created by the undulating topography and the termination of Marrickville Road activity at the former tram terminus.

Objectives

O27. To facilitate development that is consistent with the statement of significance and controls for Dulwich Hill Commercial Precinct Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C33. Retain the following elements that define the heritage significance of the area:

a) All pre-1941 buildings

b) Commercial character demonstrated through the single and two storey 19th century and Federation period retail typologies

c) Intricate skyline views above early decorative parapets

d) High urban density, winding road and attached shopfronts with consistent parapet creating an intimate and high-quality streetscape

4.9.5 (C50) Hoskins Park & Environs Heritage Conservation Area

The Hoskins Park & Environs Heritage Conservation Area is of local historical and aesthetic significance as an intact example of early twentieth-century suburban consolidation in Dulwich Hill. Its development was shaped by the construction of the Wardell Road–Darling Island Railway Line and the establishment of Hoskins Park, placed on separate title in 1911. The unusual alignment of Davis Street provides direct evidence of the railway's impact on the subdivision pattern and the physical form of the locality. The character of the area derives from its combination of mature parkland, early subdivision, modest Victorian dwellings and Federation and Inter-War bungalows, together with its strong visual relationship between the park and surrounding housing. Hoskins Park itself is representative of public parks established by the former Municipality of Petersham in the early twentieth century and contributes significantly to the amenity and identity of the precinct.

Key Features:

- Subdivision pattern reflecting the influence of the Wardell Road–Darling Island railway corridor.
- Relationship between Hoskins Park and the residential streets surrounding it, including key view lines.
- Consistent single-storey built form with generally uniform setbacks allowing for small front gardens.
- Mix of Victorian cottages, Federation bungalows and Inter-War Californian bungalows demonstrating staged residential development.
- Strong streetscape cohesion created by rhythm, scale, roof forms and materials despite some later alterations.
- Residential development patterns:
    - Northern side of Davis Street predominantly nineteenth century
    - Southern side of Davis Street early twentieth century, built on residual land between the park and Denison Street
    - Pigott Street housing dating from early twentieth century to c.1910–1935
- Original detailing surviving on many dwellings, including intact or substantially intact façades.
- Roof forms, building heights and finishes generally appropriate to dwelling typologies and periods.
- Low face-brick fences, with some rendered, painted or timber picket alternatives.
- Mature tree planting within Hoskins Park, especially along the southern edge adjoining Pigott Street.
- Ongoing visual connection to the former Waratah Flour Mills site across the railway line.

Objectives

O28. To facilitate development that is consistent with the statement of significance and controls for the Hoskins Park and Environs Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

Inner West Development Control Plan: Part 4 Place Specific Controls

C34. Retain the following elements that define the heritage significance:

a) All pre-1936 buildings

b) Residential character demonstrated through the consistency of the bungalow typology (Federation and Californian (Sydney) variants)

4.9.5 (C51) The Abergeldie Estate Heritage Conservation Area

The Abergeldie Estate Heritage Conservation Area is of local significance as a cohesive late 1920s–1930s suburban subdivision created from the former Abergeldie House estate, auctioned in 1928. Early development was driven by builder-developers such as Thomas B. Lumb, Sydney H. Brightman, Oswald Addis and the Jones Brothers, whose investments were affected by the Depression, shaping two distinct phases of housing: traditional 1928–1929 bungalows and later 1933–1937 dwellings with restrained Art Deco, Moderne, Neo-Georgian and English Norman influences. Despite the individuality of each house, consistent scale, setbacks, materials and roof forms give the Estate a unified and largely intact suburban character.

Key Features:

- Original single-storey, free-standing houses on medium allotments
- Two main development phases:
  - 1928–1929: traditional bungalows
  - 1933–1937: dwellings with modest stylistic influences (Art Deco, Moderne, Neo-Georgian, English Norman)
- Cohesive scale, form, setbacks and materials across the subdivision
- Rich architectural detailing including varied fencing, verandahs, gable ends, stained glass, joinery, decorative brickwork and tiling
- Strong sense of place derived from the subdivision of the former Abergeldie House estate

Objectives

O29. To facilitate development that is consistent with the statement of significance and controls for The Abergeldie Estate Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C35. Retain all pre-1938 buildings.

4.9.5 (C107) South Dulwich Hill Heritage Conservation Area

The South Dulwich Hill Heritage Conservation Area is of local historical and aesthetic significance as a Federation-period suburb formed through a series of c.1910 subdivisions around Wardell Road rail station (opened 1895). It contains some of Dulwich Hill's finest Federation bungalows, many retaining

original timber joinery, window hoods, gable and verandah detailing, along with notable Iron Palisade fencing, particularly in Cannonbury Grove. The area's character derives from its consistent subdivision pattern, setbacks, roof forms, materials and mature garden spaces, and from locally distinctive variations of the Federation bungalow typology featuring low ridgelines parallel to the street. The HCA also includes relatively intact early 20th-century shops along Wardell Road and representative Inter-War residential flat buildings, reflecting the suburb's transition from dense urban settlement to a detached suburban landscape.

Key Features:

- Federation and Inter-War bungalows on consistent lot patterns expressing early 20th-century suburban ideals
- Locally distinctive Federation bungalow variation with low ridgeline parallel to the street
- Strong streetscape cohesion created by uniform setbacks, single-storey built forms, materials and roof volumes
- High level of surviving detailing including timber joinery, window hoods, gable and verandah treatments
- Iron Palisade fencing, particularly in Cannonbury Grove
- Representative Inter-War residential flat buildings
- Early 20th-century commercial buildings along Wardell Road
- Groups of houses built to a pattern, showing subtle variations in detailing that reflect speculative development
- Street planting including Brush Box (Cannonbury Grove) and Ficus (Margaret Street)
- Depression-era brick paving
- Asymmetrical siting of later houses allowing side driveways, reflecting the rise of car use, while earlier centrally placed dwellings retain no side access

Objectives

O30. To facilitate development that is consistent with the statement of significance and controls for South Dulwich Hill Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C36. Retain the following elements that define the heritage significance:

a) All pre-1921 buildings

b) Residential character demonstrated through the consistency of the simple form yet well detailed Federation bungalow typology

c) Significant local variation on the standard bungalow form (with low ridge parallel to the road alignment)

Inner West Development Control Plan: Part 4 Place Specific Controls

d) Street tree plantings (Brush Box and Ficus)

e) Asymmetrical placement of houses on lots to allow a side driveway

4.10 Enmore Neighbourhood

4.10.1 Aboriginal Cultural Heritage

Enmore is located on the lands of the Gadigal. Gadigal lands extend approximately from the southern side of Sydney Harbour from South Head to around what is now known as Petersham, with the southern boundary approximately lying in the area that now forms the Alexandra Canal and Cooks River.

Gadigal Country in Enmore is within a valley between Petersham and Newtown giving a north to south window for landscapes around Parramatta River and Cooks River. This suburb does not have natural rivers or major streams running through it, but it is part of a wider catchment area where stormwater flows towards nearby waterways. Stormwater from the area generally drains north toward the Parramatta River/Sydney Harbour or south towards the Cooks River. The topography in Enmore features a ridgeline that runs along the main roads, with the land descending gently or moderately towards the south/south-east toward the Cooks River. The original ecological community present in Enmore is predominantly Sydney Turpentine Ironbark Forest.

This Country has been used for seasonally moving, travelling, camping and gathering resources for thousands of generations of people Aboriginal Peoples. Enmore, like other areas of Gadigal Country, has been impacted by colonisation, resulting in the topography of the land and the vegetation being severely altered. Today, Country remains important to First Nations Peoples. In the 2021 Census, the Australian Bureau of Statistics published that 1.5% of the population of Enmore identified as Aboriginal and/or Torres Strait Islander.

4.10.2 Existing Character

Enmore's existing character is defined by its vibrant, eclectic streetscapes, with a strong emphasis on heritage and cultural diversity. The suburb features a mix of Victorian and Federation-era terraces, cottages, and shopfronts, particularly along Enmore Road, where historic facades with decorative parapets and traditional awnings create a distinctive, cohesive streetscape. Narrow streets, fine-grain lot patterns, and a human-scale built form contribute to its intimate, walkable environment. The area's thriving arts and live music scene, independent retail shops, and diverse dining options enhance its lively, bohemian atmosphere. Mature street trees, limited setbacks, and active frontages foster strong connections between public and private spaces, reinforcing Enmore's unique urban village character

4.10.3 Desired Future Character

The Desired Future Character of Enmore is defined by the preservation of its predominantly low-density and single-storey residential streetscapes. Original architectural details, roof forms, and building alignments are protected to maintain the neighbourhood's spatial quality and architectural heritage.

The commercial core along Enmore Road is characterised by a "nil-setback" street edge, creating a strong sense of enclosure and urban vitality. Growth is facilitated through sympathetic mixed-use

developments and minimal-impact rear-lane additions that support creative industries, sympathetically integrated into the suburb's heritage fabric.

Objectives

O1. To maintain the fine-grain streetscapes, human-scale built form, and historical architectural elements in the neighbourhood.

O2. To preserve the predominantly low-density residential character of the neighbourhood including original detailing and finishes.

O3. To maintain distinctly single storey residential streetscapes within the neighbourhood.

O4. To protect groups or runs of buildings which retain their original roof forms, original detailing, and finishes.

O5. To ensure development maintains and enhances the existing character of each heritage conservation area within the neighbourhood.

O6. To protect, preserve and enhance other significant public domain elements within the neighbourhood including landscaping, fencing, open space, kerb and guttering, views and vistas and prevailing subdivision patterns.

O7. To ensure that buildings provide strong definition to the street through retention of the existing nil building setbacks in Enmore Road.

O8. To facilitate mixed-use developments that support a diverse range of local businesses, arts, and cultural activities, fostering a dynamic, inclusive community.

O9. To ensure the Enmore Road Special Entertainment Precinct continues to support creative and cultural industries that rely on the night-time economy, including the entertainment and live music sector.

Controls

C1. Development, including land uses and urban design, is to enhance and achieve the desired future character of the neighbourhood while retaining elements that contribute to that character and meeting all relevant DCP requirements.

C2. Built form and subdivision proposals are to:

a) Encourage re-instatement of original fencing materials and dimensions

b) Retain existing outhouses within this neighbourhood

c) Retain original building alignments and setbacks

C3. Only provide additional density along rear lanes where the impact on the neighbourhood is minimal.

4.10.4 Heritage

This section contains objectives and control that apply to the Heritage Conservation Areas listed below and shown if Figure 4.10.1.

- Camden Street and James Street Heritage Conservation Area apply to the land listed as C52
- Enmore House Heritage Conservation Area apply to the land listed as C53

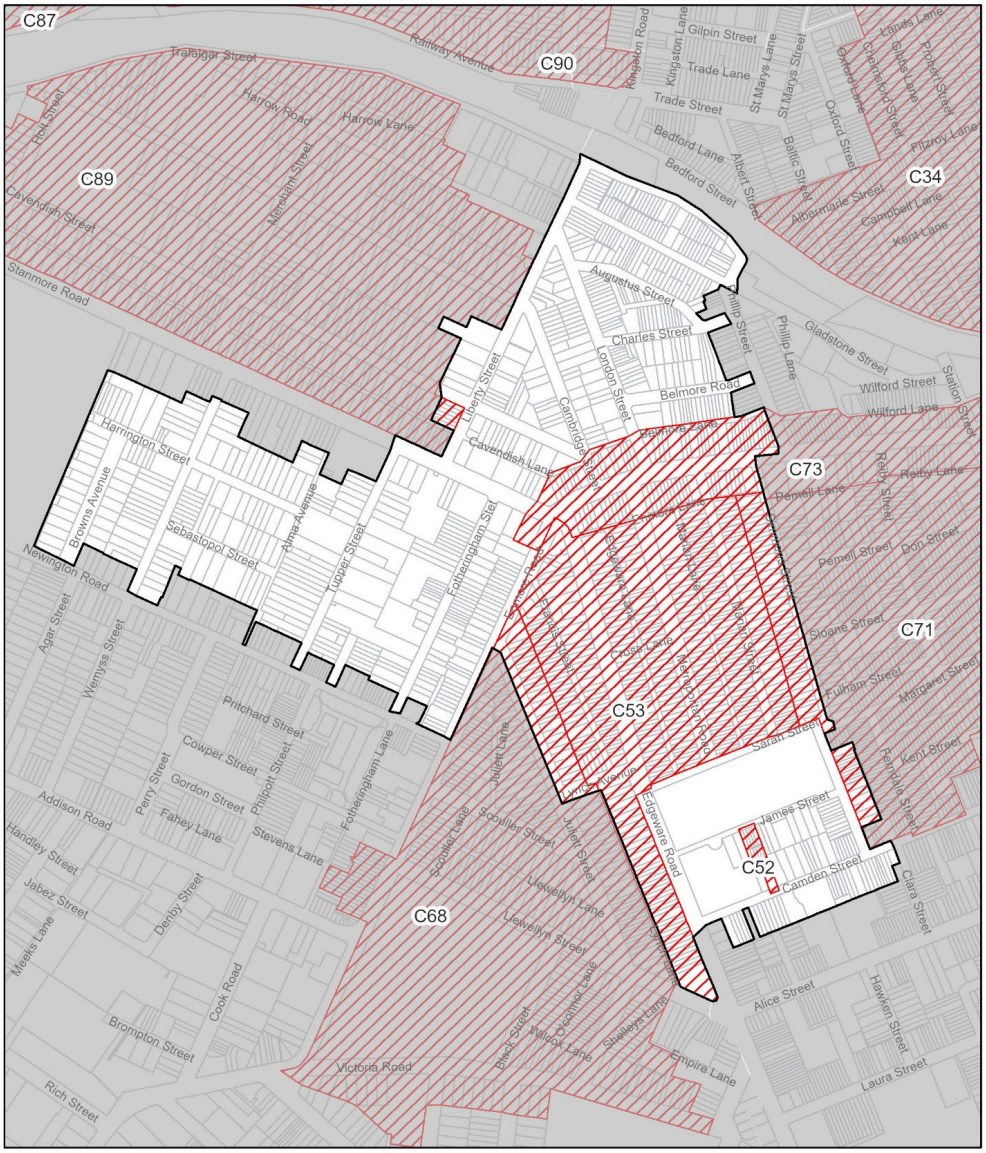


Figure 4.10.1. Enmore Neighbourhood – Heritage Conservation Areas

The objectives and controls for the following Heritage Conservation Areas ca be found elsewhere in the DCP:

Inner West Development Control Plan: Part 4 Place Specific Controls

- Llewellyn Estate HCA (C68) – Part 4.16 – Marrickville Neighbourhood
- Enmore-Newtown HCA (C71) – Part 4.17 – Newtown Neighbourhood
- King Street and Enmore Road HCA (C73) – Part 4.17 - Newtown Neighbourhood
- Kingston South HCA (C89) – Part 4.21 - Stanmore Neighbourhood

4.10.4 (C52) Camden Street and James Street Heritage Conservation Area

The eleven-property group of Victorian dwellings at Nos. 89A–89E and No. 91 Camden Street, and Nos. 11–19 James Street, Enmore, is of local heritage significance for its association with the subdivision of the Enmore Estate and residential development in Enmore between the 1840s and 1880s. It demonstrates the evolution of modest housing types in the second half of the 19th century and retains a high degree of original fabric and streetscape integrity.

Key Feature:

- Part of the Village of Enmore Estate subdivision dating from the 1840s.
- Group illustrates the chronology of subdivision patterns and residential typologies in Enmore during the second half of the 19th century.
- Association with John Garsed, a prominent and notorious builder and developer of the period.
- Two rows of Victorian single-storey attached cottages (Nos. 89A–89E Camden Street and Nos. 11–19 James Street) built circa 1880–1881 as speculative development.
- Good examples of Victorian row houses accommodating the expanding population of Enmore.
- Original fabric and features of principal elevations of terrace rows largely maintained.
- Single-storey freestanding Victorian Georgian cottage (No. 91 Camden Street) retains much of its original fabric and demonstrates distinctive aesthetic attributes of the Victorian Georgian style.

Objectives

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

O10. To facilitate development that is consistent with the statement of significance and controls for Camden Street and James Street Heritage Conservation Area.

Controls

C4. Retain the following elements that define the heritage significance:

a) All pre-1881 buildings

b) The site layout of the terrace group at Nos. 89A-89E Camden Street, together with its right of way leading to the rear of No. 91 Camden Street

4.10.4 (C53) Enmore House Heritage Conservation Area

The Enmore House Estate Heritage Conservation Area is of local heritage significance as the development of the 1883 subdivision of the grounds and former site of Enmore House, which was

demolished at that time. Its aesthetic values are derived from the terrace house form and the regularity of the streetscapes it creates and reinforces. The area contains high-quality examples of terrace housing intended for the middle classes and demonstrates the evolution of the Inner West from an early estate to a suburban cultural landscape.

Key Features:

- Residential character demonstrates the culmination of the terrace typology as the standard housing form in urban areas.
- Historic pattern of development evident in substantial Victorian villas, single and two-storey 19th century and Federation period terraces and detached housing.
- Consistent subdivision and streetscape pattern with little evidence of re-subdivision or redevelopment after the main period of development.
- Substantially intact building forms and streetscape rhythms providing evidence of original terrace and villa typologies.
- Groups and runs of terraces and houses emphasising local topography through roof ridges, facades and fences, creating distinctive streetscapes.
- Evidence of socio-topographic stratification with substantial development on higher ground and modest workers' terraces and cottages on lower terrain.
- Cohesive built forms within terrace and small-lot house typologies, including:
    - Groups and runs of terraces with strong streetscape qualities of form, scale, rhythm and materials
    - High-quality detailing to front elevations of intact and substantially intact houses and terraces
    - Simplification of scale and detailing towards the rear, including window size and visual prominence
- High urban density, narrow streets and frequent attached buildings creating an enclosed, intimate streetscape quality (except Edgeware Road which has an open, panoramic quality).
- Original iron palisade fences contributing to streetscape character.
- Low incidence of major alterations, additions or infill development.

Objectives

O11. To facilitate development that is consistent with the statement of significance and controls for Enmore House Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C5. Retain the following elements that define the heritage significance:

a) All pre-1916 buildings

b) Topography that influences the open streetscape of Edgeware Road

Inner West Development Control Plan: Part 4 Place Specific Controls

c) Residential character demonstrated through consistency of architectural style within streetscapes - single and two storey 19th century terrace housing plus large two storey 19th century villas to Edgeware Road

d) Residential character demonstrated through the single and two storey 19th century and Federation period terrace housing typologies

4.11 Haberfield Neighbourhood

4.11.1 Aboriginal Cultural Heritage

Haberfield is located on the lands of the Wangal. Wangal lands extend approximately from the south side of Darling Harbour, around the Balmain Peninsula including Memel (Goat Island), reaching from Iron Cove toward Parramatta in the west, with the Parramatta River lying where the northern boundary approximately falls. Wangal Country in Haberfield consists of lowland hugged by two water bodies. The alluvial valley along the creek lines, Ashfield Shale to the south and Hawkesbury Sandstone right next to the water makes this area an interesting place where geology, topography and its ecosystems make this place ecologically valuable. This part of Country resides beside the estuarine waters of the Parramatta River which flows into Sydney Harbour. The topography in Haberfield features gentle rolling terrain rather than steep hills. It generally slopes down towards the surrounding water bodies. The original ecological communities present in Haberfield are Sydney Turpentine Ironbark Forest, Sydney Coastal Sandstone Foreshores Forest and a small patch of Grey Mangrove–Mangrove. This Country has been used for travelling the waterways, fishing and collecting mussels and cockles for thousands of generations of Aboriginal Peoples.

This Country is still used by First Nations Peoples with the From the Ground Up project at St David's Uniting Church providing a space for truthtelling and stories of Wangal Country. In the 2021 Census, the Australian Bureau of Statistics published that 0.7% of the population of Haberfield identified as Aboriginal and/or Torres Strait Islander.

4.11.2 Existing Character

Haberfield development as Australia's first Garden Suburb is due to the successive purchase and development by R Stanton and W H Nicholls, real estate agents of Summer Hill. Stanton's Haberfield estate was the first successful Garden Suburb in Australia, predating the first in Britain (Hampstead) by five years.

Stanton and Nicholls purchased fifty acres from two Ramsay children in 1901 and laid out the estate on Stanton's own principles of garden suburb design and management. He set aside land for commercial purposes (there were to be no hotels, no corner shops, and no factories in this model suburb); laid out the roads (named for members of the new Federal Government - Turner, Barton, Forrest, Kingston & O'Connor - and the generous allotments; established an integrated drainage and sewerage system at the back of the lots and planted the street trees. High quality modest houses designed by estate architects, Spencer, Stansfield and Wormald, were built for sale, and title covenants were placed on vacant allotments to ensure a continuation of Stanton's overall design intentions - single storey cottages, one per allotment, uniform setbacks, and quality materials, brick and stone, slate, or tiles. Gardens were laid out by estate gardeners before owners moved in.

It is unusual for any subdivision to be fully developed immediately, but the Stanton Estates were remarkable for the short time frame in which most of them were built upon. Where vacant lots remained, these were built on in the 1920s, 1930s and 1940s, and an examination of the period of each house can provide an interesting history lesson in the progressive development of the suburb.

Amongst the single-family dwellings Stanton also included semi-detached pairs of cottages, carefully designed to appear as one house, so that with consistent forms, setbacks and gardens the pattern of development was maintained.

By the 1960s and 1970s some of the original houses had been demolished for flats or larger houses. Others have changed so extensively, including reskinning of outer walls, that only their original roof shape and footprint remains beneath.

As a result of Stanton's commitment to quality construction and design, and to his application of title covenants the residential parts of Haberfield are characterised today by single storey brick houses on generous garden lots with uniform setbacks and a similarity of form and materials. Stanton's interpretation of Garden Suburb concepts and his consistent development strategy continue to set Haberfield apart.

Within Stanton's strong planning concept, the architectural character and detail of its individual houses, including later 1920s and 1930s bungalows, is richly varied but harmonious, of great visual cohesion and consistency – achieved through the uniformity of materials, scale, and forms. Through the sustained efforts of Councillors, the community and its homeowners, Haberfield has strengthened and maintained its identity and rich heritage values for present and future generations.

4.11.3 Desired Future Character

Haberfield's desired future character aims to protect and reinforce the established Federation-era scale, setbacks, garden settings, roof forms and street plantings that strongly characterise the area. This vision reinforces a low-scale bungalow identity by retaining pre-1943 buildings and preserving the essential Garden suburb integrity of the area. New development is to be carefully designed to respect and be subordinate to the established built form and detailing, maintaining a low-density, predominantly single-storey character, while modest development along the traditional high street is encouraged, subject to it being consistent with prevailing scale and fine grain character.

Objectives

O1. To facilitate development that is consistent with the Desired Future Character and Controls for the Neighbourhood.

O2. To maintain the heritage significance of Haberfield and ensure that development is carefully designed to fit in with the heritage significance and character of Haberfield as a whole.

Controls

C1. Development, including land uses and urban design is to enhance and achieve the desired future character of the neighbourhood while retaining elements that contribute to that character and meeting all relevant DCP requirements.

C2. Avoid adverse visual impacts on the Haberfield Heritage Conservation Area by using design, materials, and detailing that complement its heritage significance and character.

4.11.4 Site Specific Precincts

Site specific controls apply to the precinct identified in the following list and Figure 4.11.1 below.

- 140A Hawthorne Parade applies to the land marked as 'A'

Site specific objectives and controls for following Precinct can be found elsewhere in the DCP:

- Parramatta Road (ashfield) marked as 'J' – Part 4.2 – Ashfield Neighbourhood

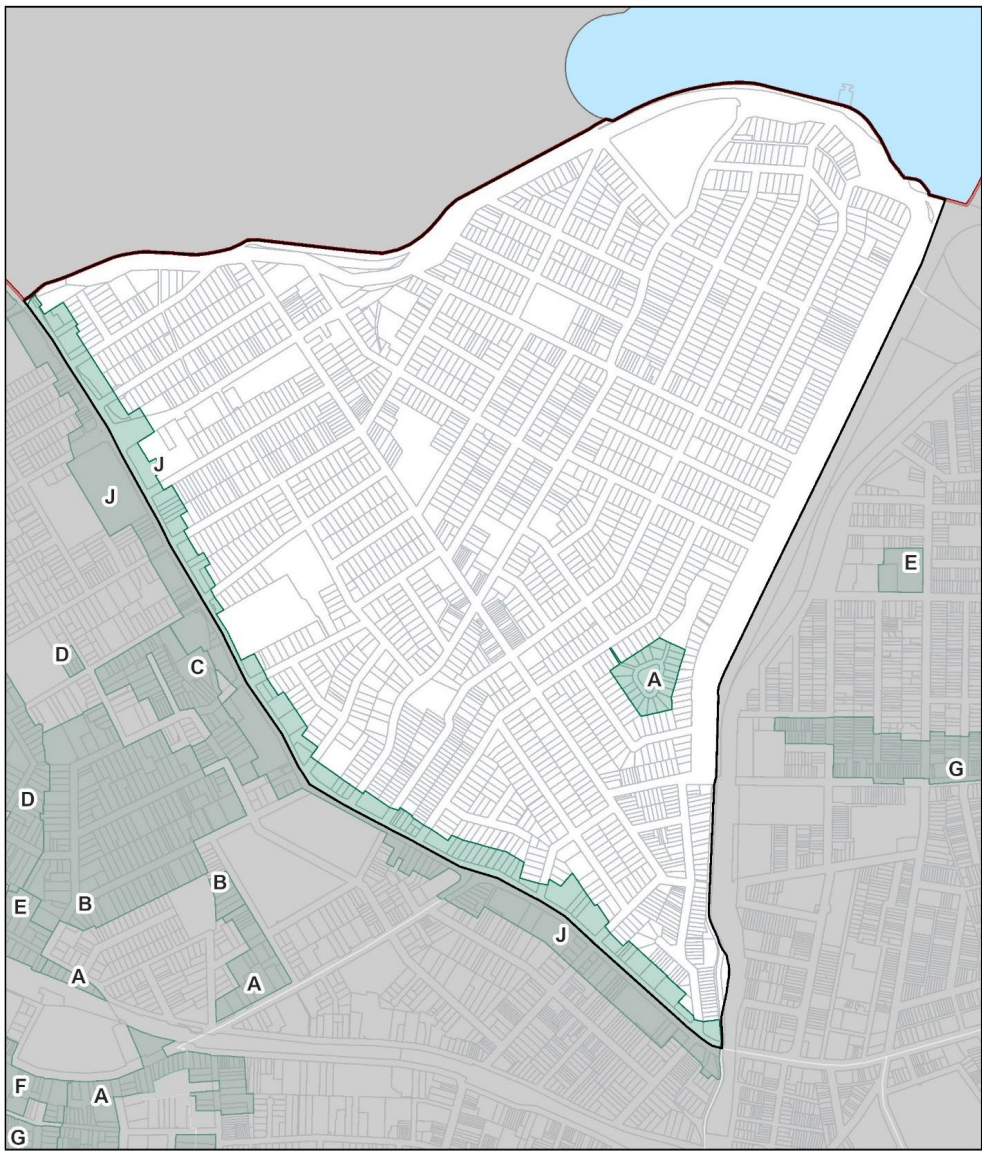


Figure 4.11.1 Map of Haberfield Neighbourhood – Site Specific Areas

4.11.4 (A) 140A Hawthorne Parade, Haberfield

A subdivision/ road layout plan for the land was conditionally approved by Council on 18 December 2001. The subdivision is to be Torrens title for each of the proposed residential lots. An area of public open space is provided as a central focal point to the future development. The roads, public reserve, and provision for drainage easements and infrastructure are to be dedicated from the Commonwealth to Council.

The approved subdivision lot pattern reflects, as far as possible, the principles of the existing surrounding subdivisions and the garden suburb ideal which dates from Richard Stanton's first Haberfield Estate of 1901 and its 1905 extension.

The subject site, including house lots and public reserve, is susceptible to stormwater inundation events. Therefore, minimum required elevated ground floor levels are necessary to ensure dwelling-house habitable living areas are above stormwater inundation levels associated with 1 in 100-year ARI events. Also, minimum required levels for all electrical wiring/power points/switches are detailed for all house lots. Building designs are required to be accompanied with a hydraulic engineering report to establish the minimum floor levels of structures.

Note: Future development on the Defence land will be designed in accordance with relevant controls in Part A3 – Flood Hazard of the Comprehensive DCP 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park, and Summer Hill. Compliance with this section may require an alternative type of boundary fence.

Objectives

O3. Ensure new development does not detract from the heritage significance of Haberfield.

O4. Establish appropriate uniform front and rear setbacks to enable garden setting to be established.

O5. New dwellings are to be designed to manage flooding and safety.

Controls

C3. Set the dwelling back 4 metres from the front boundary of the lot.

C4. Set the dwelling back 8 metres from the rear boundary of the lot.

C5. Locate driveways on subdivision lots 16 and 17 on the southern side of the dwelling.

C6. Match front garden levels within the required building setback to the adjacent public footpath to achieve a uniform, cohesive garden setting throughout the development.

C7. Construct buildings on Lots 1, 11, 12, 13, 16, 17 and 21 (see Figure 4.11.2) on masonry piers.

C8. Screen the area under buildings constructed on piers so it is not visible from any public place, using timber lattice or other appropriate material.

Inner West Development Control Plan: Part 4 Place Specific Controls

C9. Retain the masonry walls on lots 10 and 11 required for maintaining overland flows. Do not remove, alter, or reduce the effectiveness of these flood control measures.



Figure 4.11.2 Proposed subdivision for 140A Hawthorne Parade Haberfield – including easements and pier construction

4.11.5 Heritage

This section contains objectives and controls that apply to the Heritage Conservation Area listed below and shown in Figure 4.11.3.

- Haberfield Heritage Conservation Area apply to the land listed as C54

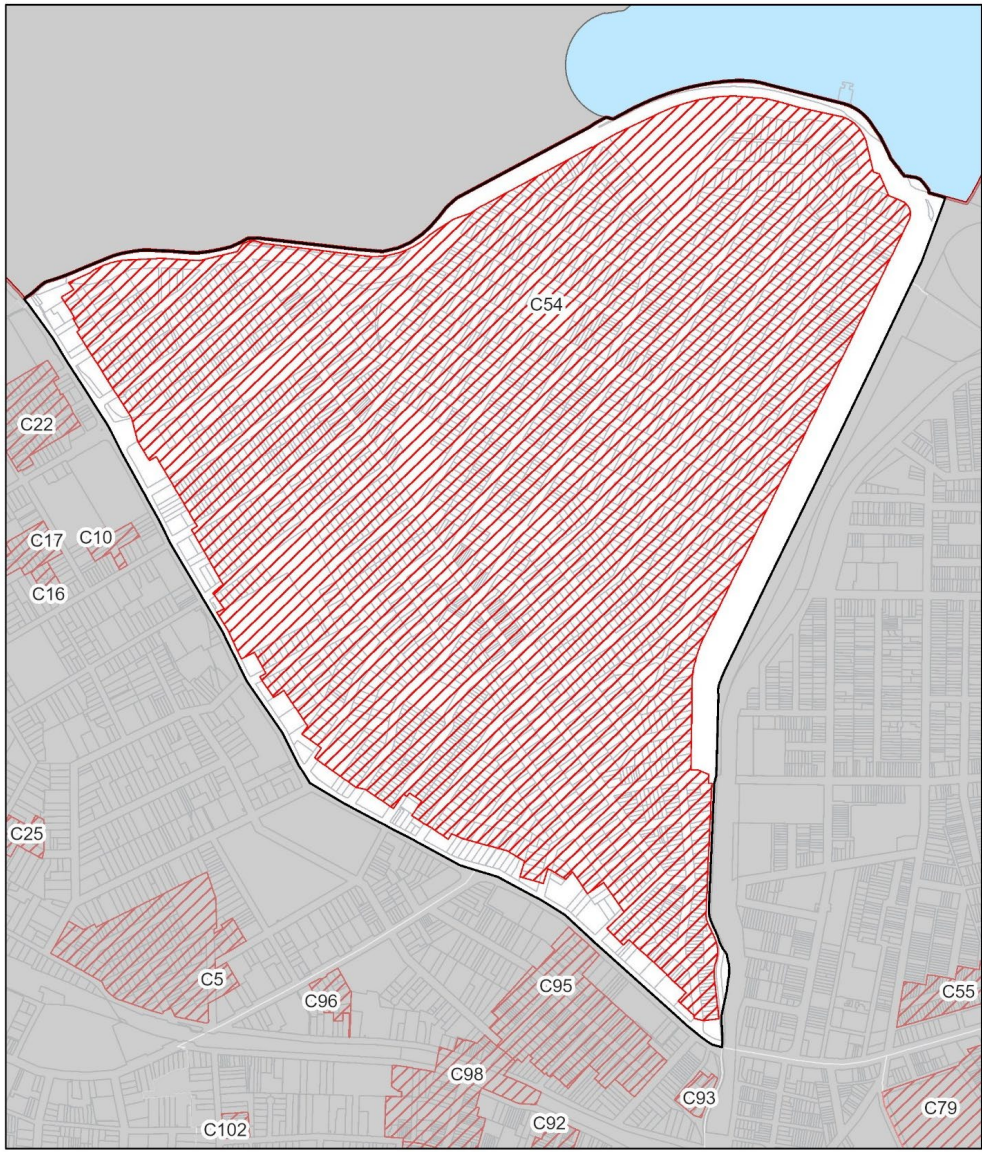


Figure 4.11.3 Haberfield Neighbourhood – Heritage Conservation Areas

4.11.5 (C54) Haberfield Heritage Conservation Area

Note: Refer to Clause 6.20 of the Inner West Local Environmental Plan 2022 for additional controls on landscaped area and built form that apply to C54 - Haberfield Heritage Conservation Area.

Haberfield is widely recognised as Australia's first successful, comprehensively planned and marketed Garden Suburb. Developed at the turn of the twentieth century and influenced by the international Garden City movement, Haberfield predates garden cities such as Letchworth (1904) and Hampstead Garden Suburb (1907). It helped shape NSW town planning practice and guided later model suburbs

including Daceyville and Rosebery. The area retains its original character of single-storey brick houses on generous garden lots with consistent setbacks and a shared range of forms and materials. These qualities are central considerations when designing new development in the Heritage Conservation Area.

Key Features:

- Planned as a Garden Suburb with uniform setbacks, generous garden allotments, and low front fences creating park-like street views
- Intact street pattern and original allotment proportions
- Federation period houses of high craftsmanship, predominantly Queen Anne and Arts and Crafts styles, with distinctive motifs such as the rising sun, waratah, and flannel flowers
- Consistent use of high-quality materials including brick, stone, slate, and tiles
- Integrated landscape design with remnant garden fabric, historical plantings, and early street tree plantings
- Carefully detailed civic works including stone kerbs and gutters, nature strips, timber tree guards, and original street lighting
- Strong historical associations with Richard Stanton and The Bunyas, and notable figures such as John Spencer Stansfield, Dr David Ramsay and the Yasmar estate, Joseph Neal Grace (Grace Bros), and Peter Dodds McCormick, composer of Advance Australia Fair
- Cultural significance through Italian traditions and culinary influence along Ramsay Street, reflecting post-war migration patterns
- Key period of significance: c.1900 to the 1940s

Objectives

O6. To conserve Haberfield's Garden Suburb character and overall heritage significance, consistent with the Heritage Conservation Area Statement of Significance.

O7. To maintain the single-storey appearance of dwellings and reinforce the established streetscape pattern.

O8. To respect the heritage contribution of existing buildings, retain significant original elements, and preserve the area's heritage values when altering or extending buildings.

O9. To encourage the removal or reversal of built elements that detract from Haberfield's heritage significance.

O10. To ensure that where new buildings can be constructed, they are carefully designed to fit in with the heritage significance and character of Haberfield as a whole.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

Building Form and Siting

Inner West Development Control Plan: Part 4 Place Specific Controls

C10. Provide generous green garden space at both the front and rear of the site to maintain the garden setting and streetscape character.

C11. Locate all additions to the rear of the existing dwelling. Maintain the original building width and do not permit extensions forward of the principal façade or to the side of the dwelling.

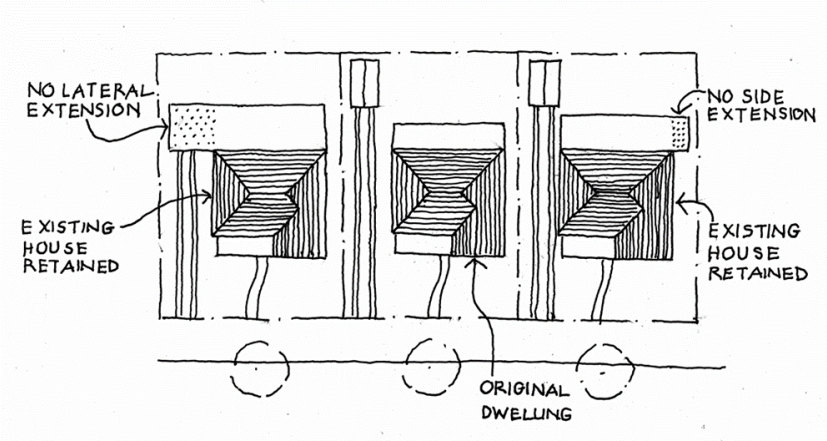


Figure 4.11.4 Where additions are to be located

C12. Keep additions clearly subordinate to the original dwelling by:

a) Limiting the extension length to less than the original house

b) Designing overall massing and scale to remain secondary

c) Avoid introducing major design elements that compete with the existing dwelling or neighbouring buildings. Ensure new work complements the established character

Roof Form and Materials

C13. Design roofs over additions to be sympathetic and subordinate to the original principal roof in shape, pitch, proportion and materials.

C14. Match the eaves and gutter line of additions to the original dwelling or set them lower.

C15. Lower roof extensions by at least 500 mm below the ridgeline of the main roof form and differentiate new work from original fabric.

C16. Reflect the original roof's size, mass, shape and pitch:

a) Federation–period buildings: use roof pitches 30°–40°.

b) Post–First World War buildings: use roof pitches 25°–35°.

c) Use hip or skillion forms at the rear

C17. Replacement roof materials are to match original materials or use suitable alternatives such as:

a) Unglazed terra cotta Marseilles tiles that match the size, shape, profile, colour, and glaze of original / early Haberfield tiles

Inner West Development Control Plan: Part 4 Place Specific Controls

b) Unglazed terracotta shingle tiles

c) Welsh slate or a suitable alternative like Canadian Glendyne slate tiles

d) Corrugated non-reflective galvanised steel sheeting (painted/coated or natural) - only at the rear/on skillion roofs



Figure 4.11.5 Roofs in Haberfield

Openings: Windows, Doors and Skylights

C18. Retain, maintain and repair original doors and windows including original leadlight and coloured glass panes . Where retention is not possible, reconstruct authentically.

C19. Design new doors and windows to reflect the relative importance of the room they serve.

C20. Align sill and header heights sympathetically with the original dwelling.

C21. On side elevations, match the proportion, location, size, sill heights, header treatment, materials, detailing, and glazing patterns of original openings.

C22. Where no evidence of original treatment exists, use simple doors and windows with traditional vertical proportions that complement original Haberfield detailing.

C23. Use timber frames for windows and doors in the main part of the existing house. For extensions or rear portions of new dwellings, aluminium frames may be used if their proportions match traditional timber windows and are not visible from the public domain.

C24. Do not install skylights in the front or side roof planes of the principal roof form. Install a maximum of one modest, vertically proportioned, in-plane skylight in the side or rear roof planes of extensions

C25. Do not install dormer windows, Juliet balconies, or similar protrusions or recesses to maintain the integrity of roof forms.

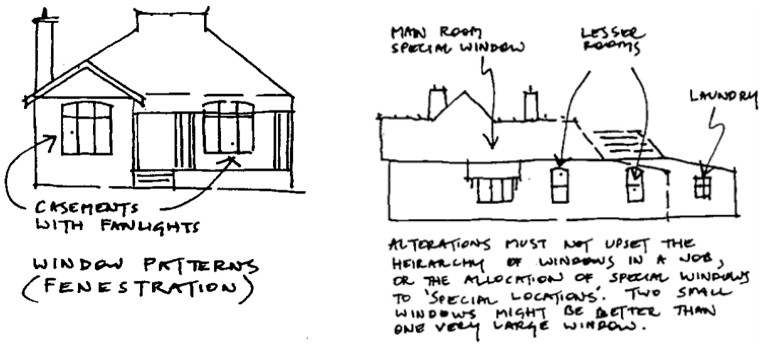


Figure 4.11.6 Hierarchy of windows and doors in Haberfield

Materials and Finishes

C26. Keep original colours on existing houses where possible. For new colours, match traditional schemes and keep it simple: use one or two light tones with a darker traditional colour for contrast, plus an optional trim.

C27. Use dry-pressed bricks typical of Haberfield for new brickwork.

C28. For new front paths, use tessellated tiles in earthy tones or smooth-textured, red-tinted concrete.

C29. The original shape and materials of the front and side walls are not to be altered.

C30. Reconstruct walls that were previously re-skinned using dry-pressed bricks that match the colour, texture, and finish typical of original Haberfield houses. Incorporate traditional brickwork detailing and tuckpointing on the front façade, and match common bricks on side and rear elevations.

Basements, Lower-Ground Levels and Earthworks

C31. Design earthworks, lower-ground and basement car parking to maintain existing ground levels and complement the area's character.

C32. Where natural land slope allows, permit lower-ground and basement development that:

a) Maintains the single-storey scale of the building

b) Keeps wall height at 6 m or less

c) Minimises openings in side elevations

d) Uses a suitable base course material traditionally found in Haberfield

e) Maintains the ground floor level without substantial change

f) Set back any excavation at least 900 mm from common boundaries

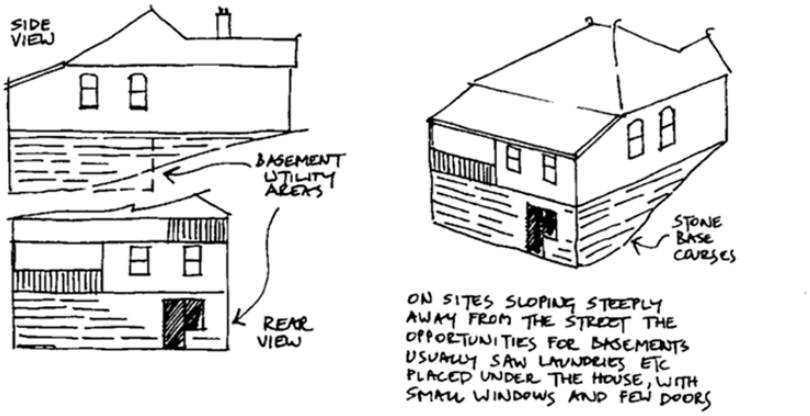


Figure 4.11.7 Characteristics of lower-ground levels

Garages, Carports and Driveways

C33. Locate garages toward the rear of the lot, within the rear setback where possible.

C34. Permit garages in a side setback only where the setback is at least 4.5 m wide and the garage is set back at least 1 m behind the front wall of the dwelling.

C35. Garages and car ports are to be free standing, with at least 300 mm between the car parking space and any adjacent structures.

C36. Carports located within the side setback are to be open on all sides and set back at least 1 m behind the front wall of the dwelling.

C37. On corner allotments, site garages to front the secondary street without encroaching into the prevailing building line.

C38. Design garages and carports to be simple, recessive and utilitarian. Use traditional roof forms and materials, and fit garage doors with timber or metal cladding in recessive colours. Maintain minimum clearance heights and ensure structures do not dominate the mass or bulk of the dwelling.

C39. Provide single garages or carports in the side setback rather than tandem arrangements

C40. Form driveways as two hard-surface strips of brick paving or concrete with grass or garden between. Keep wheel strips a maximum of 600 mm wide with a minimum separation of 900 mm.

C41. Permit basement car parking where:

a) The site naturally slopes to the rear and parking can be provided without major excavation

b) Access driveways do not impact the garden setting

c) The garage is not visible from a public place

d) The original dwelling remains structurally sound

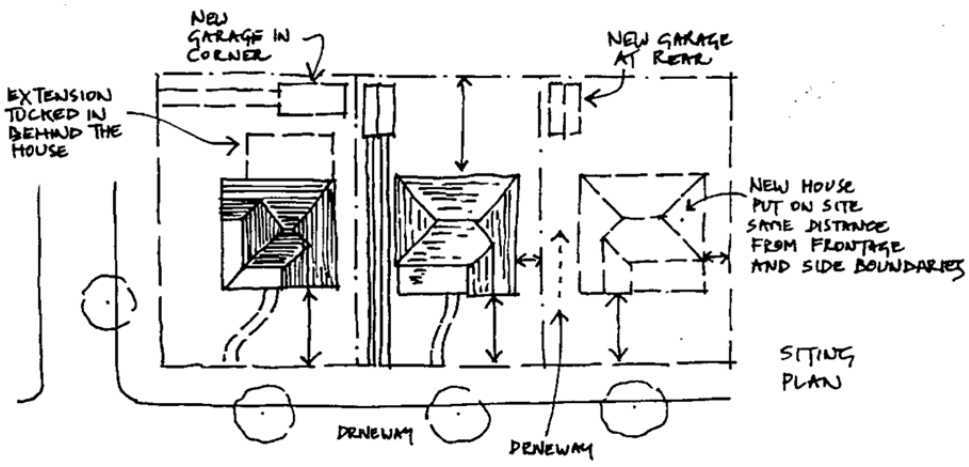


Figure 4.11.8 Where garages and new dwellings are to be located in Haberfield

Ancillary Structures (including secondary dwellings, studios, outbuildings and pools)

C42. Locate new ancillary structures and swimming pools at the rear of the allotment, positioned to minimise visibility from the street and neighbouring properties.

C43. Pools are to not be located within the side setback and finished ground levels around pools are not raised.

C44. Design ancillary structures to be subordinate to the main house, with simple floor plans and modest floor plates for non-habitable spaces. Habitable ancillary structures are to:

a) Be set back at least 900 mm from common boundaries

b) Adopt minimum floor-to-ceiling heights

c) Use simple roof forms such as skillion or hip, with a pitch lower than the main house

C45. Construction materials are to be brick, weatherboard or fibre cement sheeting with cover battens. Roofs are to be unglazed terra cotta Marseilles tiles or corrugated metal. Windows are to have vertical proportions.

C46. Garden sheds of metal construction are acceptable if screened from the street or public places. Hot water tanks, bin enclosures, rainwater tanks and similar structures are be located behind the front façade of the building.

Fences and Gates

C47. Retain and repair original and Inter-War front fences and gates. Where removed or replaced with non-contributory fences, permit demolition only where the proposal includes accurate reconstruction.

C48. Where no evidence exists of an original or Inter-War masonry fence, build a timber picket fence:

Inner West Development Control Plan: Part 4 Place Specific Controls

a) Height: 1.0–1.2 m

b) Pickets: 90 mm wide, 20 mm spacing, flat or rounded top

c) Optional low brick base: 1–2 courses

C49. Paint timber in colours historically used on fences in Haberfield.

C50. Ensure new gates complement the associated front fence. Use traditional swing gates where no evidence exists of the original gates.

Note: vehicular bi-fold or sliding gates will only be considered where swing clearance is insufficient and gate height does not exceed the fence height

C51. Fences within side setbacks are to:

d) Be constructed of lattice or timber

e) Have a maximum height of 1.8 m

f) Be set back at least 1 m behind the front building line

C52. Swimming pool safety fencing is not to be visible from the streetscape.

Non-Residential Buildings

Haberfield's commercial centres reflect Stanton's ideal of separating land uses to protect residential amenity. The main Ramsay Street group of shops, many with residences above, is notable for its diversity of design within a harmonious two-storey streetscape. This consistency comes from original above-awning facades featuring recessed balconies, arched verandah openings, bay windows, and roof-screening parapets.

At ground level, the few remaining original shopfronts display stained glass and leadlight windows, heavy copper or brass mouldings, glazed tiles below display windows, central entryways, and porches embellished with tessellated tiles.

At ground level the few remaining shopfronts provide evidence of stained glass and leadlight windows, heavy copper or brass mouldings, glazed tiles below the display window, central entryways and porches embellished with tessellated tiles. The Haberfield Main Street Heritage Study is a valuable reference indicating the style and significance of original commercial facades.

Other smaller "neighbourhood" centres are also found, such as the corner group at Boomerang and Waratah Streets. Their significance and character are to also be carefully managed, with careful design, and conservation planning.

C53. Maintain the existing siting pattern within the main commercial area. Forecourts or entrance areas to commercial buildings are not appropriate as they interrupt the continuity and strength of the streetscape

Note: In this control, the commercial area refers to the land outlined in red in Figure 4.11.9

Inner West Development Control Plan: Part 4 Place Specific Controls

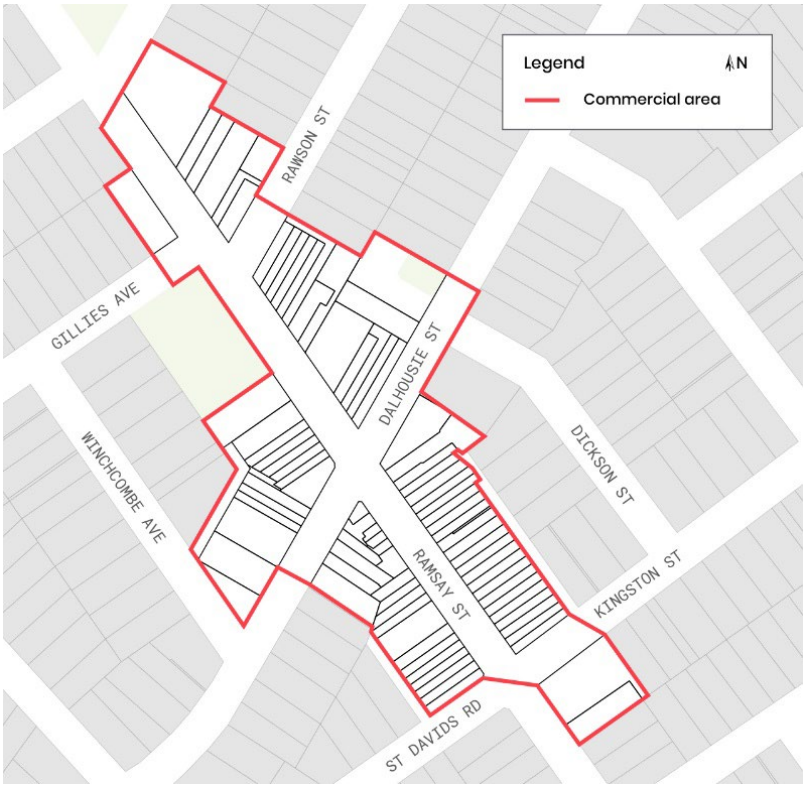


Figure 4.11.9 Commercial area at Ramsay and Dalhousie Street

C54. Design new non-residential buildings to reflect the character and scale of existing buildings, aligning with parapet, string course and awning lines, fenestration patterns, and tenancy widths.

C55. Shopfront design and detail is to be based on historical evidence. Where not available, shopfront windows, transom windows and recessed splayed entries is to be sympathetic to characteristic detailing in the vicinity.

C56. Below awning level, design new work to be sympathetic to the building and streetscape character. Use materials, colours, signage, and detailing that reflect original Haberfield commercial facades.

C57. Reinstate original street-level facades, including posted verandahs, where feasible.

C58. Incorporate verandah or awning facades in new commercial buildings to maintain streetscape continuity and provide footpath shelter.

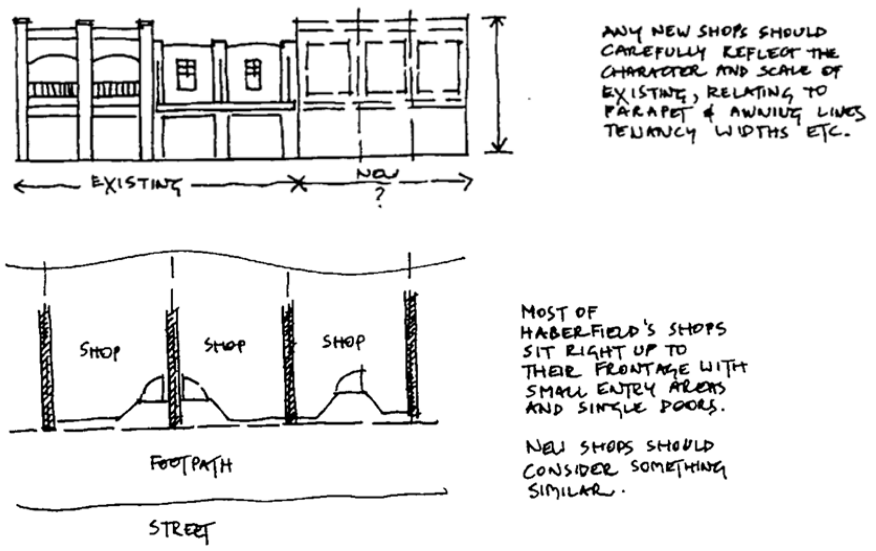


Figure 4.11.10 Commercial buildings in Haberfield

Non-Contributory Dwellings

Some parts of the Haberfield Conservation Area contain houses built after the key period of significance. These houses are usually single-storey, low-set, and respect the original development pattern, often constructed in brick and tile. Their scale and materials allow them to blend with Haberfield's character without detracting from its significance.

A small number of original houses have been substantially altered or demolished and replaced by one and two storey houses or by blocks of flats. These are generally non-contributory buildings and out of character with the surrounding dwellings, and with the Conservation Area.

C59. Alterations and additions to non-contributory houses are to complement the form of surrounding original dwellings and be compatible with the general development pattern and distinctive character of the conservation area

New Dwellings

New dwellings in Haberfield are to be carefully designed to protect and complement its heritage as Australia's first garden suburb. Each dwelling is to be individually designed to suit its site and reflect architectural styles characteristic of Haberfield. Houses are to sit within a garden setting and share common elements that maintain a streetscape of single-storey scale, roof form, bulk, and materials. The front section is to be the prominent feature with a pitched tiled roof, while the rear section remains subservient in scale

C60. New development is to:

a) Be single storey

b) Be freestanding

c) Provide generous green garden space at both the front and rear of the site to maintain the garden setting, streetscape character and desired future character

d) Provide a 6 m front setback (except Area 'A'; a front setback of 4 m for this area is listed in Part 4.11.4(A) of this DCP)

e) Provide side setbacks of at least 3 m on one side and 1.5 m on the other

f) Provide a front fence

C61. New dwellings are to be designed to complement the shape, scale, form, and materials of surrounding original dwellings and adopt a tripartite composition comprising:

a) Base: The ground-to-ground floor level, often incorporating a plinth

b) Body: The main walling with windows, doors, and shadowed areas such as verandas

c) Top: Roof forms with eaves forming the building's crown

C62. The main front section facing the street is to have a pitched roof of 30–40 degrees over a footprint of approximately four typical rooms. Rear sections are to be subservient in scale.

C63. Joinery, doors, and windows are to reflect original Haberfield houses in material, proportion, location, size, sill heights, header treatment, detailing, and glazing patterns.

4.12 Hurlstone Park and Ashbury Neighbourhood

4.12.1 Aboriginal Cultural Heritage

Hurlstone Park is located on the lands of the Wangal and the neighbouring Ashbury is located on the lands of the Wangal and the Gadigal. Wangal lands extend approximately from the south side of Darling Harbour, around the Balmain Peninsula including Memel (Goat Island), reaching from Iron Cove toward Parramatta in the west, with the Parramatta River lying where the northern boundary approximately falls. Gadigal lands extend approximately from the southern side of Sydney Harbour from South Head to around what is now known as Petersham, with the southern boundary approximately lying in the area that now forms the Alexandra Canal and Cooks River.

Wangal Country in Hurlstone Park consists of features of Hawkesbury Sandstone outcrops, which historically formed cliffs along the river. This area used to have two creeks (unnamed) running towards the Cooks River. Ashbury is largely situated on Ashfield Shale, with natural clayey materials beneath the surface, historically forming part of the area's clay-heavy soil. This part of Country holds primarily a tidal estuary, meaning its lower and mid-sections are tidal saltwater. The topography in Hurlstone Park and Ashbury on the shores of Cooks River is an alluvial valley and low-flat areas, whereas the rest of the area is a combination of undulating to rolling low hills to gently undulating rises. The original ecological communities present in Hurlstone Park and Ashbury are Sydney Turpentine Ironbark Forest, Sydney Coastal Sandstone Foreshores Forest, Grey Mangrove-Mangrove and along the Cook River Estuarine Swamp Oak Twig-rush Forest. This Country has been used for travelling waterways in nawi (bark canoes), fishing, collecting resources and moving according to the seasons for thousands of generations of Aboriginal Peoples.

This Country remains important and is still used by First Nations Peoples. In the 2021 Census, the Australian Bureau of Statistics published that 1.5% of the population of Hurlstone Park and 0.8% of Ashbury identified as Aboriginal and/or Torres Strait Islander.

4.12.2 Existing Character

Hurlstone Park (and Ashbury) Neighbourhood is a small precinct south of Ashfield at the border of the Inner West and Canterbury-Bankstown Local Government Areas. It is bounded by Hanks Street to the north, Holden Street to the east, Canterbury Road to the west and Princess Street to the south.

The predominant land use is low density residential with industrial and commercial businesses on Canterbury Road. Canterbury Boys High School is in the west of the neighbourhood.

The neighbourhood includes Hillcot Street Heritage Conservation Area. Almost all housing in this HCA is detached single storey Federation Queen Anne brick dwellings with one Inter-war California bungalow. Some properties fronting Hank Street are part of the Service Avenue Heritage Conservation Area. There are several Heritage Items in the neighbourhood including an Inter-War Baptist church at the corner of Queen Street and Griffiths Street. The suburb's verdant character is enhanced by mature trees on private properties, contributing to its leafy environment.

4.12.3 Desired Future Character

The Hurlstone Park and Ashbury Neighbourhoods will continue to be characterised by predominantly low scaled residential streetscapes with higher densities along key transport corridors. Strategic renewal is focused on the Hurlstone Park Precinct (Area 'A'). Opportunity exists on appropriate sites for Mixed-use and shop top housing providing ground floor active commercial floor space.

Objectives

O1. To protect significant streetscapes and/or public domain elements within the neighbourhood.

Controls

C1. Development, including land uses and urban design is to enhance and achieve the desired future character of the neighbourhood while retaining elements that contribute to that character and meeting all relevant DCP requirements.

4.12.4 Site Specific Precincts

Site specific controls apply to the precinct identified in the following list and Figure 4.12.1 below

- Hurlstone Park Precinct applies to the land marked as 'A'



Figure 4.12.1 Map of Hurlstone Park Neighbourhood – Site Specific Areas

4.12.4 (A) Hurlstone Park Precinct

Objectives

O2. To define the desired character of the precinct, responding to its unique townscape and environmental features, through building scale, setbacks, design quality, streetscape, and the public–private interface to deliver positive, transformative outcomes.

O3. To achieve high-quality architectural composition that creates a distinct spatial character and streetscape.

O4. To provide active street frontages and manage amenity impacts on nearby residential properties, including traffic generation, vehicle access, and reducing traffic noise from Old Canterbury Road, while ensuring pedestrian safety.

O5. To deliver residential development with good occupant amenity, including winter solar access to living areas, while maintaining privacy and solar access for existing homes.

O6. To ensure shoptop housing places apartments above ground level and retains commercial uses as the dominant land use.

O7. To ensure commercial developments are fit for purpose:

a) Maximising commercial floor space at ground level.

b) Activating street frontages.

c) Providing adequate ground floor ceiling heights for functional commercial use.

d) To ensure site services and facilities suit the scale of development, minimise amenity impacts, and locate parking so it is not visible from the public domain.

Controls

Context and Built Form

C2. Design buildings with high-quality architecture and a traditional architectural composition. Allow modern or contemporary architecture only where it achieves architectural excellence and strong composition.

C3. Articulate large, visible side walls to create visual interest.

C4. Position buildings above ground level as shown in Figure 4.12.2, and:

a) Define Old Canterbury Road spatially

b) Maximise setbacks from adjoining homes

c) Orient buildings to both the street and the rear

d) Transition to a lower scale at the rear

e) Provide rear open space and deep soil planting

C5. Limit building height to the maximum storeys shown in Figures 4.12.2, 4.12.3, and 4.12.4.

C6. Transition building height at the rear to respect neighbouring R2 Low Density Residential dwellings.

Inner West Development Control Plan: Part 4 Place Specific Controls



Figure 4.12.2 Maximum storeys and upper-level setbacks – Old Canterbury Road

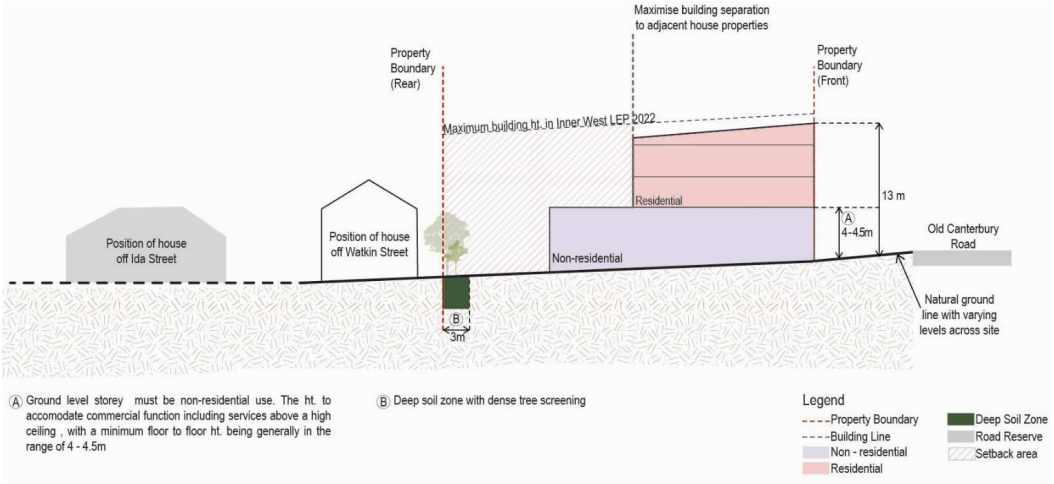


Figure 4.12.3 Section adjacent houses at lower site levels

Inner West Development Control Plan: Part 4 Place Specific Controls

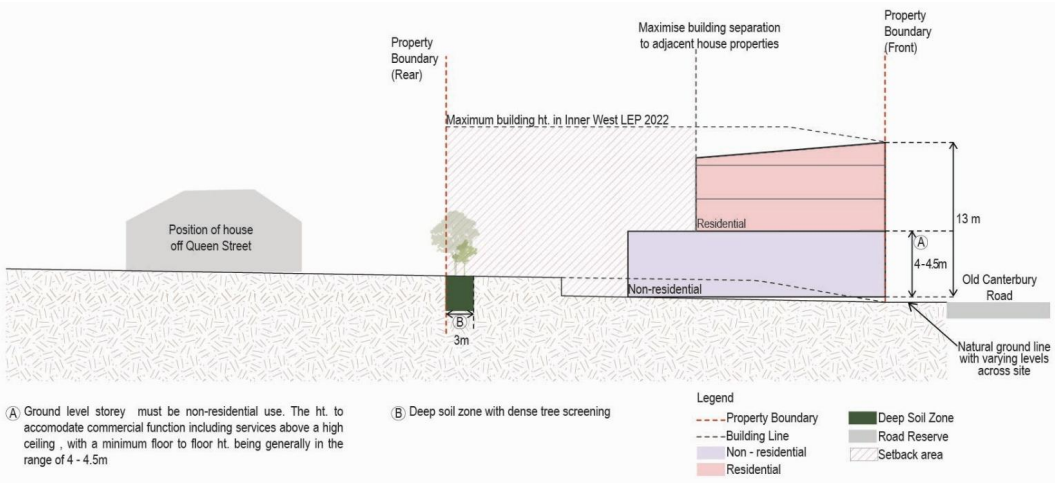


Figure 4.12.4 Section adjacent houses at higher site levels

Residential Amenity

C7. Provide winter garden balconies for apartments facing Old Canterbury Road and design living areas with openings to the quiet side of the site.

C8. Locate balconies on the western, quieter side of the site.

C9. Provide deep soil zones at least 3 metres wide along rear boundaries for tree and shrub planting.

Commercial Development

C10. Allocate at least 50% of ground floor gross floor area to commercial uses.

C11. Place car parking below ground for substantial developments to maximise commercial space and active frontages.

Development Servicing

C12. Provide driveways for parking, loading, and waste collection from locations shown in Figure 4.12.5, following early consultation with Council engineers and/or Transport for NSW.

C13. Design access ways to underground parking to minimise noise impacts on nearby habitable rooms.



Figure 4.12.5 Development Vehicular Access

4.12.5 Heritage

This section contains objectives and controls that apply to the Heritage Conservation Area listed below and Shown in Figure 4.12.6.

- Hillcot Street Heritage Conservation Area apply to the land listed as C48

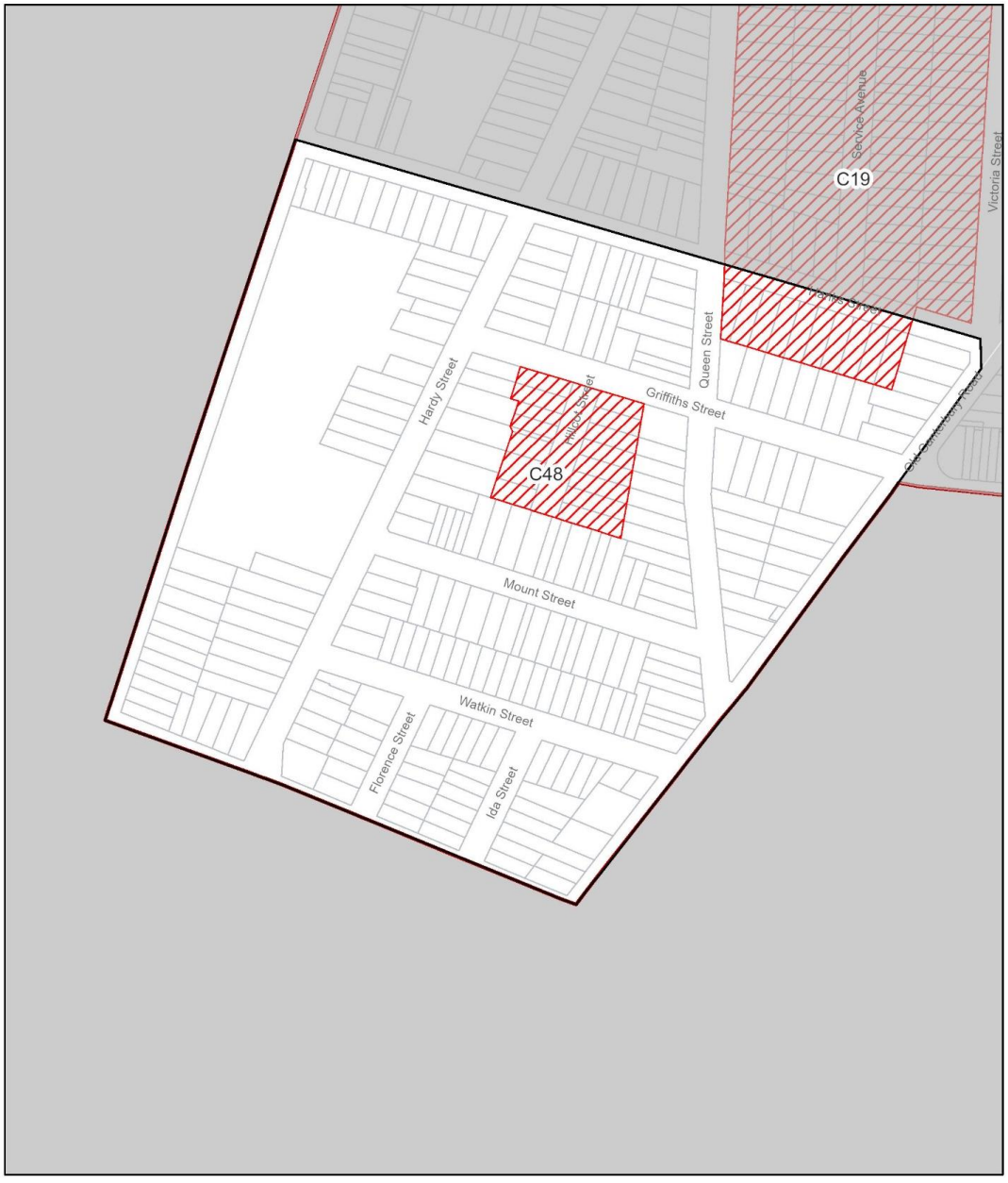


Figure 4.12.6 Hurlstone Park (and Ashbury) Neighbourhood – Heritage Conservation Areas

Inner West Development Control Plan: Part 4 Place Specific Controls

The objectives and controls for the following Heritage Conservation area can be found elsewhere in this DCP:

- Service Avenue Heritage Conservation Area (C19) – Part 4.2.5 under Ashfield neighbourhood

4.12.5 (C48) Hillcot Street Heritage Conservation Area

Hillcot Street is important to the local area as a consistent subdivision developed shortly after its sale in April 1912, likely influenced by its proximity to a tram terminus. The HCA is representative of an area developed almost entirely in the Federation Queen Anne style.

Key Features:

- Subdivision dating from 1912, developed in a short period following its sale
- Wide dead-end street with pre-1943 Brush Box street tree planting
- Consistent building setbacks allowing for small front gardens
- Streetscape of almost entirely Federation Queen Anne style single-storey detached brick houses with slate or terracotta tiled hipped and gabled roofs
- Includes a single Inter-War California Bungalow at 3 Hillcot Street, built slightly later than the other houses
- Representative of an area developed almost entirely in the Federation Queen Anne style

Objectives

O8. To facilitate development that is consistent with the statement of significance and controls for Hillcot Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C14. Retain the following elements that define the heritage significance:

a) All pre-1921 buildings

b) Pre-1943 street tree planting of Brush box within the street carriageway

c) Relatively wide carriageway in Hillcot Street

d) Small front gardens

e) Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)

4.13 Leichhardt Neighbourhood

4.13.1 Aboriginal Cultural Heritage

Leichhardt is located on the traditional lands of the Wangal and the Gadigal. Gadigal lands extend south of Sydney Harbour (Port Jackson) stretching from South Head to Petersham with part of the southern boundary lying on the Cooks River. On the western border are the lands of the Wangal, which extend along the southern shore of the Parramatta River, stretching from Iron Cove toward Parramatta.

Country in Leichhardt features shallow, discontinuous soils associated with extensive rock outcrops and sandstone. Slopes can be steep, dropping down toward surrounding low-lying areas and waterbodies. This part of Country holds tidal water that flows into Iron Cove. The topography in Leichhardt is defined by a series of north-south ridgelines that drop down into valleys and drainage lines. The original ecological community present in Leichhardt is Sydney Turpentine Ironbark Forest. This Country has been used by thousands of generations of Aboriginal Peoples. The Leichhardt Municipality holds archaeological evidence of Aboriginal Peoples living in the area with at least 16 midden sites identified that date back thousands of years. The suburb was named for Ludwig Leichhardt who is credited as one of the few colonisers to observe Aboriginal People's eating habits and utilise this knowledge to live off the land. This Country is still used by First Nations Peoples, providing educational resources through Crackerjack Education and spaces such as Boomalli Aboriginal Artists Co-operative and Secret Garden-Original and Aboriginal and Art Gallery for First Nations artists to create, feature and sell their work at. In the 2021 Census, the Australian Bureau of Statistics published that 1.1% of the population of Leichhardt identified as Aboriginal and/or Torres Strait Islander.

4.13.2 Existing Character

Leichhardt is characterised by a diverse urban environment comprising medium-density residential areas, vibrant commercial precincts, and significant heritage conservation zones. The suburb features a mix of traditional terrace housing, federation-style dwellings, and contemporary infill developments, contributing to its distinctive architectural character. Norton Street serves as the commercial and cultural spine, supporting a range of retail, dining, and community uses that reflect Leichhardt's strong Italian heritage and multicultural identity

Leichhardt is located on the gently undulating land immediately north of Parramatta Road, stretching northwards to the City West Link. Leichhardt Town Hall marks the high point of this region at the intersection of Marion and Norton Streets. As the topography of Leichhardt is less rugged than nearby foreshore suburbs, its character is heavily influenced by the street pattern and built form. Leichhardt's elevation and long, gentle slopes enable views out to the east, across the ridge of Annandale to the City, Haberfield to the west, and the north shore to the north. There is a predominant north/south street pattern extending from Parramatta Road. The east/west street pattern was broken up as land reclamation and bridging between the peninsulas came after the road layouts of the suburb had been established

The wide carriageways and regular street pattern combined with gentle slopes and a predominance of single storey detached housing, gives Leichhardt a more open character in contrast to the more enclosed urban townscapes such as those in Balmain or Annandale. Leichhardt was developed after these suburbs and is a reflection of the changing preferences toward detached and single storey dwelling types on larger lots rather than attached and terraced forms

In 1941, the old Balmain Cemetery was dedicated as a park to the Leichhardt Municipality. The public park became known as Pioneer's Memorial Park in memory of the pioneers of Leichhardt. Given the history of the site, restrictions apply to this site.

4.13.3 Desired Future Character

The desired future character for the Leichhardt Neighbourhood is defined by a balanced approach to urban renewal that prioritises the orderly development of masterplan sites while protecting the area's distinct heritage conservation areas. This vision centres on a vibrant commercial core where the viability of local shops is enhanced through mixed-use developments. A key component of this character is the Leichhardt Special Entertainment Precinct, which is envisioned as a thriving hub for creative industries and the night-time economy, including live music, managed carefully to ensure the amenity of surrounding residents is preserved. This vision is supported through a heritage sensitive approach to growth, strengthening of commercial centres with additional mixed use development, enhancement of green infrastructure, and the retention of characteristic laneways as walkable, calm and low traffic movement corridors.

Objectives

O1. To support the orderly development of masterplan sites

O2. To ensure development maintains and enhances the existing character of each heritage conservation area within the neighbourhood

O3. To enhance and promote the development and viability of local shops

O4. To protect and enhance public open spaces, such as Pioneers Memorial Park, to maintain environmental sustainability and community amenity

O5. To preserve and enhance the shared 'green corridor' at the rear of the existing houses along the laneways

O6. To ensure the Leichhardt Special Entertainment Precinct supports creative and cultural industries that rely on the night-time economy, including the entertainment and live music sector while protecting surrounding residents from undue adverse amenity impacts

Controls

C1. Development is to enhance and achieve the desired future character of the neighbourhood, while retaining elements that contribute to that character and meeting all relevant DCP requirements

Inner West Development Control Plan: Part 4 Place Specific Controls

C2. Promote land uses and urban design that:

a) Enhance and contribute to the character and identity of the neighbourhood

b) Allow for the development of masterplan sites

c) Protect Heritage Items and Heritage Conservation Areas that combine to help create that character

C3. Maintain the character of the surrounding area by keeping development complementary in architectural style, built form, and materials

C4. In low-density areas and Heritage Conservation Areas:

a) Preserve and enhance the hierarchy of scale and character of dwellings, including the semi-detached and terraced dwellings with gabled and parapet roof forms

b) Preserve the consistency in architectural detail of continuous rows of attached dwellings

c) Preserve, enhance and restore, where possible, the weatherboard cottages, Californian and brick cottages bungalows

C5. Encourage mixed use of commercial buildings to incorporate residential living above buildings and where permissible to their rear of the buildings

C6. Retain the traditional shopfront presentation of commercial buildings along Catherine Street

C7. The retention of existing significant trees and provision of new trees on public and private land is encouraged

4.13.4 Site specific precincts

Site specific controls apply to the precinct identified in the following list and Figure 4.13.1 below.

- Thornley Street Precinct apply to the land marked 'A'
- Renwick Street Precinct apply to the land marked 'B'
- Norton Street North Precinct apply to the land marked 'C'
- Norton Street South Precinct apply to the land marked 'D'
- 141 and 159 Allen Street Leichhardt apply to the land marked 'E'
- Leichhardt Service Centre Precinct apply to land marked 'F'
- Marion Street Precinct apply to land marked 'G'
- Catherine Street Precinct apply to land marked 'H'

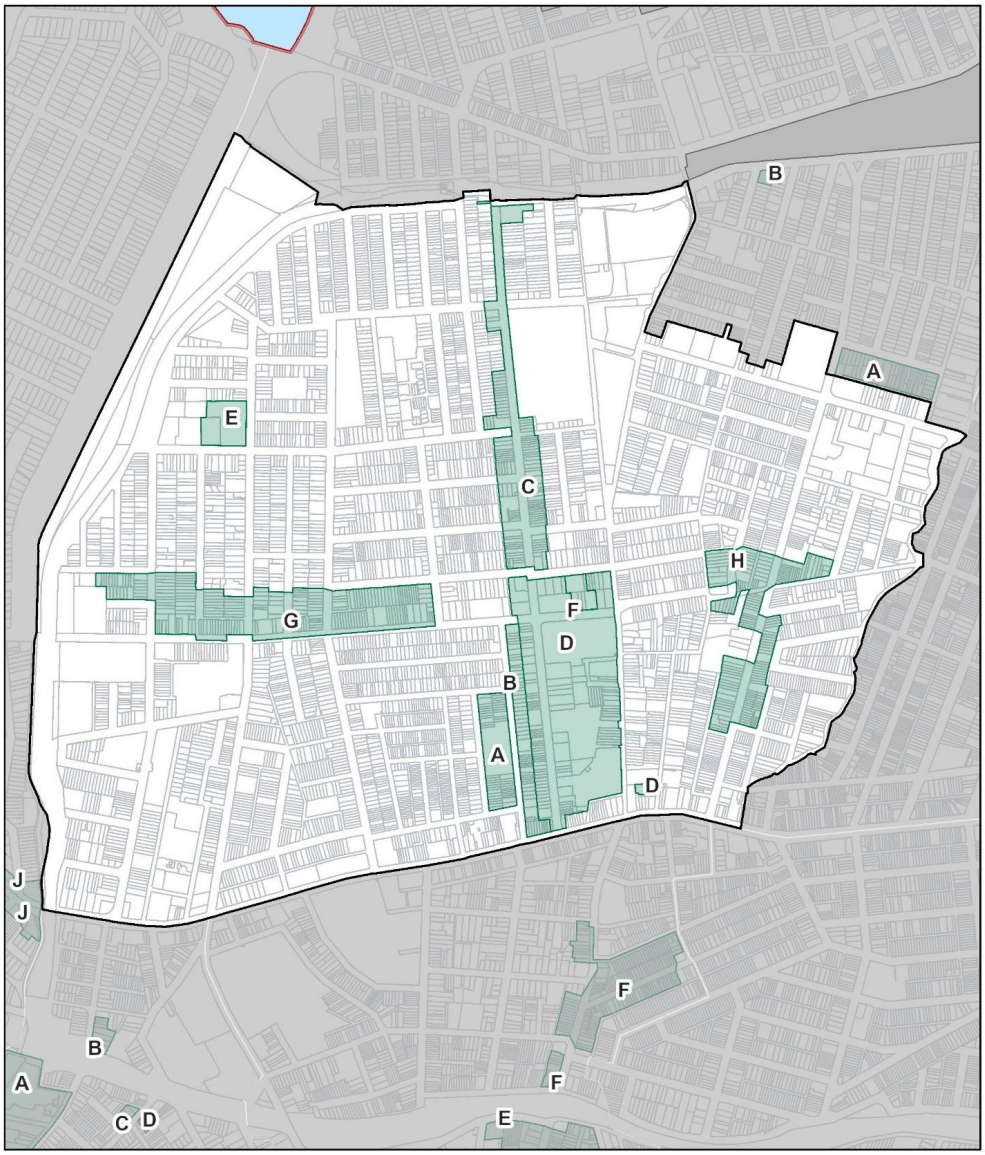


Figure 4.13.1 Leichhardt Neighbourhood – Site Specific Precincts

4.13.4 (A) Thornley Street Precinct

Objectives

O7. To minimise the impact of new development on the efficiency of surrounding roads and footpaths.

O8. To improve pedestrian access to main streets and public transport routes.

O9. To maintain the traditional commercial streetscape of Parramatta Road.

Inner West Development Control Plan: Part 4 Place Specific Controls

Controls

C8. Encourage businesses that generate low parking demand to reduce pressure on local road and footpaths.

C9. Promote mixed-use commercial development that incorporates residential uses above ground floor businesses along Jarrett Street and Parramatta Road, and at the rear of properties fronting Parramatta Road where permissible, provided these uses do not adversely affect the viability of adjoining commercial sites.

C10. Incorporate pedestrian links between Jarrett Street and Parramatta Road in new residential or commercial development where feasible.

4.13.4 (B) Renwick Street Precinct

Objectives

O10. To ensure that the appearance of new development is consistent with the established streetscape character.

O11. To minimise the impact of new development on the operation of surrounding roads and footpaths.

O12. To ensure new development supports pedestrian access to main streets and public transport.

Controls

C11. Require non-residential development to demonstrate that it:

a) Matches the street's scale, character and façade rhythm

b) Generates low traffic levels

c) Provides on-site parking and loading to meet demand

C12. Improve pedestrian links and connections to public transport by providing additional and enhanced routes to Norton Street and Parramatta Road.

4.13.4 (C) Norton Street North Precinct

Objectives

O13. To maintain the fine grain pattern of small business and residential frontages.

O14. To support viable neighbourhood shops while retaining a diverse mix of cafés, restaurants and specialty shops.

Site Access

O15. To prioritise pedestrian amenity and safety along Norton Street by minimising vehicle crossovers.

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O16. To encourage efficient and coordinated vehicle access using existing rights-of-way, easements, or shared access arrangements.

O17. To provide flexibility for future development while ensuring access arrangements support an active public domain.

O18. To ensure site access design balances servicing requirements with high-quality urban and streetscape outcomes.

Controls

C13. Provide continuous weather protection, such as awnings, within the commercial area.

C14. Retain the fine grain small shopfront character of the area.

C15. Design mixed use development over 6 metres in height to demonstrate that it:

a) Is located on a lot larger than 600 m²

b) Provides car parking within a basement

c) Sets back any third storey so it does not project into a 45° envelope measured from the top of the second storey front elevation

d) Complies with a 45° rear envelope, with balcony design that prevents down viewing

e) Achieves a minimum rear setback of 8 metres

Site Access

C16. Maintain continuous, safe pedestrian access along the Norton Street frontage by minimising vehicle access points and locating them away from primary pedestrian areas.

C17. Use an existing right-of-way or vehicle access easement as the primary location for parking, loading and servicing access, where one is available.

C18. Avoid new driveways directly from Norton Street. Where no alternative access exists, design shared vehicle access with adjoining site, consistent with the preferred access arrangements in Figure 4.13.2, to reduce the number of individual driveways and maintain active frontages.

C19. Design vehicle crossovers to be narrow, consolidated, and located to minimise visual and physical disruption to the footpath and streetscape.

C20. Demonstrate how proposed access arrangements enhance a safe, legible public domain.

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Figure 4.13.2 Norton Street North Precinct Preferred Access Arrangements

4.13.4 (D) Norton Street South Precinct

Objectives

O19. To strengthen the neighbourhood centre's identity by supporting land uses and development that contribute to the area's economic wellbeing.

O20. To encourage a mix of retail, commercial, community, cultural and entertainment uses to sustain a lively street frontage and public realm .

O21. To support a retail mix that meets day-to-day needs within walking distance for local residents.

Controls

Built Form, Character and Shopfronts

C21. Maintain the established fine-grain rhythm of small shopfronts and residential frontages. Where lot consolidation is supported in precinct controls, express the original lot pattern through façade articulation, vertical modulation and shopfront widths.

C22. Retain the existing scale and traditional shopfront presentation along Parramatta Road, reinforcing the existing character.

C23. Maintain views of Civic buildings within the street corridor of Norton Street and Marion Street

C24. Where a building forms part of a pair or group, restore visual unity and harmonise finishes with existing Italianate façades.

C25. Provide a minimum 4 m front setback to Balmain Road.

Laneways and Connectivity

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C26. Extend and improve the laneway network parallel to Parramatta Road between Renwick Street and Redmond Street as development occurs, ensuring that connections are safeguarded for future linkages.

C27. Design development to address and activate laneways, incorporating landscaping and improvements to enhance amenity and environmental quality.

C28. Where site conditions allow, provide through-site pedestrian links to Norton Street and Parramatta Road as appropriate and/or active frontages to laneways for improved public access and connectivity.

Access, Servicing and Streetscape

C29. Minimise vehicle driveway crossings along street frontages. Avoid additional crossings where alternatives exist and consolidate crossings to reduce impacts on pedestrians and the streetscape.

C30. Protect and retain existing street trees along the Leichhardt Primary School frontage, ensuring suitable protection during construction.

C31. Design buildings and floorplates to accommodate a mix of institutional, commercial and residential uses (where permissible), supporting a diverse and resilient centre.

C32. Maintain the visual and topographic prominence of significant public buildings, towers and spires by managing building scale, setback and built form massing.

Italian Forum

C33. Maintain the original Italian Forum piazza concept as a flexible, multi-purpose public space defined by a colonnaded edge. Use only light, moveable street furniture such as chairs, tables and light umbrellas within the plaza.

C34. Maintain full, free and continuous public access throughout the piazza, with a minimum clear access width of 3 m at all points.

C35. Ensure the piazza can accommodate festivals, markets, performances and civic events by enabling easy removal of all movable elements including tables, chairs, umbrellas, planters and dividers.

C36. Limit commercial licensing within the piazza to a maximum of 25% of the total piazza area and ensure licensed areas use only movable furniture that is removed daily at close of trade.

C37. Use lightweight table umbrellas for weather protection that are visually consistent with the piazza character. Umbrellas are to use neutral, natural mid-tone fabrics coordinated with the building palette and are not to display patterns, text, or advertising.

C38. Strengthen the cultural identity of the piazza by upgrading key elements such as the Balmain Road entrances and incorporating Mediterranean-influenced detailing, materials and planting.

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C39. Enhance piazza paving with patterns, textures and tonal variations inspired by traditional Italian piazzas, ensuring visual compatibility with surrounding building colours.

C40. Replace small landscape elements with larger decorative ceramic planters containing vigorous Mediterranean-style planting that provides shade, visual interest and reinforces the piazza's character.

C41. Ensure refurbishment proposals address the following elements:

a) Use muted, earth-toned colour palettes referencing Mediterranean colour-wash finishes (e.g., lime or cement-based paints; acrylic paints are not appropriate).

b) Remove the semi-circular library portico to reduce visual clutter within the piazza.

c) Introduce dynamic, non-directional paving patterns with tonal and textural contrast that complement building colours.

d) Provide substantial ceramic planters and Mediterranean planting, particularly at Balmain Road entries and in residential atria

e) Incorporate opportunities for public art and exhibition elements in transition spaces and on suitable blank walls (e.g., Balmain Road entries and amphitheatre walls).

4.13.4 (E) 141 and 159 Allen Street, Leichhardt

This section applies to the land known as 141 and 159 Allen Street, being lot 0 DP 106156 and Lot X DP 381373 respectively.

Objectives

O22. To achieve a development that:

a) Complements the existing fine grain residential sub-division pattern and the desired future character of the streetscape and surrounding area

b) Achieves architectural and urban design excellence

c) Maintains solar access and amenity to surrounding residences and public domain and the new development itself

d) Reinforces and enhances the landscape character of the streetscape

e) Improves amenity and overall appearance of Allen Street and Flood Street

f) Renews the public domain on the site boundaries to complement the desired future character

g) Makes provision for 141 and 151 Allen Street, Leichhardt to be developed separately and independently of one another

O23. To respond to the topography of the site.

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O24. To maintain the varied character of the area by ensuring new development is complementary in terms of its architectural style, built form and materials, and the varied streetscape derived from the prevailing small lot residential sub-division pattern of the surrounding street.

O25. To promote building styles that enhance and contribute to the identity of the neighbourhood.

O26. To protect and enhance the residential amenity of dwellings on adjoining sites.

O27. To protect and enhance the heritage landscape setting of Allen Street.

O28. To maintain and enhance the streetscape of Flood Street including landscape elements.

Public domain

O29. To contribute to a public domain that maximises safety and security.

O30. To improve the amenity and overall appearance of Allen Street and Flood Street.

O31. To reduce the visual impact of new development above the existing predominant street scale of one and two storey houses.

O32. To protect and enhance the heritage landscape setting of Allen Street.

O33. To ensure the retention of the heritage listed street trees of Brush Box on Allen Street.

O34. To ensure new plantings and hard landscape elements complement the desired future character

Building height and bulk

O35. To ensure future development responds to the existing and future scale and character of the streetscape and surrounding area.

O36. To maintain solar access and amenity to surrounding residences, the public domain and development within the site.

O37. To minimise overshadowing of surrounding properties and public domain.

O38. To minimise visual impacts of building bulk on neighbouring and nearby properties.

O39. To integrate new buildings with the scale and character of the streetscape and surrounding area through transition of building height reflected in the number of storeys.

Building setbacks and articulation

O40. To ensure that buildings have adequate separation to minimise visual bulk and to ensure adequate amenity within the site.

O41. To maintain solar access and amenity to surrounding residences, the public domain and development within the site.

O42. To ensure that the building mass and articulation along Allen Street and Flood Street complements the articulation and character of the street, including breaks between buildings.

O43. To minimise visual impacts of the buildings on neighbouring properties.

Building separation

O44. To ensure that buildings have adequate separation to minimise visual bulk and to ensure adequate amenity within the site.

O45. To ensure the development is equitable across land ownership.

O46. To assist with development legibility and wayfinding.

Building materials and finishes

O47. To ensure that buildings have a high-quality appearance and have regard to the character of the surrounding area.

Design of building elements

O48. To ensure that fronts, backs and tops of buildings have a high-quality appearance and have regard to the character of the surrounding area.

Activation of street frontages

O49. To activate the street by orientating ground floor living spaces to street frontages.

O50. To provide active street frontages with individual residential address points for all ground floor units along Allen and Flood Streets.

Open space

O51. To provide residents with areas of private open space of a size and shape that meets the users' requirements for relaxation and recreation.

O52. To ensure there is clear delineations between communal and private open space within the development.

O53. To meet the principles of Crime Prevention Through Environmental Design in the design of communal open spaces.

Deep soil and podium planting landscaped areas

O54. To improve the amenity of the existing residences and those of the new development by providing a deep soil landscaped area between properties.

Environmental performance

O55. To ensure that a high level of sustainability is achieved by requiring a higher standard to be achieved than would typically apply to such development.

O56. To maximise Green Star rating for the new development.

Drainage and water management

O57. To integrate water sensitive urban design into the development to reduce peak stormwater flows downstream, minimise transport of pollutants into waterways and maximise water recycling.

Vehicular access and parking

O58. To ensure that building vehicular access and egress points are best located to reduce potential for traffic conflict.

O59. To ensure that the two land ownerships can be developed separately and independently of one another.

O60. To ensure that vehicular access points are well-designed and secondary to pedestrian routes.

O61. To ensure adequate parking is provided.

Controls

Public domain

C42. Provide landscaping, mature street trees and paving on Allen Street and Flood Street to improve pedestrian amenity and reduce conflict between pedestrians and vehicle movements.

C43. Design electricity infrastructure to be easily accessible and to avoid adverse visual or physical impacts on the streetscape.

C44. Design ground-floor private open space at the street frontage to contribute positively to the streetscape.

Building height and bulk

C45. Design development to comply with the maximum building height (3–6 storeys) and the building locations and envelopes shown in Figures 4.13.3 and 4.13.4.

C46. All buildings are to be integrated with the scale and character of the surrounding neighbourhood.

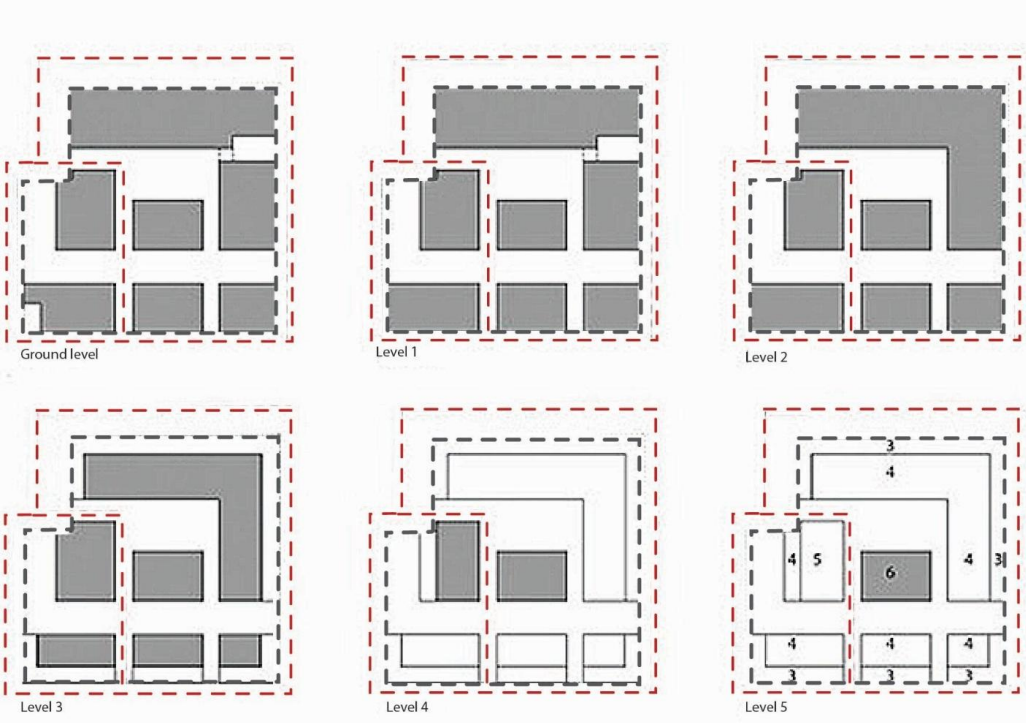


Figure 4.13.3 Maximum height in storeys

Building separation, setbacks and articulation

C47. Provide building setbacks and separations and maintain a minimum 3 m setback from internal lot boundaries, consistent with Figure 4.13.4

C48. Provide breaks in the street walls fronting Allen Street and Flood Street in accordance with Figure 4.13.4

Inner West Development Control Plan: Part 4 Place Specific Controls

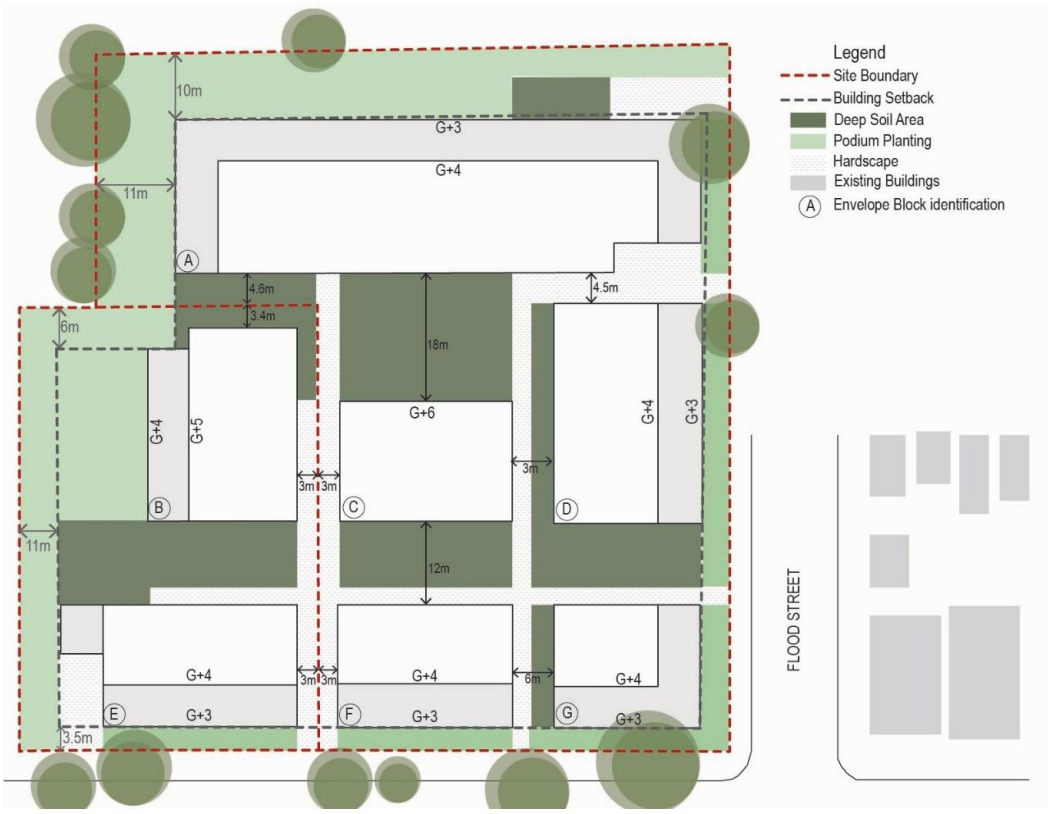


Figure 4.13.4 Building heights and setbacks

Building materials and finishes

C49. Building and landscape materials are to be:

a) Fit for purpose

b) Reflect the Desired Future Character Statement

c) Responsive to climatic conditions

d) Durable to ensure long term quality and sustainability of the development

C50. Any building with a wall greater than 20m in length is to include building material palette options, architectural fenestration elements and insets to articulate the façade and delineate visual massing of buildings.

Design of building elements

C51. Building design is to be contemporary but responsive to the form, scale and articulation of the local streetscapes.

C52. Buildings and landscape elements, including balconies, entries, rooflines and screening, are to contribute to the character of the streetscape, enhance opportunities for visual supervision of

the public domain, reduce overlooking, enhance residential amenity and make a positive contribution to place identity.

C53. The finished floor level of ground floor dwellings are to be a maximum of 1m above natural ground level at the street frontages.

C54. Where the topography results in basement walls exceeding 0.5m above natural ground level, high quality planting or materials are to be used to minimise visual impacts.

Activation of street frontages

C55. Ground floor living spaces are to face and address the street.

C56. Ground floor dwellings are to provide individual front-door entries directly accessible from the street or a publicly accessible path, to support street activation and passive surveillance.

C57. Residential frontages maximise surveillance of the public domain and reinforce an active street environment.

C58. Fencing along the Allen Street and Flood Street frontages are to be visually permeable and reflect the established character of the area.

Open space

C59. Provide open space comprising at least 40% of each site at 141 Allen Street and 159 Allen Street, as shown in Figure 4.13.5.

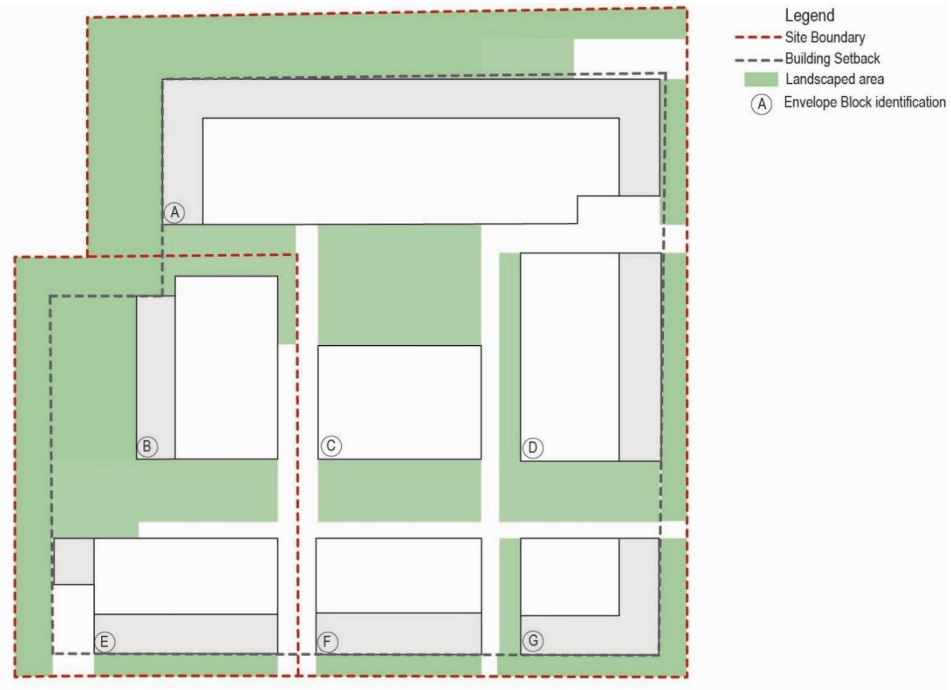


Figure 4.13.5 Landscaped area

Inner West Development Control Plan: Part 4 Place Specific Controls

C60. Communal open space is to maximise useable flat areas and be accessible to all residents

C61. Design balconies and terraces to:

a) Integrate with the building's architecture

b) Provide a minimum width of 2.5 metres

c) Locate directly off the main internal living area of the dwelling

d) Not encroach on the public domain

e) Preferably face north

C62. Use private open space to provide a buffer between dwellings and communal open space.

Deep soil and podium planting landscaped areas

C63. *Deep soil zones* and podium planting areas are to be provided in accordance with Figure 4.13.6.



Figure 4.13.6 Deep soil and podium planting landscaped area

C64. Provide *deep soil zones* along the site boundaries as detailed in the Table 4.13.1 except adjacent to vehicle entry ramps as shown in Figure 4.13.6.

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Table 4.13.1 Minimum widths for deep soil landscaping

Location	Minimum Width	Exception
Northern Boundary	10 m	May reduce to 4 m at vehicle entry ramps
Western Boundary	m	

C65. Landscape all *deep soil zones* with appropriate landscaping, including canopy trees selected to minimise overshadowing.

C66. A landscape Plan of Management/Maintenance Plan is to be submitted with the Development Application.

Environmental performance

C67. Address the site's environmental sustainability by considering the following matters in Table 4.13.2.

Table 4.13.2 Environmental Sustainability Requirements

Theme	Requirement
Energy	Reduce energy demand, improve energy efficiency, and support on-site renewable generation.
Water	Reduce potable water use; incorporate water reuse systems and alternative water sources.
Management	Apply sustainable development principles throughout the project lifecycle.
Indoor air quality	Enhance building performance and support occupant wellbeing.
Transport	Reduce demand for private car usage and support alternative forms transportation
Materials	Reduce resource consumption through material selection, reuse, and responsible management.
Emissions	Mitigate pollution to air, water and local ecosystems arising from buildings and building services.
Innovation	Incorporate innovations that advance sustainable building outcomes, consistent with Green Star principles.

Vehicular access and parking

C68. Locate two vehicular access/egress points as shown in Figure 4.13.7, with one access point on Allen Stret and the other on Flood Street.

C69. Set back ramps and excavation for vehicle access and egress a minimum of 4.5 m from the property boundary to enable high-quality urban design outcomes in the streetscape.

C70. Provide vehicular access and egress with a minimum width of 6 m.

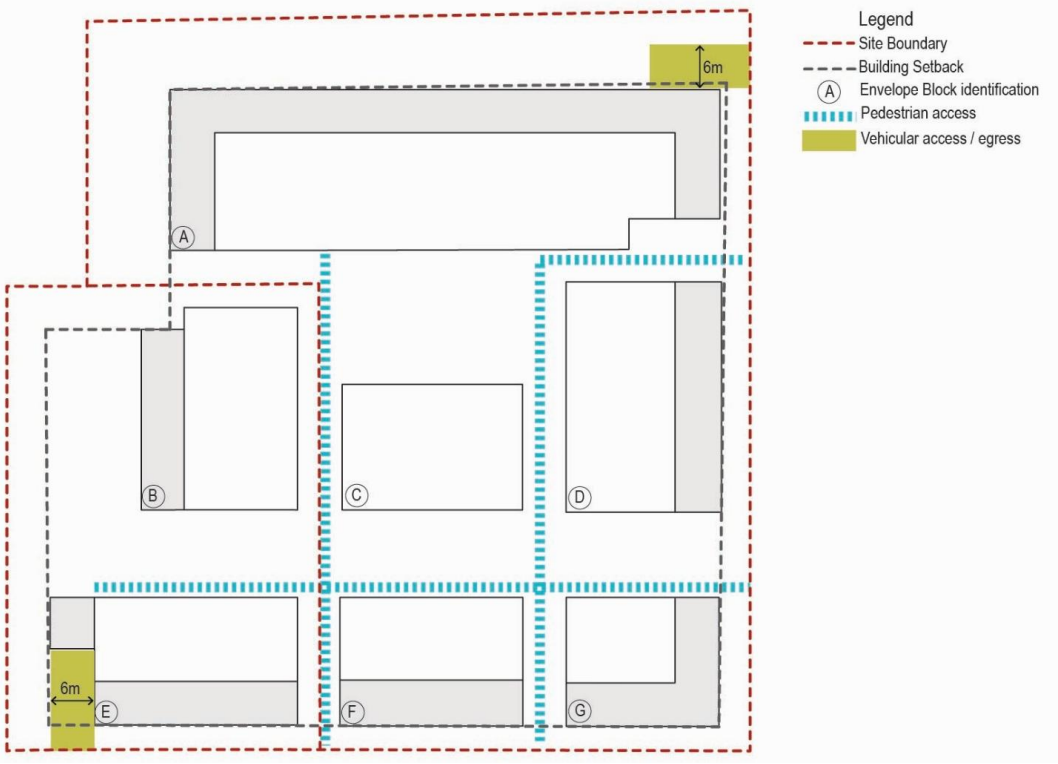


Figure 4.13.7 Vehicular and pedestrian access

4.13.4 (F) Leichhardt Service Centre Precinct

Objectives

O62. To deliver a civic and community-focused precinct that reinforces the Marion Street–Wetherill Street civic block.

O63. To integrate high-quality community infrastructure, including a new library and municipal administration facilities, with complementary residential development.

O64. To ensure new development responds to the established and desired future scale, character and civic prominence of surrounding streets and buildings.

O65. To protect the visual prominence of Leichhardt Town Hall, particularly the clock tower, by ensuring subservient built form and appropriate setbacks.

O66. To achieve built form outcomes that support amenity, visual quality, and compliance with building standards and apartment design requirements.

O67. To provide a flexible but clear access strategy that balances servicing needs with a safe, active and high-quality public domain.

Inner West Development Control Plan: Part 4 Place Specific Controls

Controls

C71. Design the redevelopment of the Leichhardt Service Centre site in accordance with the controls in Figure 4.13.8. Where there is inconsistency between Figure 4.13.8 and the controls below, they control prevail.

C72. Provide predominantly community uses on the site, including:

a) a minimum of 2,000 m² of library floor space, and

b) a minimum of 2,000 m² of municipal administration (office) space

C73. Site the library on Marion Street to reinforce the civic presence of the block and to coordinate with Leichhardt Public School and Leichhardt Town Hall.

C74. Locate municipal administration uses at the ground and first floor levels fronting Wetherill Street to continue the established civic character created by the Post Office and Uniting Church.

C75. Any residential development provided as part of a mixed-use development must complement, and not detract from, the civic identity, public function and prominence of the community and municipal uses on the lower levels.

C76. Align street wall heights with those of adjacent buildings to reinforce a cohesive streetscape and human scale.

C77. Set back storeys above two storeys a minimum of 3 m from the street frontage to reduce visual bulk and provide a transition in scale.

C78. Ensure the overall building height remains visually subservient to the Leichhardt Town Hall clock tower to retain its ongoing prominence in the local skyline.

C79. Provide vehicular site access from Wetherill Street, limiting vehicular access from Marion Street to reduce traffic impacts and support a pedestrian-priority environment.

C80. Design vehicle crossovers to be narrow and consolidated, minimising visual and physical disruption to the footpath and streetscape.

Inner West Development Control Plan: Part 4 Place Specific Controls

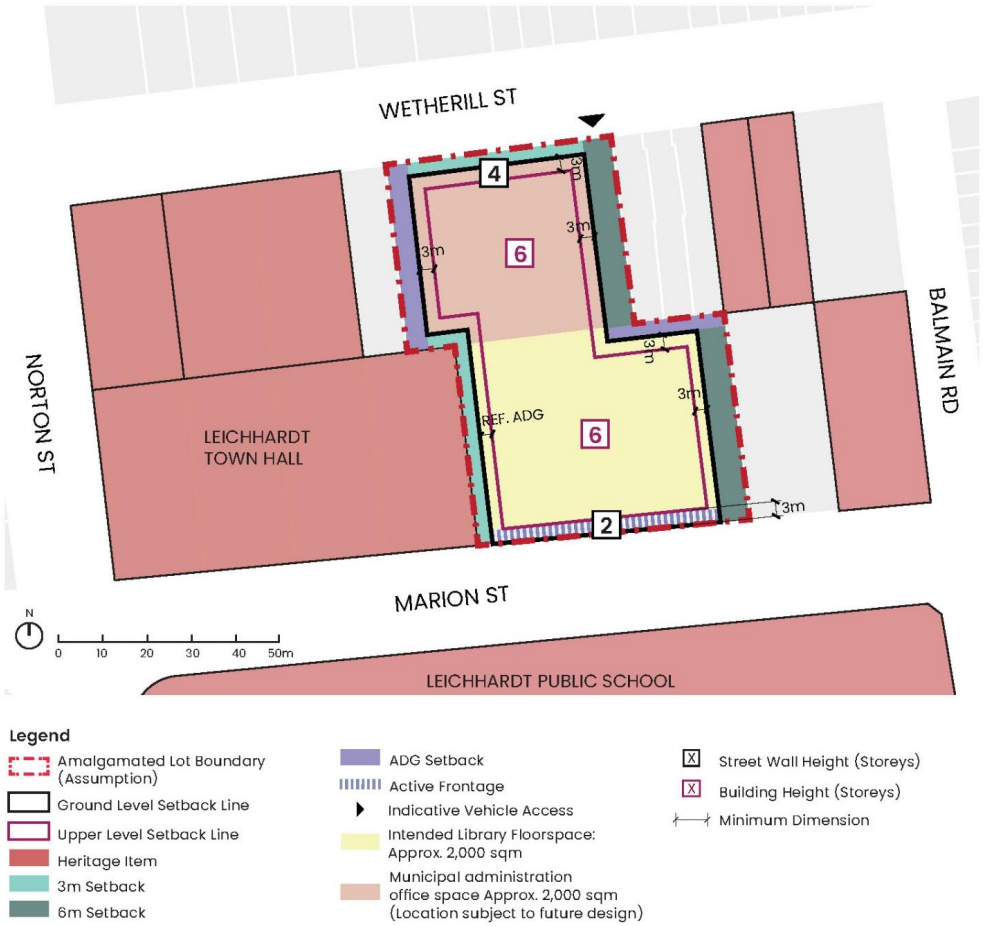


Figure 4.13.8 Leichhardt Service Centre Precinct – Diagram of controls

4.13.4 (G) Marion Street Precinct

Objectives

O68. To maintain a cohesive streetscape along Marion Street.

O69. To prioritise pedestrian safety and amenity along the Marion Street frontage by minimising vehicle access points.

O70. To consolidate and manage vehicle access through rear lanes and shared entry points to reduce the impact of crossovers on the public domain.

O71. To enable future development to contribute to a connected laneway network that supports access, servicing and long-term site functionality.

O72. To ensure that development responds to the desired future access layout while maintaining flexibility for varying site configurations.

Inner West Development Control Plan: Part 4 Place Specific Controls

Controls

C81. Maintain a 2-storey street wall height to Marion Street.

C82. Provide vehicle access from existing laneways for parking, servicing and loading, where available. Do not provide vehicle access from Marion Street.

C83. Where no laneway exists, set back development as required to allow for the future delivery of a laneway in accordance with strategic access plans.

C84. Locate vehicular access points in accordance with Figure 4.13.9.

C85. Consolidate vehicle access points between adjoining developments where practical to minimise the number of crossovers.

C86. Ensure site access allows pedestrian movement along Marion Street that is continuous, unobstructed, and prioritised in both design and operation .



Figure 4.13.9 Marion Street Town Centre Access Guide

4.13.4 (H) Catherine Street Precinct

Objectives

O73. To establish a consistent and cohesive streetscape that maintains a human-scale built form.

Inner West Development Control Plan: Part 4 Place Specific Controls

Controls

C87. The front setback to residential buildings of 3 or more storeys is 1.5m if the prevailing street setback is less than 3m. Otherwise it is 3m.

4.13.4 (I) Whites Creek Lane Precinct (Leichhardt)

Objectives

Note 1: General controls for ancillary structures that front laneways are contained within Part 3.2.4 of this DCP.
Note 2: This section applies to lots in Leichhardt that share a boundary with Whites Creek Lane.

O74. To retain the unique character of Whites Creek Lane.

O75. To ensure that future development does not unreasonably impact upon the amenity of adjacent properties and the 'lanescape'.

O76. To maintain the sympathetic, low-density residential development along Whites Creek Lane.

Controls

C88. Dwellings are discouraged on land fronting the lane where sites have a frontage of less than 5m and where the carriageway width is less than 5m.

C89. Development is to respond to the streetscape and adjoining development.

Note: The lane reverts to a service character in several sections along its length.

C90. New buildings or alterations and additions fronting the lane are to be unobtrusive from the primary street.

C91. Vehicular, pedestrian and servicing access are to be retained to the rear of all existing properties, with separate pedestrian access to the lane for any new dwellings.

C92. The potential to provide car parking to the existing uses is to be retained with any future development.

C93. Ensure sites that adjoin Whites Creek Lane:

a) Adopt low-density residential development

b) Avoid frontages onto Whites Creek Lane

c) Exclude vehicular access via Whites Creek Lane

d) Respond to the existing laneway width

e) Respect the historical and functional significance of Whites Creek

f) Maintain the laneway's highly vegetated appearance

4.13.5 Heritage

This section contains objectives and controls that apply to the Heritage Conservation Area listed below and shown in Figure 4.13.10.

- Parramatta Road Heritage Conservation Area apply to the land listed as C35
- Albert Street Heritage Conservation Area apply to the land listed as C55
- Leichhardt Street/Stanley Street Heritage Conservation Area apply to the land listed as C56
- Excelsior Subdivision Heritage Conservation Area apply to the land listed as C57
- Scarvell Estate Heritage Conservation Area apply to the land listed as C58
- Wetherill Estate Heritage Conservation Area apply to the land listed as C59
- Whaleyborough Estate Heritage Conservation Area apply to the land listed as C60

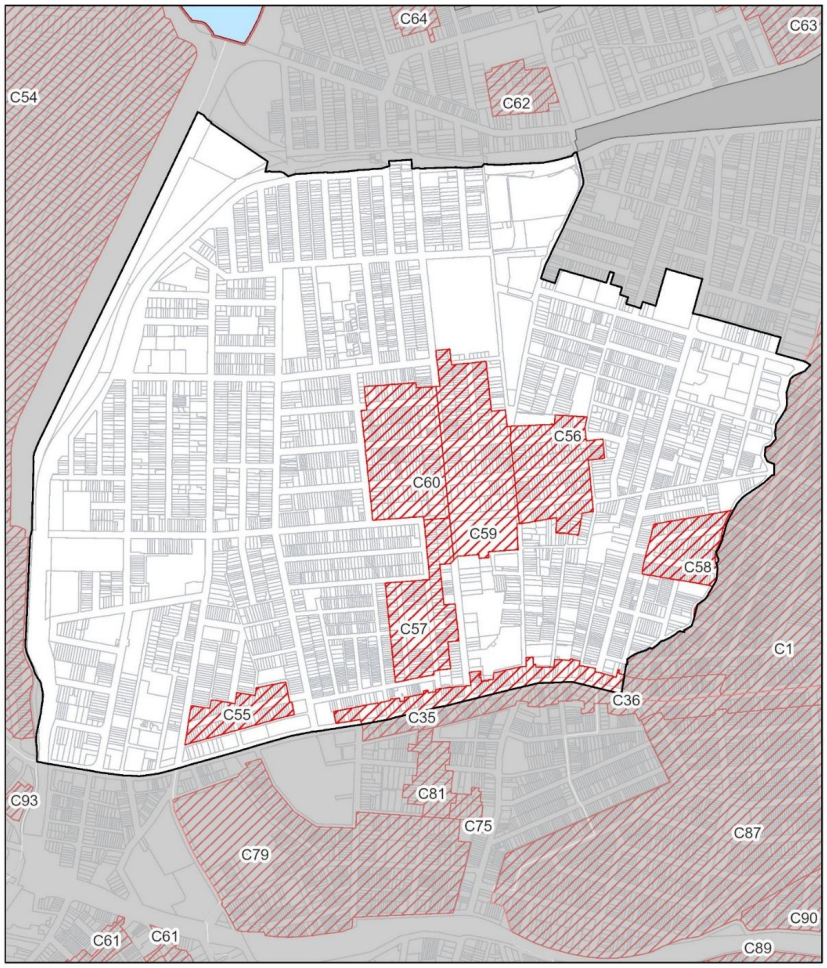


Figure 4.13.10 Leichhardt Neighbourhood – Heritage Conservation Areas

4.13.5 (C35) Parramatta Road

The Parramatta Road corridor is historically significant as one of Sydney's oldest and most important transport routes, illustrating the evolution of retail and commercial development from the late 19th century through the Inter-War period. While few original shopfronts remain, the continuous building lines, intact upper facades, and landmark corner hotels contribute to a strong streetscape character. The area reflects historic subdivision patterns and the adaptation of built forms to changing commercial needs.

Key Features:

- Continuous two-storey commercial buildings from Victorian, Federation, and Inter-War periods with shops below and residences/offices above.
- Strong linear streetscape along Parramatta Road with parapets, balconies, and suspended awnings.
- Landmark corner buildings including Goodman's Building and Empire Hotel.
- Victorian Italianate villas near Johnston and Albion Streets; mix of terraces, semi-detached and freestanding houses (1880s–1930s) plus pre-WWII flats.
- Rich architectural detailing: iron fences, coloured tiles, mouldings, verandah awnings; brick walls with terracotta/slate roofs.
- Rear service lanes and industrial buildings acting as buffers; remnants of corner shops.
- Streetscape elements: sandstone kerbs/gutters, skyline chimneys and finials, street planting along wider streets (notably Annandale Street).

Objectives

O77. To facilitate development that is consistent with statement of significance and controls for Parramatta Road Heritage Conservation Area.

Controls

C94. Retain the following elements that define the heritage significance:

a) Traditional late nineteenth-century shop-top building forms.

b) Building typology, form and detailing that is appropriate to the original architectural style and period.

c) Street elevations articulated into regular vertical bays that reflect historic lot subdivision patterns.

d) Zero front and side setbacks maintaining a continuous historic street wall.

e) Two-storey parapet scale to the street frontage.

f) Integrity of the skyline, including parapet lines and detailing when viewed from Parramatta Road and key oblique viewpoints.

g) Rear lane servicing and vehicle access, preserving the integrity of primary street façades.

Inner West Development Control Plan: Part 4 Place Specific Controls

4.13.6 (C55) Albert Street Heritage Conservation Area

This Heritage Conservation Area illustrates Leichhardt's development between 1871 and 1891, with most housing built in a short period from 1903–1914 following the 1890s Depression, and a few later buildings from the 1920s.

The area is valued for its uniform collection of single-storey houses from the early 20th century, complemented by mature Brush Box street trees. Its subdivision pattern reflects the Width of Streets and Lanes Act 1881, providing wide streets and laneways for future services, and demonstrates the influence of Parramatta Road and original land grant boundaries on street alignment

It also illustrates housing affordable to tradesmen and skilled workers in the post-Depression period, the use of quality face brick and skilled craftsmanship, and the later intrusion of small industries during the Great Depression

Key Features:

- Uniform streetscape of single-storey houses from 1903–1914
- Mature Brush Box street planting
- Wide streets and laneways complying with the 1881 Act
- Subdivision layout influenced by Parramatta Road and original land grants
- Evidence of affordable housing for tradesmen and skilled labourers
- Use of quality face brick and fine detailing
- Later industrial buildings reflecting economic changes during the Great Depression

Objectives

O78. To facilitate development that is consistent with statement of significance and controls for Albert Street Heritage Conservation Area

Controls

C95. Retain the following elements that define the heritage significance:

a) All pre-1930s buildings, except Nos. 3 and 49A Albert Street and 1 Flood Street

b) Tree planting in carriageway

c) Single-storey scale of buildings

d) The three timber single-fronted cottages in the street

4.13.6 (C56) Leichhardt Street/Stanley Street Heritage Conservation Area

The Leichardt Street/Stanley Street Heritage Conservation Area is of local heritage significance for its association with Leichhardt's suburban growth during the late 19th and early 20th centuries. It illustrates Sydney's early suburban development from the 1890s to the 1910s, with later infill housing from the 1930s. The streetscape is valued for its cohesive scale, face brick construction, small front gardens, and mature street planting, while decorative elements such as towers, terracotta ridging, and Art Deco glass in Stanley Street express the social aspirations of its first residents.

Key Features:

- Wide streets (one chain) with grassed nature strips, illustrating the Width of Streets and Lanes Act 1881 impact on subdivision layout
- Regular allotments with some re-subdivision for wider lots
- Predominantly single-storey houses dating from the 1890s–1910s, with 1930s houses in Stanley Street
- Mix of detached, semi-detached, and terrace houses representing a turn-of-the-century artisan suburb
- Face brick construction with occasional render; roofs of unglazed terracotta tiles and slate, showing availability of machine-made bricks and skilled builders
- Decorative elements including towers, glazed tiles, chimneys, terracotta ridging, and Art Deco glass reflecting social aspirations
- Low fences (iron palisade or brick) allowing views of front gardens
- Sandstone kerbs and gutters contributing to historic character
- Street planting of native trees and shrubs enhancing aesthetic significance

Objectives

O79. To facilitate development that is consistent with statement of significance and controls for Leichhardt Street / Stanley Street Heritage Conservation Area.

Controls

C96. Retain the following elements that define the heritage significance:

a) All pre-1939 buildings

b) Green garden space to residential buildings

4.13.6 (C57) Excelsior Subdivision Heritage Conservation Area

The Excelsior Subdivision Heritage Conservation Area is of local heritage significance as one of a number of conservation areas that collectively illustrate the character of Sydney's early suburbs and Leichhardt's suburban and commercial growth, particularly between 1871 and 1891, with pockets of infill up to the late 1930s. It is a very intact example of boom-period development in the 1890s, complemented by later infill prior to World War II. Through its hierarchy of roads and buildings, the area demonstrates the social hierarchy of a Victorian suburb and its interdependence. The area retains a

cohesive streetscape of late Victorian houses and commercial buildings with rich architectural detailing, enhanced by some reinstated verandahs, balconies, and awnings.

Key Features:

- Hierarchical street layout and building types reflecting Victorian social structure
- Intact late Victorian boom-period suburb and commercial strip with rich architectural details
- Subdivision pattern that, along with Elswick Estate, shaped Leichhardt's urban form
- Mix of residential and commercial buildings with reinstated verandahs, balconies, and awnings
- Pockets of infill housing dating to the 1930s, prior to World War II
- Consistent scale and materials typical of the 1890s, including face brickwork and decorative detailing

Objectives

O80. To facilitate development that is consistent with statement of significance and controls for Excelsior Subdivision Heritage Conservation Area.

Controls

C97. Retain:

a) All other pre-1939 buildings

b) Reinstatement of external form and materials of any of buildings show on original Water Board surveys that have suffered unsympathetic change are to be encouraged where evidence of original/early form or materials can be verified

c) All corner stores and encourage their restoration. Consider small scale commercial/ professional uses for these buildings as a reference to their original uses. Commercial uses of residential buildings, except those in the Commercial zone, are to not be encouraged.

4.13.6 (C58) Scarvell Estate Heritage Conservation Area

The Scarvell Estate Heritage Conservation Area is of local heritage significance as one of a number of conservation areas that collectively illustrate the nature of Sydney's early suburbs and Leichhardt's suburban growth, particularly between 1871 and 1891, with pockets of infill up to the late 1930s. This area was developed over a short period between 1902 and c.1910 and is significant for its surviving development from that time. Through its subdivision pattern and the scale, shape, siting, and materials of its buildings, it provides a very intact example of an early twentieth-century tradesmen's suburb. Architectural embellishments reflect the social aspirations of its first residents, while the streetscape is valued for its unified collection of single-storey houses and distinctive roof forms

Key Features:

- Subdivision pattern and building scale typical of early twentieth-century tradesmen's suburbs
- Cohesive streetscape of single-storey houses almost exclusively from 1902–1910

- Strong visual rhythm created by alternating gables and hips with V-shaped spaces between roofs
- Decorative skyline of ridges and chimneys, particularly prominent along the southern boundary
- Architectural detailing expressing social aspirations of original residents
- Use of machine-made face bricks, illustrating their ready availability in Sydney by the early twentieth century

Objectives

O81. To facilitate development that is consistent with statement of significance and controls for Scarvell Estate Heritage Conservation Area.

Controls

C98. Retain all existing buildings, except the 1960s flats

4.13.6 (C59) Wetherill Estate Heritage Conservation Area

The Wetherill Estate Heritage Conservation Area is of local heritage significance as one of a number of conservation areas that collectively illustrate Sydney's early suburban growth and Leichhardt's development from the 1870s to the 1930s. It includes civic, ecclesiastical, commercial, and residential buildings, reflecting sixty years of architectural evolution. The subdivision pattern, together with the adjoining Whaleyborough Estate, defines the layout of central Leichhardt. Elevated land at Marion and Norton Streets provides a focal point for landmark public buildings, contributing to the area's aesthetic prominence. The progression from weatherboard to plaster and face brickwork demonstrates changing construction practices and the increasing sophistication of Sydney brickmaking during this period

Key Features:

- Roads, lanes, and subdivision pattern that shaped central Leichhardt
- Landmark public buildings on high ground at Marion/Norton Streets
- Variety of building types: civic, ecclesiastical, commercial, and residential
- External finishes showing material progression: weatherboard, plaster, brown and blue face brick
- Rare surviving weatherboard structures illustrating early suburban fabric

Objectives

- To facilitate development that is consistent with statement of significance and controls for Wetherill Estate Heritage Conservation Area.

Controls

C99. Retain the following elements that define the heritage significance:

a) All pre-1939 buildings

b) All street planting schemes. Reinstate individual trees where they have been lost

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C100. All existing landmark buildings in the area and their settings. Find new sympathetic uses for these buildings if the original use are to be closed

4.13.6 (C60) Whaleyborough Estate Heritage Conservation Area

The Whaleyborough Heritage Conservation Area is of local heritage significance as one of a number of conservation areas that collectively illustrate Sydney's early suburban growth and Leichhardt's development between 1871 and 1891, with later infill up to the late 1930s. It is notable for its surviving development from the 1880s and 1890s, which gives the area its distinctive character. By the late 1930s, all allotments appear to have been built upon. The subdivision pattern, together with the adjoining Excelsior Estate to the south, helped define the layout of central Leichhardt. The area demonstrates the evolution of building materials and techniques, from plaster finishes to brown and blue face brick, reflecting increasing sophistication in brickmaking during the late nineteenth century

Key Features:

- Wide roads and a subdivision pattern that shaped central Leichhardt
- Mixture of cottages, terraces, and shops, mostly dating from the 1880s–1890s
- Built form and materials illustrating late nineteenth-century economic pressures for denser, cheaper housing
- Range of external finishes: plaster, brown face brick, and blue face brick showing progression in brickmaking
- Cohesive streetscape reflecting the overlay of original spacious suburban intentions with later density

Objectives

O82. To facilitate development that is consistent with statement of significance and controls for Whaleyborough Estate Heritage Conservation Area

Controls

C101. Retain the following elements that define the heritage significance:

a) All pre-1939 buildings

b) Existing laneways

c) All shops, commercial buildings, and pubs along Norton Street with awnings and original shopfront where remaining

d) All street planting schemes including 1960s crepe myrtle. Reinstate individual trees as part of street planting schemes where they have been lost

e) All existing ecclesiastic or civic buildings in the area. Find new sympathetic uses for them if the original use are to be closed

4.13.6 (C62) Austenham Estate Heritage Conservation Area

The Austenham Heritage Conservation Area is of local heritage significance as one of a number of conservation areas illustrating Sydney's early suburban growth and Leichhardt's development between 1871 and 1891, with later infill up to the late 1930s. Developed rapidly between 1901 and 1910 following the 1890s Depression, the area reflects the influence of the Width of Streets and Lanes Act 1881 on subdivision layout and provides a strong example of a turn-of-the-century tradesmen's suburb. Its cohesive character results from concentrated development and technological advances in brickmaking during the early twentieth century

Key Features:

- Subdivision pattern shaped by the 1881 Act, accommodating single- and double-fronted houses
- Detached and attached dwellings built within a short timeframe (1901–1910)
- Consistent scale, setbacks, and roof forms creating a unified streetscape
- Use of machine-made face bricks, illustrating early twentieth-century construction technology

Objectives

O83. To facilitate development that is consistent with statement of significance and controls for Austenham Estate Heritage Conservation Area

Controls

C102. Retain the following elements that define the heritage significance:

a) All pre-1940 buildings

b) Front gardens and street verge as green garden space

4.13.6 (C64) Campbell Estate Heritage Conservation Area

The Campbell Estate Heritage Conservation Area is of local heritage significance as one of a number of conservation areas illustrating Sydney's early suburban growth and Leichhardt's development between 1871 and 1891, with later infill up to the late 1930s. This area is important for representing the last phase of development from the early 1900s to the 1930s. It provides a strong example of an early twentieth-century middle-class suburb and remains remarkably intact despite some later intrusions and unsympathetic alterations. The cohesive character reflects concentrated development and the widespread use of machine-made face bricks during this period.

Key Features:

- Subdivision pattern accommodating single- and double-fronted detached houses
- Consistent scale, siting, setbacks, and roof forms creating a unified streetscape
- Prominently gabled early twentieth-century houses forming a distinctive rhythm with V-shaped spaces between roofs
- Use of machine-made face bricks illustrating early twentieth-century construction technology

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Objectives

O84. To facilitate development that is consistent with statement of significance and controls for Campbell Estate Heritage Conservation Area

Controls

C103. Retain the following elements that define the heritage significance:

a) All existing pre-1939 buildings

b) Roof gables and decorative posts and batons of the Californian bungalows on Campbell Avenue may be painted using appropriate colours

4.14 Lewisham Neighbourhood

4.14.1 Aboriginal Cultural Heritage

Lewisham is located on the lands of the Gadigal. Gadigal lands extend south of Sydney Harbour (Port Jackson) stretching from South Head to Petersham with part of the southern boundary lying on the Cooks River.

Gadigal Country in Lewisham is part of the broader sub-region known as the Cumberland Plain, known for relatively flat or gently undulating terrain. In this area Ashfield Shale is the main geology with dark grey to black, sideritic claystone – siltstone and laminated fine-grained sandstone and siltstone. The topography in Leichhardt is mainly gently undulating rises on Wianamatta Shale with local relief 10–30 metres and slopes of generally <5% to 10%. Crests and ridges are broad (200–600 metres) and rounded with convex upper slopes grading into concave lower slopes. Rock outcrops are absent. This part of Country holds the human made Hawthorne Canal, a southern tributary of the Parramatta River. Along the Hawthorne Canal the presence of an alluvial valley makes this place predisposed to flood. The original ecological community present in Lewisham is Sydney Turpentine Ironbark Forest. The Gadigal moved through Country following the seasons, practising cultural practices such as tool making, resource collecting, fishing and travelling the waterways on nawi (bark canoes) for thousands of generations of people.

This Country is still used by First Nations Peoples with Gadigal Reserve, located across Lewisham and Summer Hill, serving as an important revegetation space with an Aboriginal sculptural playspace titled Ngaraora. In the 2021 Census, the Australian Bureau of Statistics published that 1.2% of the population of Lewisham identified as Aboriginal and/or Torres Strait Islander.

4.14.2 Existing Character

Lewisham's existing character is defined by its established streetscapes, predominantly featuring Victorian, Federation, and early 20th-century homes with ornate facades, pitched roofs, and verandahs. Tree-lined streets and consistent front setbacks contribute to a cohesive, low-rise residential environment. The suburb's walkable layout, proximity to public transport, and mix of single dwellings, low-rise apartments, and adaptive reuse of heritage buildings reflect its evolution while retaining its historical charm. Recent infill development at Lewisham West has introduced contemporary, higher-density housing, demonstrating how new development can integrate with existing character through appropriate scale, materials, and landscaping

4.14.3 Desired Future Character

The desired future character for the Lewisham Neighbourhood is to respect and retain existing heritage character while allowing high-quality, sustainable urban renewal in of key precincts—including McGill Street, Victoria Street, and Old Canterbury Road—from underutilised land into vibrant, mixed-use communities.

This renewal will be guided by site-specific masterplans prioritising architectural excellence, environmental sustainability, and a diverse range of housing and commercial opportunities. By

concentrating higher density and taller building forms along the GreenWay and near the Lewisham West light rail station, the strategy maximises resident amenity while ensuring sensitive built-form transitions to adjacent heritage conservation areas. The renewal is underpinned by significant public domain investments, including the delivery of new local parks, through-site pedestrian links, and shared zones to enhance permeability and create a safe, active, and people-focused urban environment.

The existing "garden suburb" character, marked by generous garden spaces and mature street tree planting will be maintained and enhanced through the delivery of new local parks, such as the centrally located park in the McGill Street Precinct. Development will integrate with the GreenWay corridor, incorporating bush-regeneration areas and attractive landscaping to improve biodiversity and public amenity. Connectivity will be strengthened through improved permeability to the GreenWay, Lewisham West light rail station, and surrounding suburbs. Shared zones adjacent to the GreenWay will be implemented to enhance pedestrian and cycle safety.

Objectives

O1. To maintain distinctly single storey residential streetscapes that exist within the neighbourhood in R2 low density zoned land

O2. To protect significant streetscapes and/or public domain elements within the neighbourhood including landscaping, fencing, open space, sandstone kerbing and guttering, views and vistas and prevailing subdivision patterns

O3. To ensure orderly development on identified site specific precincts to achieve an efficient and high-quality built outcome, including allotment amalgamations that are not detrimental to achieving the overall masterplan structure

Controls

C1. Development is to enhance and achieve the desired future character of the neighbourhood while retaining elements that contribute to that character and meeting all relevant DCP requirements.

4.14.4 Site specific precincts

Site specific controls apply to the precincts identified in the following list and Figure 4.14.1.

- McGill Street Precinct apply to the land marked 'A'
- Old Canterbury Road at Barker Street Precinct apply to the land marked as 'B'
- Victoria Street (West) Precinct apply to the land marked 'C'
- Victoria Street (East) apply to the land marked 'D'

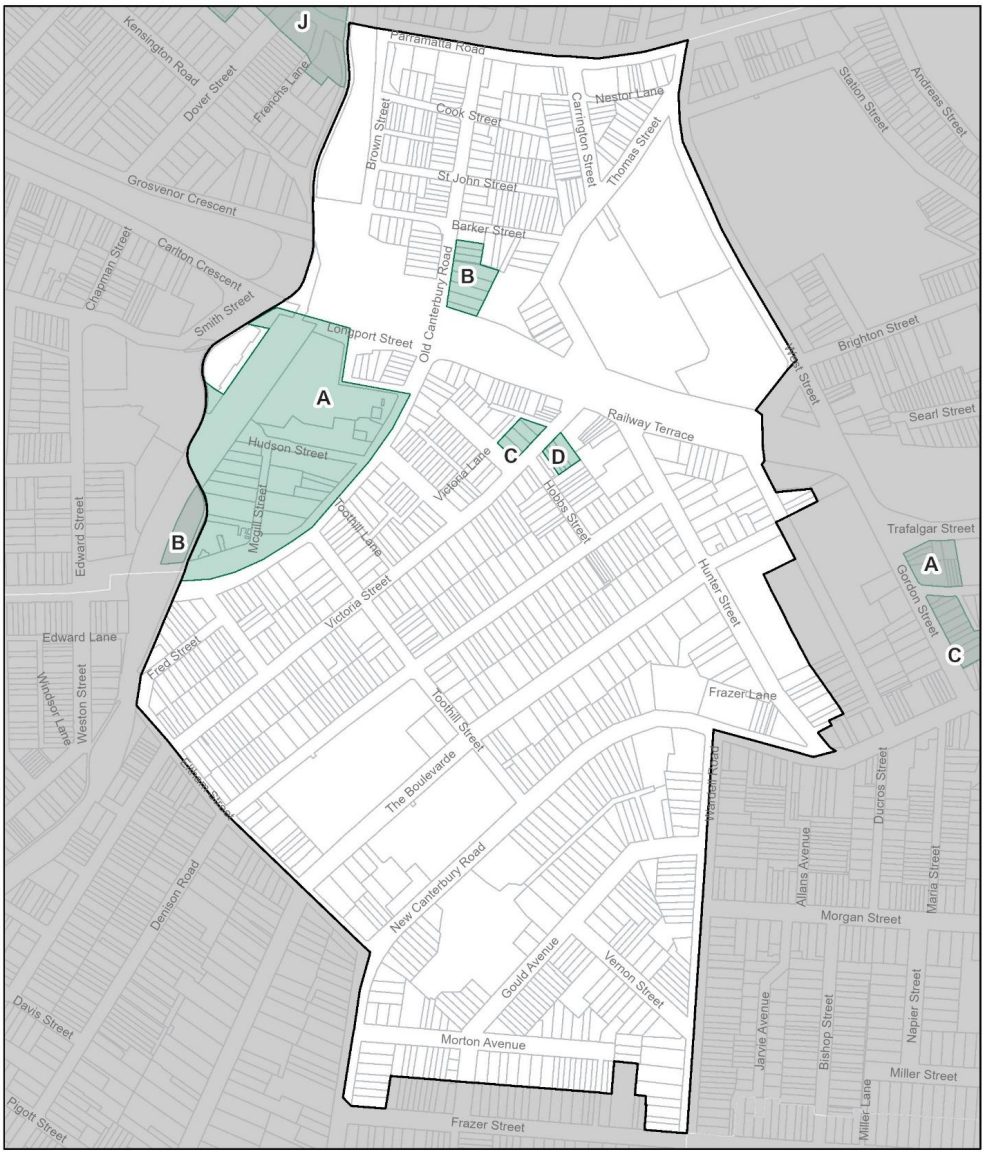


Figure 4.14.1 Lewisham Neighbourhood – Site Specific Areas

4.14.4 (A) McGill Street Precinct

Objectives

O4. To ensure a diversity of uses housing types (affordability, configuration and style), building and architecture, and landscape and open space across the precinct

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O5. To provide community facilities and local employment to support local people and businesses

O6. To provide public open space that acts as a key gathering place for informal leisure and recreation.

O7. To ensure that new development considers and minimises impacts on biodiversity.

O8. To ensure that higher density development demonstrates good urban design, environmental sustainability and provides suitable amenity for occupants and nearby properties.

O9. To encourage redevelopment and increased densities that support high-quality mixed residential and commercial uses.

O10. To encourage ground-floor commercial and retail uses that support a vibrant street environment and increased pedestrian activity.

O11. To provide shared zones that improve pedestrian safety, amenity and flexibility in the use of road space.

O12. To locate higher-density residential development predominantly along the GreenWay to maximise outlook, amenity and access.

O13. To improve movement and access through the precinct and strengthen links to new parks, the GreenWay, the light rail station, and between Summer Hill and Lewisham.

Controls

C2. Undertake development in accordance with the masterplan as shown in Figure 4.14.2 which includes:

a) Upgrading existing streets, creating new streets and providing a new local park

b) Applying ecologically sustainable design to buildings and open spaces to improve water, energy and resource efficiency, support water collection, passive ventilation and solar orientation

c) Integrating development with the GreenWay, including light rail, walking and cycling paths and bush-regeneration areas to achieve an attractive and well landscaped movement corridor

d) Establishing Hudson Street and the new street (extension of Henry Street) as active mixed-use streets with strong pedestrian connections to the GreenWay and light rail station, with active ground-floor uses and dwellings above

e) Providing a centrally located local park that improves access to the GreenWay

f) Creating a new street network that increases permeability and strengthens access to the GreenWay and the light rail station

g) Upgrading public domain areas (including lighting and footpath widening) to improve safety, accessibility and street activation

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h) Providing generally four-storey development, with opportunities for increased height along the GreenWay to minimise impacts on existing adjoining residential areas and maximise amenity and views

i) Configuring building envelopes to define existing and new streets and distribute development appropriately across the precinct



Figure 4.14.2 McGill Street Precinct Masterplan

Traffic and access

C3. Apply the traffic and access strategy shown in Figure 4.14.3 when designing and delivering development.

C4. Provide a shared zone adjacent to the GreenWay as part of development.

C5. Create new streets and extend existing streets as redevelopment occurs.

C6. Locate pedestrian entries on primary streets and separate them from vehicular access points, consistent with Figure 4.14.3.

C7. Limit vehicular access points to a maximum width of 6 metres.

C8. Provide vehicular access to underground car parking from secondary streets where possible, consistent with Figure 4.14.3.

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Figure 4.14.3 McGill Street Precinct Masterplan traffic and access strategy

Note: Final street and footpath widths will be resolved at detailed design stage and may affect achievable floor space. Detailed design will also consider parking, loading, street trees and lighting.

Public domain strategy

C9. Provide shared zones in accordance with Figure 4.14.3 and the guidelines outlined in Table 4.14.1

Note: Shared zones require final approval by Transport for NSW

Table 4.14.1 Shared zone Guidelines

Type	Guidelines
Shared zone	No definition between pedestrian and vehicular zone No kerbline Change of paving indicates parking areas Building uses open towards/spill out onto the zone (such as café tables and chairs) Defined loading and parking zones Ability to introduce street trees

	Ability to introduce two-way bicycle activity

Future land use

C10. Where residential development is permitted in the E3 Zone, ensure it forms part of a mixed-use development in which residential uses comprise no more than 60% of total gross floor area.



Figure 4.14.4 Land use diagram

Site amalgamation

C11. Ensure development conforms with the amalgamation pattern in Figure 4.14.5.

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Figure 4.14.5 Site amalgamation diagram

C12. For Site 1, deliver:

a) a new public open space for local resident

b) new and extended streets to improve access and permeability, especially to Lewisham West light rail station

c) opportunities for taller and denser development adjacent to the new park and GreenWay where amenity and views are greatest

C13. For Site 2, deliver:

a) increased densities to support mixed residential, live/work and commercial/retail uses

b) opportunities for taller and denser development near the pocket park and the GreenWay

C14. For Site 2 (minimum of six properties to amalgamate), key amalgamation criteria include:

a) To encourage redevelopment and increased densities to support mixed residential, live/work as well as some commercial and retail uses

b) To provide opportunities for taller and denser development to occur in the new pocket park and GreenWay where there is greater sense of amenity, views and sense of space

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C15. For Site 3, deliver redevelopment for residential and predominantly commercial uses at lower levels to benefit from Old Canterbury Road exposure and buffer existing light industrial uses to the west.

C16. For Site 4, deliver:

a) mixed residential, retail and commercial uses

b) active ground-floor uses along Hudson Street and Old Canterbury Road to support street activation

C17. For Site 5, deliver:

a) mixed residential, retail and commercial uses

b) active ground-floor uses along Old Canterbury Road

c) amalgamations that do not isolate adjoining sites in ways that prevent development in accordance with the precinct vision

Note: Although the consolidation of all land holdings to achieve Sites 4 and 5 is preferred, these sites can be broken down into smaller amalgamated parcels. The indicative minimum lot amalgamations that can occur within those sites are highlighted in the lot amalgamation diagram

Building Height and Location

C18. Respond to the scale of adjacent detached residential housing by providing appropriate transitions through intermediate-scale development.

C19. Site development within the building footprint area shown.

C20. Ensure maximum storeys comply with Figures 4.14.6–4.14.10.

Inner West Development Control Plan: Part 4 Place Specific Controls



Figure 4.14.6 Building height and location

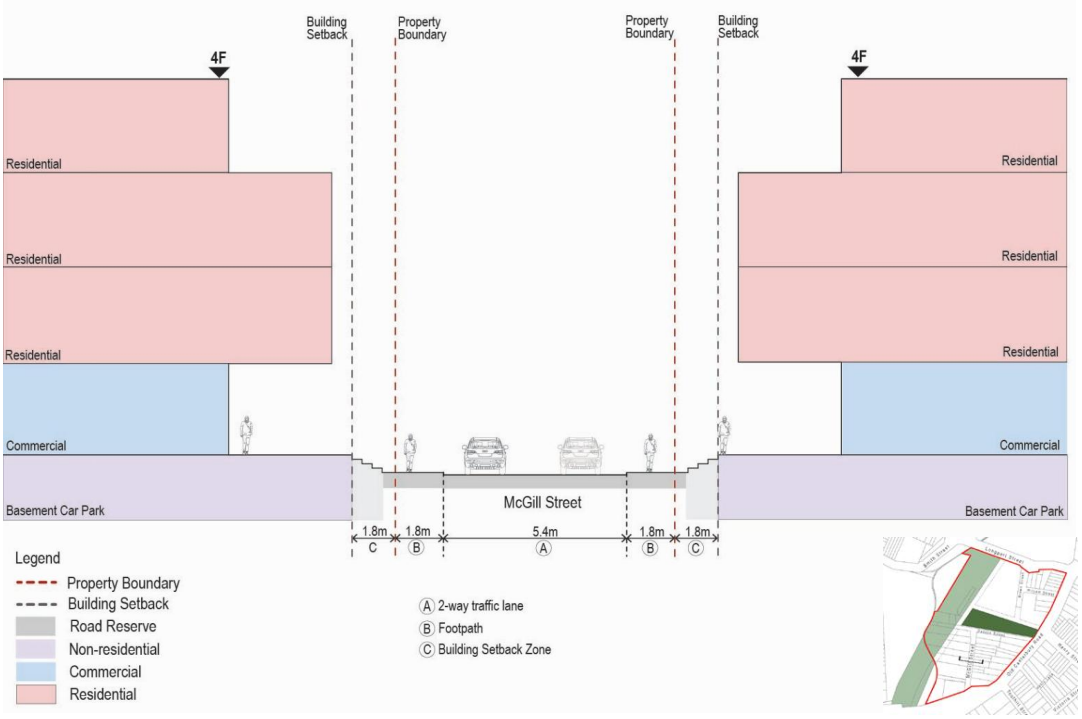


Figure 4.14.7 McGill Street section

Inner West Development Control Plan: Part 4 Place Specific Controls



Figure 4.14.8 The Greenway and the new shared way section

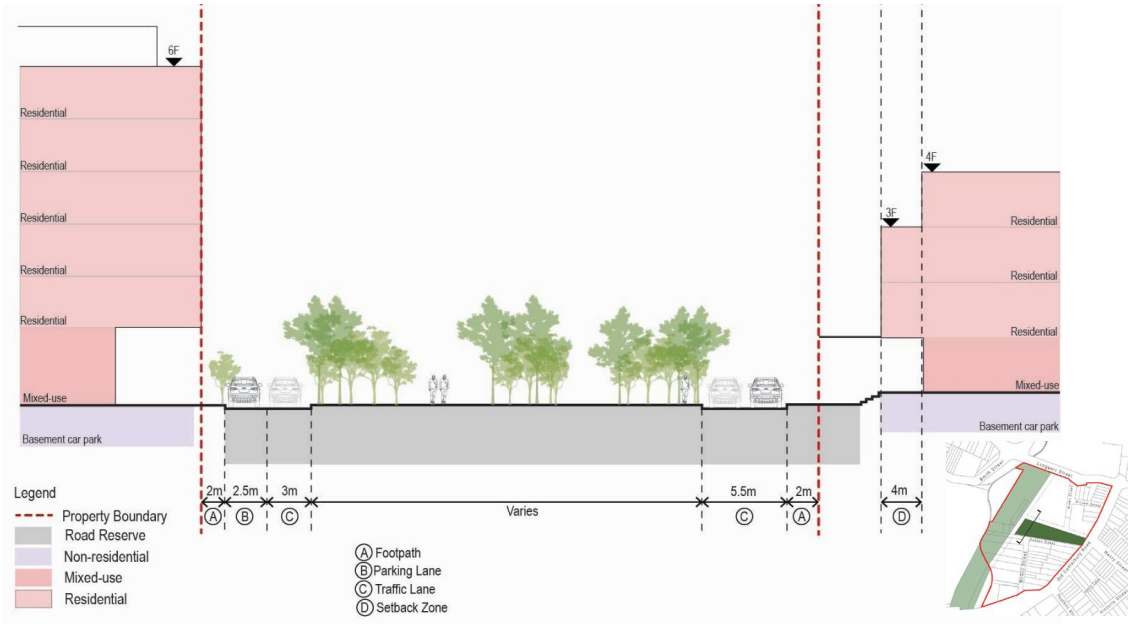


Figure 4.14.9 New local park section

Inner West Development Control Plan: Part 4 Place Specific Controls

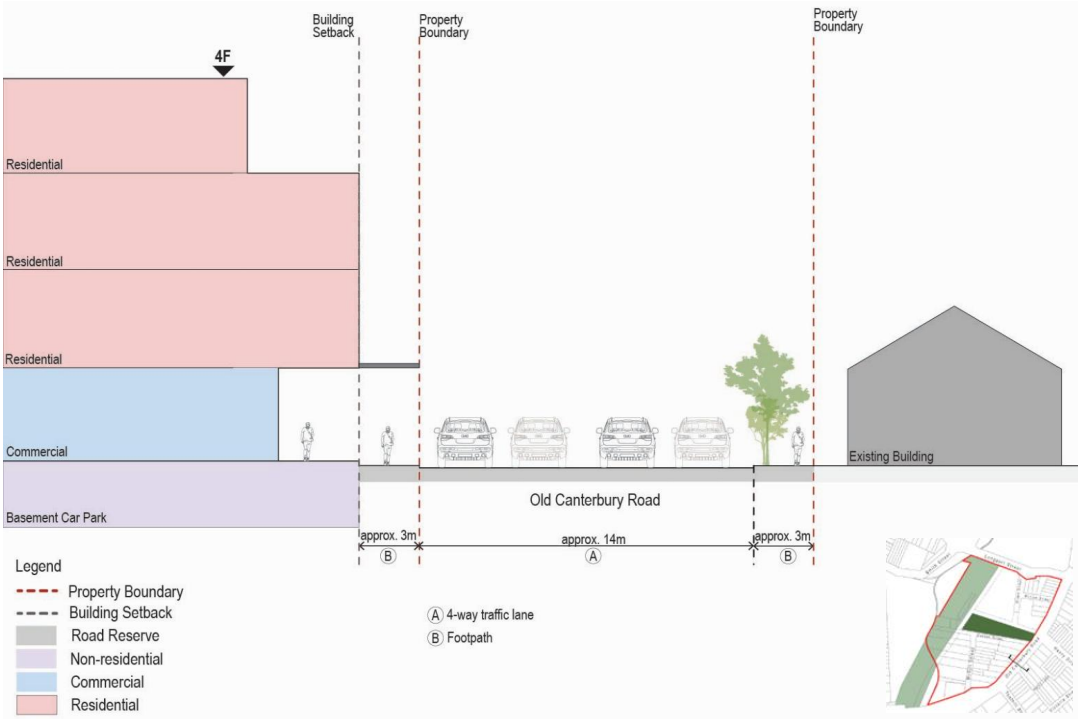


Figure 4.14.10 Old Canterbury Road Section

Public domain interface

C21. Build to the street alignment, or nominated setback, on existing or new streets to reflect an active continuous streetscape.

C22. Observe build-to lines where a consistent street edge is required, including balconies, bay windows and shading devices.

C23. Provide awnings on new development and integrate them with the building's architecture.

C24. Conform to Figure 4.14.11 regarding:

a) Active ground-floor land uses

b) Publicly accessible and dedicated pedestrian links

c) Location of the new local park

d) Ground-level setbacks to protect amenity

e) New streets and rights-of-way

Inner West Development Control Plan: Part 4 Place Specific Controls



Figure 4.14.11 Buildings and public domain

Private open space and building depth

C25. Design siting, orientation, depth and separation in accordance with Figure 4.14.12, including:

a) Maximum building depth of 20 metres (glass line to glass line) to ensure amenity, cross-ventilation and manageable bulk

b) Maximum depth of approximately 18 metres for residential uses; up to 20 metres for mixed-use or commercial buildings to support layout flexibility

c) Communal open space in mid-block locations behind building envelopes

d) Open space sized and designed to be usable, attractive and provide good amenity and outlook

e) Communal open space configured to provide amenity, outlook and visual separation for residents

Inner West Development Control Plan: Part 4 Place Specific Controls



Figure 4.14.12 Building depth and private open space

4.14.4 (B) Old Canterbury Road at Barker Street Precinct

Objectives

O14. To deliver a coordinated masterplanned outcome that reflects the desired future character for the Lewisham Neighbourhood.

O15. To create a street-defining built form with appropriate street wall heights, upper-level setbacks and façade rhythm along Old Canterbury Road and Barker Street.

O16. To achieve high-quality residential and public domain amenity through good solar access, privacy, cross-ventilation, acoustic comfort and outlook, and through sensitive transitions to lower-scale or heritage interfaces.

O17. To support a pedestrian-focused environment by minimising vehicular crossovers, consolidating access points and providing safe, active and well-designed ground-level frontages.

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O18. To integrate landscaping and urban canopy through appropriate deep soil and on-structure planting to improve microclimate, shade and biodiversity.

Controls

C26. Development is to comply with the building locations, heights, setbacks and access points shown in Figures 4.14.13–4.14.14, including:

a) Required lot amalgamation

b) Maximum number of storeys

c) Boundary setbacks

d) Building siting, orientation, and depth

e) Separation of buildings

f) Vehicular entries

Note: Where the figures do not specify a dimension, apply the relevant DCP-wide controls or the Apartment Design Guide as relevant.

C27. Where "street/shallow articulation zones" are shown in Figures 4.14.13–4.14.15:

a) Buildings are to form a continuous street wall to the height shown.

b) Shallow articulations may be used to provide visual interest, within the depth and width ranges indicated in the figures.

c) Blank walls on street frontages must not exceed the lengths indicated in the figures or relevant DCP-wide controls.

C28. Where "courtyard/deep articulation zones" are shown in Figures 4.14.15, buildings are to incorporate deep recesses to break up bulk and improve solar access and outlook.

C29. Upper-level setbacks and roof setback planes shown in Figures 4.14.13–4.14.15 apply to all structures, including open pergolas, sunhoods and privacy screens. Open pergolas must remain outside the setback plane and maintain openness as defined in the DCP-wide provisions.

Inner West Development Control Plan: Part 4 Place Specific Controls



Figure 4.14.13 Amalgamation Plan Diagram – Building site Setbacks



Figure 4.14.14 Amalgamation diagram – Height of building and setbacks

Inner West Development Control Plan: Part 4 Place Specific Controls

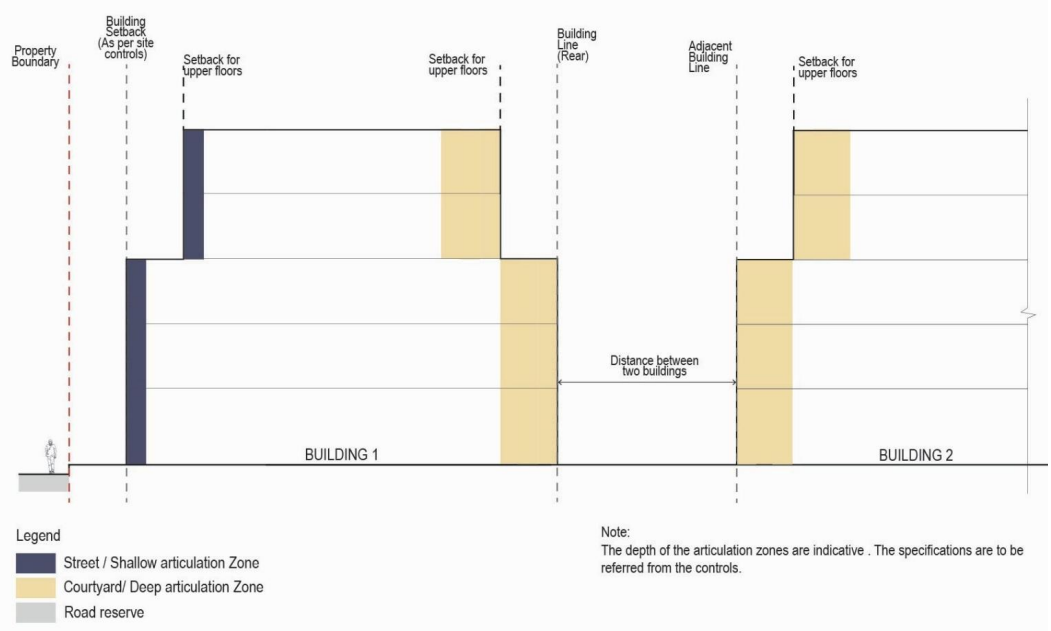


Figure 4.14.15 Articulation zones Section Diagram

4.14.4 (C)Victoria Street (West) Precinct

Objectives

O19. To deliver a coordinated masterplanned outcome that reflects the desired future character for the Lewisham Neighbourhood.

O20. To create a street-defining built form with appropriate street wall heights, upper-level setbacks and façade articulation.

O21. To ensure high-quality amenity, including solar access, privacy, cross-ventilation and outlook, with appropriate courtyard design and building separation.

O22. To provide active, pedestrian-friendly ground-level frontages and minimise vehicular crossovers.

Controls

C30. Upper-level setbacks and roof setback planes shown in Figures 4.14.16–4.14.18 apply to all structures, including open pergolas, sunhoods and privacy screens. Open pergolas must remain outside the setback plane and maintain openness as defined in the DCP-wide provisions.

C31. Development is to comply with the building location, heights, setbacks and access points specified in Figures 4.14.16 and 4.14.18 including:

a) Required lot amalgamation

b) Maximum number of storeys

c) Boundary setbacks

d) Building siting, orientation, and depth

e) Separation of buildings

f) Vehicular entries

g) The location of active land uses and frontages at ground level

C32. Setbacks for upper floor levels and roofs shown in Figures 4.14.16 and 4.14.18 apply to all structures, including open pergolas, sunhoods and privacy screens.

C33. Where "street/shallow articulation zones" are shown in Figures 4.14.16 and 4.14.18:

a) Buildings must form a continuous street wall to the height shown.

b) Shallow articulations may be used to provide visual interest, within the depth and width ranges indicated in the figures.

c) Blank walls on street frontages must not exceed the lengths indicated in the figures or relevant DCP-wide controls.

C34. Where "courtyard/deep articulation zones" are shown in Figures 4.14.16 and 4.14.18, buildings are to incorporate deep recesses to break up bulk and improve solar access and outlook.



Figure 4.14.16 Amalgamation Plan diagram – Building Site setbacks

Inner West Development Control Plan: Part 4 Place Specific Controls

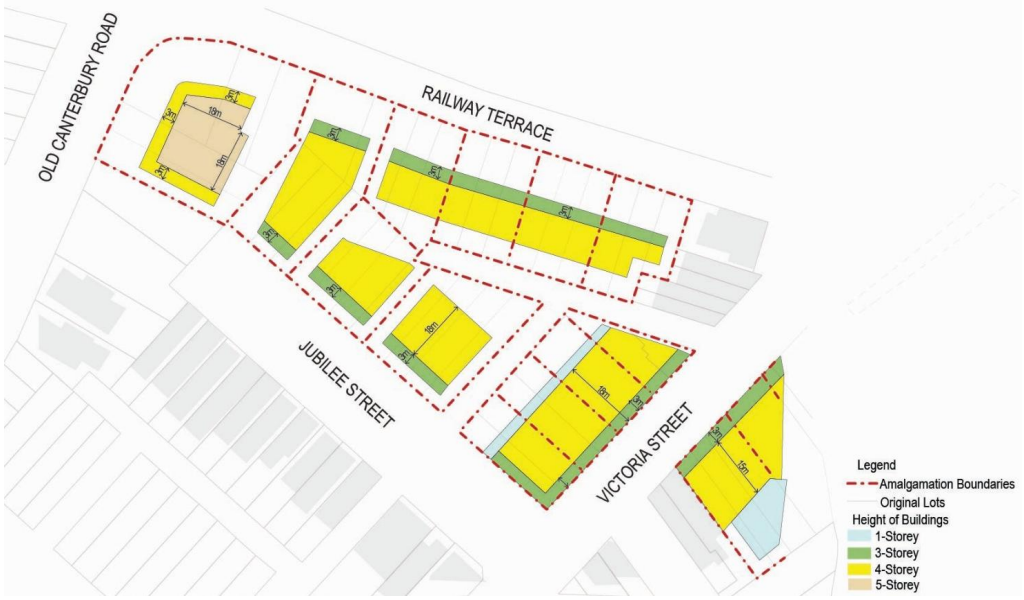


Figure 4.14.17 Amalgamation diagram – Height of buildings and setbacks

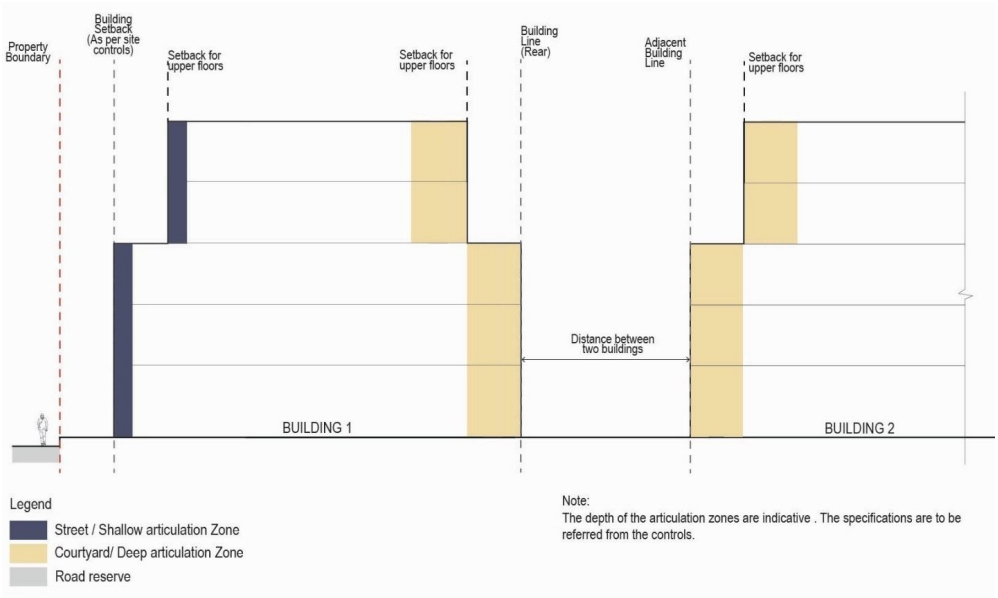


Figure 4.14.18 Articulation Zones Section Diagrams

4.14.4 (D) Victoria Street (East) Precinct

Objectives

O23. To deliver a coordinated masterplanned outcome that reflects the desired future character for the Lewisham Neighbourhood.

O24. To establish a strong street-defining built form through consistent street wall heights, appropriate upper-level setbacks and façade articulation.

O25. To achieve high-quality amenity for dwellings, courtyards and the public domain through appropriate building separation, orientation, massing and deep articulation.

O26. To deliver a publicly accessible through-site link and any required land dedication that improves pedestrian connectivity and permeability.

O27. To support active commercial frontages and lively ground-floor edges along key streets.

Controls

C35. Development is to comply with the location and dimensions specified in Figures 4.14.19 and 4.14.21 particularly in terms of:

a) Lot amalgamation

b) Maximum number of storeys

c) Boundary setbacks

d) Building siting, orientation, and depth

e) Separation of buildings

f) Vehicular entries

g) Through link and land dedication

h) Active commercial frontage

C36. Setbacks for upper floor levels and roofs shown in Figures 4.14.19 - 4.14.21 apply to all structures, including open pergolas, sunhoods and privacy screens.

C37. Where "street/shallow articulation zones" are shown in Figures 4.14.21:

a) Buildings are to form a continuous street wall to the height shown.

b) Use shallow recesses and projections within the indicated depth and width ranges to provide visual interest and fine-grain rhythm.

c) Blank walls on street frontages must not exceed the lengths indicated in the figures or relevant DCP-wide controls.

C38. Where "courtyard/deep articulation zones" are shown in Figures 4.14.19-4.14.21, buildings are to incorporate deep recesses to break up bulk and improve solar access and outlook.

Inner West Development Control Plan: Part 4 Place Specific Controls

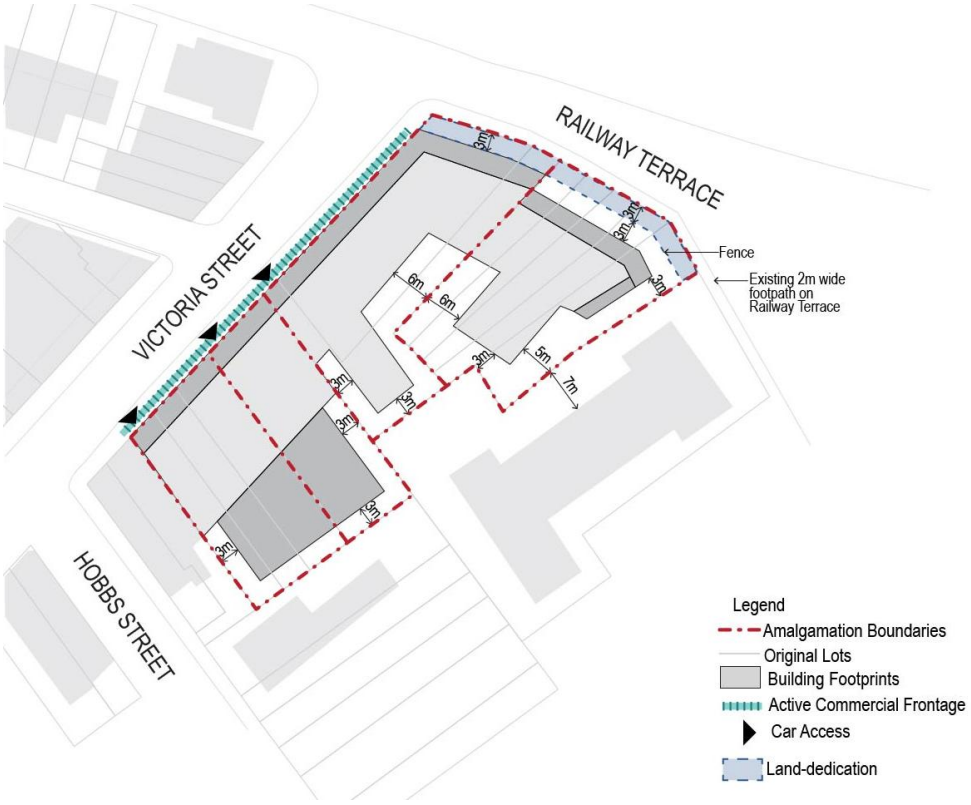


Figure 4.14.19 Amalgamation Plan Diagram – Building Site Setbacks

Inner West Development Control Plan: Part 4 Place Specific Controls



Figure 4.14.20 Amalgamation diagram – Height of buildings and setbacks

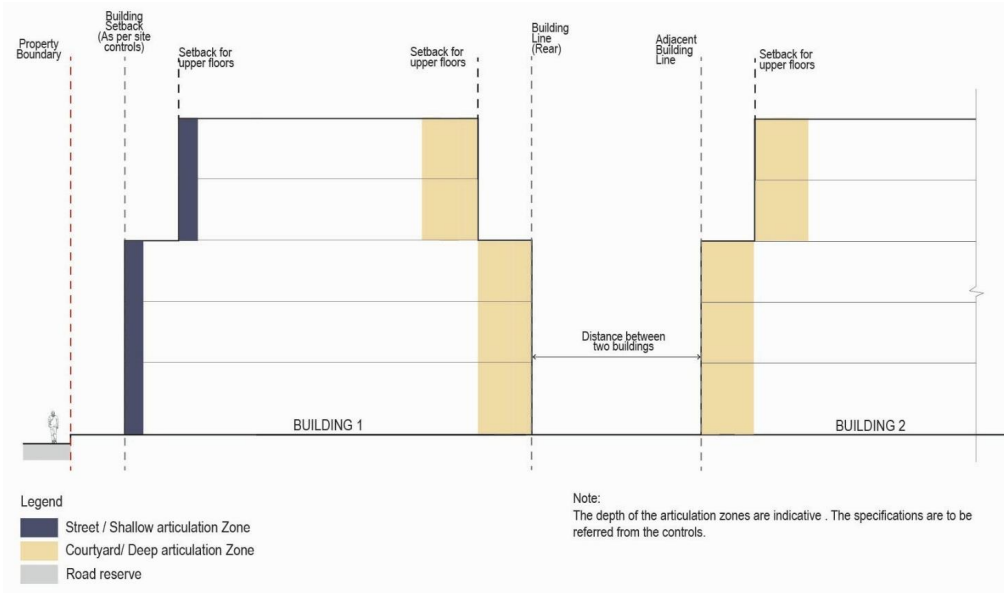


Figure 4.14.21 Articulation Zones Section Diagram

Inner West Development Control Plan: Part 4 Place Specific Controls

Note: Dimensions and requirements shown in Figures 4.14.19–4.14.21 prevail over generic DCP controls for this precinct. Apply DCP-wide and ADG provisions where the figures are silent

4.14.5 Heritage

This section contains objectives and controls that apply to the Heritage Conservation Area listed below and shown in Figure 4.14.22.

- Lewisham Estate Heritage Conservation Area apply to the land listed as C61

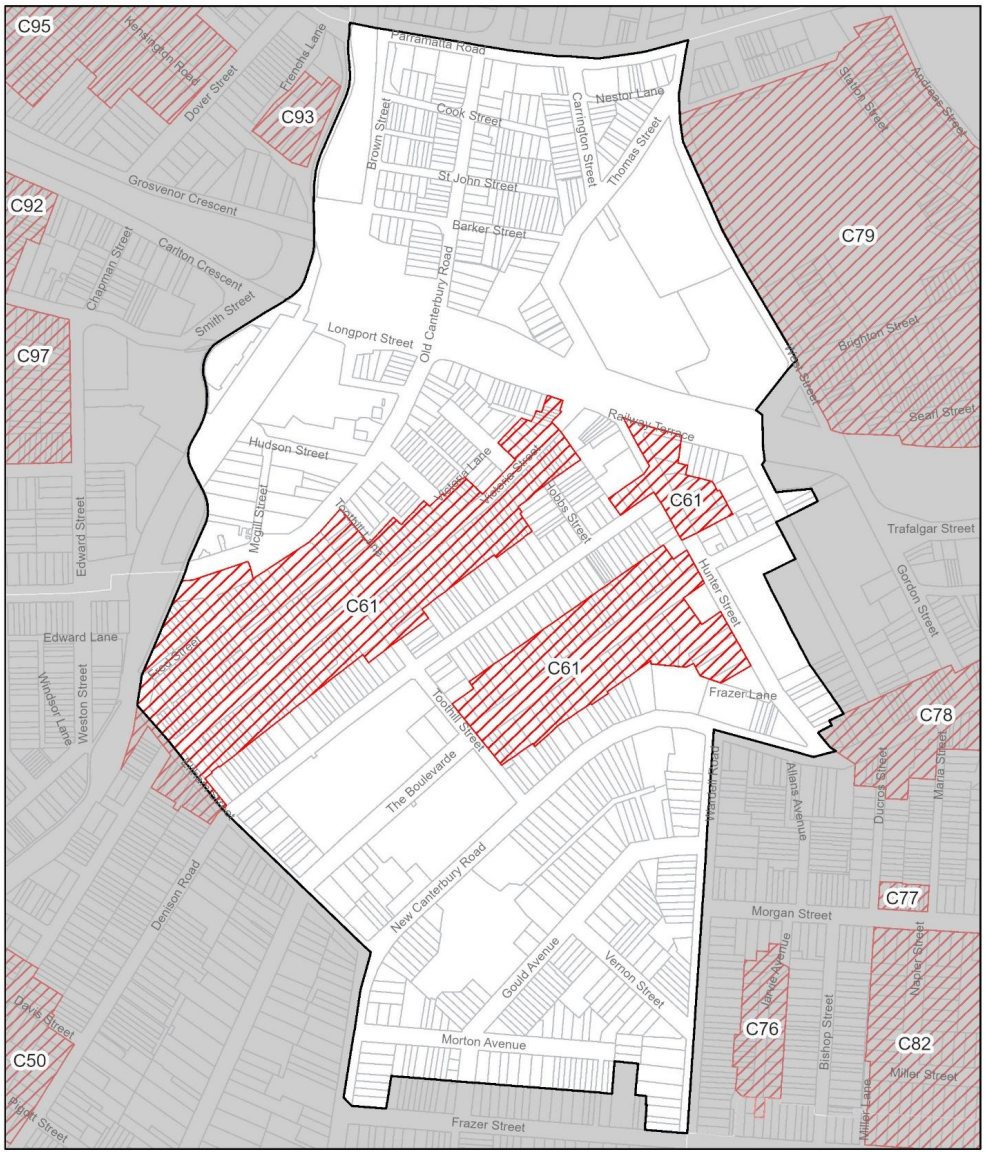


Figure 4.14.22 Lewisham Neighbourhood – Heritage Conservation Areas

4.14.5 (C61) Lewisham Estate Heritage Conservation Area

The Lewisham Estate Heritage Conservation Area was developed through a series of subdivisions from the early 1880s to 1898, beginning with the Lewisham Estate subdivision prior to 1882. It is significant for its range of housing typologies from the late 19th to early 20th century, including Victorian Italianate, Rustic Gothic, Filigree, Regency, and later Federation styles, as well as Inter-War dwellings. The area demonstrates the social and cultural values of the late 19th century community through its intact streetscape, community facilities, and Depression-era public works.

Key Features:

- Range of housing typologies: Victorian Italianate, Rustic Gothic, Filigree, Regency, Federation cottages and terraces, Queen Anne houses, and Inter-War flats.
- Prominent community facilities: Baptist church and memorial scout hall, reflecting social and cultural values.
- Evidence of Depression relief work programs: stone wall to Old Canterbury Road.
- Adaptation of 19th-century residential forms to larger 20th-century lots, providing space for off-street parking at the rear and generous gardens that create an aesthetically pleasing setting.
- High proportion of intact or substantially intact dwellings and detailing appropriate to their period.
- Large lot sizes with generous garden spaces contributing to a prevailing low-density character.
- Mix of single and two-storey buildings with roof forms and chimneys appropriate to their typology and period.
- Sandstone kerbing, guttering, and public infrastructure throughout the HCA.
- High-quality street tree planting reinforcing the garden suburb character.
- Original fences appropriate to the typology and period of principal buildings.

Objectives

O28. To facilitate development that is consistent with the statement of significance and controls for Lewisham Estate Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C39. Retain the following elements that define the heritage significance:

a) All pre-1941 buildings

b) Lack of car parking infrastructure accessed from the primary street frontage

c) Garden plantings in front of dwellings

4.15 Lilyfield Neighbourhood

4.15.1 Aboriginal Cultural Heritage

Lilyfield is located on the lands of the Gadigal and the Wangal. Gadigal lands extend south of Sydney Harbour (Port Jackson) stretching from South Head to Petersham with part of the southern boundary lying on the Cooks River. On the western border are the lands of the Wangal, which extends along the southern shore of the Parramatta River, stretching from Iron Cove toward Parramatta.

Country in Lilyfield consists of clay, silt, shell, very fine- to fine-grained lithic-quartz (carbonate) sand (fluvially- and/or marine-deposited), with Hawkesbury Sandstone close to the water and Ashfield Shale toward the south. Most of the saline and forested wetland have now been filled by humans, now determined as anthropogenic materials geologically. This part of Country borders the Parramatta River estuary, the main tributary of Sydney Harbour. The topography in Lilyfield close to the water is characterised by rolling to very steep hills. The rest of the area is a combination of gently undulating rises and rolling low hills. The original ecological communities present in Lilyfield are Sydney Turpentine Ironbark Forest, Sydney Coastal Sandstone Foreshores Forest, Grey Mangrove-Mangrove and Estuarine Swamp Oak Twig-rush Forest. Country in Lilyfield has been used for gathering resources, travelling the waterways, fishing, seasonal movement and traditional land management for thousands of generations of Aboriginal Peoples.

This Country continues to be used by First Nations Peoples with spaces such as Rozelle Parklands which falls across Lilyfield and Rozelle, which features bush trails, landscaped gardens and Aboriginal spaces including a Corroboree Circle and Yarning Circle. In the 2021 Census, the Australian Bureau of Statistics published that 1.6% of the population of Lilyfield identified as Aboriginal and/or Torres Strait Islander.

4.15.2 Existing Character

Lilyfield has a mix of low to medium-density housing, heritage conservation areas, and green spaces. The suburb is well connected by the Inner West Light Rail and major roads, supporting sustainable transport and reducing car dependence.

The main community hub is around Orange Grove Plaza and Orange Grove School. The suburb is divided by the City West Link and the light rail line, with Callan Park dominating the northern area.

Its urban fabric reflects a mix of historic workers' cottages and contemporary infill developments, carefully integrated to preserve neighbourhood character. Lilyfield displays an overwhelmingly small scale, domestic quality in its residential streets. There is a prevailing grid pattern of streets which are perpendicular to the contour, and which follow the slope down to Lilyfield Road.

Adaptive reuse of former industrial sites provides opportunities for renewal while keeping community identity. Proximity to open spaces like Callan Park enhances liveability, supporting health, recreation, and sustainability goals in line with metropolitan planning strategies

4.15.3 Desired Future Character

Lilyfield's desired future character balances heritage-sensitive growth with contemporary design that respects the established scale and traditional roof forms predominant in the area. This vision reinforces a low-scale "cottage" identity by retaining pre-1940 buildings and preserving the rhythmic "stepping" of dwellings on sloping streets. Strategic urban renewal in identified precincts complements this with adaptive reuse of industrial sites and considered lot amalgamation to ensure orderly redevelopment that maintains the suburb's unique identity while enabling appropriate and sensitive growth. Callan Park will continue to be a regionally significant public open space servicing the needs of the wider community.

Objectives

O1. To integrate contemporary design with the historic streetscape, ensuring development enhances neighbourhood character, local identity, and community cohesion.

O2. To maintain and enhance the distinctive character of heritage conservation areas within the neighbourhood.

O3. To protect and improve open spaces to support high residential amenity, recreation, environmental sustainability, and overall liveability

O4. To enhance the open space and wetland environment of Whites Creek, and the significant vegetation in the Whites Creek Valley.

O5. To enhance the open space and buildings of Callan Park, as a significant cultural, heritage and landscaped community asset.

Controls

C1. Development, including land uses and urban design, is to enhance and achieve the desired future character of the neighbourhood while retaining elements that contribute to that character and meeting all relevant DCP requirements.

C2. Maintain the area's character by ensuring development is consistent in architectural style, form, and materials, while allowing contemporary design that is clearly compatible with established scale, setbacks, and roof forms.

C3. Reinforce the low-scale 'cottage' character of residential streets, including detached dwellings and traditional hipped and gabled roof forms.

C4. Maintain the rhythm of streetscapes created by regular allotment sizes and the gradual stepping of dwellings on sloping streets.

C5. Protect and enhance the vegetation corridor, including War Memorial Park, Ilka Street properties, and Whites Creek Valley, for its aesthetic and environmental value.

Inner West Development Control Plan: Part 4 Place Specific Controls

C6. Retain and improve public views from streets, parks, and other open spaces, particularly towards the city

C7. Support neighbourhood centres and existing industrial areas through active frontages, appropriate servicing and access, fine-grain tenancies, and well-managed residential interfaces

C8. Set development adjacent to War Memorial Park back a minimum of 10 metres from the park boundary, measured to the nearest external wall (excluding decking and pergolas), and design frontages to positively address the park with passive surveillance and high-quality landscape.

C9. Ensure development within or near Whites Creek Valley Park does not harm the wetland environment.

C10. Ensure development within Callan Park protects heritage, cultural and landscape assets

4.15.4 Site specific precincts

Site specific controls apply to the precincts identified in the following list and Figure 4.15.1 below.

- Ilka Street Precinct applies to the land marked as 'A'
- 36 Lonsdale Street and 64-70 Brenan Street, Lilyfield applies to the land marked as 'B'

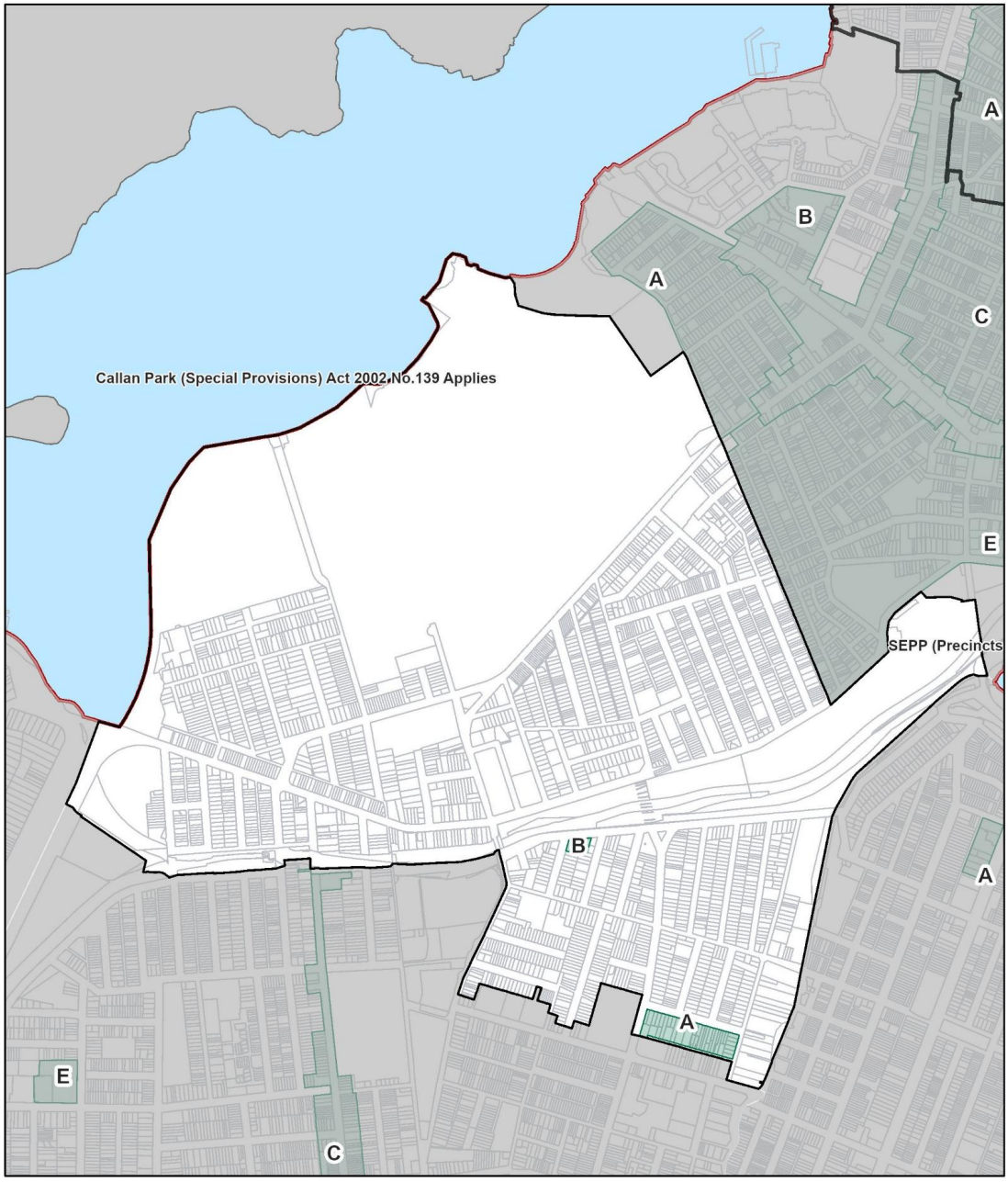


Figure 4.15.1 Lilyfield Neighbourhood – Site Specific Areas

Inner West Development Control Plan: Part 4 Place Specific Controls

Callan Park

Callan Park is governed by the *Callan Park (Special Provisions) Act 2002*. This law ensures the land stays in public ownership, keeps its existing character, and strictly controls how it can be used in the future. As well as Council controls, specific heritage protections apply under *The Heritage Act 1977*.

Under the Act:

- The site can only be used for health, community, or education purposes
- Community or education facilities are to operate on a not-for-profit basis

The Greater Sydney Parkland Authority is responsible for preparing the site's masterplan.

4.15.4 (A) Ilka Street Precinct

Objectives

O6. To maintain the established character of Ilka Street by preserving its single-storey housing, street pattern, and shared green corridor, while allowing sensitive alterations and infill development.

Controls

C11. Preserve and enhance the variety of single-storey houses and maintain the existing street pattern, scale, and character through appropriate alterations, additions, or infill development.

C12. Retain and enhance the shared landscaped 'green corridor' at the rear of lots. Confine development to two building zones approximately 20 metres deep at the front and rear of each lot, leaving a minimum 20-metre-wide landscaped corridor between. Minor variations to zone depth may occur to respond to site characteristics and existing setbacks.

C13. Apply the following setback requirements to buildings:

a) Setback from Ilka Street: 3–5 metres.

b) Setback from Moore Lane: minimum 3 metres.

c) Elements such as verandahs, balconies, pergolas, awnings, bay windows and the like, may intrude up to 1.5 metres into the setback to provide visual relief to the buildings and reduce the appearance of their bulk

C14. Design fences to maintain the open character of Ilka Street and Moore Lane:

a) Ilka Street: Use open-railed metal or timber fencing with a 50/50 open-to-solid ratio and a maximum height of 1.2 metres.

b) Moore Lane: Use uniform fencing up to 2 metres high, with an open weave to support vine growth.

4.15.3 (B) 36 Lonsdale Street and 64-70 Brenan Street, Lilyfield

This section applies to 36 Lonsdale Street and 64-70 Brenan Street, Lilyfield being:

- Lots 2-4 DP 1257743
- Lots 1 and 2 DP 529451

Inner West Development Control Plan: Part 4 Place Specific Controls

- Lot 22 DP 977323
- Lot 1 DP 1057904

Objectives

O7. To respond to the existing and future context, deliver high-quality amenity for residents, and apply sustainable design principles to reduce environmental impacts.

O8. To achieve design excellence that integrates with local character, provides appropriate height and scale transitions, and uses durable, high-quality materials.

O9. To maintain solar access, protect privacy, and minimise overlooking and overshadowing of neighbouring properties.

O10. To provide landscaping, deep soil planting, and communal open space that enhance the streetscape, support tree canopy, and create visual buffers.

O11. To ensure lot amalgamation supports orderly redevelopment for the intended uses and identified built form.

O12. To deliver safe and efficient access, minimise car parking to encourage active and public transport, and provide basement servicing and waste facilities.

O13. To reduce noise impacts from the City West Link and maintain a high level of visual and acoustic amenity within the precinct.

Controls

Layout

C15. Amalgamate all existing lots into a single lot when redeveloping the site, in accordance with Figure 4.15.2.



Figure 4.15.2 Lot amalgamation pattern

Inner West Development Control Plan: Part 4 Place Specific Controls

C16. Align building location and site layout with Figure 4.15.3 orienting buildings to Lonsdale and Russell Streets, providing landscaped buffers and communal open space, and including employment floor space near the Lonsdale/City West Link corner with appropriate public domain treatments.

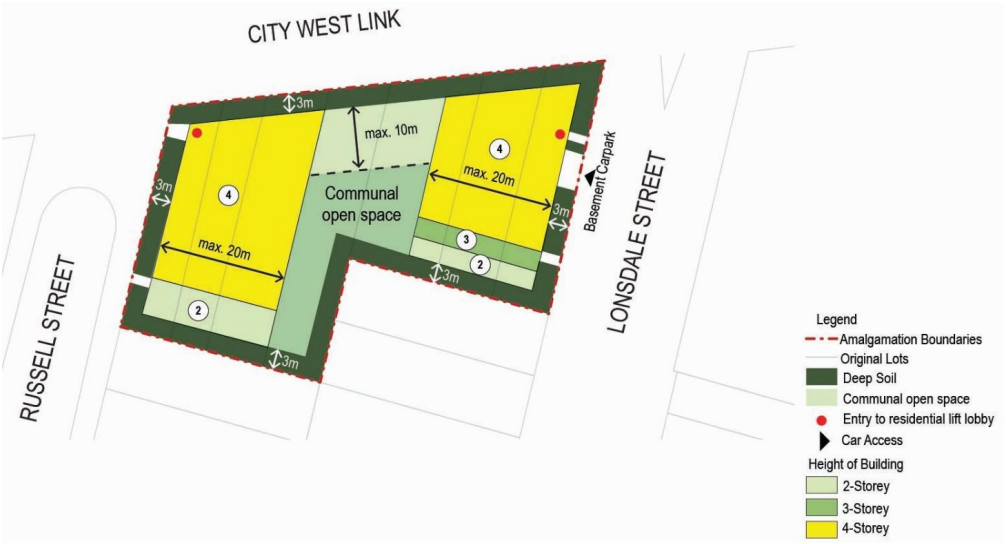


Figure 4.15.3 Indicative site plan

Setbacks and Separation

C17. Set all buildings, including basements and underground car parks, back at least 3 metres from:

a) City West Link
b) Lonsdale Street
c) Russell Street
d) Lot boundaries of dwelling houses fronting Lonsdale Street and Russell Street

C18. Provide a 3 metre wide landscaped setback along the City West Link frontage that:

a) Includes landscaping and kerbside treatment shown in Figure 4.15.3.
b) Remains open to the public at all times for walking and cycling.
c) Is legally registered on the property title as an easement or public right of way.

C19. Relocate overhead power cables along City West Link underground and install street lighting that meets Council's public domain guidelines, subject to approval from Transport for NSW.

Note: If Transport for NSW does not approve undergrounding, set buildings back far enough from City West Link to ensure safe operation and maintenance of high-voltage cables.

Inner West Development Control Plan: Part 4 Place Specific Controls

Communal Open Space, Deep Soil Area, and Landscaping

C20. Provide deep soil areas and landscape buffers in accordance with Figure 4.15.3 along:

a) City West Link

b) Lonsdale Street

c) Russell Street

d) The southern boundary adjacent to neighbouring low-density dwellings

C21. Create communal open space areas generally as shown in Figure 4.15.3. Ensure topsoil above basement areas is deep enough for small trees and grass.

Built form, Height and Design

C22. The maximum height of building is RL 33.2 (with a maximum of 5 storeys) at the City West Link and RL 30.7 to the top of building roof structure as shown in Figures 4.15.4 - 4.15.6

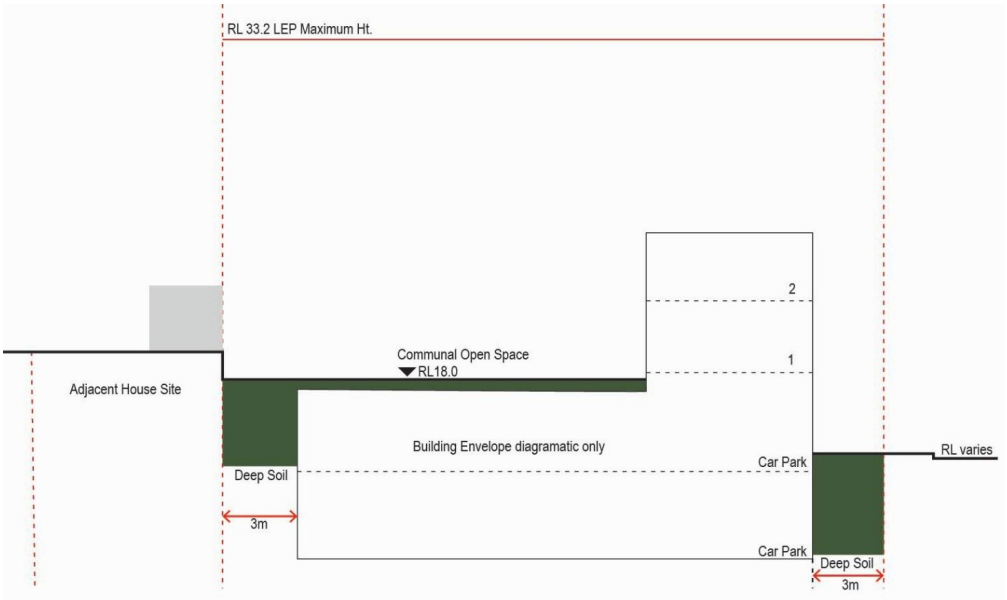


Figure 4.15.4 Indicative section diagram through the middle of the site to City West Link

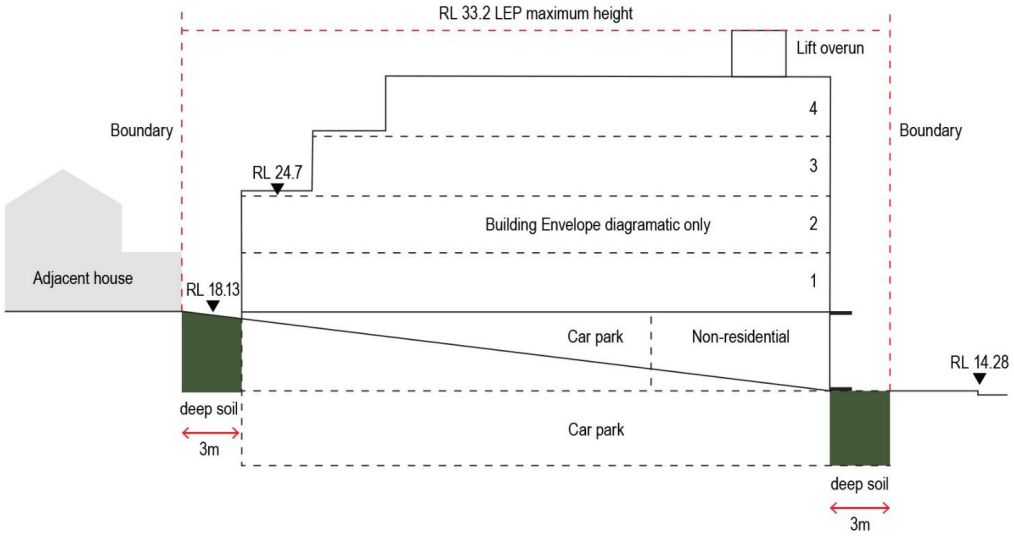


Figure 4.15.5 Indicative elevation envelope along Lonsdale Street

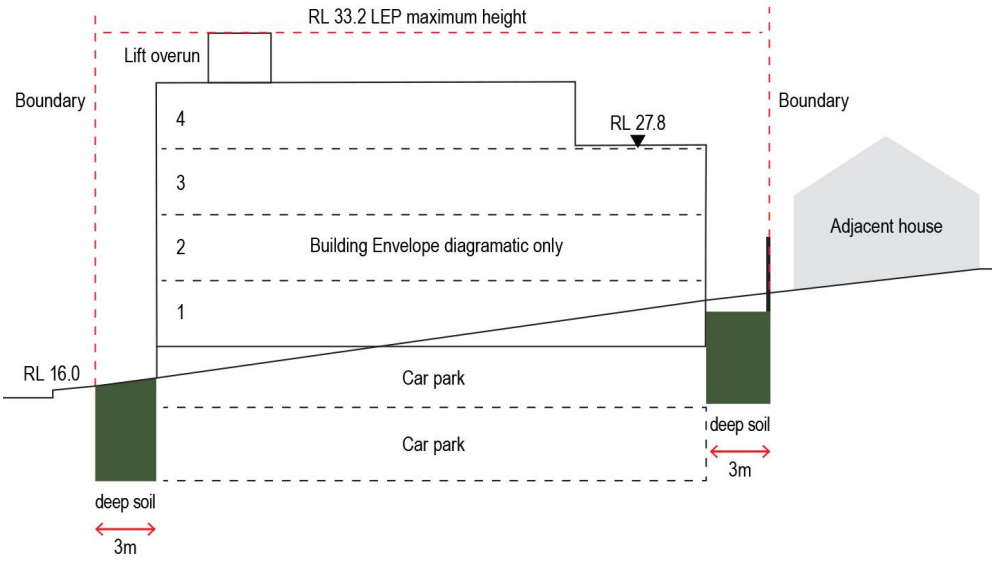


Figure 4.15.6 Indicative elevation envelope along Russell Street

C23. The building is to have a two storey built form with a maximum ceiling height of:

a. RL 24.7 adjacent to houses in Lonsdale Street

b. RL 27.8 adjacent to houses in Russell Street

C24. Integrate roof structures (such as plant and lift overruns) into the building design, ensuring they are screened from the street, and comply with maximum heights.

Inner West Development Control Plan: Part 4 Place Specific Controls

C25. Design buildings to enhance streetscape, provide passive surveillance, and improve residential amenity by:

a) Minimising blank walls and differentiating ground-floor treatment with architectural details, applying a tripartite base–middle–top composition where possible

b) Using well-considered proportions and varied exterior finishes, including face brickwork, and integrating green walls and trellises. Upper levels facing City West Link Road are to achieve at least 35% green wall coverage

c) Screening traffic noise in communal open space areas, for example by providing a slim building wing no higher than three storeys or an alternative noise screen along the City West Link frontage

C26. Provide winter garden balconies in dwellings, as defined in the Apartment Design Guide, where required to address traffic noise

C27. Achieve a minimum 4-star Green Building Council rating, integrate water-sensitive urban design into communal open spaces, and maximise cross-through apartment layouts to improve ventilation and solar access

C28. Minimise residential uses at ground level along City West Link Road to address traffic noise and maximise amenity

Disabled Access

C29. Encourage all dwellings to meet the Platinum Level Universal Design standard to support accessibility and inclusion.

Parking Access and Waste

C30. Provide all vehicular access from Lonsdale Street only, with entry and exit in a forward direction. Provide pedestrian access from Lonsdale Street and Russell Street.

C31. Design basement areas to include waste storage and servicing areas so they are not visible from the street and can be accessed by vehicles contained wholly within the site. Minimise the visibility of garage doors from the public domain.

C32. Before issuing any construction certificate or commencing preparatory works, demolition, or excavation, submit the following documentation to TfNSW for endorsement:

a) Final geotechnical and structural reports/drawings, including potential impacts on the Inner West Light Rail corridor.

b) Final construction methodology for structural support during excavation or ground penetration.

c) Vibration and movement monitoring system details (if required by TfNSW).

d) Detailed survey plan showing the light rail and associated services.

e) Plans for proposed crane and aerial operations.

4.15.5 Heritage

This section contains objectives and controls that apply to the Heritage Conservation Areas listed below and shown in Figure 4.15.7.

- Austenham Estate Heritage Conservation Area apply to the land listed as C62
- Brennan's Estate Heritage Conservation Area apply to the land listed as C63
- Campbell Estate Heritage Conservation Area apply to the land listed as C64

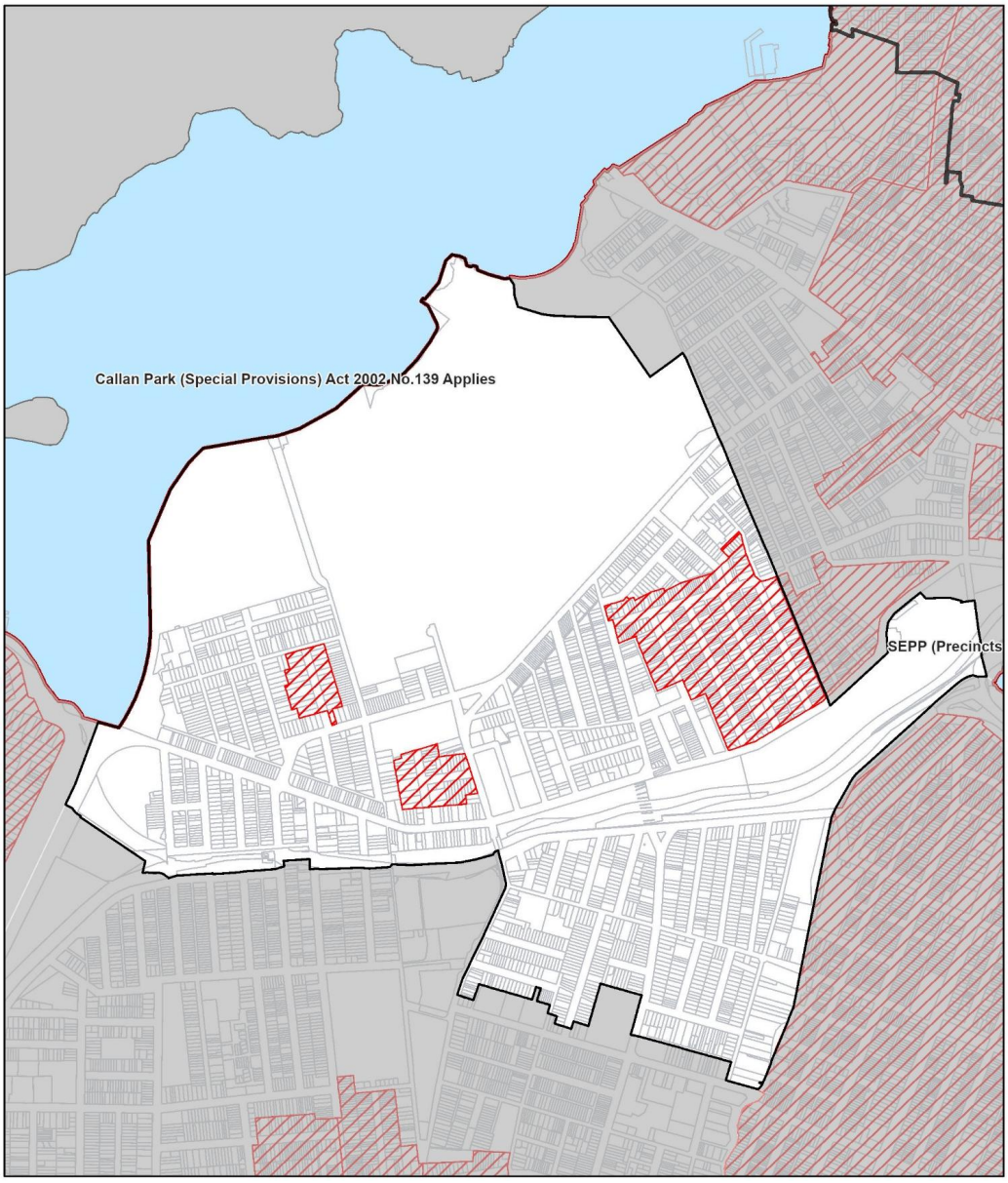


Figure 4.15.7 Lilyfield Neighbourhood – Heritage Conservation Areas

4.15.5 (C62) Austenham Estate Heritage Conservation Area

This Heritage Conservation Area is of local heritage significance as one of several areas that collectively illustrate the character of Sydney's early suburbs and suburban growth, particularly between 1871 and 1891, with later infill development up to the late 1930s. It provides a strong example of a turn-of-the-century tradesmen's suburb and demonstrates the influence of planning legislation on subdivision layout.

Key Features:

- Development illustrating suburban growth between 1871 and 1891, with infill up to the late 1930s
- Evidence of rapid building after the 1890s Depression, primarily between 1901 and 1910
- Subdivision pattern influenced by the Width of Streets and Lanes Act 1881
- Layout accommodating both double and single-fronted detached and attached houses
- Strong unity of scale, shape, setbacks and materials due to concentrated development period
- Use of machine-made face bricks demonstrating their availability during the early 20th century

Objectives

O14. To facilitate development that is consistent with statement of significance and controls for Austenham Estate Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C33. Retain the following elements that define the heritage significance:

a) All pre-1940 buildings

b) Front gardens and street verges as green space

c) Federation-style streetscape in Eric and Rayner Streets

4.15.5 (C63) Brennan's Estate Heritage Conservation Area

This Heritage Conservation Area is of local heritage significance as one of several areas that collectively illustrate the character of Sydney's early suburbs and suburban growth, particularly between 1871 and 1891, with pockets of infill up to the end of the 1930s. Its identity is defined by intense development during the 1880s–1890s, complemented by later infill prior to World War II. The area provides a highly intact example of a late nineteenth and early twentieth-century suburb built for working men and tradesmen.

Key Features:

- Highly intact example of a suburb built for working men and tradesmen, expressed through subdivision pattern, scale, siting and materials

- Regular subdivision pattern and consistent building density creating distinctive outward views and strong aesthetic value
- Mixed industrial, residential and retail character typical of suburban development before cheap public transport and zoning reforms
- Evidence of land-use maximisation through small-scale, regular housing and narrowed width of Joseph Street
- Concentration of free-standing houses on narrow allotments reflecting early fire regulations and social status of detached dwellings
- Use of timber as a primary building material for modest dwellings, supported by proximity to timber yards at Whites Bay
- Groupings of three to five identical houses demonstrating the work of small-scale building contractors
- Presence of back lanes indicating reliance on night soil collection before sewerage installation

Objectives

O15. To facilitate development that is consistent with statement of significance and controls for Brennan's Estate Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C34. Retain all pre-1940 buildings

4.15.5 (C64) Campbell Estate Heritage Conservation Area

This Heritage Conservation Area is of local heritage significance as one of several areas that collectively illustrate the character of Sydney's early suburbs and suburban growth, particularly between 1871 and 1891, with pockets of infill up to the end of the 1930s. It is important for illustrating the last major period of development from the 1900s to the 1930s and provides a good example of an early twentieth-century middle-class suburb.

Key Features:

- Subdivision pattern allowing for double and single-fronted detached houses
- Strong representation of early twentieth-century middle-class housing through scale, shape, siting and materials
- Remarkably intact streetscape despite later intrusions and unsympathetic alterations
- Consistent scale, form, setbacks and materials creating a cohesive streetscape
- Pattern of prominently gabled houses and rhythm of V-shaped spaces between them
- Use of machine-made face bricks demonstrating their ready availability during the development period.

Inner West Development Control Plan: Part 4 Place Specific Controls

Objectives

O16. To facilitate development that is consistent with statement of significance and controls for Campbell Estate Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C35. Retain the following elements that define the heritage significance:

a) All pre-1940 buildings

b) Front gardens and street verges as green garden space

c) Californian bungalow streetscape in Campbell Avenue and Perry Street

The V-shaped pattern of spaces between roofs of buildings

4.16 Marrickville Neighbourhood

4.16.1 Aboriginal Cultural Heritage

Marrickville is located on the lands of the Gadigal and the Wangal. Gadigal lands extend south of Sydney Harbour (Port Jackson) stretching from South Head to Petersham with part of the southern boundary lying on the Cooks River. On the western border are the lands of the Wangal, which extends along the southern shore of the Parramatta River, and stretches from Iron Cove toward Parramatta.

Country in Marrickville consists of lowlands or floodplains of watercourses draining Wianamatta Group shales, on the sub-region Cumberland lowlands. Due to its closeness with the Botany Sands and the presence of the Gumbramorra Swamp, part of this area are alluvial valleys that used to run to the different water sources around this area. Country here includes freshwater and saltwater with the Cooks River running through the south part of the suburb which also borders the Wolli Creek connection. The topography in Marrickville is characterised by floodplains and the rest of the area is a combination between gently undulating rises to rolling low hills. The original ecological communities present in Marrickville are Sydney Turpentine Ironbark Forest, Sydney Coastal Sandstone Foreshores Forest, Grey Mangrove-Mangrove. Country has shaped the way Aboriginal People move across the landscape, moving with the seasons, travelling the waterways, fishing and utilising traditional land management such as cultural burns for thousands of generations of people.

This Country is still used by First Nations Peoples with Indigenous support services such as Aboriginal Women's Advisory Network, Wirringa Baiya and First Nations Response Service located in the area. In the 2021 Census, the Australian Bureau of Statistics published that 1.6% of the population of Marrickville identified as Aboriginal and/or Torres Strait Islander.

4.16.2 Existing Character

Marrickville is a diverse and evolving inner-city suburb with a rich industrial heritage, a mix of residential densities, and a vibrant cultural and commercial landscape. Historically an industrial and working-class area, Marrickville has undergone significant transformation, with former warehouses and factories repurposed for creative industries, mixed-use developments, and residential housing. The suburb features a variety of architectural styles, from traditional workers' cottages and Federation homes to contemporary apartment buildings, particularly along transport corridors such as Marrickville Road and Illawarra Road.

Marrickville Railway Station and several bus routes support transit-oriented development, enhancing connectivity and encouraging a walkable, mixed-use environment. The suburb's commercial core is a lively hub of retail, hospitality, and multicultural influences, with a thriving live music and entertainment scene centred around venues such as the Factory Theatre. Marrickville has also become a key destination for craft breweries, with a concentration of independent breweries activating industrial spaces and reinforcing its creative and community-focused identity.

4.16.3 Desired Future Character

Marrickville's desired future character reflects an area undergoing change to enable transit-oriented development. This change will support the growth of the Marrickville town centre and help deliver on the growing housing needs of present and future Inner West residents. Through these changes, new development is enabled around the Marrickville train station and town centre, to provide housing in areas that are served by infrastructure and have high levels of amenity. In addition, the future vision of Marrickville supports the redevelopment of the Victoria Road Precinct to enable jobs and housing in the locality. This new development is to be responsive to its locality and encourages numerous public domain improvements, and the provision of public open space. While enabling change, the vision also seeks to retain what is historically significant. Marrickville contains 9 Heritage Conservation Areas which encapsulates various notable development patterns ranging from the mid-1800s till the mid-1900s. Guidance is provided to new development in these areas to ensure it is respectful and responsive to the significance of these areas.

Objective

O1. To enable housing supply in areas with high amenity.

O2. To facilitate urban renewal in appropriate locations that delivers a high-quality public domain and supports sustainable living

O3. To protect significant streetscapes and public domain elements, including landscaping, fencing, sandstone kerbing, views, and vistas

O4. To retain groups of buildings with original roof forms, detailing, and finishes in the R2 Low Density Residential zone

O5. To retain and interpret evidence of quarrying and Depression Relief Works as part of the neighbourhood's cultural history.

O6. To support creative and cultural industries in the Special Entertainment Precinct, including entertainment and live music venues

O7. To reinforce the eat street and cultural character of the commercial centre

O8. To enhance compatibility between Marrickville Metro and surrounding residential areas by improving amenity, reducing adverse impacts, and creating a high-quality urban interface

O9. To protect the integrity and on-going retention of industrial zoned land in the neighbourhood, particularly where identified as being of State significance

Control

C1. Design development, including land uses and urban design, to achieve the desired future character of the neighbourhood and align with the locality statement and supporting principles

C2. Retain elements that contribute to neighbourhood character, including heritage items and contributory buildings, and comply with all relevant DCP requirements

Inner West Development Control Plan: Part 4 Place Specific Controls

C3. Retain and maintain depression-era brick footpaths

C4. Retain significant industrial buildings constructed before 1960 as part of any redevelopment

4.16.4 Site specific precincts

This chapter applies to the Marrickville Neighbourhood as shown in Figure 4.16.1

It contains the controls for:

- Thornley Street Precinct, Marrickville apply to the land marked 'A'
- Dulwich Hill Station Precinct apply to the land marked 'B'
- Arthur Street Precinct apply to the land marked 'C'
- Marrickville Town Centre Precinct apply to the land marked 'D'
- Illawarra Road Precinct apply to the land marked 'E'
- Marrickville Road Precinct apply to the land marked 'F'
- Victoria Road (Marrickville) Precinct apply to the land marked 'G'

The objectives and controls for the following site-specific areas are found elsewhere in this DCP:

- Dulwich Hill Station – Part 4.9 in Dulwich Hill Neighbourhood

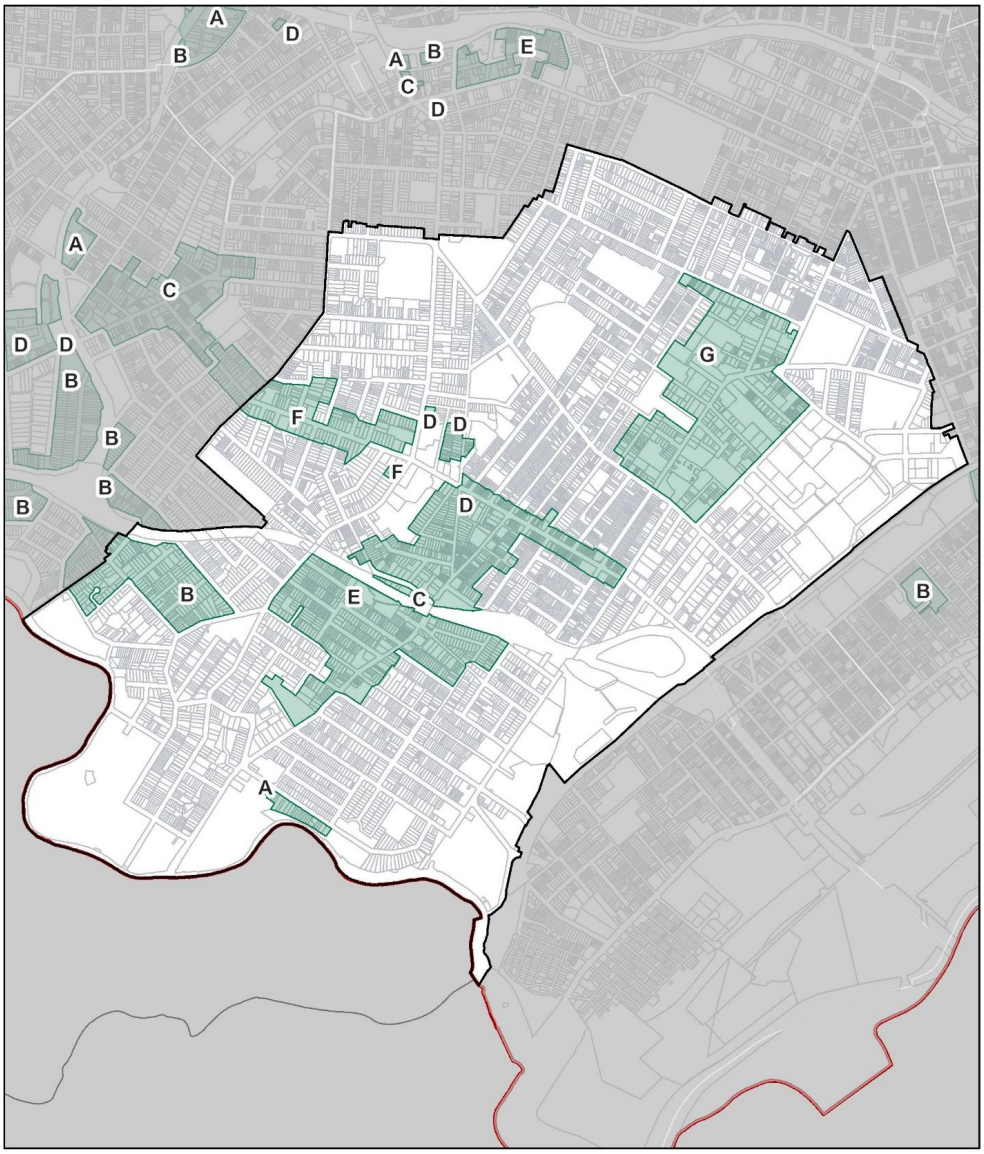


Figure 4.16.1. Marrickville Neighbourhood – Site Specific Precincts

4.16.4 (A) Thornley Street (Marrickville) Precinct

Objectives

O10. To protect sandstone cliffs, outcrops and overhangs which are strong defining features of the area

O11. To ensure development is compatible with the foreshore and scenic qualities of the area

O12. To ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area

Controls

C1. Development within the Thornley Street Precinct is to:

a) Respond to distinctive environmental features on the site or adjoining nearby land

b) Minimise adverse environmental impacts on sandstone cliffs, outcrops, overhangs and other *unique environmental features* through careful consideration of outlook, siting, design, and materials

c) Maintain a scale compatible with the character, landscape and scenic qualities of the area

d) Minimise visual impact when viewed from any adjoining public open space

e) Minimise the clearing of vegetation

f) Use colours and materials that integrate with the characteristics of the area

C2. Design development adjoining public open space to:

a) Be set back from open space and maintain a height and scale appropriate to the unique environmental qualities of the area

b) Provide a visual transition between any adjoining open space ie avoid abutting public open space with high, blank or solid fences (such as timber paling fences without openings or corrugated fencing)

4.16.4 (B) Arthur Street (Marrickville) Precinct

Objectives

O13. To facilitate development that is consistent with the desired future character for the Marrickville Neighbourhood.

O14. To support orderly redevelopment through appropriate lot amalgamation, land use, and building configuration consistent with the precinct's built form diagrams.

O15. To establish a cohesive built form by managing height, setbacks, building depth, and separation to deliver a well-proportioned and visually appropriate streetscape.

O16. To ensure the building envelope provides a strong street-fronting edge with shallow articulation, while allowing deeper articulation zones to reduce bulk and create visual interest.

Controls

C3. Development is to comply with the location and dimensions specified in Figures 4.16.2 and 4.16.3 particularly in terms of:

a) Lot amalgamation

b) Maximum number of storeys

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c) Boundary setbacks

d) Building siting, orientation, and depth



Figure 4.16.2. Amalgamation diagram - Site Plan and setbacks



Figure 4.16.3. Amalgamation diagram - Building heights and setbacks

Inner West Development Control Plan: Part 4 Place Specific Controls

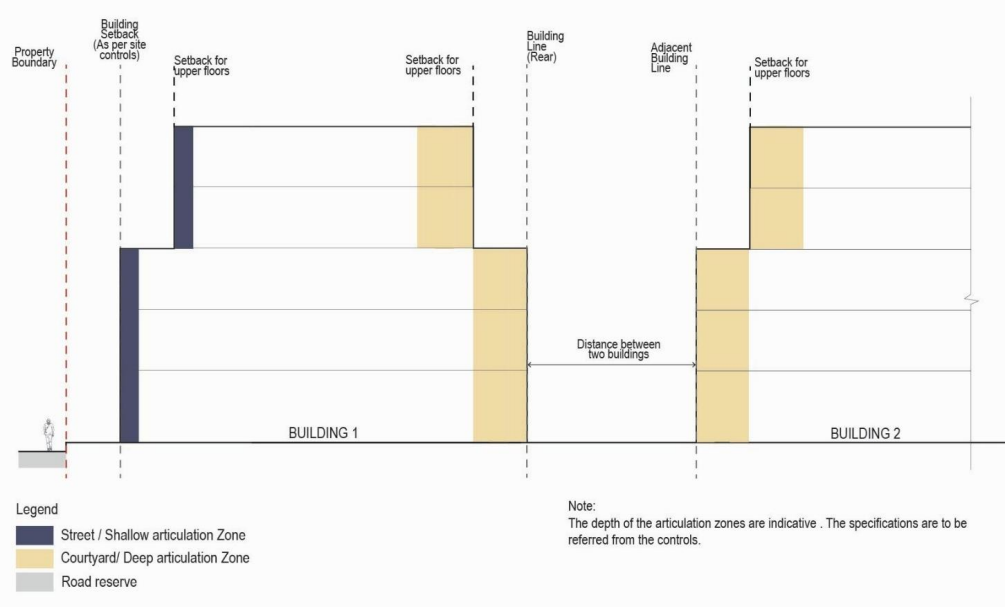


Figure 4.16.4. Articulation zones section diagram

Note 1: The dimensions in the above figures are expressed in metres

Note 2: If there is any inconsistency between the plan diagram and section diagrams, the plan diagram will prevail to the extent of the inconsistency

C4. Apply upper-level and roof setbacks, including to any open pergolas, in accordance with Figures 4.16.2 and 4.16.3.

C5. Design the building envelope to predominantly express a street-fronting building edge, using shallow articulations to add visual richness where a street/shallow articulation zone is identified in Figures 4.16.2 and 4.16.3.

C6. Incorporate deep articulations into the building form, where appropriate, to break up building mass in locations identified as courtyard/deep articulation zones in Figures 4.16.4.

4.16.4 (C) Marrickville Town Centre Precinct

Objectives

O17. To ensure new development responds appropriately to the desired future streetscape and delivers a cohesive built form consistent with the character of Marrickville Town Centre.

O18. To increase neighbourhood connectivity and enhance the public realm through new pedestrian and cycling links and improved active transport access.

O19. To ensure new development respects and responds to the scale, form and architectural character of heritage buildings within the town centre.

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O20. To deliver a new public plaza at Illawarra Road and Calvert Street that provides high-quality public space, improved amenity, and a central focal area for the community.

Controls

C7. Apply the built form controls in Figure 4.16.5 and Figure 4.16.6. If any inconsistencies occur, the built form controls in this section prevail.

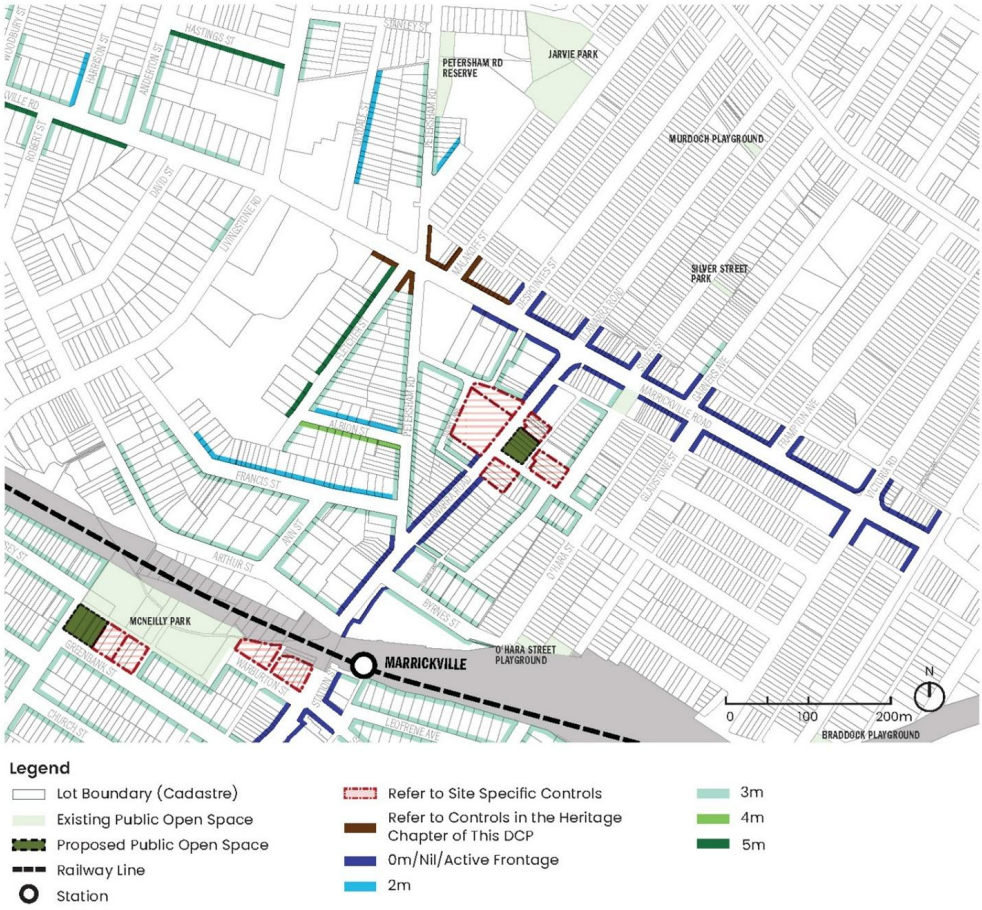


Figure 4.16.5. Marrickville Town Centre – Building Setbacks

Inner West Development Control Plan: Part 4 Place Specific Controls



Figure 4.16.6. Marrickville Town Centre – Street Wall Heights

Note: Cross-sections in Figures 4.16.7–4.16.9 are indicative only.



Figure 4.16.7. Marrickville Town Centre – Marrickville Road Section – Cross section location indicated by red line on inset map



Figure 4.16.8. Marrickville Town Centre – Petersham Road Section – Cross section location indicated by red line on inset map

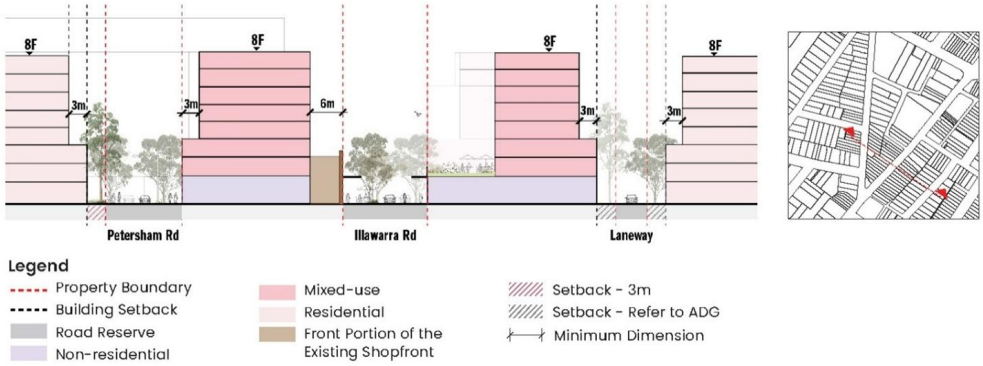


Figure 4.16.9. Marrickville Town Centre – Illawarra Road to Petersham Road Section – Cross section location indicated by red line on inset map

C8. Provide a publicly accessible through-site link (to Council's satisfaction) when the site is redeveloped, as shown in Table 4.16.1

Table 4.16.1 Potential through site-link for active transport

Addresses	Through site-link purpose	Dimensions
Lane extension at rear of 64–66 Calvert St, connecting O'Hara St to Central Avenue	Potential active transport connection	6m width
New connection at 34 Fletcher Street connecting Fletcher Street to Francis Street	Potential active transport connection	6m width
Tuohy Lane extension at 112 and 112A Tuohy Lane, connecting to Petersham Road	Potential active transport connection	6m width
Expansion of existing laneway at 248 Illawarra Road, Marrickville, between Tuohy Lane and Illawarra Road	Potential active transport connection	6m width

Inner West Development Control Plan: Part 4 Place Specific Controls

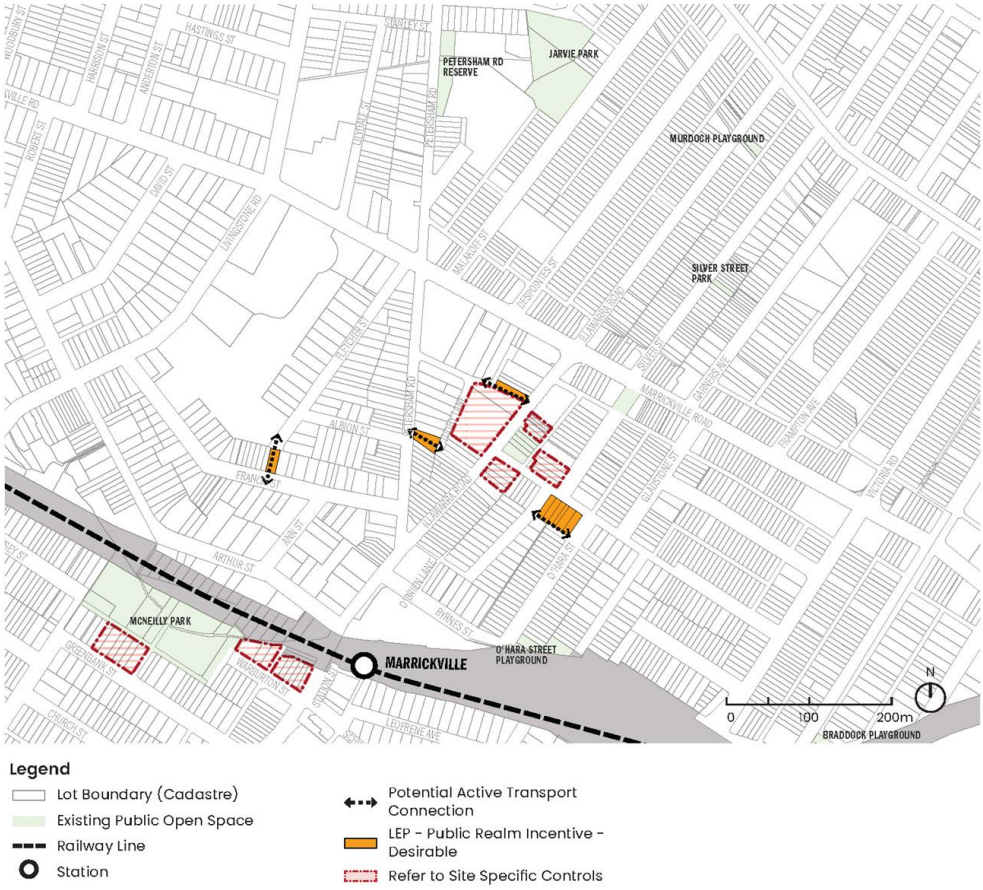


Figure 4.16.10. Marrickville Town Centre – Public Realm Incentive Map

Marrickville Town Square

Note: This section (Marrickville Town Square) applies to the land identified in Figure 4.16.11

C9. Deliver a public plaza of at least 1,200 sqm on the existing Calvert Street car park site, including seating and planting that provide shade and comfort.

C10. Design development adjoining the new plaza to:

a) Provide 3m setbacks to the north and south of the plaza to allow outdoor seating and activity

b) Apply 6m tower setbacks on both sides of Illawarra Road

c) Activate the ground floors at 124–128 Silver Street and Illawarra Road properties directly adjacent to the existing Calvert Street car park with uses that engage the public

C11. Developments adjoining the new plaza are to ensure at least 50% of the plaza receives a minimum of 2 hours of sunlight on the winter solstice. Demonstrate compliance using solar

simulations based on permissible height and FSR controls for surrounding sites. Refer to Figures 4.16.10 and 4.16.11 for the relevant plan and section.

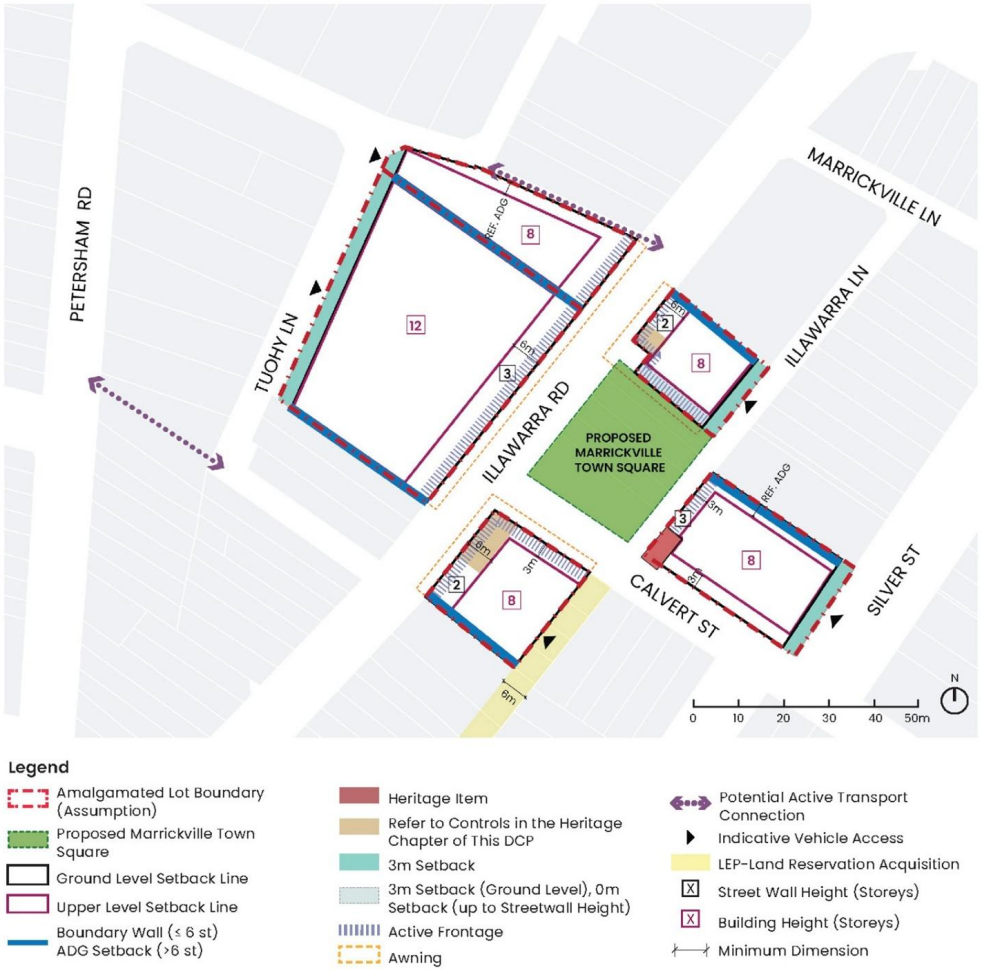


Figure 4.16.11. Marrickville Town Centre – New Town Centre Plaza Site Plan

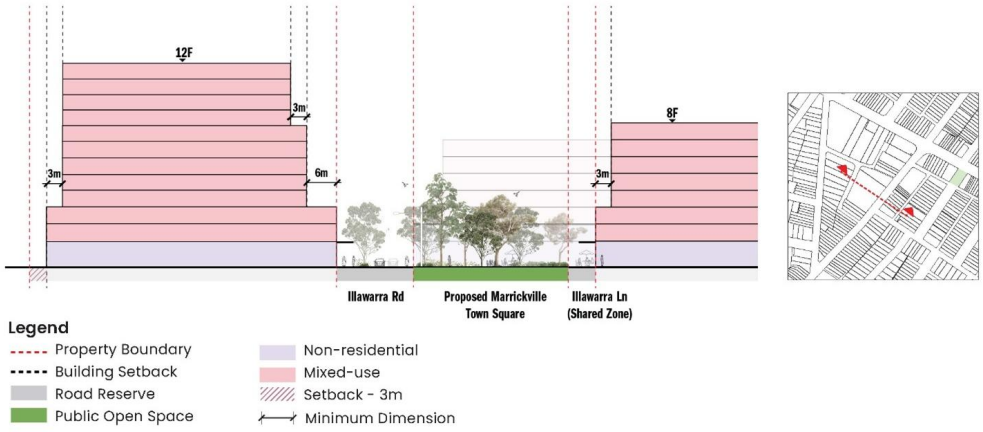


Figure 4.16.12. Marrickville Town Centre – Illawarra Road and New Town Centre Plaza Section – Cross section location indicated by red line on inset map

4.16.3 (C) Illawarra Road, Marrickville

Objectives

O21. To ensure new development responds appropriately to the desired future streetscape and delivers a cohesive built form along Illawarra Road.

O22. To create opportunities for improved neighbourhood connections and enhance the public realm through new active transport links.

O23. To ensure new development respects the scale, form and architectural character of Marrickville's historic shopfronts and other adjoining heritage items.

O24. To retain and protect the health of the mature fig trees along Warburton Street through appropriate building setbacks and tree-sensitive design.

O25. To improve the public spaces around McNeilly Park by enhancing walkability, safety, amenity and access to sustainable transport options.

Controls

C12. Apply the built form controls in Figure 4.16.13 and Figure 4.16.14. If any inconsistencies occur, the built form controls in this section prevail.

Inner West Development Control Plan: Part 4 Place Specific Controls

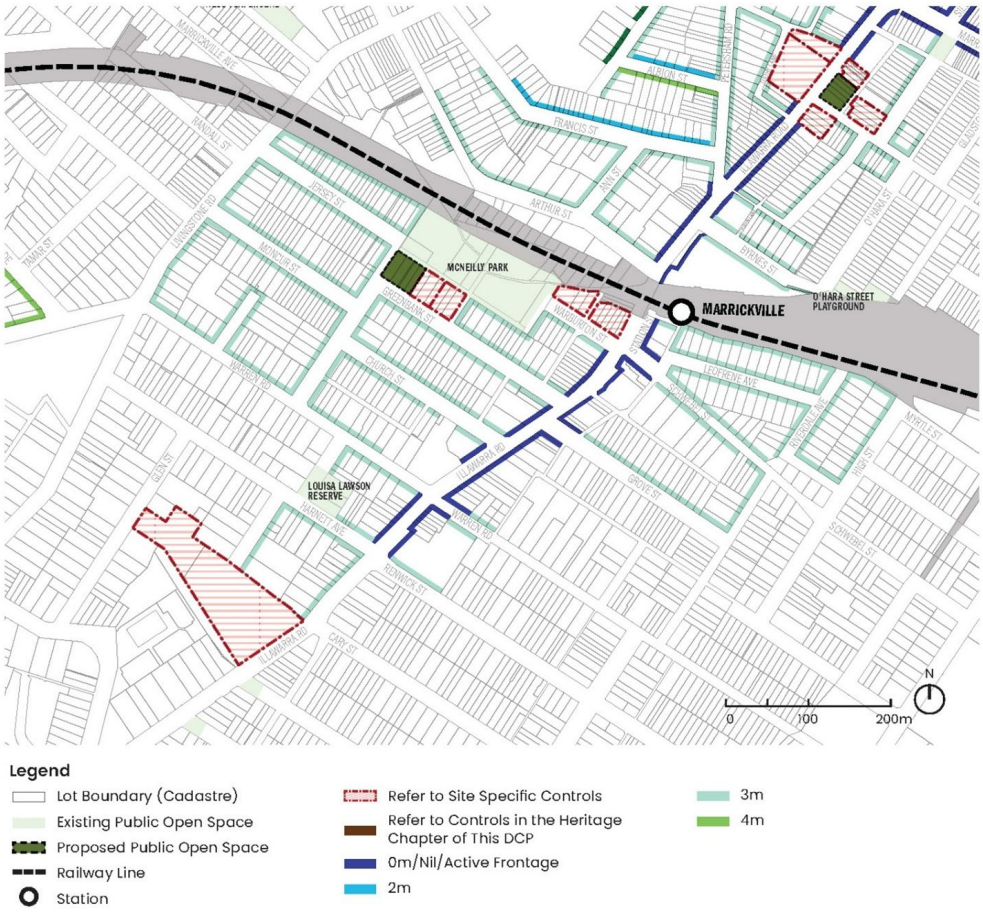


Figure 4.16.13. Illawarra Road, Marrickville Building Setbacks

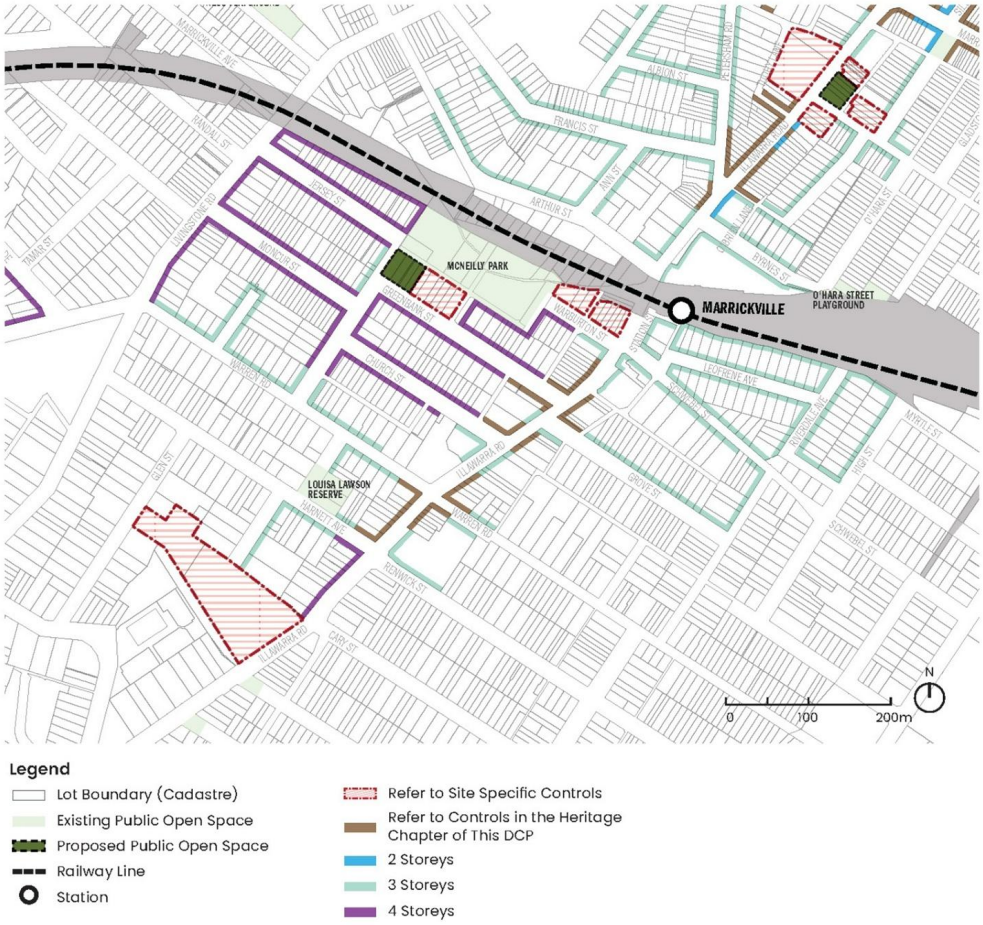


Figure 4.16.14. Illawarra Road, Marrickville Street Wall Heights

C13. Provide a publicly accessible through-site link (to Council's satisfaction) when the site is redeveloped, as shown in Table 4.16.2.

Table 4.16.2 Potential through site-link for active transport

Addresses	Through site-link purpose	Minimum width
456 Illawarra Rd adjacent to 13 Glen St (near the southern boundary of 452 Illawarra Road, Marrickville)	Active transport link to connect to Glen St and SP2 land near 438 Illawarra Rd	6m
Extend View St through 438 Illawarra Rd to the existing link on 456 Illawarra Road, Marrickville	Active transport link	6m
New connection between View Street and Illawarra Road (near the northern	Active transport link	6m

Inner West Development Control Plan: Part 4 Place Specific Controls

boundary of 452 Illawarra Road, Marrickville)		
New connection to extend Wrights Avenue to Moncur Street (7 Wrights Avenue and 3 Moncur Street)	Active transport connection	6m
New connection between Grove Street and Blamire Lane (20-22 Grove Street, Marrickville)	Active transport connection	6m
New connection between Blamire Lane and Schwebel Street at 12 Schwebel Street	Active transport connection	6m

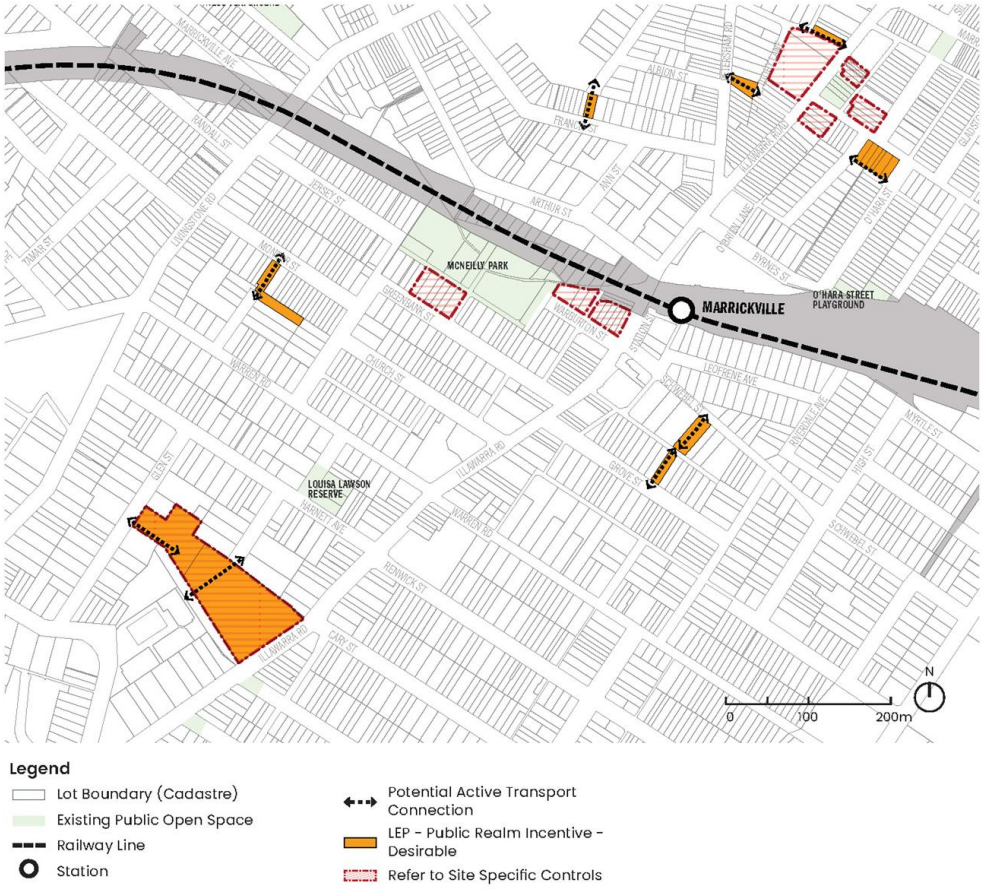


Figure 4.16.15. Marrickville Town Centre – Public Realm Incentive Map

Inner West Development Control Plan: Part 4 Place Specific Controls

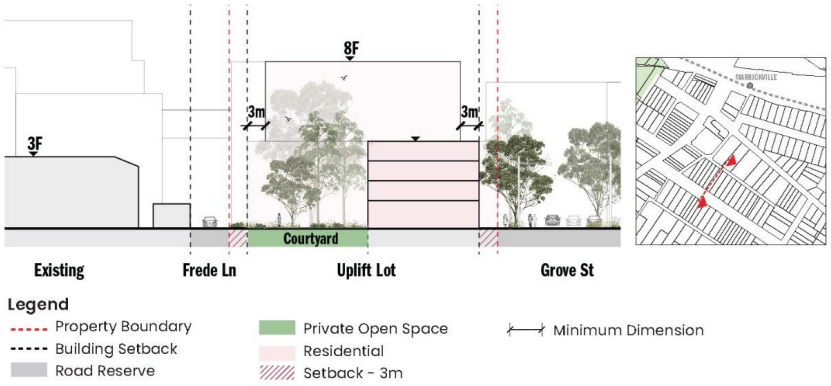


Figure 4.16.16. Frede Lane and Grove Street Section – Cross section location indicated by red line on inset map

3-17 Warburton Street Fig Trees

C14. Set buildings back from the fig trees on Warburton Street as shown in Table 4.16.3 and Figure 4.16.17

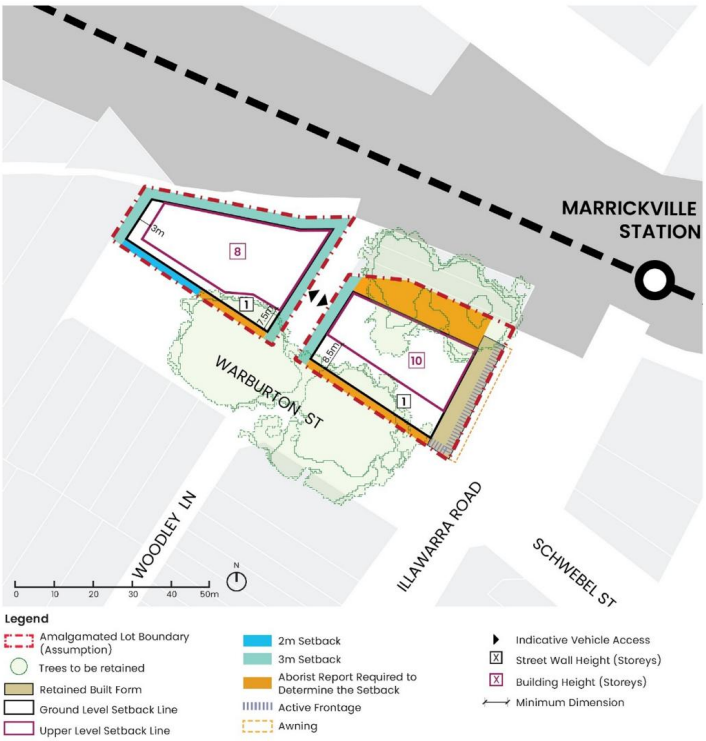


Figure 4.16.17. Warburton Street Marrickville – Setback to Fig Trees

Inner West Development Control Plan: Part 4 Place Specific Controls

Table 4.16.3 Fig Tree Setbacks

Storey	Lot 1	Lot 2
Ground	2m	2m
Above ground	4m - 7.5m	8.5m

McNeilly Park Interface

C15. Apply the setbacks in Table 4.16.4 and Figures 4.16.18 and Figure 4.16.19 for development at 27–37 Greenbank Street.



Figure 4.16.18. McNeilly Park Site Key Sites Plan

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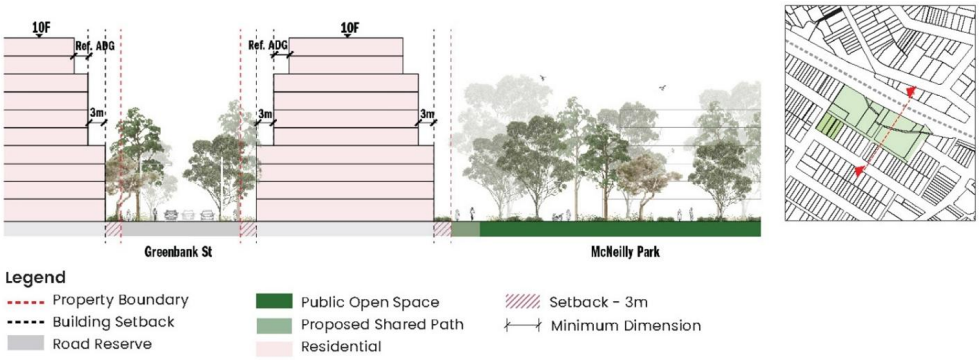


Figure 4.16.19. McNeilly Park Interface Section – Cross section location indicated by red line on inset map

Table 4.16.4 27-37 Greenbank Street Setbacks

Street Setback	Park setback to proposed McNeilly Park extension	Street wall	Setback above street wall
3m	2m	4 storeys	3m

C16. Provide vehicular access for development of 9-37 Greenbank Street from Greenbank Street

438 Illawarra Road, Marrickville

C17. Demonstrate how the site layout and built form in Figures 4.16.20 is achieved for development at 438 Illawarra Road



Figure 4.16.20. 438 Illawarra Road Site Layout and Built Form

4.16.4 (F) Marrickville Road

Objectives

O26. To ensure new development responds appropriately to the desired future streetscape and delivers a cohesive built form along Marrickville Road.

O27. To create opportunities for improved neighbourhood connections and more inviting public spaces through new publicly accessible through-site links.

O28. To encourage development that delivers significant public benefits, including new high-quality public open space within the Marrickville Road precinct.

Controls

C18. Apply the built form controls in Figures 4.16.21 and 4.16.22. If any inconsistencies arise, the built form controls in this section prevail.

Inner West Development Control Plan: Part 4 Place Specific Controls



Figure 4.16.21. Marrickville Road West of Livingstone Road – Building Setbacks



Figure 4.16.22. Marrickville Road (West of Livingstone Rd) – Street Wall Heights

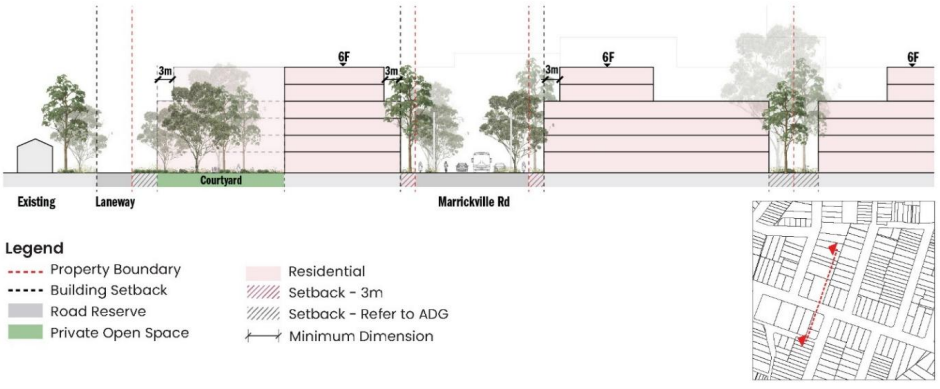


Figure 4.16.23. Marrickville Road (West of Livingstone Rd) – Marrickville Road Section – Cross section location indicated by red line on inset map

Inner West Development Control Plan: Part 4 Place Specific Controls

C19. Provide a publicly accessible through-site link (to Council's satisfaction) when the site is redeveloped, as shown in Table 4.16.5

Table 4.16.5 Potential through site-links for active transport

Location	Minimum width
18-20 Anderton St and 11-15 Harrison St (at Hastings St alignment)	6m
25 Woodbury Street and 30 Harrison Street, Marrickville	6m
20-22 Woodbury Street and 19-21 Woodcourt Street Marrickville	6m
Between Marrickville Road and Barnsbury Grove (between 419 Marrickville Road and 15 Barnsbury Grove)	6m

4.16.4 (G) Victoria Road (Marrickville) Precinct

Objectives

General

O29. To deliver new housing and jobs while ensuring development protects the amenity of surrounding low-density neighbourhoods.

O30. To establish an active mixed-use and commercial corridor that supports local business, creative industries and the transition from traditional industrial uses to modern light and creative employment.

O31. To strengthen Marrickville's identity as a cultural and creative hub

O32. To achieve design excellence and environmentally sustainable development, drawing on the precinct's industrial character in the design of buildings and the public domain.

O33. To provide a connected, safe and people-friendly movement network with high-quality walking and cycling routes, shared zones and public transport access.

O34. To deliver green links, street tree canopy and publicly accessible open spaces that improve thermal comfort, provide habitat, and connect parks, schools and activity hubs.

O35. To manage stormwater and flooding through integrated water-sensitive urban design, deep-soil planting and improvements to drainage infrastructure.

O36. To shape building height and form to reinforce the Victoria Road corridor, protect solar access to Wicks Park, and achieve an appropriate transition to lower-scale edges.

O37. To ensure active frontages and high levels of residential amenity through careful interface design between different land uses.

O38. To maintain compatibility with Sydney Airport operations and minimise aircraft noise impacts through appropriate building design, acoustic treatment and resident information.

Inner West Development Control Plan: Part 4 Place Specific Controls

Controls

C20. Comply with the location and dimensions specified in the indicative masterplan (Figure 4.16.24), including:

a) Public, private and publicly accessible open space
b) Pedestrian footpaths and activation areas
c) Shared zones
d) Pedestrian through site links
e) Intersection upgrades
f) Vehicular connections and accessways
g) Land uses

C21. Redevelop lots to deliver the precinct vision, including any required amalgamation consistent with Figure 4.16.24. This includes delivering the proposed shared zones, proposed publicly accessible open space, new footpaths on private land, and the proposed additional pedestrian activation areas.

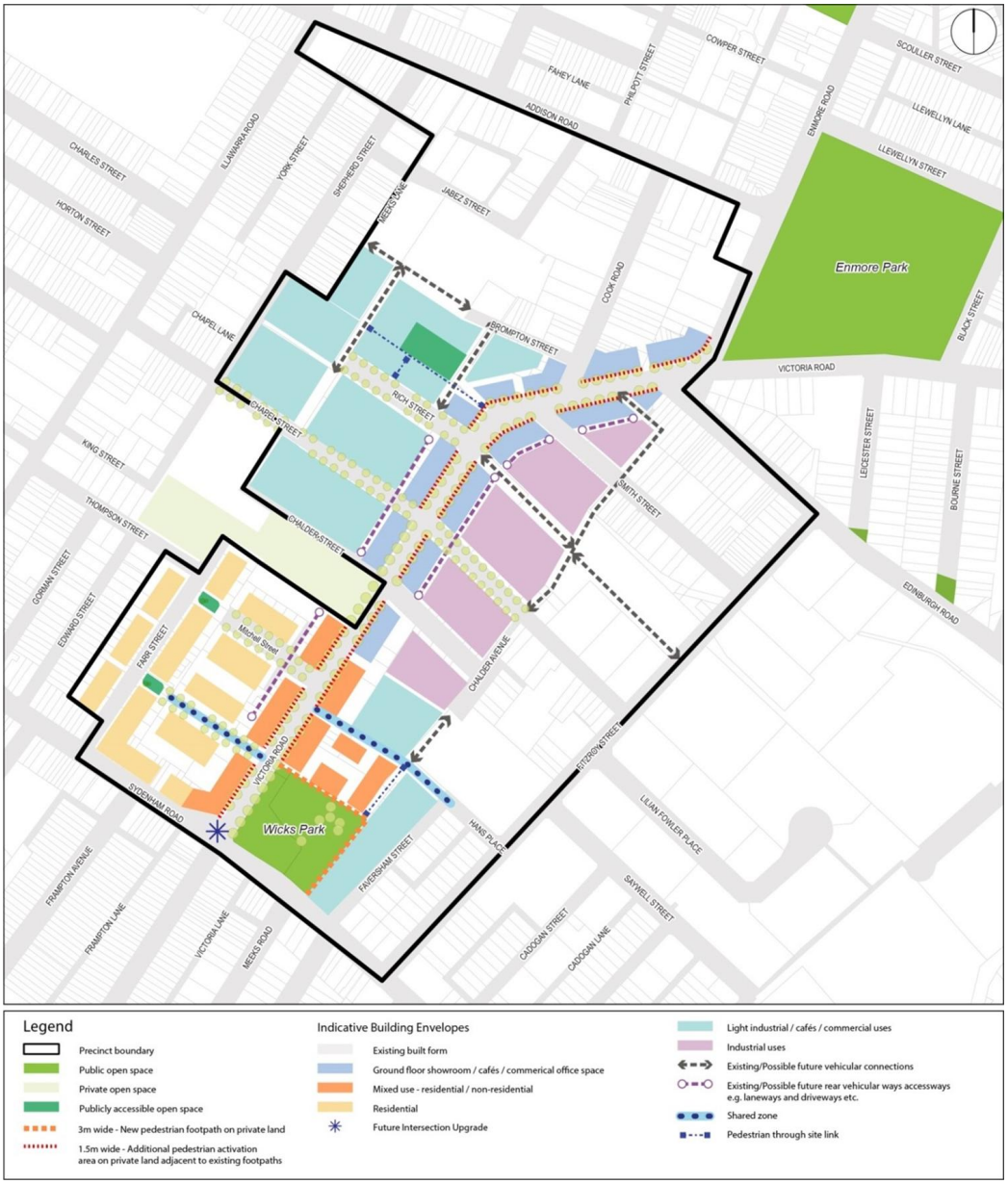


Figure 4.16.24. Indicative masterplan for Victoria Road Precinct

Movement network

C22. Provide vehicular access from streets other than Victoria Road, Sydenham Road and Enmore Road, where practicable. Do not locate vehicular access within proposed shared zones. Where access from Victoria Road, Sydenham Road or Enmore Road is proposed, demonstrate that no reasonable alternative is available and that safety, traffic operations and streetscape amenity are maintained.

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C23. Locate new vehicular access to minimise exposure to flood risk.

C24. Design development to be consistent with Table 4.16.6 and Figure 4.16.25.

C25. The wider laneway option (shown with an * in Table 4.16.6) will only be permitted/supported where it can be established that a wider laneway is in keeping with the vision and urban design objectives for the precinct, contained within this DCP.

Table 4.16.6 Vehicular and pedestrian network characteristics

Type	Reservation Width	Lane width		Footpath Zone / Pedestrian Lane	Street Tree Planting (Green link)
		Traffic Lane	**Parking**		
Victoria Road	21m	6m (two-way)	3m	3m	1.5m
Local street	11.5m - 20.5m	6m - 9.5m (two-way)	3m	2.5m	1.5m
Shared zone	6m - 18m	6m	3m	1 - 3m	N/A
Laneway	6m - 12m*	6m - 12m*	N/A	N/A	N/A
Through site link	5m	N/A	N/A	5m	N/A

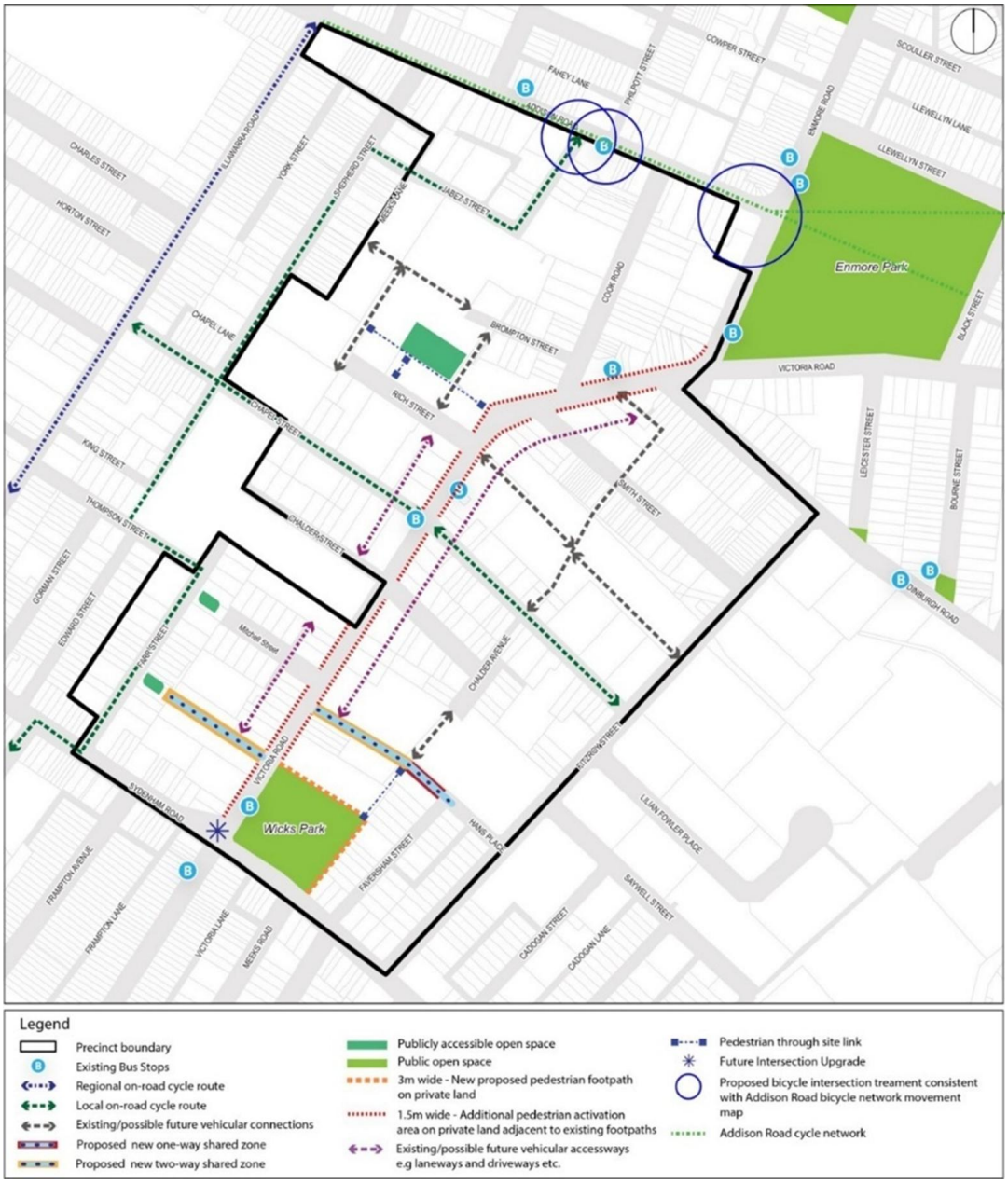


Figure 4.16.25. Movement network map

C26. Ensure development is consistent with any traffic and transport infrastructure works in Appendix J of the *Inner West Contributions Plan 2023*.

C27. Council may consider alternative ways to deliver publicly accessible open space, through-site links, vehicular accessways and shared zones, provided that:

a) There is no cost to Council; and

b) The DCP objectives are satisfied.

C28. Minimise the number of vehicle entry points per block and provide adequate separation to reduce visual impact on the streetscape.

C29. Where pedestrian activation areas or new footpaths on private land are proposed for future dedication to Council, ensure no basement encroaches into the land proposed for dedication.

C30. Provide pedestrian paths that:

a) Are located on both sides of existing and proposed streets identified in Figure 4.16.24

b) Are clearly distinguished from vehicle accessways

c) Maximise pedestrian safety within shared zones

d) Are well lit in accordance with relevant safety standards

C31. Provide safe, legible cycle routes throughout the precinct that connect to existing cycle routes in the surrounding area.

Shared zones and green links

C32. Design shared zones to:

a) Provide a continuous surface with no physical separation between pedestrian and vehicular areas

b) Omit kerb lines, using paving changes instead to distinguish parking or loading areas

c) Enable active ground-floor uses to open towards and engage with the shared zone

d) Include defined loading and parking areas

e) Incorporate street trees where feasible

f) Provide a turning area where shared zones terminate in a cul-de-sac to ensure safe vehicular manoeuvring

C33. Incorporate green links within shared zones at the locations shown in Figures 4.16.24 and 4.16.25, and as identified in Table 4.16.6.

C34. Design all green links to include the following characteristics:

a) Footpaths that provide adequate space for street tree planting

b) New street trees aligned along existing and proposed footpaths and shared zones

c) Street trees planted in a coordinated and regularly spaced manner

d) Tree species selected in accordance with the Marrickville Street Tree Master Plan

e) Deep-soil verges to support stormwater infiltration

f) Street trees positioned and spaced to provide shade and improve thermal comfort in the public domain

Publicly accessible and open space network

C35. Provide publicly accessible open space in accordance with the Indicative Masterplan (Figure 4.16.24).

Note: Publicly accessible open space on private land may be counted towards communal open space for the development, but communal open space credits cannot be transferred between developments.

C36. Design publicly accessible open space in the Timber Yards development at the end of the shared zone and at Mitchell Street to include:

a) A minimum area of 700 sqm.

b) An open, natural character incorporating predominantly soft landscaping.

c) A visual and physical link between Mitchell Street, the shared zone and Farr Street.

d) Pedestrian paths along the edges to maximise the central usable open space.

e) Deep-soil garden beds and grassed areas.

f) High-quality public domain furnishings including seating, bins and lighting.

C37. Design publicly accessible open space in Rich Street to include:

a) A minimum area of 1,200 sqm with minimum dimensions of 40 m × 30 m.

b) A large central lawn and a hard-stand plaza suitable for active and passive recreation.

c) An area with capacity to hold community events, such as outdoor cinema, markets and festivals.

d) New pedestrian pathways connecting Brompton Street, Victoria Road and Rich Street.

C38. Ensure publicly accessible open spaces are available to the public 24 hours per day, 7 days per week.

Note: Additional publicly accessible open spaces on redevelopment sites may be considered on their merits and are not limited by this clause.

Stormwater management / WSUD

C39. Incorporate deep-soil zones in proposed open spaces (including pocket parks) and landscaped areas for infiltration and to reduce stormwater runoff.

C40. Provide deep-soil verges with street tree planting to support stormwater infiltration.

C41. Upgrade all drainage systems within the precinct to 5% AEP flood-flow capacity as redevelopment occurs.

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C42. Provide overland flow paths over all Council or Sydney Water drainage systems to convey up to 1% AEP flood flows.

C43. Re-open and clear all existing blocked overland flow paths

C44. At 1–19 Rich Street and 114–118 Victoria Road, deliver a site-specific water design solution that retains additional stormwater/flood waters during events, consistent with Sydney Water requirements.

C45. Ensure no development results in a net loss of existing flood storage on the site.

C46. For sites adjacent to the Sydney Water Canal running through the precinct:

a) Install interpretive signage on the history of the canal for public viewing; and

b) Design sensitively to allow for the canal's potential future role as an active-mode corridor (subject to Sydney Water requirements).

Building height

C47. Apply the maximum number of storeys shown on the Building Heights Map (Figure 4.16.26).

C48. Maintain a consistent street wall height along Victoria Road.

C49. Ensure at least 50% of Wicks Park receives a minimum of 3 hours of direct sunlight between 9:00 am and 3:00 pm on 21 June.

C50. Along Sydenham Road, provide buildings generally three storeys, except at the corner with Victoria Road, where increased height may be appropriate.

C51. Locate taller buildings adjacent to Wicks Park where residential amenity and views are greater.

Inner West Development Control Plan: Part 4 Place Specific Controls



Figure 4.16.26. Building heights map



Figure 4.16.27. Indicative street section locations

Inner West Development Control Plan: Part 4 Place Specific Controls

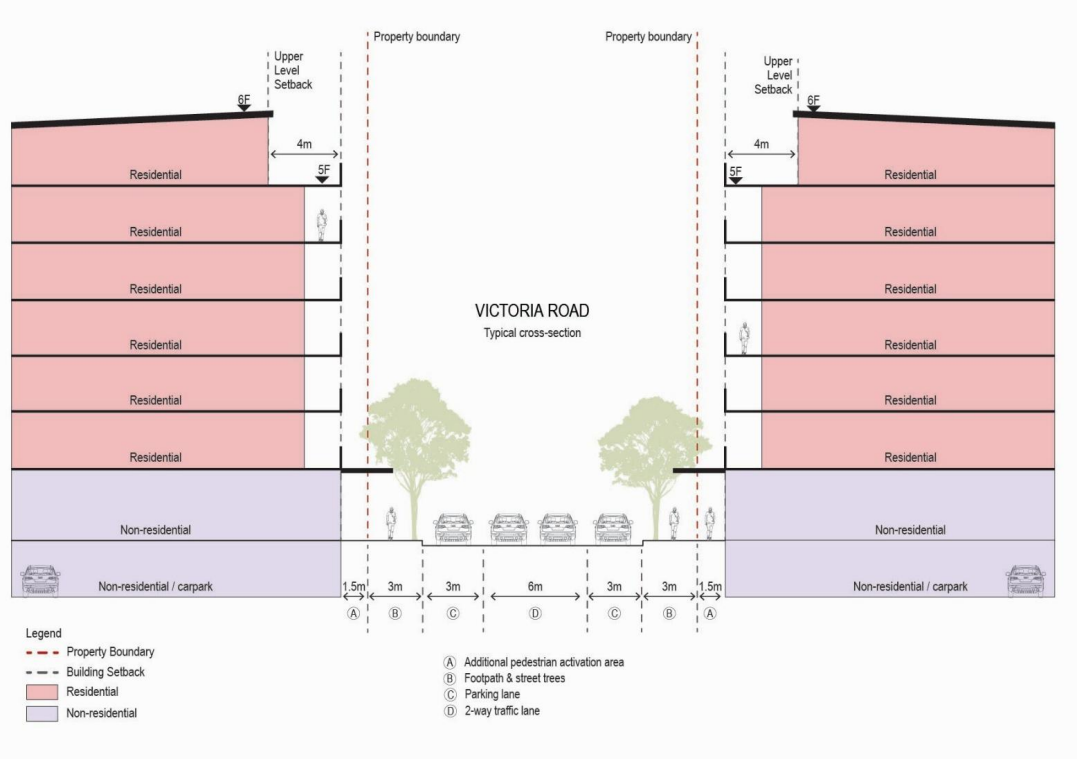


Figure 4.16.28. Street section 1 – Victoria Road (MU1 Mixed Use zone)

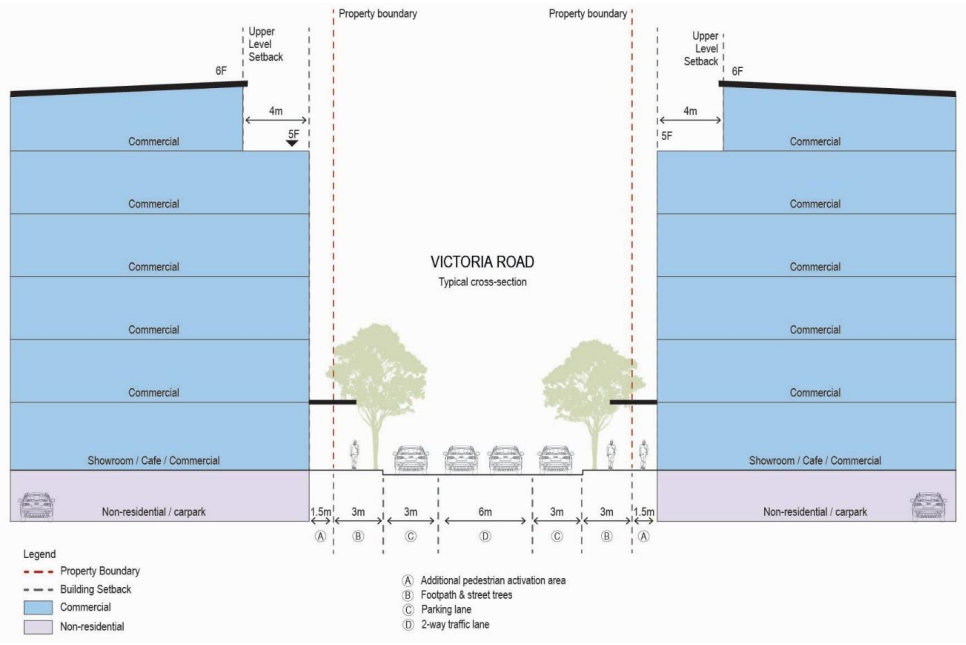


Figure 4.16.29. Street section 2 – Victoria Road (E3 Productivity Support zone)

Inner West Development Control Plan: Part 4 Place Specific Controls

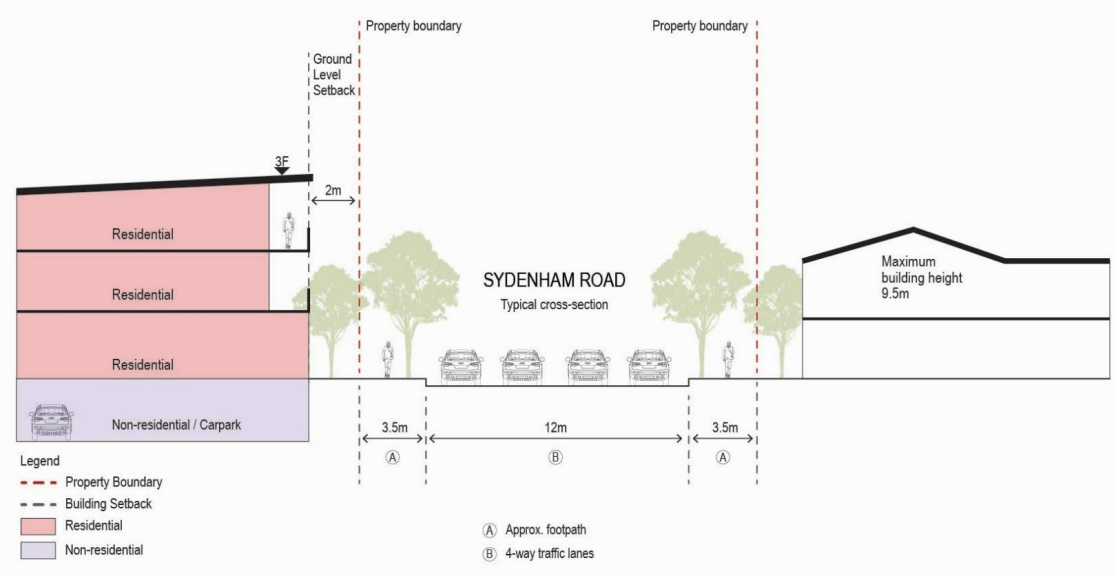


Figure 4.16.30. Street section 3 – Sydenham Road

Note: 2 metre front setback or existing predominant setback (refer also to Figure 4.16.36: Ground and upper-level setbacks map)



Figure 4.16.31. Street section 4 – Farr Street

Inner West Development Control Plan: Part 4 Place Specific Controls

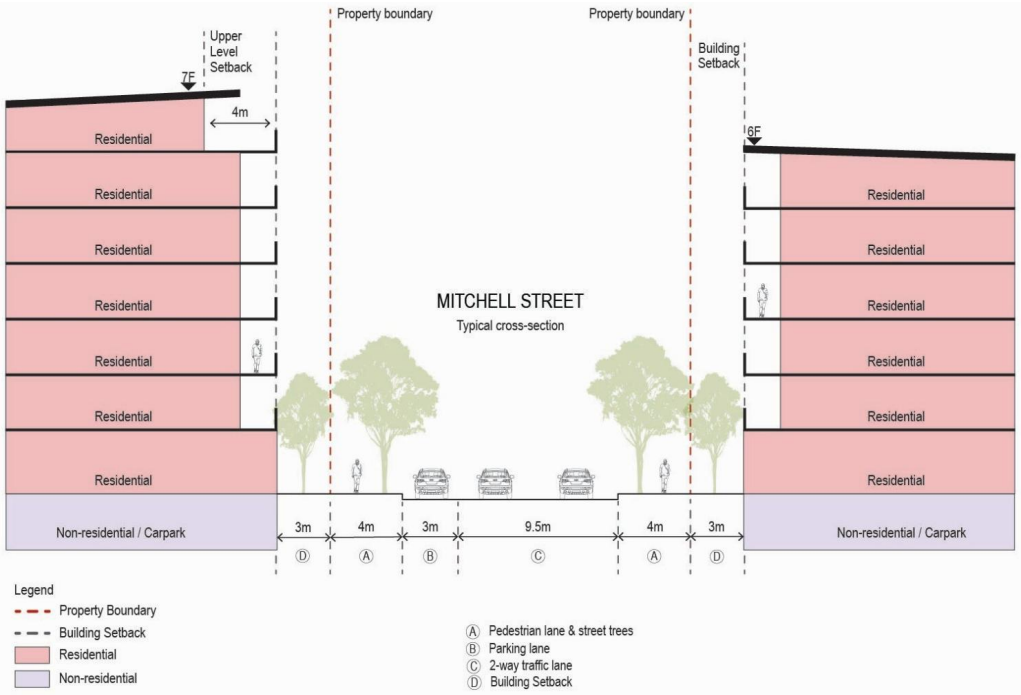


Figure 4.16.32. Street section 5 – Mitchell Street

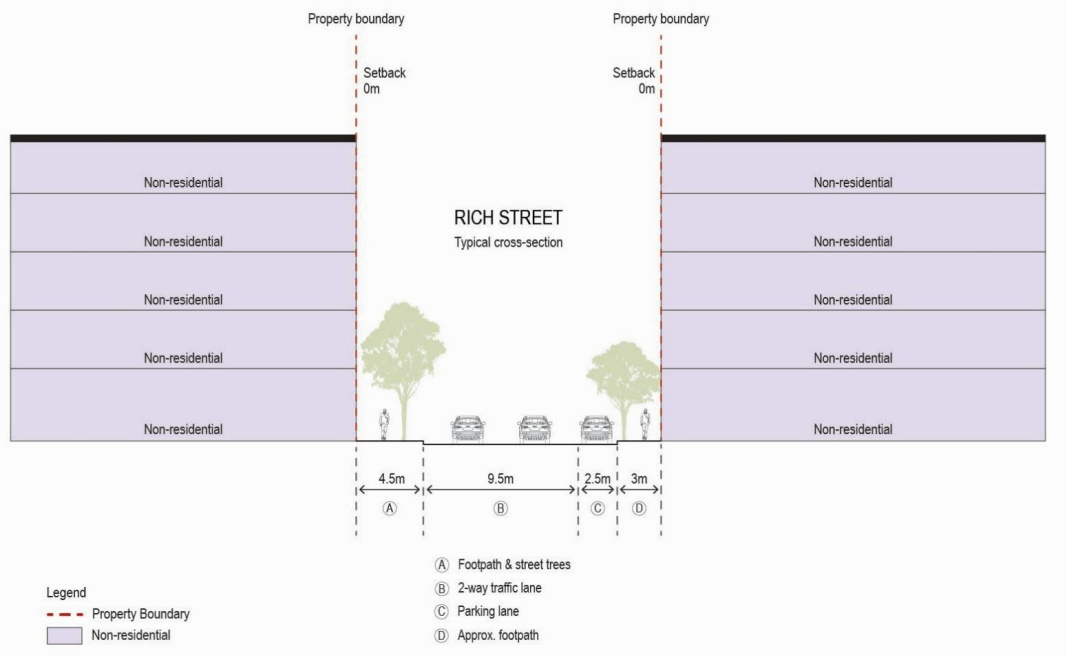


Figure 4.16.33. Street section 6 – Rich Street

Inner West Development Control Plan: Part 4 Place Specific Controls

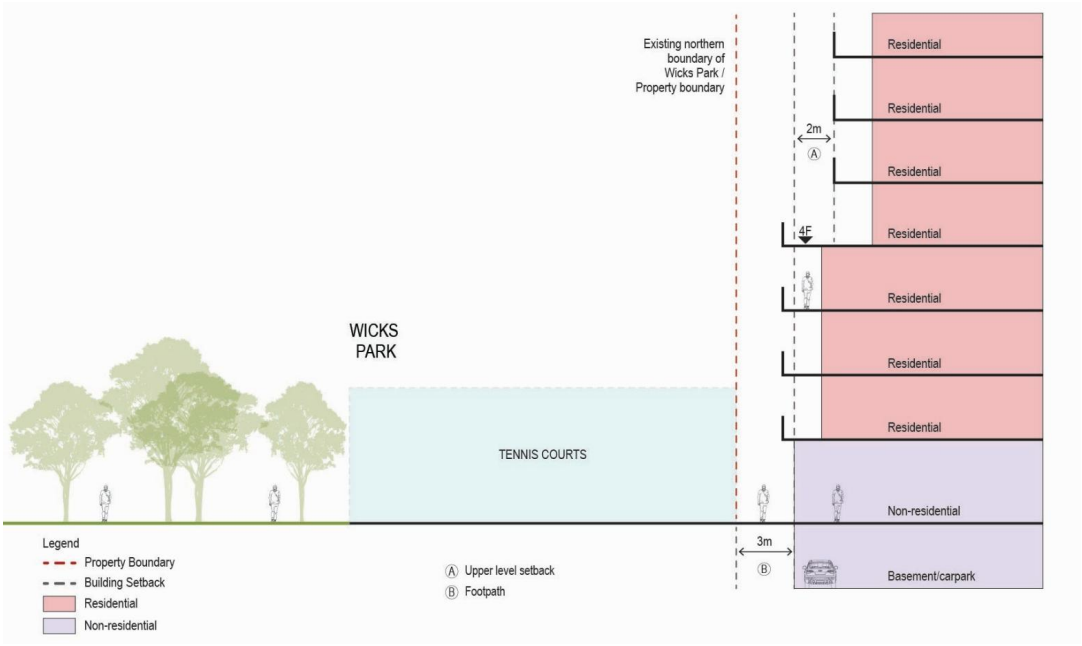


Figure 4.16.34. Street section 7 – Wicks Park northern interface

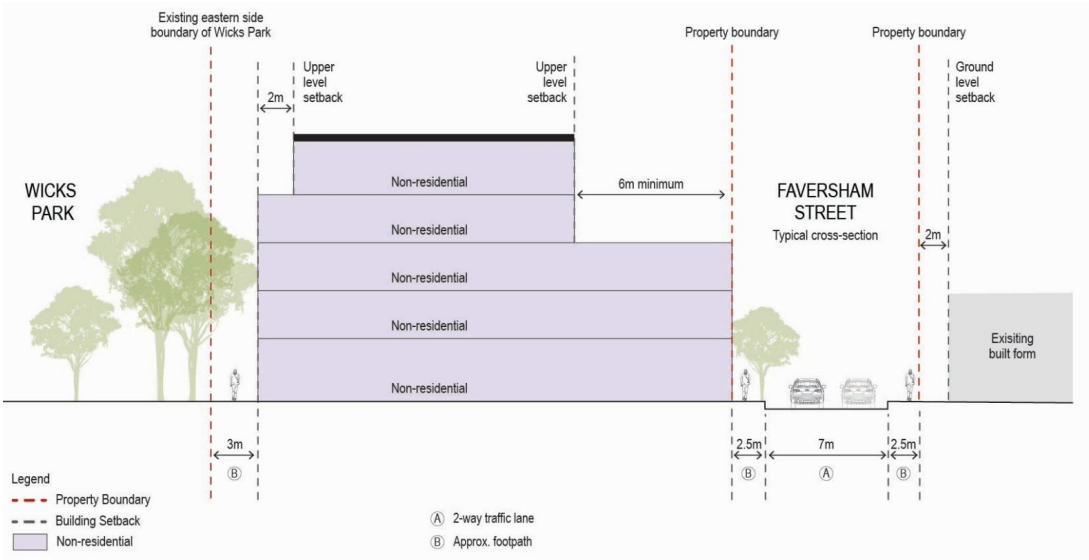


Figure 4.16.35. Street section 8 – Faversham Street

Building form and design

C52. Design new development to address existing and proposed streets, shared zones and publicly accessible open space.

Inner West Development Control Plan: Part 4 Place Specific Controls

C53. Maximise apartment orientation to adjoining private or public open space to optimise outlook and views to areas of high amenity.

C54. Design development adjacent Marrickville Public School to minimise overlooking onto the school playground

C55. Provide high-quality communal open space that is usable and appealing, to maximise activity, and to provide pleasant views for residents.

C56. Elongate buildings and align them with the indicative street blocks fronting Victoria Road to reinforce the commercial corridor.

C57. Avoid long sections of blank wall in mixed-use development along Victoria Road to contribute positively to the public domain.

C58. For mixed-use development within the Wicks Park Sub-Precinct:

a) Site and orient taller buildings to comply with solar access to Wicks Park

b) Provide non-residential uses addressing Wicks Park for the full extent of the ground floor

Setbacks

C59. Design of new buildings to comply with the ground and upper-level setbacks outlined in the ground and upper-level setbacks map in Figure 4.16.36

Inner West Development Control Plan: Part 4 Place Specific Controls

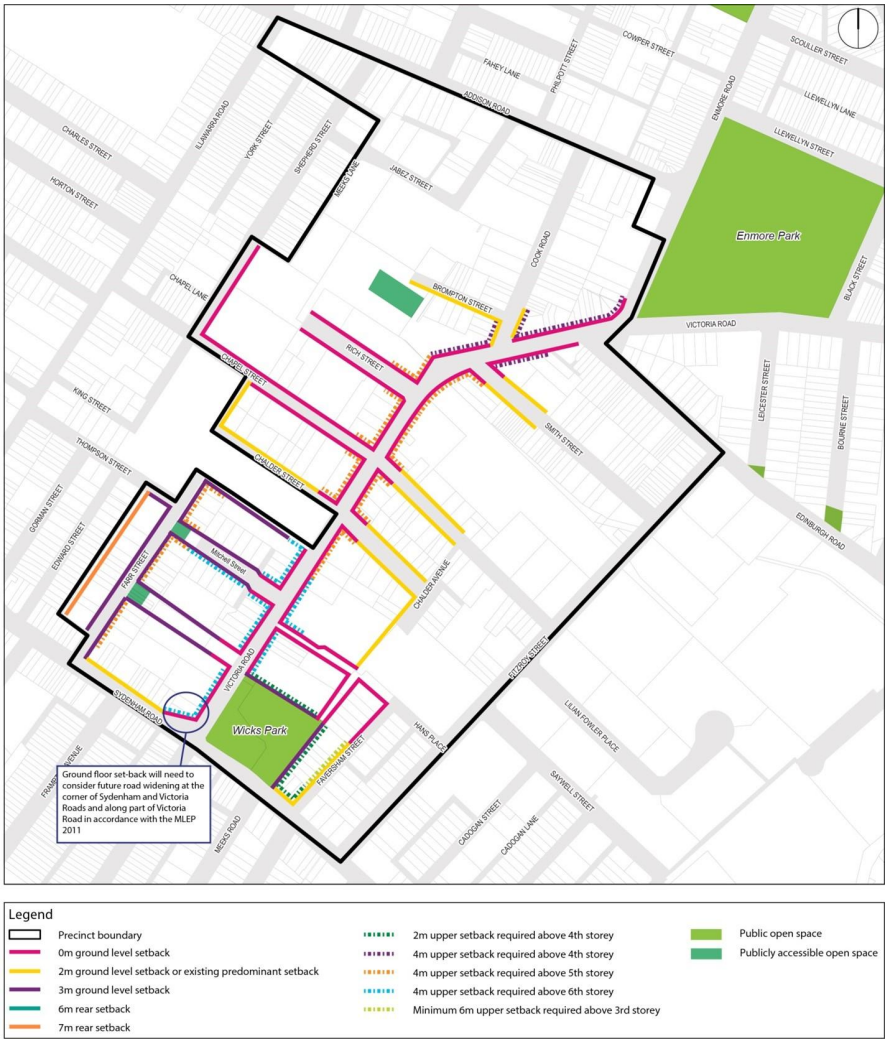


Figure 4.16.36. Ground and upper-level setbacks map

C60. Design ground-floor setbacks on residential streets to provide private outdoor recreation spaces that create an appropriate transition between private and public domains.

C61. Set back taller elements behind lower elements to reduce perceived bulk and scale and to enable solar access to the public domain.

C62. Allow roof lines to project into the upper-level setback zone by up to 2m.

C63. Allow balconies of buildings that address Wicks Park to project up to 0.5m into the setback zone where this creates an articulated façade within a cohesive design composition.

Inner West Development Control Plan: Part 4 Place Specific Controls

Active frontages

C64. Implement the location of active ground-floor uses and frontages generally in accordance with Figure 4.16.37.

C65. Non-active ground-floor uses may be acceptable in the E3 Productivity Support zone along the Hans Place extension and existing/modified Chalder Avenue extension



Figure 4.16.37. Suggested active frontages

C66. Build to the street alignment where active frontages are required.

C67. Align ground-floor levels with the adjacent footpath level along active frontages.

C68. Provide generous transparent glazing and/or openings to active frontages to enable clear sightlines between the public domain and active internal areas (e.g. reception, seating, dining).

Inner West Development Control Plan: Part 4 Place Specific Controls

C69. Minimise residential foyer entries along active frontages.

C70. Provide fixed or retractable awnings (or suitable equivalents) integrated with the building design along active street edges.

Other infrastructure

C71. Locate all powerlines and utilities (including telecommunications) underground as the precinct is redeveloped.

Operation of Sydney Airport

C72. Do not use reflective wall, window or roofing materials that could affect aviation operations.

C73. Ensure the maximum height of any building does not penetrate the OLS, PAN-OPS or PAPI surfaces for the Sydney Airport approach.

C74. Refer any proposed building over 15.24 m in height to Sydney Airport for comment.

Note: Indoor communal facilities do not negate, or substitute for landscaping and communal open space required by Housing SEPP Chapter 4 and the NSW Apartment Design Guide.

C75. Design each indoor communal facility for a defined purpose and label it on plans. Where a multi-purpose room is proposed, include appropriate facilities (e.g. seating, tables, toilets, kitchenette).

C76. Provide communal toilet(s) to serve indoor communal facilities.

Acoustic design and noise policy

C77. Plan site layout and building orientation to minimise noise exposure from aircraft and other sources (e.g. live music and entertainment venues).

C78. Configure residential buildings to reduce the number of apartments facing flight paths or other intrusive noise sources.

C79. Locate less sensitive, non-habitable rooms (e.g. bathrooms, kitchens, laundries, hallways) along facades with higher noise exposure.

C80. Design building façades to mitigate acoustic impacts (e.g. double-brick cavity construction will be more appropriate here than extensive glazing), while achieving high-quality design.

C81. Design rooftops to mitigate sound exposure to internal building spaces.

C82. Where winter gardens replace balconies, provide operable glazing (e.g. louvres or sliding screens) to allow natural ventilation.

C83. Select building materials to achieve appropriate construction acoustic performance ratings, having regard to intended land use and site-specific noise exposure.

Inner West Development Control Plan: Part 4 Place Specific Controls

C84. Ensure the internal noise level of indoor communal facilities does not exceed the recommendations in AS 2021 – Aircraft noise intrusion for the relevant use (e.g. 70 dB(A) LSmax for areas commensurate with social activities in a hotel facility).

C85. At Construction Certificate stage, provide written verification from a qualified acoustic expert that the approved noise mitigation measures are incorporated into the detailed construction plans.

Note: A copy of the Draft Noise Information Pack is to be submitted with any development application for a building

C86. Provide Noise Information Packs to all prospective purchasers as part of the Contract for Sale. Include a clause confirming the purchaser has read and acknowledges the Pack. Each Pack is to include:

a) An explanatory note on aircraft noise and how it may affect living within the Victoria Road Precinct

b) An explanation of the policies and controls that govern aircraft noise

c) An explanation of Sydney Airport's operations and its relationship to the Precinct

d) A TA (time above) map of the current/latest ANEF contours for the site

e) A link to the most recent airport master plan published by Sydney Airport (www.sydneyairport.com/corporate/planning-and-projects/masterplan)

f) Current numbers of aircraft movements (morning/day/evening) and current periods of respite (morning/day/evening), consistent with the latest Airservices Australia operational statistics (www.airservicesaustralia.com)

g) Forecast aircraft movements and respite periods (morning/day/evening) from the most recent Sydney Airport master plan (www.sydneyairport.com/corporate/planning-and-projects/masterplan)

h) Copies of the following noise mapping charts from the most recent Sydney Airport master plan:

i. Australian Noise Exposure Forecast (ANEF)

ii. Frequency-based aircraft noise charts for 6 am–11 pm (N70) and 11 pm–6 am (N60)

iii. Details of the location and hours of operation of live music and entertainment venues within the precinct

Note: Submit a Draft Noise Information Pack with any development application for a building.

C87. Provide a community notice board in the common lobby area of all residential flat buildings and display a permanent information notice about aircraft noise and other potential major noise sources.

4.16.5 Heritage

This chapter applies to the Marrickville Neighbourhood as shown in Figure 4.16.38. The controls for:

- Civic Precinct Heritage Conservation Area apply to the land listed as C65
- David Street Heritage Conservation Area apply to the land listed as C66
- Inter-War Group Heritage Conservation Area apply to the land listed as C67
- Llewellyn Estate Heritage Conservation Area apply to the land listed as C68
- Norwood Park Estate Heritage Conservation Area apply to the land listed as C69
- Porter's Brickworks Heritage Conservation Area apply to the land listed as C70

The objectives and controls for the following Heritage Conservation Areas can be found elsewhere in this DCP:

- South Dulwich Hill HCA (C107) – Part 4.8 – Dulwich Hill neighbourhood
- Rathlin Estate HCA (C82) – Part 4.18 – Petersham neighbourhood

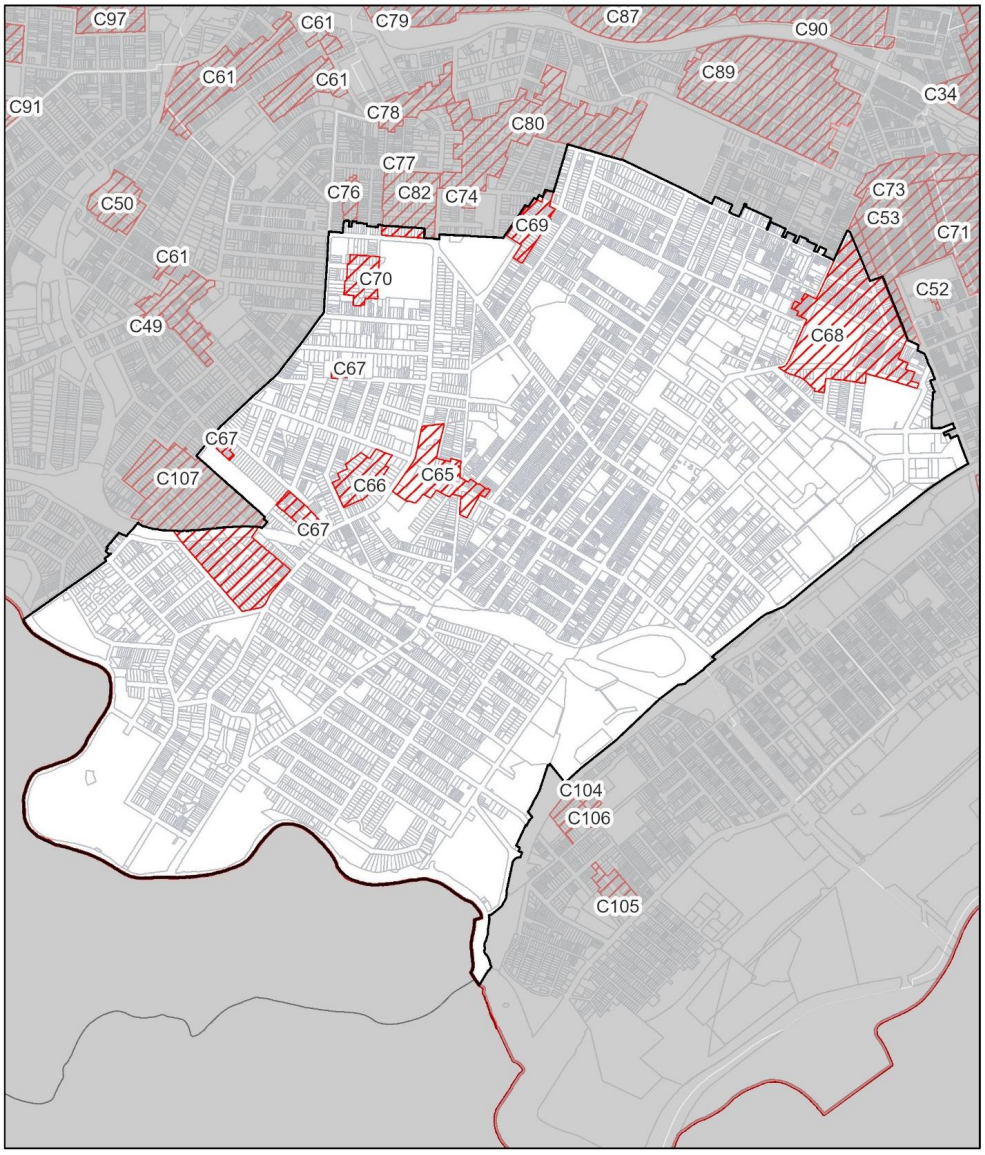


Figure 4.16.38. Marrickville Neighbourhood – Heritage Conservation Areas

4.16.5 (C65) Civic Precinct Heritage Conservation Area

The Civic Precinct Heritage Conservation Area is of local heritage significance as a traditional civic centre, established in association with the opening of the 1889 tramway along Marrickville Road. It is defined by its imposing civic and community buildings, including the former town hall, fire station, major churches, hospital, and associated structures.

The area is aesthetically significant for its landmark buildings in Inter-war Romanesque, Victorian/Federation Gothic, Federation Free Classical, Inter-war Free Classical, and Inter-war

Georgian Revival styles, set within generous landscaped grounds. Social significance derives from its historic and ongoing civic and community functions.

Key Features:

- Town hall, fire station, major churches, and hospital forming a cohesive civic precinct, their imposing scale and street presence establishing a strong focal point with lesser scale to ancillary and supporting buildings.
- Landmark architectural styles: Inter-war Romanesque, Victorian/Federation Gothic, Federation Free Classical, Inter-war Free Classical, and Inter-war Georgian Revival
- Generous landscaped settings allowing key buildings to be viewed in the round
- Semi-formal forecourt arrangement of town hall, fire station, and St Clement's Church allow the scale of buildings and their relationship to each other to be appreciated.
- Churches with towers (St Brigid's Church and St Clement's Church) mark the eastern and western edges of the precinct
- Continued civic and community uses including library, churches, and public services

Objectives

O39. To facilitate development that is consistent with the statement of significance and controls for Civic Precinct Heritage Conservation Area

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C88. Retain the following elements that define the heritage significance:

a) All pre-1941 buildings

b) High incidence of substantial private and public buildings that demonstrate individual heritage value and contribute to the integrity of the HCA as a focal point for the development of Marrickville's expansion as a suburban area

4.16.5 (C66) David Street Heritage Conservation Area

The David Street Heritage Conservation Area is of local heritage significance as a rare enclave of substantial Federation-period houses within generous gardens and mature Brush Box street plantings. Developed between 1890 and 1915, it reflects Marrickville's prosperity and includes notable residences such as Gateshead, Marsden, and Chandos, built for prominent local entrepreneurs.

Key Features

- High-quality Federation design and detailing in detached houses, including return verandahs, original timber joinery, window hoods, and decorative gables
- Consistent subdivision pattern, setbacks, roof forms, materials, and garden spaces contributing to cohesive streetscapes

- Mature Brush Box street trees forming an enclosed, intimate streetscape and reinforcing garden suburb character
- Robert Street semi-detached houses with asymmetrical frontages designed to resemble single dwellings
- Original brick fences with iron infill panels, rare in Marrickville
- Side driveways facilitating asymmetry, a defining principle of Federation domestic architecture

Objectives

O40. To facilitate development that is consistent with the statement of significance and controls for David Street Heritage Conservation Area

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C89. Retain the following elements that define the heritage significance:

a) All pre-1916 buildings

b) Significant local variation on the standard Federation bungalow form (with complex roof forms, return verandahs and more sophisticated detailing)

c) Large rear garden areas with mature plantings

d) Street tree plantings (Brush Box) in the road reservation

4.16.5 (C67) Inter-war Group Heritage Conservation Area

The Inter-War Group Heritage Conservation Area is of local heritage significance for its rare and highly intact streetscapes of semi-detached bungalows and residential flat buildings constructed by a single builder between 1936 and 1943. The area includes groups of semi-detached houses and apartment buildings that were all built by the same builder. These homes were designed as part of Inter-War infill development, where older land was divided into smaller lots to create a denser neighbourhood. The area is aesthetically significant for its consistent single-storey scale, cohesive roofscapes, and high-quality face brickwork with decorative detailing, creating a distinctive and intimate streetscape character.

Key Features:

- Cohesive groups of Inter-War semi-detached bungalows and residential flat buildings
- Consistent single-storey scale with minimal setbacks and maximised lot coverage with no significant garden space or vehicular access
- Narrow grass verges with street tree planting and centrally located concrete footpaths
- Prominent hipped roof forms characteristic of the Inter-War period
- Wide building frontages with side-entry doors and minimal garden space
- High-quality face brickwork with decorative monochrome and duochrome detailing for textural effect

- Low solid brick fences matching house materials, incorporating decorative detailing
- Strong streetscape integrity with little evidence of later alterations
- Jocelyn Avenue precinct includes two Inter-War residential flat buildings typical of speculative development patterns

Objectives

O41. To facilitate development that is consistent with the statement of significance and controls for Inter-War Group Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C90. Retain all pre-1943 buildings

4.16.5 (C68) Llewellyn Estate Heritage Conservation Area

The Llewellyn Estate Heritage Conservation Area is important because it shows how Marrickville changed from rural land to a suburban neighbourhood. The area was first subdivided in 1894 around the original 1850s Waterloo Villa (later known as Frankfort Villa, Frankfort House, Bethesda and Stead House), which still survives as a heritage-listed item.

The streets and houses reflect different stages of Marrickville's history – from early land grants and small-scale speculative development to the rise of middle-class housing choice. The area demonstrates the shift from dense terrace housing to the more spacious suburban patterns of the early 20th century. It is also valued for its attractive Federation-period bungalows and the way houses were adapted to fit the triangular street layout, creating interesting views and varied designs.

Key Features:

- Original 1850s villa retained within the subdivision
- Subdivision pattern showing Marrickville's transition from rural estate to suburb
- Triangular street layout leading to unique house designs on irregular lots
- Wide streets, footpaths, and mature plantings, including Enmore Park
- Range of housing types: detached cottages, semi-detached pairs, and terraces
- Groups of houses built to matching patterns creating unified streetscapes
- Federation bungalows with original timber joinery, window hoods, and decorative gables
- Rear lanes typical of 19th-century subdivisions
- High-quality public domain: mature Brush Box trees, Depression-era brick paving, sandstone kerbs with bored drainage holes
- Intact roofscapes with original chimneys and detailing
- Low incidence of major alterations or infill development
- High proportion of original building forms and details visible from the street

- Evidence of cultural layering, mostly cosmetic, with original building envelopes intact

Objectives

O42. To facilitate development that is consistent with the statement of significance and controls for Llewellyn Estate Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C91. Retain the following elements that define the heritage significance:

a) All pre-1916 buildings
b) The single-storey character of the area
c) High-quality front elevation detailing on intact or substantially intact Federation houses
d) Prominent tall, narrow Federation chimneys in roofscape views
e) Absence of car parking accessed from primary street frontage
f) Front garden plantings
g) Hand-laid brick paving on wide footpaths
h) Street tree plantings, particularly Brush Box
i) Retain triangular street layout, irregular lot patterns, and avoid lot amalgamation
j) Preserve views of oblique intersections
k) Building forms at intersections are to adapt to lot shape
l) At non-90° intersections, present one primary façade and respond to lot geometry
m) Streetscape rhythm created by staggered facades on irregular lots

4.16.5 (C69) Norwood Park Heritage Conservation Area

The Norwood Park Estate Heritage Conservation Area is important because it shows Marrickville's transition from rural land to suburb during the Federation period (1905–1915). It was created from the 1905 Norwood Park Estate subdivision, likely the last part of the Norwood Park Dairy, which closed that year.

The area is valued for its attractive streetscapes and many well-preserved Federation bungalows with original timber joinery and verandah detailing. This quality comes from the consistent subdivision pattern, setbacks, roof forms, materials, and garden spaces. The public domain is simple but includes features like sandstone kerbs and street trees that reflect early civic improvement programs.

Key Features:

- Consistent subdivision pattern and setbacks creating a unified streetscape
- Federation Queen Anne-style houses with original detailing and timber joinery
- Suburban character with generous garden spaces

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- Late use of laneways within the subdivision
- Simple public domain design with sandstone kerbing and street tree planting
- Small group of intact early 20th-century shops on the northern side of Addison Road
- High-quality detailing throughout the area

Objectives

O43. To facilitate development that is consistent with the statement of significance and controls for Norwood Park Estate Heritage Conservation Area

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C92. Retain the following elements that define the heritage significance:

a) All pre-1916 buildings

b) Residential character demonstrated through the consistency of the bungalow typology (Federation and Californian (Sydney) variants)

c) Primary plane of roofs aligned parallel to the side boundary with prominent multi-gable elevation to street (Inter-War/Californian bungalows)

4.16.5 (C70) Porter's Brickworks Estate Heritage Conservation Area

The Porter's Brickworks Estate Heritage Conservation Area is important because it shows Marrickville's suburban growth after the 1928 subdivision of Porter's Brickworks. The area includes good examples of post-Federation and Inter-War bungalows with original timber joinery, window hoods, and decorative gables and verandahs. The streetscape is also notable for its camellia street plantings, which are rare in the Inner West.

Key Features:

- Subdivision pattern reflecting the post-Federation suburban ideal
- Low-density streetscape with wide streets, verges, and single-storey houses
- Consistent setbacks allowing small front gardens
- Cohesive bungalow typology (Federation and Inter-War Californian styles)
- Strong streetscape qualities through consistent scale, rhythm, and materials
- High-quality detailing to front elevations, roof forms, and finishes appropriate to the period
- Low face-brick fences (not rendered or painted)
- Street tree plantings of camellias and eucalypts
- Street views terminating at Marrickville Park

Inner West Development Control Plan: Part 4 Place Specific Controls

Objectives

O44. To facilitate development that is consistent with the statement of significance and controls for Porter's Brickworks Estate Heritage Conservation Area

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C93. Retain the following elements that define the heritage significance:

a) All pre-1936 buildings
b) Street tree plantings (camellias and eucalypts)
c) Small front gardens
d) Asymmetrical placement of houses on lots to allow a side driveway

4.17 Newtown Neighbourhood

4.17.1 Aboriginal Cultural Heritage

Newtown is located on the lands of the Gadigal. Gadigal lands extend south of Sydney Harbour (Port Jackson) stretching from South Head to Petersham with part of the southern boundary lying on the Cooks River. Country in Newtown consists of a ridge that runs through the area, with topographical features including gently sloping ridges and minor creek lines.

Country here is part of the Cooks River catchment; it does not have natural waterways visible on the surface, however underground water is present. The topography in Newtown is gently undulating rises on Wianamatta Shale with local relief 10–30 metres and slopes generally <5% to 10%. Crests and ridges are broad (200–600 metres) and rounded with convex upper slopes grading into concave lower slopes. Rock outcrops are absent. The original ecological community present in Newtown is Sydney Turpentine Ironbark Forest. This Country has been used for hunting marsupials and gathering resources in the surrounding wetlands, collecting fresh water, travelling, and camping for thousands of generations of Aboriginal Peoples. Similar to other parts of Gadigal Country, the landscape and topography of the lands where Newtown is located has been severely altered by colonisation.

The main street of Newtown, King Street, follows an Aboriginal track that was used before colonisation. Country in Newtown remains important to First Nations Peoples. In the 2021 Census, the Australian Bureau of Statistics published that 1.3% of the population of Newtown identified as Aboriginal and/or Torres Strait Islander.

4.17.2 Existing Character

Newtown's existing character is defined by its vibrant, diverse, and densely built urban fabric, characterised by a mix of Victorian and Federation-era terraces, cottages, and heritage shopfronts, particularly along King Street and Enmore Road. These historic high streets feature active frontages with traditional awnings, fine-grain lot patterns, and narrow laneways that create a lively, pedestrian-friendly environment. The Enmore Road Special Entertainment Precinct plays a key role in supporting Newtown's dynamic cultural and nightlife scene, fostering a thriving live music, arts, and hospitality environment. The suburb's eclectic mix of residential, commercial, and cultural spaces supports a dynamic, inclusive community with a strong artistic and alternative cultural presence. Mature street trees, minimal building setbacks, and a strong connection between public and private spaces contribute to Newtown's distinctive urban village feel, while its proximity to public transport enhances accessibility and reinforces its role as a key inner-city hub.

4.17.3 Desired Future Character

Newtown's future character relies on maintaining its distinct built form, streetscape quality and cultural identity through sympathetic development, enabling mixed-use proposals that support local businesses, arts, and cultural activities to foster an inclusive community.

To maintain a functional balance between uses, the residential component of new developments in specific precincts is capped at a maximum of 70% of the total gross floor area. Additionally, increased

density may be considered along rear lanes, provided impacts on the existing neighbourhood character are acceptable. New buildings in commercial precincts must feature active frontages to ensure a vibrant and safe streetscape through day and night activity and passive surveillance ensuring the vibrancy and character of Newtown is maintained.

Objectives

O1. To maintain the distinctly single storey residential streetscapes within the neighbourhood

O2. To protect groups or runs of buildings which retain their original roof forms, original detailing, and finishes

O3. To ensure development maintains and enhances the existing character of each heritage conservation area within the neighbourhood

O4. To protect and enhance the character of streetscapes and public domain elements within the neighbourhood including prevailing subdivision patterns, building typologies, materials and finishes, setbacks, landscaping, fencing, open space, carriageway and footpath design and kerb and guttering.

O5. To ensure that buildings provide strong definition to the street through retention of the existing nil building setbacks in King Street and Enmore Road

O6. To ensure the Enmore Road Special Entertainment Precinct continues to support creative and cultural industries that rely on the night-time economy, including the entertainment and live music sector

O7. To facilitate mixed-use developments that support a diverse range of local businesses, arts, and cultural activities, fostering a dynamic, inclusive community

O8. To ensure that there are active commercial fronts to new buildings facing onto streets to create a vibrant and safe streetscape.

O9. To ensure orderly development on the site-specific precinct at 76 Wilford Street, Newtown to achieve an efficient and high-quality built outcome

Controls

C1. Development, including land uses and urban design, is to enhance and achieve the desired future character of the neighbourhood while retaining elements that contribute to that character and meeting all relevant DCP requirements.

C2. Built form and subdivision proposals are to:

a) Encourage re-instatement of original fencing materials and dimensions

b) Retain existing outhouses within this neighbourhood

c) Retain original building alignments and setbacks

Inner West Development Control Plan: Part 4 Place Specific Controls

d) Consider allowing additional density along rear lanes where the impact on the neighbourhood will be minimal

e) Carefully consider amendments to the existing subdivision in accordance with historic pattern of development

f) The front portion of all buildings identified as contributory buildings in Figure 4.17.1 are to be retained. This may include the main body of the building under the primary roof form to a minimum depth of two original rooms from the front façade element.

Note: In some cases, only facades of sites are marked as contributory. In these cases, façade retention is required however some redevelopment may be appropriate behind the retained and conserved facades. Where building facades are retained with new development behind, the new development is to align with existing floor levels and fenestration to the retained façade.

4.17.4 Site specific precincts

This chapter applies to the Newtown Neighbourhood as shown in Figure 4.17.1. The controls for:

- 76 Wilford Street, Newtown apply to the land marked 'A'

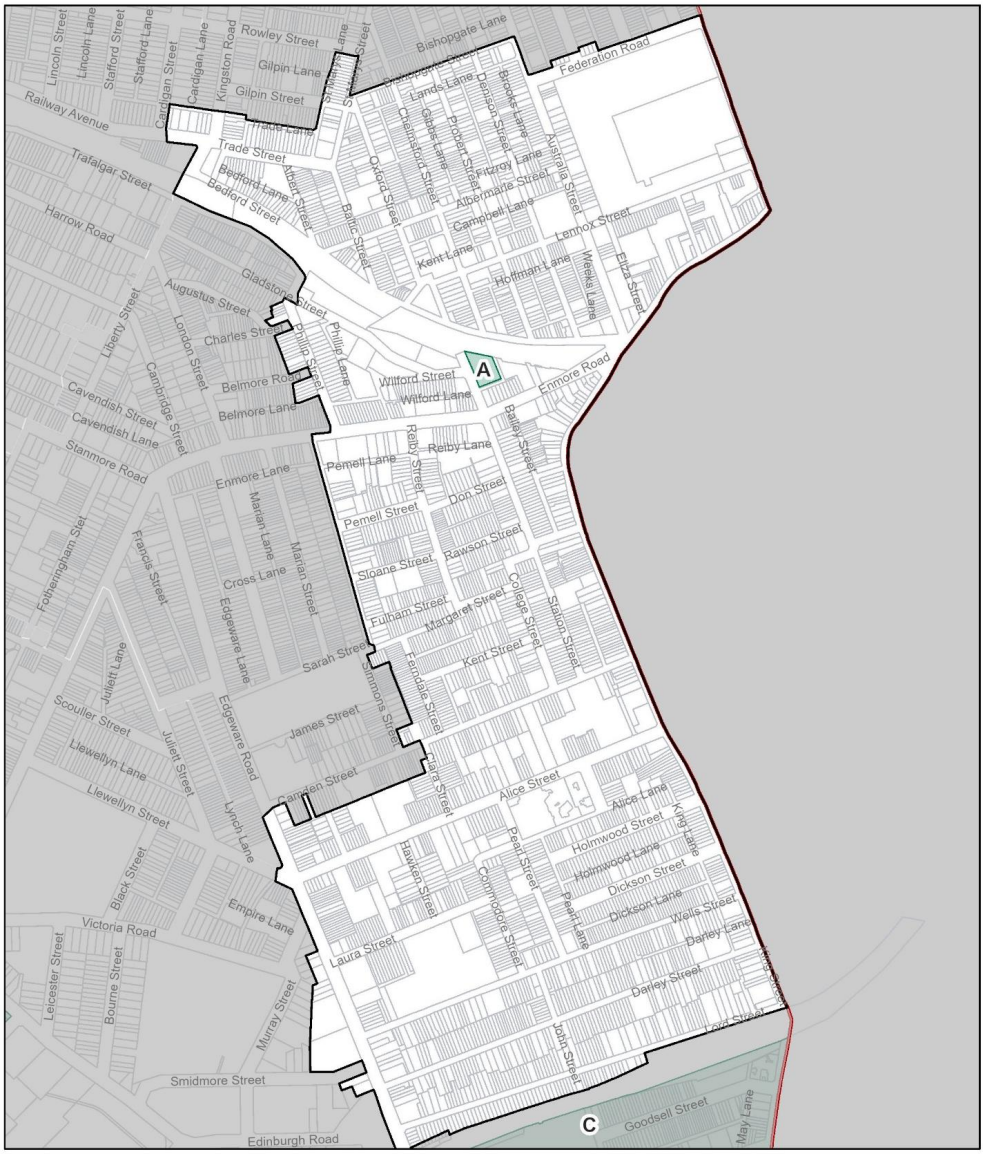


Figure 4.17.1. Newtown Neighbourhood – Site Specific Precincts

4.17.4 (A) 76 Wilford Street, Newtown

Objectives

O10. To facilitate a design that is consistent with the desired future character for 76 Wilford Street, Newtown.

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Controls

Massing

C1. Basement mass may cover the full site area.

C2. Building mass on the first and second storey are to:

a) Generally, be massed in a U shape, to the southern, eastern and northern side of the property, and open as a courtyard in the middle;

b) Be setback 1 metre from the southern boundary; 1 metre from the eastern boundary; 1 metre from the northern boundary (from the north-eastern corner to a point in line with the south-eastern edge of the residential flat building located on No. 2B Gladstone Street, Newtown); and 6 metres from the northern boundary (from a point in line with the south-eastern edge of the residential flat building located on No. 2B Gladstone Street, Newtown to the north-western corner of the first and second storey mass); and

c) Have approximately a 15 metre envelope depth.

C3. Building mass on the third storey is to:

a) Generally be massed to the north-eastern side of the property, located partly on the eastern side for approximately a 25 metre length from the north-eastern corner towards the south; and partly on the northern side of the property for approximately a 27 metre length from the north-eastern corner towards the north-west.

b) Be setback 1 metre from the eastern boundary; 1 metre from the northern boundary (from the north-eastern corner to a point in line with the south-eastern edge of the residential flat building located on No. 2B Gladstone Street, Newtown); and 6 metres from the northern boundary (from a point in line with the south-eastern edge of the residential flat building located on No. 2B Gladstone Street, Newtown to the north-western corner of the third storey mass).

c) Have approximately a 15 metres envelope depth.

C4. Building mass on the fourth storey is to:

a) Generally, be massed to the north-eastern side of the property, located partly on the eastern side for approximately a 25 metre length from the north-eastern corner towards the south; and partly on the northern side of the property for approximately a 12 metre length from the north-eastern corner towards the north-west;

b) Be setback 1 metre from the eastern boundary and 1 metre from the northern boundary; and

c) Have approximately a 15 metre envelope depth.

Inner West Development Control Plan: Part 4 Place Specific Controls

Building entries

C5. Development is to ensure:

a) Any common building entries are accessed off Wilford Street;

b) Commercial or residential occupancies oriented towards Wilford Street have separate entries for each occupancy off Wilford Street which may be in addition to entry from a common building entry;

c) Commercial or residential occupancies oriented towards Thurnby Lane may have separate entries for each occupancy off Thurnby Lane, which may be in addition to entry from a common building entry;

d) There is no commercial or residential entry off Phillip Lane or Gladstone Lane; and

e) Basement car parking has car access from either Phillip Lane or Thurnby Lane (on the south-western side of the site).

Building frontages

C6. Development is to ensure:

a) The Wilford Street building frontage (eastern side) has windows/doors to work spaces for commercial occupancies and/or windows/doors to habitable spaces for residential occupancies that are oriented towards Wilford Street in such a way to create street activation and street surveillance; and

b) Orientation of windows/doors to work spaces and any terraces/balconies for commercial occupancies and/or windows/doors to habitable spaces and any terraces/balconies for residential occupancies towards Phillip Lane (western side) is minimised to reduce privacy impacts and solar loading.

Use

C7. The residential component of the development is to be no greater than 70 percent of the total gross floor area.

4.17.5 Heritage

This section contains objectives and controls that apply to the Heritage Conservation Areas listed below and shown in Figure 4.17.2.

- Enmore-Newton Heritage Conservation Area Heritage Conservation Area apply to the land listed as C71
- Holmwood Estate Heritage Conservation Area apply to the land listed as C72
- King Street and Enmore Road Heritage Conservation Area apply to the land listed as C73

Inner West Development Control Plan: Part 4 Place Specific Controls

The objectives and controls for the following Heritage Conservation Areas are found elsewhere in this DCP:

- Hopetoun-Roberts-Federation Streets Heritage Conservation Area (C33) – Part 4.6 - Camperdown Neighbourhood
- North Kingston Estate HCA (C34) – Part 4.6 - Camperdown Neighbourhood

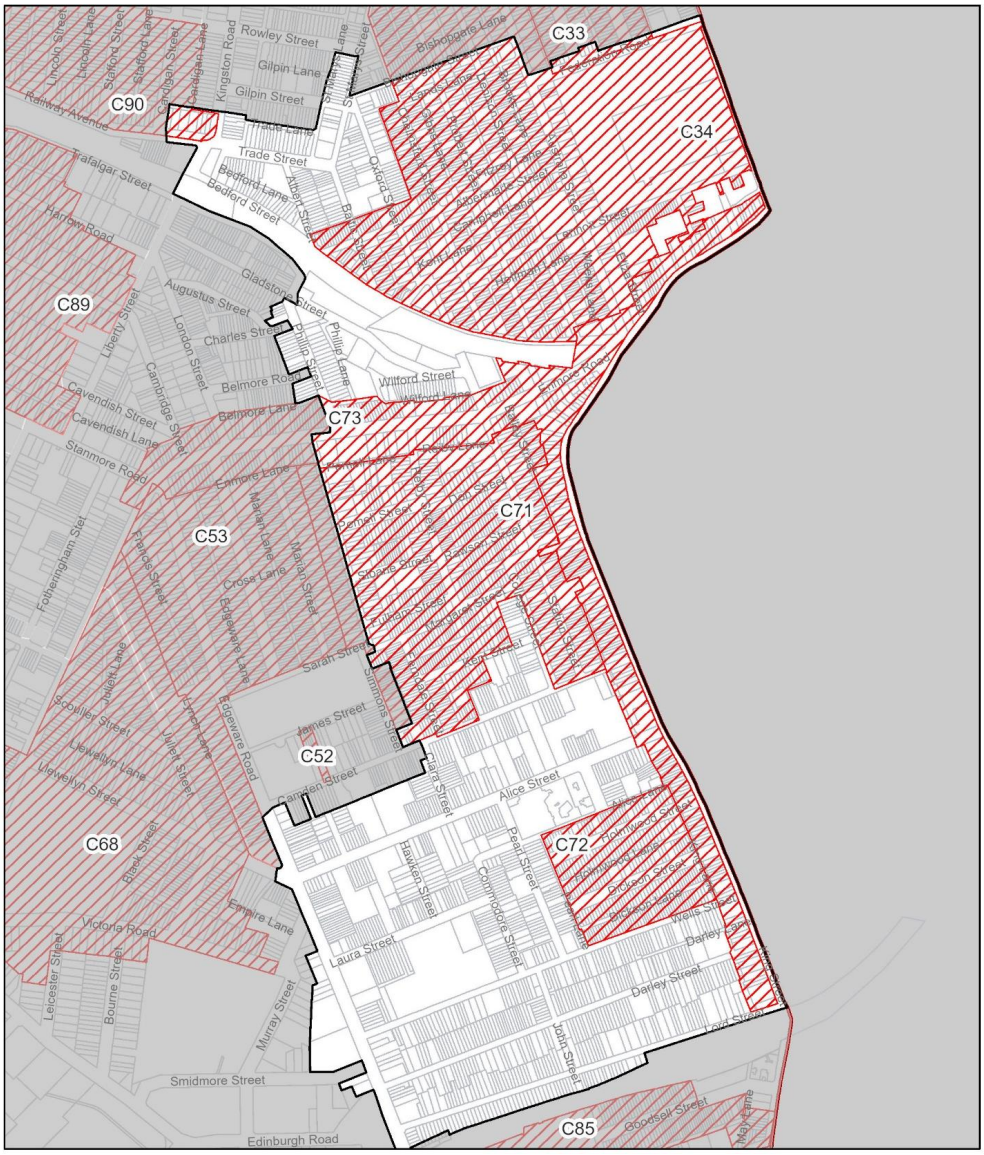


Figure 4.17.2. Newtown Neighbourhood – Heritage Conservation Areas

4.17.5 (C71) Enmore-Newton Heritage Conservation Area

The Enmore-Newtown Heritage Conservation Area is of local heritage significance for its streetscapes, which demonstrate the pattern and growth of the terrace house typology in Sydney during the mid to late 19th century. It reflects the evolution of Enmore-Newtown from early estates to a dense suburban cultural landscape and provides evidence of successive subdivision and the development of medium-density housing prior to the rise of suburbia in the 20th century.

Key Features:

- Characterised by mid to late Victorian terraces and cottages on narrow lots, with minimal setbacks.
- Evidence of successive re-subdivision, resulting in a maze-like street pattern with terminating vistas and intimate streetscapes.
- Notable groups of terraces and detached cottages along Station Street, Bailey Street, Simmons Street and Sloane Street
- Range of housing typologies including detached cottages, terrace houses and early examples under a single hipped roof span
- Design variations such as single and two-storey forms and Federation period terraces
- Socio-topographical pattern with substantial terraces on higher ground and modest single-storey dwellings in lower areas
- Dense urban form with narrow streets and frequent attached dwellings creating intimate streetscape qualities
- Cohesive rhythm and materials within terrace groups reinforcing residential character
- Public domain elements including sandstone kerbing and guttering, small parks and mature street trees
- Historical association with Mary Reiby, early landowner, and presence of community facilities such as Reiby Hall, Masonic Temple, and former church at 60 Reiby Street.

Objectives

O11. To facilitate development that is consistent with the statement of significance and controls for Enmore-Newtown Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C8. Retain the following elements that define the heritage significance:

a) All pre-1916 buildings

b) High urban density, narrow streets and frequency of attached dwellings that creates an intimate streetscape quality

Inner West Development Control Plan: Part 4 Place Specific Controls

4.17.5 (C72) Holmwood Estate Heritage Conservation Area

The Holmwood Estate Heritage Conservation Area is of local heritage significance as the subdivision of the last remaining grounds of the 1837 "Holmwood" house (also known as Bello Retiro), which led to the development of distinctive late 19th to early 20th century residential streetscapes. It reflects the historical pattern of urban growth and the evolution of the terrace typology for both middle and working classes.

Key Features:

- Subdivision of the former Holmwood estate with cohesive late 19th and early 20th century streetscapes
- Fine examples of single and two-storey terraces set within a highly cohesive streetscape with mature street tree planting
- Narrow and dense development creating a tightly described street wall and a sense of intimacy and privacy
- Groups and runs of terraces demonstrating strong streetscape qualities including consistency of form, scale, rhythm and materials
- Evidence of interrupted development during the 1890s depression with some lots developed later but still original
- Historical association with Josiah Gentle, owner of Bedford Brickworks, who built 15 Dickson Street in 1896 and terraces at 17–23 Dickson Street circa 1900
- High quality detailing to front elevations of intact and substantially intact houses and terraces
- Substantially intact roofscapes including original chimneys and detailing
- Low incidence of major alterations, additions or infill development
- Cultural layering primarily cosmetic with original building envelopes remaining intact

Objectives

O12. To facilitate development that is consistent with the statement of significance and controls for Holmwood Estate Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C9. Retain all pre-1931 buildings

4.17.5(C73) King Street and Enmore Road Heritage Conservation Area

The King Street and Enmore Road Heritage Conservation Area is of local and state heritage significance as one of Sydney's premier retail "high streets", providing an evocative physical record of the development of "New Town" from the 19th to the early 20th century. It demonstrates the area's role as a civic, retail and entertainment hub and retains remarkably intact streetscapes of late Victorian and early 20th century commercial buildings.

Key Features:

Inner West Development Control Plan: Part 4 Place Specific Controls

- Streetscapes of 19th and early 20th century two and three-storey retail buildings reflecting the development of "New Town"
- Evidence of the working-class residential boom of the late 1870s and 1880s, including the rail station and surviving tramsheds
- High-quality late Victorian building stock exemplifying the economic boom of the late 19th century
- Continuous stucco facades and uniform scale creating outstanding townscape qualities, particularly in central King Street
- Consistency and relative intactness of late 19th to early 20th century building stock unique in Sydney and NSW
- Large number of Art Deco and Inter-War hotels reflecting the highly populated, working-class nature of the suburb in the early 20th century
- Architectural styles represented include Victorian Italianate, Filigree, Mannerist, Georgian, Federation Free Style, Federation Warehouse, Inter-War Functionalist and Art Deco
- Streetscape aesthetic values enhanced by enclosed vistas created by street curves and views over surrounding areas due to ridgeline alignment
- Mixed retail uses and shopfront changes from the 1950s and 1960s reflecting post-war migrant influence
- Social significance demonstrated through community involvement in management and recognition by the National Trust and Australian Heritage Commission

Objectives

O13. To facilitate development that is consistent with the statement of significance and controls for King Street and Enmore Road Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C10. Retain all pre-1951 buildings

C11. Locate signage within bays created by facade articulation and ensure it matches their geometry and proportion. Encourage traditional painted signs on awning fascias, below parapet cornices, and on windows or door glazing (e.g., gold lettering).

C12. Do not paint signs directly onto face brickwork; use a face plate with a maximum thickness of 5mm.

C13. Actively repair and retouch the "I Have a Dream" mural (305 King Street, Newtown).

C14. Activate the street frontage of No. 8 Mary Street Newtown facing into the plaza

C15. Provide pedestrian access at the rear or side of the building in line with the established circulation network.

C16. Set roof angles at approximately 25–30 degrees to avoid visual intrusion.

Inner West Development Control Plan: Part 4 Place Specific Controls

C17. Limit parapet height to a proportion of the facade or to neighbouring building heights.

C18. Ensure masonry parapets have wall thickness similar to late 19th and early 20th-century buildings.

C19. Retain and reposition parapets when building height increases to match the new parapet level.

C20. Awnings and under-awning lighting are to be provided for visual continuity and pedestrian safety and comfort.

C21. Existing white-way lighting is to be maintained by the proponent during development.

C22. Missing sections of white-way lighting are to be extended at the proponent's cost including the cost of design by the electricity provider.

C23. White-way lighting extensions are to be designed in sympathy with the adjoining and nearby white-way lighting.

C24. Existing switch panels for white-way lighting located within the shop are to be relocated to the building frontage under the awning in a suitable vandal-proof enclosure.

C25. Awnings on corner buildings are to wrap around into side streets to promote a safer and more welcoming environment.

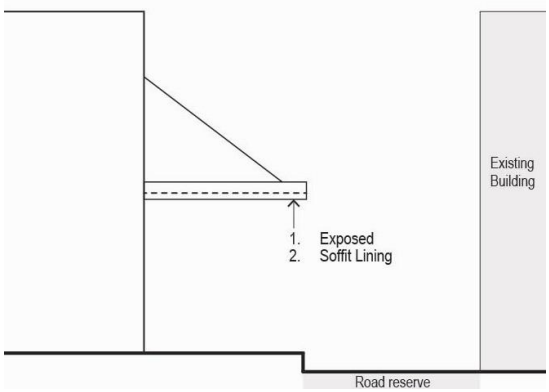
C26. Awnings are to be in the height range of 3.6 metres to 4 metres and no higher (or lower by more than 600mm) than neighbouring awnings, for continuity.

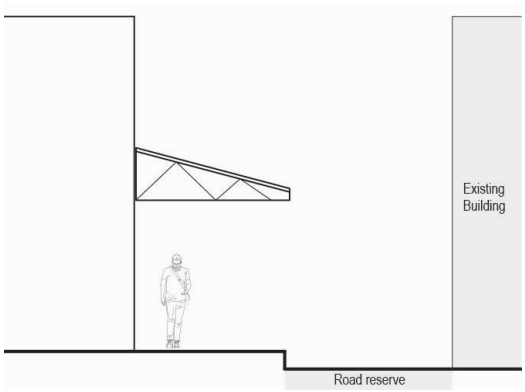
C27. Awnings are to be flat or near-flat in keeping with the context.

C28. Eaves and fascias are to be a maximum of 300mm high and in keeping with the scale and character of the building.

C29. Awnings are to be opaque to provide shade, shelter and consistency with streetscape.

C30. Set awnings back 600mm from the kerbface. Where post supported awnings and verandahs are proposed they are to also be set back 600mm from the kerbface and be designed to be self supporting in the case of vehicle impact with the posts.





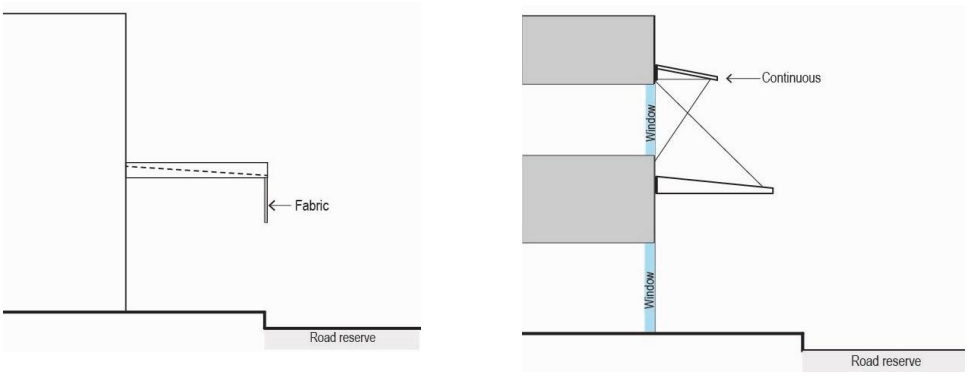


Figure 4.17.3. Range of awning structure and appearance to which new development is to relate

C31. The pattern of shopfront windows and openings are to be sympathetic with the overall proportion of the building and the division of the building into bays.

C32. Recessed shop frontages are only permitted where the recess provides useable space and is sympathetic to the character of the building.

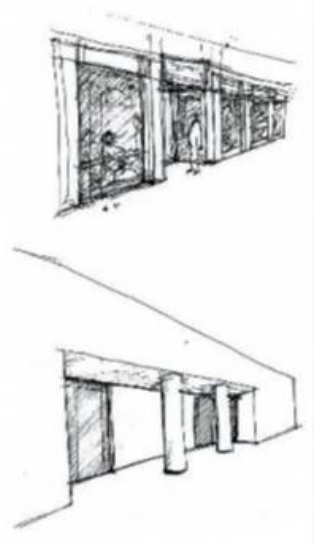


Figure 4.17.4. Desired active street frontage (above) and unsympathetic 'dead' street frontage

C33. Solid fences for residential uses are not permitted. Street setback, verandahs or visually permeable fencing (such as palisade or picket fencing) is preferred.

C34. Materials are to be sympathetic to the characteristic rendered masonry, dark brick and tiled or rendered feature panels of heritage and contributory buildings.

C35. The palette of contemporary materials are to be sympathetic to the prevailing colour and texture and are to not include, for example, large areas of polished metal or curtain walls.

Inner West Development Control Plan: Part 4 Place Specific Controls

C36. New face brickwork is to be sympathetic to the prevailing colour and finish of existing brickwork, that is, smooth-faced and of dark brown/red colour. The use of patterned and mottled brickwork is not permitted.

C37. Repair or replacement of wall tiles are to be in keeping with the style, colour, dimensions and texture of the original tiling.

C38. Colours for large areas of building are to be predominantly pastel and earth shades.

C39. Highlighting is to be used in a way which enhances rather than detracts from the architectural proportions of the building, any heritage features, and the vertical proportions which contribute to the street pattern.

C40. Buildings are to be massed towards the street frontage, stepping down to the rear.

C41. The height of buildings at the street boundary are to be determined by the prevalent height of adjacent and neighbouring contributory buildings' parapets.

C42. Note: Building to the prevalent height of neighbouring heritage items and contributory buildings is not to be considered 'as of right'.

C43. Buildings can only be stepped at the street frontage where:

a) The new building is adjacent to a heritage item or contributing building which is lower than the prevalent height in that block, and where the higher setback portion helps to retain the prominence of parapet and cornice and corner details of the adjacent contributory building; or

b) The new building is to the rear of a heritage item or contributory building which is lower than the prevailing height in that block and is conditional on consideration being given to the visual setting of the heritage item and/or contributing building.

C44. At the street frontage, only minor features such as parapets can project above the building height limit, and only to a maximum of 50% of the parapet width.



Figure 4.17.5. King Street South – Hoadley's Building NOT indicative of prevalent street wall height

Inner West Development Control Plan: Part 4 Place Specific Controls



Figure 4.17.6. King Street

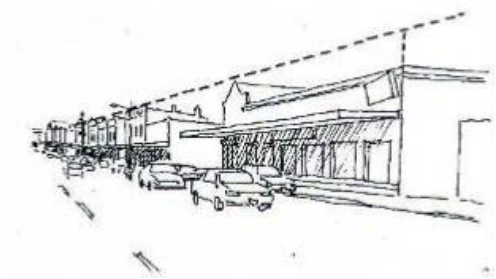


Figure 4.17.7. Enmore Road Heritage determined by contributory buildings

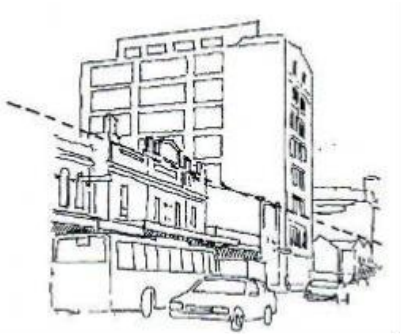


Figure 4.17.8. King Street North Alpha House is the exception to the prevailing street wall height

Note: The following images depict options for vertical additions to buildings along King Street and Enmore Road.



Figure 4.17.9. Existing building and prevailing street wall



Figure 4.17.10. Parapet of single storey building raised to allow for second storey addition



Figure 4.17.11. Parapet becomes balustrade for upper storey

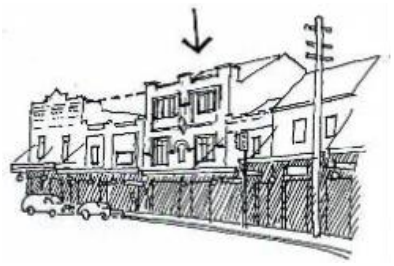


Figure 4.17.12. Preferred option – Build third level to street boundary, retaining proportion of bays and windows

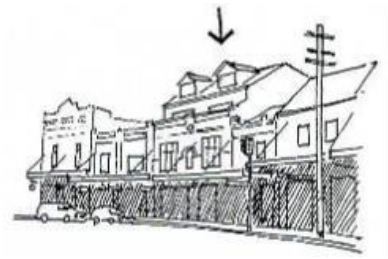


Figure 4.17.13. Not supported

C45. Side setbacks are required to the rear of the 'street wall' part of the building (this means those spaces behind the continuous retail strip opening onto the footpath). Side setbacks are to ensure natural light and solar access to neighbouring properties.

C46. Setbacks to the street are only supported where:

a) The existing footpath is narrow and there is a need to provide additional pedestrian space. The setback is to be continuous and connected at its ends to adjoining footpaths

Inner West Development Control Plan: Part 4 Place Specific Controls

b) The established pattern is set back, for example residential building, garage or institutional building. Conditions apply to the design treatment of setback building frontage and space

c) The setback enhances visual appreciation of adjacent heritage item/s (in this instance it can be an alternative to height reduction)

d) There is a significant small-scale frontage which would be overshadowed by a built-to-boundary development. The setback may need to be as great as 8 metres -10 metres

e) The setback reveals an important parapet corner return on an adjacent building. Here the building may be set back at the upper level but lower floors are to be built to the street boundary

f) The new development has a non-retail frontage (such as a terrace) and provides a transition between public and private realms

g) The setback is not visible from the street and does not interfere with the visual appreciation of existing parapets and rooflines

C47. Buildings may be built to rear lane boundaries subject to preserving or enhancing:

a) The amenity of neighbouring residential uses.

b) The amenity of the laneway; for example, in providing opportunities for overlooking or casual visual surveillance.

C48. Buildings on corners are permitted some variation in height and setback for corner features along the building frontage on both streets, to a maximum of 5 metres from the corner, subject to a satisfactory resolution of the form in terms of scale, proportion, materials and finishes.

C49. Corner buildings are to wrap around the corner into the side street to provide more active street frontage.



Figure 4.17.14. Corner Treatment examples

4.18 Petersham Neighbourhood

4.18.1 Aboriginal Cultural Heritage

Petersham is located on the lands of the Gadigal. Gadigal lands extend south of Sydney Harbour (Port Jackson) stretching from South Head to Petersham with part of the southern boundary lying on the Cooks River.

Country in Petersham is mainly Ashfield Shale with dark grey to black, sideritic claystone – siltstone and laminated fine-grained sandstone and siltstone. Country here is part of the Cooks River catchment; it does not have natural waterways visible on the surface, however underground water is present. The topography in Petersham is gently undulating rises on Wianamatta Shale with local relief 10–30 metres and slopes generally <5% to 10%. Crests and ridges are broad (200–600 metres) and rounded with convex upper slopes grading into concave lower slopes. Rock outcrops are absent. The original ecological community present in Petersham is Sydney Turpentine Ironbark Forest. This Country has been used for gathering seasonal resources, travelling pathways, traditionally managing the lands for thousands of generations of Aboriginal Peoples.

Gadigal culture is ongoing and continuing, meaning Country remains important to First Nations Peoples who live on, remain connected to and care for Country. In the 2021 Census, the Australian Bureau of Statistics published that 1.9% of the population of Petersham identified as Aboriginal and/or Torres Strait Islander.

4.18.2 Existing Character

Petersham is a well-established inner-west suburb with a rich architectural and cultural heritage, defined by its Victorian and Federation-era streetscapes, fine-grain urban form, and strong sense of community. The suburb is characterised by a mix of low- to medium-density residential development, with rows of terrace houses, detached dwellings, and some apartment buildings, particularly along transport corridors. Its traditional street grid pattern, mature street trees, and heritage conservation areas contribute to a cohesive and pedestrian-friendly environment. Petersham is home to a large Portuguese community and the concentration of Portuguese businesses, including bakeries, restaurants, and cultural institutions, primarily along New Canterbury Road contribute to its identity. With proximity to public transport, including Petersham Station and frequent bus services, the area is well-connected to Greater Sydney while maintaining a distinct village atmosphere.

4.18.3 Desired Future Character

Petersham's desired future character prioritises the preservation of its architectural heritage while balancing strategic, transit-oriented urban renewal in the local centre and designated precincts.

Protection of low density, single storey built fabric will occur alongside targeted growth directed toward the Petersham local centre and six site-specific precincts (Areas A–F). Stewardship of Petersham's civic and natural assets, including significant open spaces like Petersham Park and Maundrell Park will preserve the "garden suburb" setting of detached homes protect public views and

vistas created by the area's topography, ensuring that densification will respect and maintain the neighbourhood's environmental amenity and contributory historical fabric.

Development will be managed to concentrate new housing near transport hubs and minimise the impact of cars on the public domain, with active transport enhancements to support increased walking and cycling.

Objectives

O1. To allow and encourage a greater scale of development within the commercial centre, including the provision of new dwellings near local shops, services, and public transport

O2. To ensure that the street building frontage of infill development in the commercial centre complements and responds to existing scale, form, materials and character of the area

O3. To ensure that new development is designed to be subservient to retained portions of contributory buildings or infill development to the street building front

O4. Where required, to ensure active commercial fronts to new buildings facing onto streets to create a vibrant and safe streetscape

O5. To build on the eat street and cultural character of the commercial centre

O6. To ensure that the design of higher density development demonstrates good urban design and environmental sustainability and provides suitable amenity for occupants of those developments

O7. To maintain distinctly single storey residential streetscapes that exist within the neighbourhood

O8. To protect the identified heritage values of the heritage conservation areas within the neighbourhood

O9. To preserve the contributory buildings identified within the neighbourhood and encourage their sympathetic alteration or restoration

O10. To protect groups or runs of buildings which retain their original built form including roof forms, original detailing and finishes

O11. To protect significant streetscapes and/or public domain elements within the neighbourhood including landscaping, fencing, open space, sandstone kerbing and guttering, views and vistas and prevailing subdivision patterns

O12. To preserve the mixed density residential character of the neighbourhood

O13. To facilitate urban renewal in appropriate locations, allowing substantial change to the streetscape character while resulting in a high-quality public domain

O14. To allow and encourage a greater scale of development and increased residential density on site specific areas to:

a) provide new dwellings near local shops, services, and public transport

b) meet the market demand

c) create the opportunity for high access housing choice

d) support sustainable living

e) To ensure orderly development on site specific areas

Controls

C1. Development is to enhance and achieve the desired future character of the neighbourhood while retaining elements that contribute to that character and meeting all relevant DCP requirements

C2. Retain the front portion of all buildings that make a positive contribution to the streetscape. This may include the main body of the building under the primary roof form to a minimum depth of two original rooms from the front façade element

Note: Where building façades are required to be retained with new development behind, the new development is to align with existing floor levels and fenestration to the retained façade

C3. Retain and protect historical shopfronts in the neighbourhood, including the row of properties from 57 to 69 Palace Street, Petersham, which form a row of seven shopfronts, including large windows with clear glass and clearly defined entries, and the existing awnings which project from the front elevation over the footpath

4.18.4 Site specific precincts

Site specific controls apply to the precincts identified in the following list and Figure 4.18.1.

- Gordon Street/Trafalgar Street Precinct apply to the land marked as 'A'
- Nelson Place Precinct apply to the land marked as 'B'
- Gordon Street/ Sadlier Crescent Precinct apply to the land marked 'C'
- Chester Street/Livingstone Road Precinct apply to the land marked 'D'
- Crystal Street South apply to the land marked 'E'
- Crystal Street North apply to the land marked 'F'

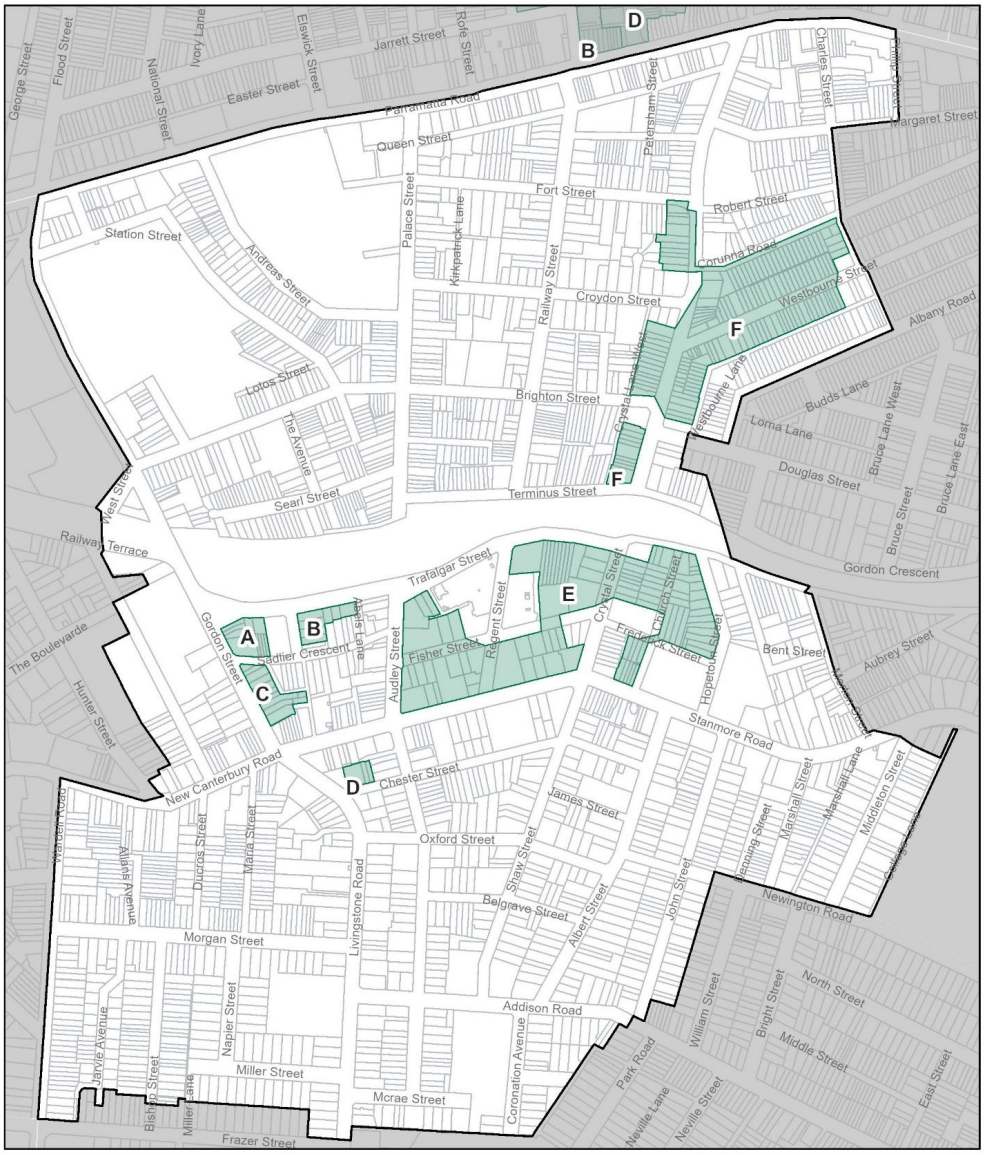


Figure 4.18.1 Petersham Neighbourhood – Site Specific Precincts

4.18.4 (A) Gordon Street / Trafalgar Street Precinct

Objectives

O15. To ensure built form reinforces a consistent street wall and active frontage along Gordon and Trafalgar Streets.

O16. To provide building massing and articulation that reduces bulk and delivers high-quality outcomes.

Inner West Development Control Plan: Part 4 Place Specific Controls

O17. To emphasise the Gordon/Trafalgar corner as a distinctive landmark within the local centre.

O18. To promote well-designed setbacks, depth, separation and building orientation that support amenity, solar access, and a fine-grain pedestrian environment.

Controls

C4. Development is to comply with the location and dimensions specified in Figures 4.18.2 and 4.18.3 with particular regard to:

a) Lot amalgamation

b) Land use

c) Maximum number of storeys

d) Boundary setbacks

e) Building siting, orientation, and depth

f) Separation of buildings

g) Vehicular entries

Note: Dimensions are expressed in metres.

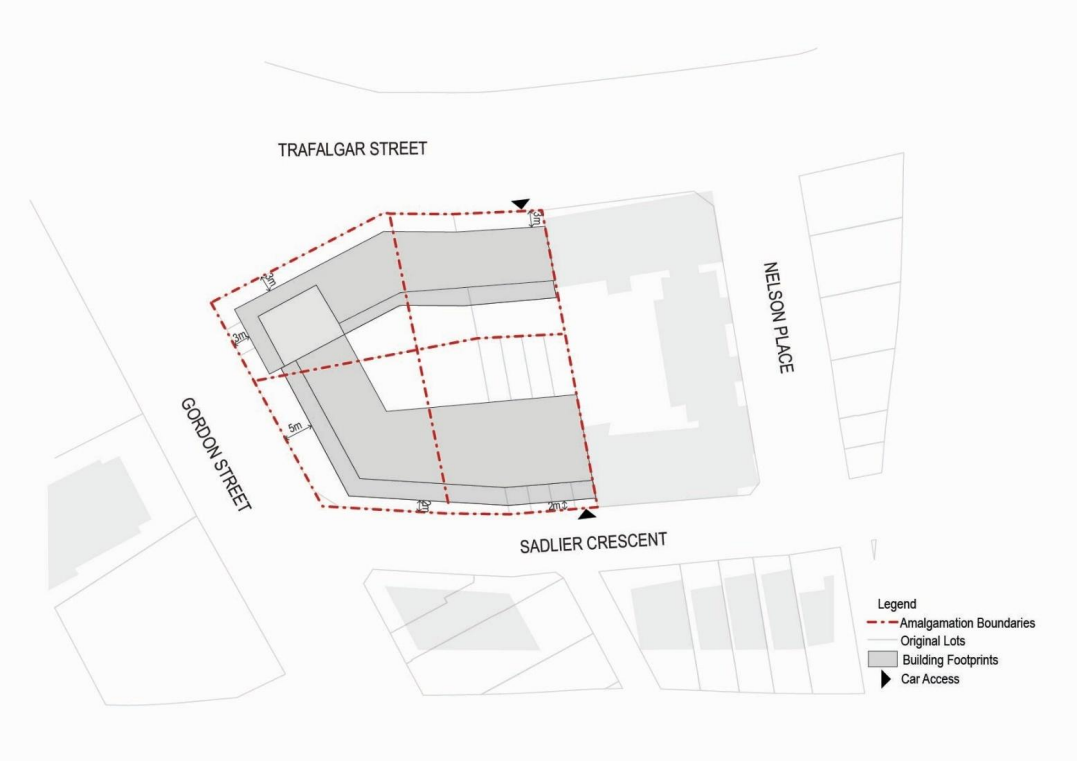


Figure 4.18.2 Amalgamation Plan Diagram- Building setbacks

Inner West Development Control Plan: Part 4 Place Specific Controls



Figure 4.18.3 Amalgamation Diagram – Height of Building and setbacks

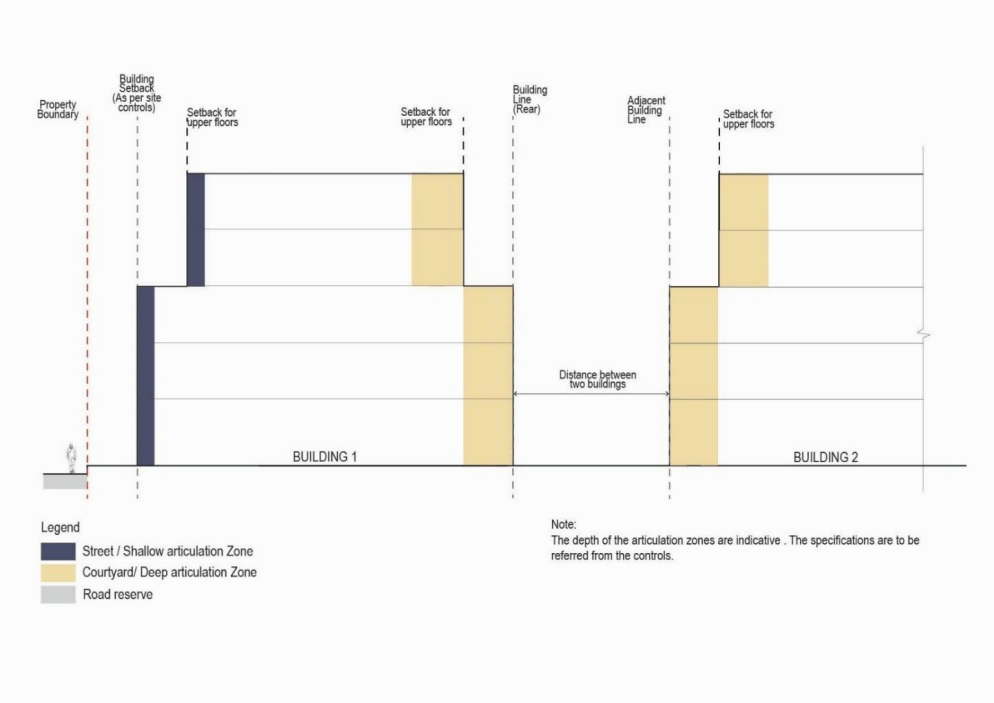


Figure 4.18.4 Articulation zones section diagram

Inner West Development Control Plan: Part 4 Place Specific Controls

C5. The setbacks for upper floor levels and roof of proposed buildings apply to open pergolas

C6. Design the building envelope to predominantly express a street-fronting building edge, with shallow articulations adding visual richness where a street/shallow articulation zone is indicated in Figures 4.18.2 and 4.18.3

C7. The building envelope may include deep articulations to the building form to break up the massing of the building where a courtyard/deep articulation zone is indicated in Figures 4.18.2 and 4.18.3

Note: If there is any inconsistency between the plan diagram and section diagrams, the plan diagram will prevail to the extent of the inconsistency

C8. Development is to incorporate landmark features on the corner of Gordon Street and Trafalgar Street

4.18.4 (B) Nelson Place Precinct

Objectives

O19. To facilitate development that is consistent with the desired future character for the Petersham Neighbourhood.

O20. To reinforce a continuous, human-scaled street edge that contributes to a high-amenity and pedestrian-focused public domain.

O21. To manage building height, setbacks, and articulation to reduce visual bulk and achieve a well-proportioned built form.

O22. To ensure building orientation, separation, and envelope design provide adequate solar access, privacy, daylight, and outlook for both new and existing development.

O23. To achieve functional development patterns through appropriate lot amalgamation, building depth, and carefully located vehicular access points.

Controls

C9. Development is to comply with the location and dimensions specified in Figures 4.18.5 and 4.18.6 particularly in terms of:

a) Lot amalgamation
b) Land use
c) Maximum number of storeys
d) Boundary setbacks
e) Building siting, orientation, and depth
f) Separation of buildings

Inner West Development Control Plan: Part 4 Place Specific Controls

g) Vehicular entries

Note: Dimensions are expressed in metres.



Figure 4.18.5 Amalgamation Plan Diagram – Building site Setbacks



Figure 4.18.6 Amalgamation diagram – Height of Building and Setbacks

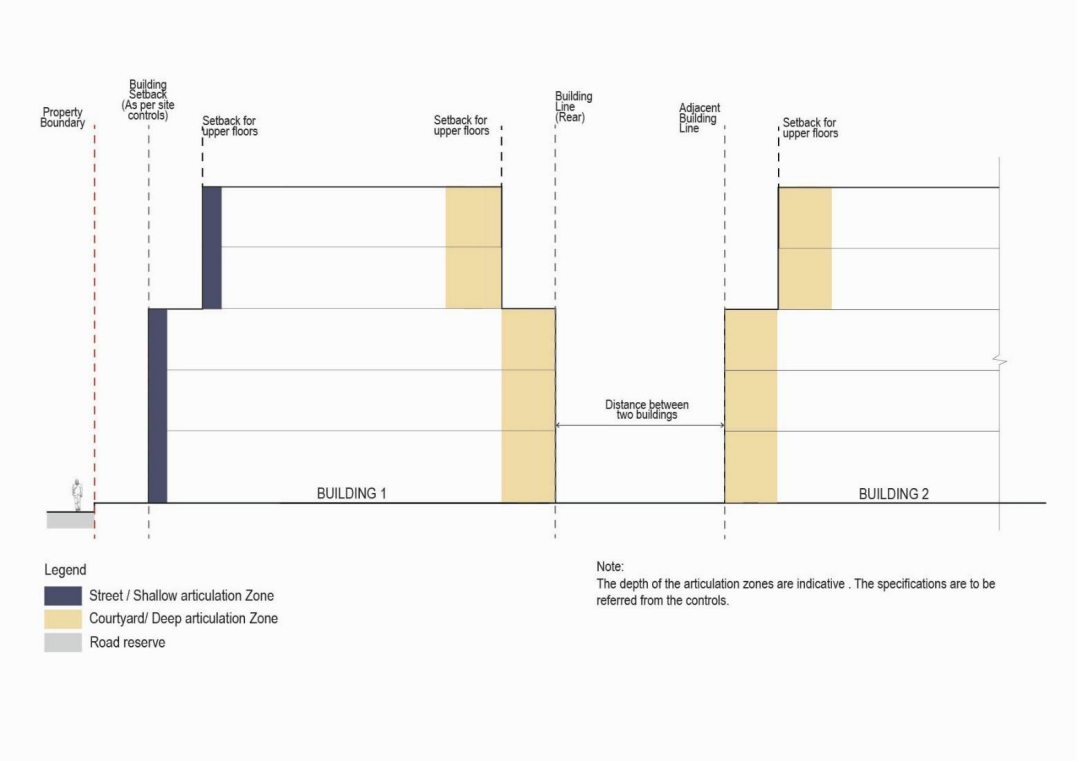


Figure 4.18.7 Articulation zone Section Diagram

C10. The setbacks for upper floor levels and roof of proposed buildings apply to any open pergolas

C11. Design the building envelope to predominantly express a street-fronting building edge, with shallow articulations adding visual richness where a street/shallow articulation zone is indicated in Figures 4.18.6 and 4.18.7

C12. The building envelope may include deep articulations to the building form to break up the massing of the building where a courtyard/deep articulation zone is indicated in Figure 4.18.7

Note: If there is any inconsistency between the plan diagram and section diagrams, the plan diagram will prevail to the extent of the inconsistency

4.18.4 (C) Gordon Street/Sadlier Crescent Precinct

Objectives

O24. To facilitate development that is consistent with the desired future character for the Petersham Neighbourhood.

O25. To reinforce a continuous, human-scaled street edge supported by active commercial frontages that contribute to a safe, vibrant and high-amenity public domain.

Inner West Development Control Plan: Part 4 Place Specific Controls

O26. To manage building height, setbacks and articulation to deliver a well-proportioned built form and reduce the visual bulk of larger buildings.

O27. To ensure building orientation, depth and separation support adequate solar access, privacy, daylight and outlook for both new and existing development.

O28. To achieve functional and viable development patterns through appropriate lot amalgamation, building layout, and sensitively located vehicular access points.

Controls

C13. Development is to comply with the location and dimensions specified in Figures 4.18.8 and 4.18.9 particularly in terms of:

a) Lot amalgamation
b) Land use
c) Maximum number of storeys
d) Boundary setbacks
e) Building siting, orientation, and depth
f) Separation of buildings
g) Vehicular entries
h) Active commercial frontage

Note: Dimensions are expressed in metres.



Figure 4.18.8 Amalgamation Plan Diagram – Building site Setbacks

Inner West Development Control Plan: Part 4 Place Specific Controls



Figure 4.18.9 Amalgamation Diagram – Height of Building and setbacks

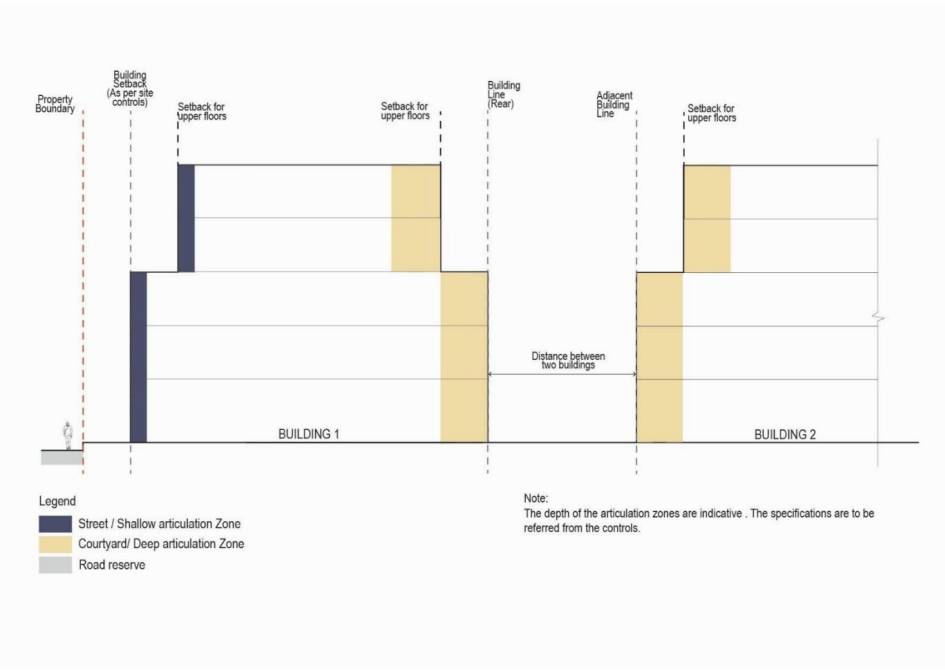


Figure 4.18.10 Articulation zones Section Diagram

Inner West Development Control Plan: Part 4 Place Specific Controls

C14. The setbacks for upper floor levels and roof of proposed buildings apply to any open pergolas

C15. Design the building envelope to predominantly express a street-fronting building edge, with shallow articulations adding visual richness where a street/shallow articulation zone is indicated in Figure 4.18.10

C16. The building envelope may include deep articulations to the building form to break up the massing of the building where a courtyard/deep articulation zone is indicated in Figures 4.18.10

Note: If there is any inconsistency between the plan diagram and section diagrams, the plan diagram will prevail to the extent of the inconsistency.

4.18.4 (D) Chester Street/Livingston Road Precinct

Objectives

O29. To facilitate development that is consistent with the desired future character for Petersham Neighbourhood

O30. To facilitate development that is consistent with the desired future character for the Petersham Neighbourhood.

O31. To reinforce a continuous and human-scaled street frontage that contributes to a safe, comfortable and high-amenity public domain along Chester Street and Livingstone Road.

O32. To manage building height, setbacks and articulation to achieve a well-proportioned built form and reduce the visual bulk of new development.

O33. To ensure building orientation, depth and separation support adequate solar access, daylight, privacy and outlook for both new and existing development.

O34. To achieve functional development patterns through appropriate lot amalgamation, building layout and sensitively located vehicular access points, consistent with the intended envelope controls in the associated Lewisham diagrams.

Controls

C17. Development is to comply with the location and dimensions specified in Figures 4.18.11 and 4.18.12 particularly in terms of:

a) Lot amalgamation
b) Land use
c) Maximum number of storeys
d) Boundary setbacks
e) Building siting, orientation, and depth
f) Separation of buildings
g) Vehicular entries

Inner West Development Control Plan: Part 4 Place Specific Controls

Note: Dimensions are expressed in metres.



Figure 4.18.11 Amalgamation Plan Diagram – Building site Setbacks



Figure 4.18.12 Amalgamation Diagram – Height of Building and Setbacks

Inner West Development Control Plan: Part 4 Place Specific Controls

C18. The setbacks for upper floor levels and roof of proposed buildings apply to any open pergolas

C19. Design the building envelope to predominantly express a street-fronting building edge, with shallow articulations adding visual richness where a street/shallow articulation zone is indicated in Figure 4.18.13

Note: If there is any inconsistency between the plan diagram and section diagrams, the plan diagram will prevail to the extent of the inconsistency

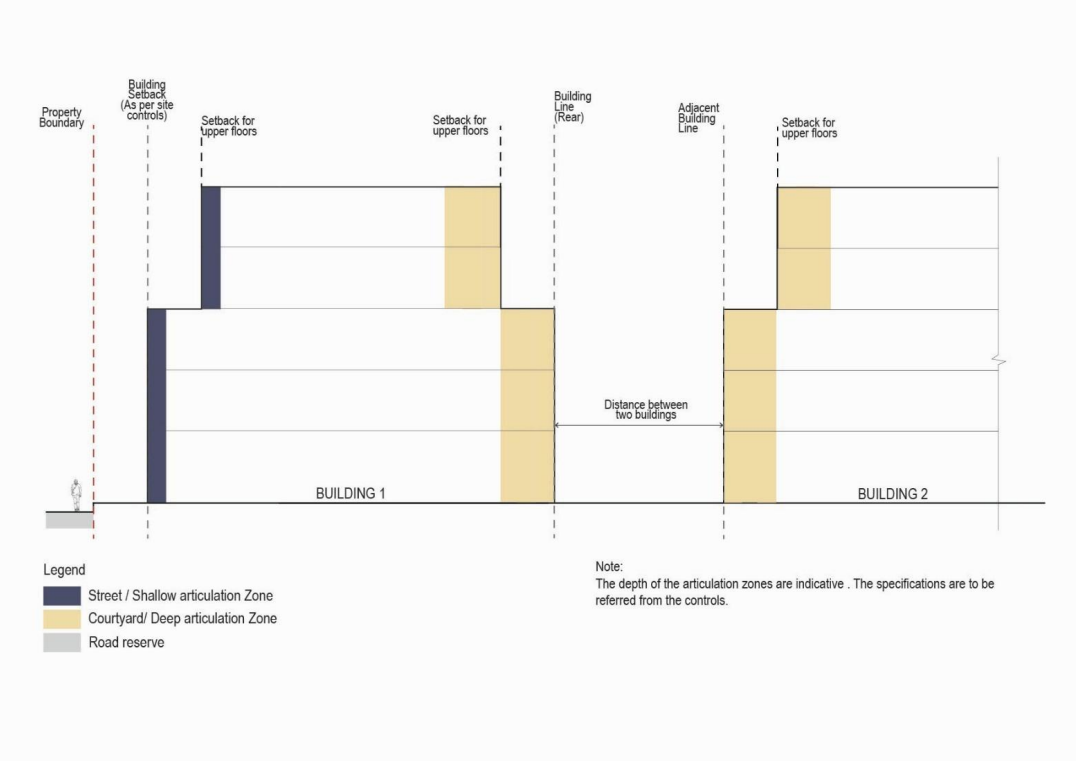


Figure 4.18.13 Articulation zones sections diagram

4.18.4 (E) Cystal Street South

Objectives

O35. To establish a consistent and cohesive streetscape that maintains a human-scale built form

Controls

C20. In E1 Local Centre and MU1 Mixed Use Zones the street wall height is to be 3 storeys

4.18.4 (F) Cystal Street North

Objectives

O36. To establish a consistent and cohesive streetscape that maintains a human-scale built form

Inner West Development Control Plan: Part 4 Place Specific Controls

Controls

C21. In E1 Local Centre and MU1 Mixed Use Zones the street wall height is to be 3 storeys. This control does not apply to any lots located within the Parramatta Road Commercial Precinct Heritage Conservation Area (C36)

4.18.5 Heritage

The objectives and controls for:

- Hordern Avenue Heritage Conservation Area apply to the land listed as C75
- Morgan Street Heritage Conservation Area apply to the land listed as C77
- Petersham Commercial Precinct Heritage Conservation Area apply to the land listed as C78
- Petersham North Heritage Conservation Area apply to the land listed as C79
- Petersham South (Norwood Estate) Heritage Conservation Area apply to the land listed as C80
- Railway Street (Petersham) Heritage Conservation Area apply to the land listed as C81
- Rathlin Estate Heritage Conservation Area apply to the land listed as C82

The objectives and controls for the following Heritage Conservation Area are found elsewhere in this DCP.

- Parramatta Road Commercial Precinct HCA (C36) – Part 4.21 - Stanmore Neighbourhood

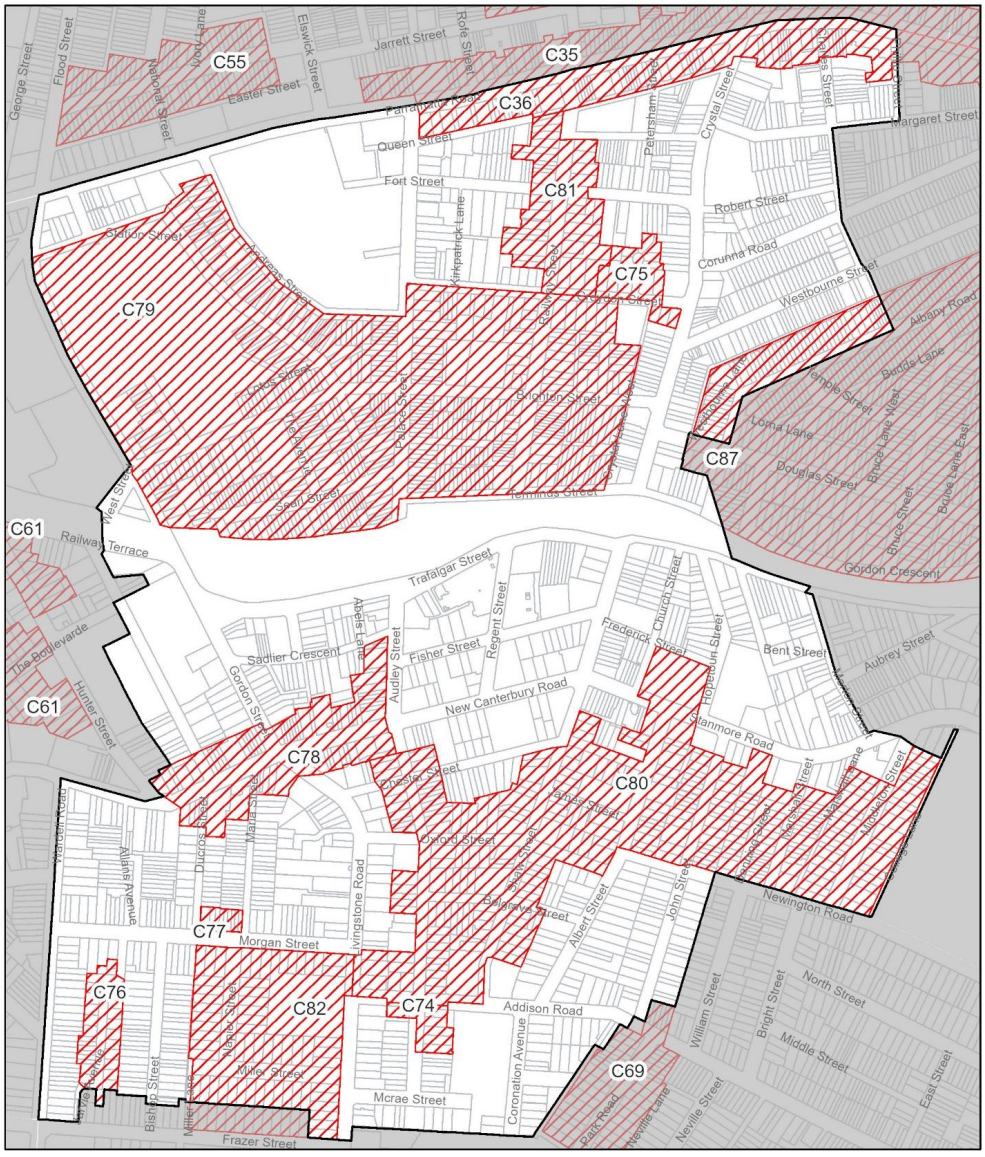


Figure 4.18.14 Petersham Neighbourhood – Heritage Conservation Areas

4.18.5 (C75) Horden Avenue Heritage Conservation Area

Hordern Avenue is important to the local area for its highly intact and cohesive Inter-War streetscape, achieved through consistent forms, materials, and detailing. It demonstrates the principles of infill development during the Inter-War period and is a rare example of small-scale speculative development by a single builder.

Key Features:

- Intact Inter-War streetscape with strong cohesion of built form and materials

Inner West Development Control Plan: Part 4 Place Specific Controls

- Group of Inter-War semi-detached bungalows and residential flat buildings with high-quality design, featuring:
- Decorative monochrome and polychrome brickwork
- Flattened-arched lintels to door openings
- Arched headers to recessed porch entries
- Soldier-header brick courses above windows
- Architectural styles include Inter-War Art Deco and Georgian Revival, with hipped roofs and tall, narrow brick chimneys.
- Symmetrical design at Hordern Avenue entry and consistent style, scale, roofscape, and façade configuration with wide frontages
- Minimal setbacks with side driveways to rear garages, limited garden space
- Low solid brick fencing matching buildings with decorative detailing
- Subdivision pattern of a narrow central road flanked by shallow lots, reflecting speculative development
- Public domain elements include street names set into the footpath

Objectives

O37. To facilitate development that is consistent with the statement of significance and controls for Hordern Avenue Heritage Conservation Area

Controls

C22. Retain the following elements that define the heritage significance:

a) All pre-1946 buildings

b) The prominent roof form, particularly the long, low roof forms at the entrance to, and within, Hordern Avenue

c) Timber framed casement windows set in groups (mainly pairs of double hung sashes):

d) General lack of car parking infrastructure forward of the building line

e) Street names set into footpath

f) Provision for driveways to parking/garages at rear of lots

4.18.5 (C77) Morgan Street Heritage Conservation Area

The Morgan Street Heritage Conservation Area is of local heritage significance as part of the 1890 Alexander Estate subdivision, representing residential development from 1890 to 1904. It demonstrates the historical pattern of modest Federation-style terraces built as rental housing and retains a cohesive streetscape with a distinctive cul-de-sac layout. The area has historical association with builder Alexander Ducros, who constructed several terraces between 1900 and 1904, and includes an unusual cottage with an 'L'-shaped footprint that adds variety to the precinct.

Key Features:

Inner West Development Control Plan: Part 4 Place Specific Controls

- Subdivision dating from 1890, part of the Alexander Estate
- Historical association with builder Alexander Ducros
- Consistent group of modest Federation-style terraces built between 1900 and 1904
- Distinctive cul-de-sac subdivision pattern
- Intact gabled roofscape contributing to visual cohesion
- Separate cottage with unusual 'L'-shaped footprint projecting towards the street

Objectives

O38. To facilitate development that is consistent with the Statement of Significance and controls for Morgan Street Heritage Conservation Area

Controls

C23. Retain the following elements that define the heritage significance:

a) All pre-1905 buildings

b) Separate cottage demonstrating unusual built form being an L shape footprint with wing projecting towards street

c) Lack of car parking infrastructure

4.18.5 (C78) Petersham Commercial Heritage Conservation Area

The Petersham Commercial Precinct Heritage Conservation Area is of local heritage significance as a major suburban shopping precinct that evolved over more than 70 years following the arrival of the rail line in the mid-19th century. It demonstrates the historical development of retailing in Sydney's Inner West and continues to serve as a cultural and commercial focal point for the community.

Key Features:

- Development spanning mid-19th century to early 20th century, reflecting major phases of suburban retailing
- Federation Freestyle retail group at 65–77 New Canterbury Road, an exemplar of its style
- Undulating alignment of New Canterbury Road, creating evolving views and vistas
- Consistent parapeted street wall with finely worked detailing, forming a strong skyline
- Surviving 1920s hanging ball white-way lights under awnings, a distinctive unifying element
- Narrow shopfronts and intact first-floor facades demonstrating the traditional suburban shopping strip typology
- Streetscape cohesion maintained through regular shopfront spacing and curved alignment of façades
- Cultural association as Sydney's 'Little Portugal', providing food, entertainment, and community identity

Inner West Development Control Plan: Part 4 Place Specific Controls

Objectives

O39. To facilitate development that is consistent with the statement of significance and controls for Petersham Commercial Precinct Heritage Conservation Area

Controls

C24. Retain the following elements that define the heritage significance:

a) Commercial character demonstrated through the single and two storey 19th century and Federation period retail typologies

b) Street tree plantings work with footway dining areas in Audley Street

c) Intricate 'skyline' views above early decorative parapets

d) Retail shops accessed directly from the footpath with no setbacks or arcades

4.18.5 (C79) Petersham North Heritage Conservation Area

The Petersham North Heritage Conservation Area is of local heritage significance as an area developed from the 1848 Petersham Estate subdivision, the 1854 Sydenham Estate subdivision, and subsequent subdivisions into the early 20th century. It reflects the layered history of subdivision and residential development in the Inner West and demonstrates the evolution of Petersham from an early estate to an urban cultural landscape.

Key Features:

- Evidence of layered subdivision history from 1848 through early 20th century.
- Range of high-style and modest dwellings representing different phases of development.
- Street and subdivision patterns showing increased density and reduced building scale over time.
- Socio-topographic stratification: substantial villas on higher terrain, modest housing on lower terrain.
- Representative examples of Victorian villas, terraces, Federation and Inter-War houses.
- Sandstone kerbing and street names inset in red cement at corners.
- Focal points provided by public open spaces such as Petersham Park and Brighton Street Park.
- Historical association with Percy Hordern, member of the Hordern retail dynasty.

Objectives

O40. To facilitate development that is consistent with the statement of significance and controls for Petersham North Heritage Conservation Area

Controls

C25. Retain the following elements that define the heritage significance:

a) All pre-1921 buildings

b) Garden plantings in front of dwellings

c) Garden settings of detached dwellings

d) Lack of car parking infrastructure

e) Petersham Park (including layout, plantings and infrastructure)

f) Brighton Street Park

g) Street tree plantings

h) Street names set into footpath

i) Central placement of development within lot

4.18.5 (C80) Petersham South (Norwood Estate) Heritage Conservation Area

The Petersham South (Norwood Estate) Heritage Conservation Area is of local heritage significance as an area developed from the 1854 Norwood Estate subdivision and an extension to George Johnston's Annandale Farm. It demonstrates the historical process of speculative development and re-subdivision, resulting in a diverse range of housing from the late 19th century through to the mid-20th century.

Key Features:

- Evidence of re-subdivision of earlier villa allotments into smaller residential lots
- Rich variety of built forms from Victorian Gentlemen's villas to modest workers' terraces, cottages, bungalows, and two-storey houses
- High-quality examples of architectural styles and typologies spanning 1863 to 1940
- Rare adaptation of built form to topography, including sandstone terracing and tiered retaining walls along Middleton Street
- Socio-topographic stratification: substantial villas on higher terrain, modest terraces on lower terrain, with later infill evident
- Consistent groups and runs of terraces demonstrating cohesive form, scale, rhythm, and materials
- High-quality detailing to front elevations of intact houses and terraces, with simplification of scale and detailing toward the rear

Objectives

O41. To facilitate development that is consistent with the statement of significance and controls for Petersham South (Norwood Estate) Heritage Conservation Area

Controls

C26. Retain the following elements that define the heritage significance:

a) All pre-1941 buildings

b) Garden plantings in front of dwellings

c) Garden settings of detached dwellings

d) Lack of car parking infrastructure visible from the street

e) Street tree plantings

f) Marr Playground and Maundrell Park, including mature vegetation and civic improvements

g) Street names set into footpath

4.18.5 (C81) Railway Street (Petersham) Heritage Conservation Area

The Railway Street (Petersham) Heritage Conservation Area is of local heritage significance as it demonstrates the evolutionary pattern of residential development in the Inner West between 1854 and 1940. The area reflects the history of subdivision and development in the former Petersham Municipality and contains a diverse range of high-quality architectural styles, including rare examples within the Inner West.

Key Features:

- Evidence of development from 1854 to 1940, reflecting the evolution of the Inner West
- Range of terraces and 19th/early 20th century built forms, including good examples of architectural periods and typologies
- Presence of rare architectural styles in the Inner West, such as Spanish Mission and high-style Federation
- Residential streetscape qualities and land use patterns maintained despite proximity to Parramatta Road corridor
- Diversity of bespoke homes built within a short period, contrasting with the speculative nature of other development in the area

Objectives

O42. To facilitate development that is consistent with the statement of significance and controls for Railway Street (Petersham) Heritage Conservation Area

Controls

C27. Retain the following elements that define the heritage significance:

a) All pre-1941 buildings

b) Garden plantings in front of dwellings

c) Garden settings of detached dwellings

d) Lack of car parking infrastructure

e) Street tree plantings

f) Street names set into footpath

4.16.5 (C82) Rathlin Estate Heritage Conservation Area

The Rathlin Estate Heritage Conservation Area is significant as the final subdivision of the historic Rathlin Estate, once part of the Petersham Estate and later the Salvation Army's training college. It reflects the early suburban ideal through detached Federation houses on wide lots with side driveways. The area is valued for its cohesive streetscape of Federation bungalows, consistent subdivision pattern, roof forms, garden spaces, and public domain features such as sandstone kerbing and street tree planting.

Key Features:

- Subdivision pattern expressing the early suburban ideal
- Detached Federation and Inter-War Californian bungalows on wide lots
- Consistent setbacks allowing small front gardens
- Low-density streetscape with wide streets, verges, and single-storey houses
- Cohesive built form, scale, rhythm, and materials
- High-quality detailing to front elevations, roof forms, and finishes appropriate to the period
- Low face-brick fences (not rendered or painted)
- Street tree plantings of camellias and eucalypts
- Sandstone kerbing and other civic improvement elements
- Street views terminating at Marrickville Park

Objectives

O43. To facilitate development that is consistent with the statement of significance and controls for Rathlin Estate Heritage Conservation Area.

Controls

C28. Retain the following elements that define the heritage significance:

a) All pre-1920 buildings
b) Garden plantings in front of dwellings
c) Lack of car parking accessed from the primary street frontage
d) Street tree planting
e) Sandstone block kerbing
f) Single storey character

4.19 Rozelle Neighbourhood

4.19.1 Aboriginal Cultural Heritage

Rozelle is located on the lands of the Gadigal. Gadigal lands extend south of Sydney Harbour (Port Jackson) stretching from South Head to Petersham with part of the southern boundary lying on the Cooks River. Country in Rozelle consists of a main ridge that runs through the area, reaching heights of approximately 42.7 metres above mean high tide. The land slopes steeply from this ridge – specifically along Victoria Road and Darling Street – down to the water at Iron Cove, Johnstons Bay, White Bay, and Rozelle Bay.

Country here is saltwater and freshwater as Rozelle is surrounded by the Parramatta Estuary on the west and by Rozelle Bay and White Bay on the east. Unfortunately, a high percentage of the suburb is considered disturbed terrain topographically, also called anthropogenic materials. The rest of the area is undulating to rolling rises and low hills on Hawkesbury Sandstone, with local relief of 20–80 metres, and slopes of 10–25%. Rock outcrops are <25%. In Rozelle there are broad convex crests, moderately inclined sideslopes with wide benches, and localised rock outcrop on low broken scarps. The original ecological communities present in Rozelle are Sydney Turpentine Ironbark Forest, Sydney Coastal Sandstone Foreshores Forest and Grey Mangrove-River Mangrove Forest. Country has been used for travelling the waterways in nawi (bark canoes), gathering resources, fishing, and collecting marine life for thousands of generations of Aboriginal Peoples.

This Country continues to be used by First Nations Peoples with Rozelle Parklands which falls across Rozelle and Lilyfield and features bush trails, landscaped gardens and Aboriginal spaces including a Corroboree Circle and Yarning Circle. Rozelle also features the Aboriginal art gallery: Kate Owen Gallery which is a space for Aboriginal artists to showcase, sell and promote their work with the community. In the 2021 Census, the Australian Bureau of Statistics published that 1% of the population of Rozelle identified as Aboriginal and/or Torres Strait Islander.

4.19.2 Existing Character

Rozelle is bisected by Victoria Road, Darling Street and Balmain Road. Straddling these main roads, the suburb has numerous built forms, ranging from disused heavy industry, new medium density housing, historical commercial/retail, and low-density housing. Rozelle is bordered by the Rozelle Parklands to the south-east, Foucart Street to the south-west, Iron Cove in the north-west and at the northern end is defined by the postcode boundary with Balmain.

Part of Rozelle forms part of the Balmain Peninsula and is constructed on typical Sydney sandstone. The ridges within Rozelle are approximately 45m AHD above sea level. The landform is a combination of ridges and valleys, including wetlands (now filled) and rock faces below the ridges, which provide extensive views over Iron Cove, Rozelle Hospital (Callan Park), other suburbs and the Sydney CBD.

The road pattern of the suburb is based around Victoria Road and Darling Street/Balmain Road. Minor roads, following the Victorian tradition make little reference to the topography and cross the contours

of the area. Main transport links through the suburb include water-based, heavy rail, road and tram also shape the character of Rozelle.

The character of development in the suburb has been defined by industrial development along the shore and commercial development above, on the ridge. Residential development covers the majority of the area between the ridge and the harbour. The suburb is characterised by its diversity in style and form. Unity in the residential form is achieved by small lot subdivision and small-scale development, usually not more than two storeys, tight enclosed streetscapes and repetition of verandahs and pitched roof forms.

4.19.3 Desired Future Character

Rozelle's desired future character focuses on protecting its heritage conservation areas and natural sandstone features by ensuring new development complements traditional architectural styles, materials, and established streetscape patterns. This preservation is balanced by the activation of the Rozelle Special Entertainment Precinct to support a vibrant night-time economy while maintaining safe and pedestrian-friendly streets.

Objectives

O1. To maintain and enhance the character of each heritage conservation area, while allowing redevelopment that is complementary to the existing heritage streetscape, character, and scale of the neighbourhood.

O2. To support the Rozelle Special Entertainment Precinct in fostering creative and cultural industries that rely on the night-time economy, including entertainment and live music.

Controls

C1. Development, including land uses and urban design, is to enhance and achieve the desired future character of the neighbourhood while retaining elements that contribute to that character and meeting all relevant DCP requirements.

C2. Provide regular lot sizes and subdivision patterns to promote a cohesive streetscape. Ensure detached and semi-detached houses predominate, with hipped and gabled roofs as common features. Maintain the established setbacks for each street.

C3. Retain significant heritage and natural features, including stone cottages, sandstone outcrops, sandstone kerbs and gutters, and remnant stone wall footings throughout the neighbourhood.

C4. Design new development to complement the area's character in architectural style, built form, and materials. Use hipped or gabled roof forms that are compatible with the existing simple built form.

C5. Select building materials that reflect the existing streetscape character, including rendered and painted surfaces and roof materials such as corrugated iron.

C6. Minimise existing driveway crossings to maintain streetscape continuity.

4.19.4 Site specific precincts

Site specific controls apply to the precinct identified in the following list and Figure 4.19.1 below.

- Callan Park Precinct apply to the land marked 'A'
- Rozelle Commercial Precinct apply to the land marked 'B'
- The Valley (Rozelle) Precinct apply to the land marked 'C'
- Robert Street Precinct apply to the land marked 'D'
- Easton Park Precinct apply to the land marked 'E'

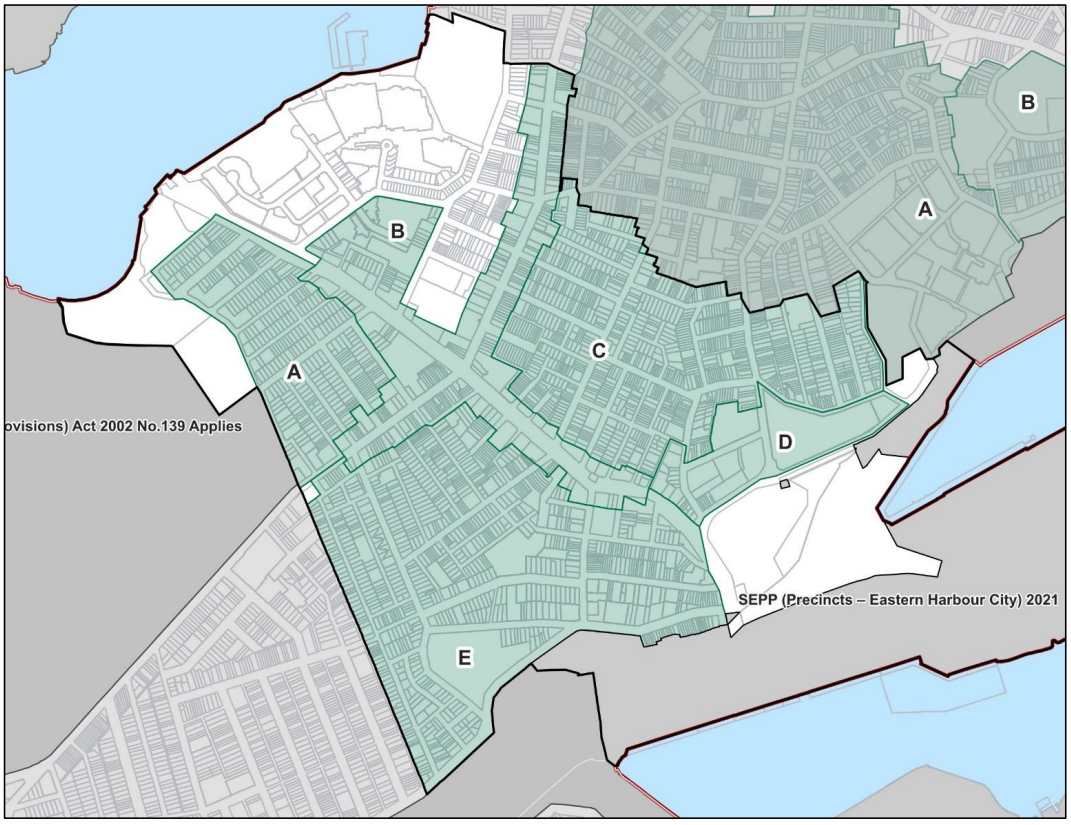


Figure 4.19.1. Rozelle Neighbourhoods – Site Specific Precincts

4.19.4 (A) Callan Park Precinct

Objectives

O3. To ensure that development is consistent with the existing streetscape with regard to scale, built form, style, materials and architectural features

O4. To preserve and enhance significant view lines to identified landmarks within the precinct

Controls

C7. Follow the topography of the area by maintaining a single-storey scale on mid-slopes and a mix of one- and two-storey scales at the top and bottom of the slope.

C8. Promote streetscape compatibility by providing regular lot sizes and subdivision patterns, and ensuring detached and semi-detached houses predominate with hipped and gabled roofs.

C9. Use building materials that complement the existing streetscape character, including rendered and painted surfaces and roof materials such as corrugated iron.

C10. Maintain the neighbourhood's character by conserving the single-storey, freestanding cottage form and ensuring new development complements the architectural style, built form, and materials of each street.

C11. Preserve and enhance public and private views over the Rozelle Hospital site, King George Park, and Iron Cove.

4.19.4 (B) Rozelle Commercial Precinct

Objectives

O5. To preserve and improve pedestrian safety and amenity while maintaining Darling Street and its adjacent streets as the primary focus of commercial activity in Rozelle

O6. To enhance the vibrancy and visual interest of Victoria Road

O7. To improve streetscape amenity by encouraging high-quality building design and layout, and by promoting better site usage, signage, and ancillary uses

O8. To promote land uses suited to Victoria Road that leverage high visibility without compromising traffic flow

O9. To support ongoing precinct development and encourage land uses and built forms that meet the needs of the local community

O10. To strengthen physical and visual connections between the north-eastern and south-western sections of Darling Street, ensuring cohesion across Victoria Road

O11. To improve pedestrian and cycling accessibility, safety, and facilities, maximising integration with affordable and public transport options in the area

Controls

C12. Design buildings to cover the full width of lots and be built with a nil setback to Victoria Road.

C13. Maintain a two-storey scale for residential development along Darling Street.

C14. Enhance landscaping and the public domain by upgrading disabled access, widening footpaths where possible, and improving street furniture, pedestrian lighting, public artwork, and decorative elements.

C15. Retain all private and public trees along Darling Street.

C16. Maintain key pedestrian crossings across Victoria Road to prevent fragmentation of the suburb and commercial neighbourhood.

C17. Encourage street trading that does not obstruct footpath use or detract from amenity.

C18. Facilitate tourism development by supporting attractions such as markets, pubs, cultural activities, and tourist accommodation.

C19. Promote non-commercial activities and services that complement the Rozelle neighbourhood core and its surrounds.

4.19.4 (C) The Valley (Rozelle) Precinct

Objectives

O12. To facilitate development that maintains and enhances the heritage character of the precinct.

Controls

C20. Conserve and complement the existing styles of housing with special regard to the simple timber cottages and Victorian terraces.

C21. Preserve the consistency and simplicity of built form, style, and materials of the neighbourhood.

C22. Complement the existing pitched, hipped, or gabled roof forms as well as setbacks and fencing styles prevalent in each street.

C23. Conserve and complement the established streetscape with regard to setbacks, street trees and general lack of driveway crossings.

C24. Front building setbacks within the neighbourhood are to be a minimum of 1m. However, where the prevailing setbacks in the immediate locality (i.e. refer to the adjoining three buildings either side of the subject site) is different, the setback for new development is to be compatible with the prevailing setbacks.

C25. The use of traditional timber, stone or masonry finishes as well as iron roofing and timber windows is encouraged.

C26. Maintain the established open low timber and iron picket front fences.

C27. Maintain the prevalence of mature trees in both private and public spaces. Preserve and integrate natural rocky outcrops into the landscaping of the area, particularly where visible from public places. Cutting into such outcrops for any purpose including parking is to be avoided.

4.19.4 (D) Robert Street Precinct

Objectives

O13. To encourage developments that take account of existing and proposed master plans for land currently managed by Sydney Ports Corporation, Place Making NSW, and the NSW Government.

O14. To encourage a range of industrial uses which contribute to the ongoing viability of the surrounding uses.

O15. To support safe and accessible pedestrian and cyclist connections within the precinct and to significant routes and open space.

Controls

C28. Maintain the integrity of the neighbourhood by discouraging residential development in the area.

C29. Promote the viability of compatible industrial activity at street level to provide an active street frontage.

C30. Encourage the adaptive reuse of existing buildings whilst allowing for a range of contemporary and compatible industrial uses.

C31. Allow for increased building scale, especially at the corner of Mullens and Roberts Streets.

C32. Allow industrial development to be built to the street alignment to continue the prevalent setbacks and provide a "hard edge" along the street.

C33. Ensure that new development is complementary to the scale and character of existing industrial development.

C34. Ensure that new development continues the symmetrical and articulated façades and predominant horizontal proportions that characterise more recent industrial development.

C35. Where provided, front setbacks and internal areas are to be appropriately landscaped to provide a visual buffer to the street.

C36. Where a building retains its original unpainted or rendered face brick façade, this will be retained and conserved.

C37. Where a building has been painted or rendered, an appropriate colour scheme is to be used to ensure compatibility with the prevailing streetscape character.

C38. Locate driveway openings such that industrial-based traffic is kept away from residential areas.

C39. Where properties are serviced by a lane, vehicular access are to be achieved via the lane and not from the primary street frontage.

C40. Appropriate off-street servicing facilities (e.g. loading bays) are to be provided.

C41. Promote uses appropriate to Victoria Road that utilise high visibility without compromising traffic flow.

C42. Enhance cycling access to the Anzac Bridge shared path and the Rozelle Parklands.

4.19.4 (E) Easton Park Precinct

Objectives

O16. To ensure that development is consistent with the existing streetscape with regard to built form, style, materials and architectural features.

Controls

C43. Conserve and complement the existing housing styles, with particular regard to simple timber cottages and Victorian terraces.

C44. Maintain the consistency and simplicity of built form, style, and materials throughout the neighbourhood.

C45. Complement existing pitched, hipped, or gabled roof forms, and respect prevailing setbacks and fencing styles in each street.

C46. Preserve the established streetscape, including setbacks, street trees, and the general absence of driveway crossings.

C47. Provide front building setbacks of at least 1 metre. Where prevailing setbacks differ, match the setbacks of the adjoining three buildings on either side of the site.

C48. Use traditional finishes such as timber, stone, or masonry, along with iron roofing and timber windows.

C49. Step buildings with the slope to facilitate view sharing.

C50. Maintain open, low timber and iron picket front fences.

C51. Restore or reconstruct cantilevered or posted balconies and verandahs where these were original features.

C52. Maintain mature trees in both private and public spaces. Preserve and integrate natural rocky outcrops into landscaping, particularly where visible from public places. Do not cut into rocky outcrops for any purpose, including parking.

4.19.5 Heritage

This section contains objectives and controls that apply to the Heritage Conservation Area listed below and shown in Figure 4.19.2

- Iron Cove Heritage Conservation Area apply to the land listed as C26
- Easton Park Heritage Conservation Area apply to the land listed as C83
- Hornsey Street Heritage Conservation Area apply to the land listed as C84

The objectives and controls for the following Heritage Conservation Areas are found elsewhere in this DCP.

- The Valley HCA (C27) – Part 4.3 - Balmain Neighbourhood

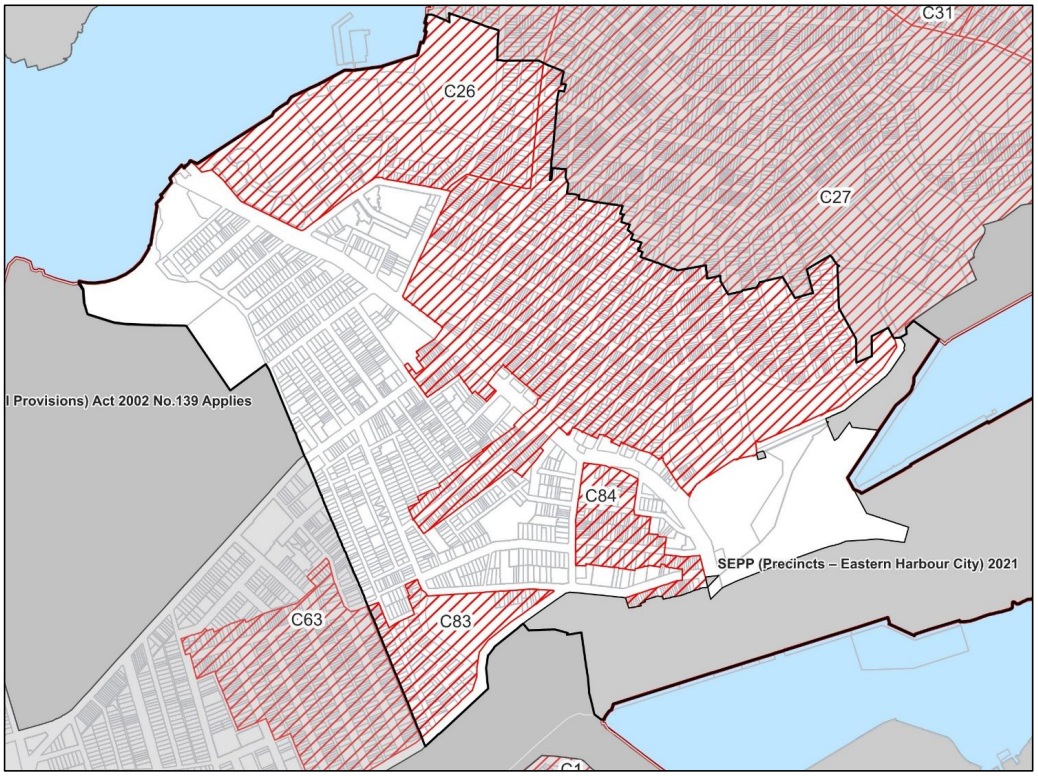


Figure 4.19.2. Rozelle Neighbourhood – Heritage Conservation Areas

4.19.5 (C26) Iron Cove Heritage Conservation Area

This conservation area is important to the local area as it reflects the character of Sydney's early suburbs and the growth of the Inner West, particularly between 1871 and 1891, with some later infill before World War II. Its identity is shaped by development during the 1870s–1910s, creating a distinctive historic streetscape.

Key Features:

- Development mainly from the 1870s–1910s, with some pre-1939 infill.
- Original subdivision layout prepared by Surveyor Langley after 1852 for the sale of Gilchrist's Balmain grant, influenced by the landform.
- Irregular street pattern and varied lot sizes reflecting multiple speculators and subdividers.
- Use of masonry walls, showing advances in brickmaking technology in Sydney from the 1870s to the 1910s.
- Remaining weatherboard buildings, now rare, providing evidence of early construction materials in Sydney suburbs.

Objectives

Inner West Development Control Plan: Part 4 Place Specific Controls

O17. To facilitate development that is consistent with the statement of significance and controls for Iron Cove Heritage Conservation Area

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C53. Retain the following elements that define the heritage:

a) Preserving all pre-1939 buildings

b) Keeping street and park planting and ensuring green front garden spaces remain

c) Designing second-storey additions as separated pavilions, and do not place additions directly above original single-storey buildings

4.19.5 (C83) Easton Park Heritage Conservation Area

This conservation area is important to the local area as part of a group that illustrates the character of Sydney's early suburbs and suburban growth, particularly between 1871 and 1891, with some infill before World War II. It reflects the development of workers' and tradesmen's housing from the 1880s–1930s in response to nearby industry and retains significant pre-1939 fabric.

Key Features:

- Development between 1880s and 1930s, showing workers' and tradesmen's housing linked to nearby industry.
- Rare weatherboard buildings, demonstrating timber as a major construction material and the influence of timber yards at Whites Bay.
- Mix of shops and industrial buildings, illustrating the character of a Victorian suburb and the close relationship between housing and industry before urban reform and separation of land uses.
- Aesthetic value from its valley setting, mature plantings in Easton Park, and visual relationship of surrounding contributory buildings with verandahs.
- Reflects private subdivision patterns before the Width of Streets and Lanes Act 1881, which required roads to be at least one chain wide.

Objectives

O18. To facilitate development that is consistent with statement of significance and controls for Easton Park Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C54. Retain the following elements that define the heritage:

a) All pre-1939 buildings

b) Retaining the contributory buildings surrounding Easton Park and their post-supported verandahs

c) Retain all Ficus plantings to Easton Park

d) Designing second-storey additions as separated pavilions and not placing additions directly above original single-storey buildings

4.19.5 (C84) Hornsey Street Heritage Conservation Area

This conservation area is important to the local area as part of a group that reflects the character of Sydney's early suburbs and suburban growth, particularly between 1871 and 1891, with some infill before World War II. It shows multiple layers of development, from an early pre-suburban villa to small-scale tradesmen's and workers' housing built from the 1870s through to the 1930s and retains significant pre-1939 fabric.

Key Features:

- Development from the 1870s to the 1930s, including an early pre-suburban villa (1876) and later workers' and tradesmen's housing.
- Surviving pre-1939 building fabric, illustrating multiple layers of development.
- Demonstrates the close physical relationship between industry and housing—both middle-class and workers' dwellings—in nineteenth-century cities.
- Reflects private subdivision patterns before the Width of Streets and Lanes Act 1881, which required roads to be at least one chain wide.

Objectives

O19. To facilitate development that is consistent with statement of significance and controls for Hornsey Street Heritage Conservation Area.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C55. Retain the following elements that define the heritage:

a) All pre-1939 buildings

b) Alterations such as second-storey additions that change the shape of the building or original roof forms on the main part of the buildings

4.20 St Peters Neighbourhood

4.20.1 Aboriginal Cultural Heritage

St Peters is located on the lands of the Gadigal and the Wangal. Gadigal lands extend south of Sydney Harbour (Port Jackson) stretching from South Head to Petersham with part of the southern boundary lying on the Cooks River. On the western border are the lands of the Wangal, which extends along the southern shore of the Parramatta River, and stretches from Iron Cove toward Parramatta.

Country in St Peters consists of estuarine interbarrier creek deposits that represent a specific, often localised, sedimentary environment found within complex coastal barrier systems. These environments are characterised by low-energy, typically fine-grained, sediment accumulation that occurs between or behind coastal barriers (dune systems or barrier islands). Country here is saltwater and freshwater with the Alexandra Canal, a tributary of the Cooks River, running south-west through the site. The topography in St Peters, unfortunately in large proportions, is disturbed terrain. Additionally there are gently undulating rises on Wianamatta Shale with local relief 10–30 metres and slopes generally of <5% to 10%. Crests and ridges are broad (200–600 metres) and rounded with convex upper slopes grading into concave lower slopes. Rock outcrops are absent. The original ecological communities present in St Peters are Sydney Turpentine Ironbark Forest, Sydney Coastal Sandstone Foreshores Forest and an important section of Estuarine Reedland. The St Peters area was also part of what was referred to as 'Kangaroo Ground', a place where thousands of generations of Aboriginal Peoples hunted kangaroos and other fauna, fished and camped at the swamps, creeks and rivers while seasonally maintaining Country with fire.

Country is still important for First Nations Peoples, with Sydney Park Wetlands (which resides on the border of the suburb and is thought to be part of where Kangaroo Ground resided) providing a renaturalised green space for community to gather and connect. In the 2021 Census, the Australian Bureau of Statistics published that 1.5% of the population of St Peters identified as Aboriginal and/or Torres Strait Islander.

4.20.2 Existing character

St Peters is an evolving inner-city suburb with a diverse urban character shaped by its industrial heritage, mixed-use development, and proximity to key transport corridors. Traditionally an industrial and working-class residential area, St Peters has undergone significant transformation, with former industrial sites repurposed for residential, commercial, and creative industries. The suburb is well-connected, benefiting from St Peters Railway Station and major road networks. Major infrastructure projects, including the WestConnex motorway and the St Peters Interchange, have reshaped the area's movement network, improving regional connectivity while introducing new urban design challenges. The built form varies from historic workers' cottages and terraces to contemporary infill developments, contributing to a dynamic and evolving streetscape. Open spaces such as Sydney Park (in the City of Sydney LGA) provide a crucial green buffer and recreational amenity, enhancing the suburb's liveability.

4.20.3 Desired future character

The Desired Future Character of St Peters Neighbourhood centres on its evolution from an industrial hub into a vibrant, mixed-use inner-city suburb that celebrates its heritage while embracing sustainable urban growth. This vision is realised through strategic urban renewal focused on precincts like the Barwon Park Precinct, Precinct 75, and the St Peters Triangle to deliver new housing, jobs, and community spaces. Prioritising design excellence and the activation of ground floors with shopfronts to support a safe pedestrian environment along with transitioning building heights from taller interior forms to lower-scale edges will respond respectfully to existing residential interfaces.

The movement network is being reshaped to prioritise safe walking and cycling including strengthening active transport links to St Peters Station, implementing shared zones in streets like Lackey and Applebee Streets, and providing publicly accessible site linkages. To reduce traffic impacts on local residential streets, car parking will be located underground for medium and high-density developments, and vehicular entry points managed to minimise pedestrian conflict.

Objectives

O1. To preserve the predominantly single-storey, low-density residential character of the neighbourhood, while supporting medium and high density residential development where permitted

O2. To protect groups or runs of buildings which retain their original form including roofs, and original detailing and finishes

O3. To protect significant streetscapes and/or public domain elements within the neighbourhood including landscaping, fencing, open space, sandstone kerbing and guttering, views and vistas and prevailing subdivision patterns

O4. To improve the quality of the public domain for residents and visitors to the neighbourhood through investigating opportunities for landscaping and other public domain improvement

Controls

C1. Ensure development aligns with the desired future for the St Peters neighbourhood, in addition to meeting requirements within other sections of the DCP

4.20.4 Site specific precincts

This chapter applies to the St Peters Neighbourhood as shown in Figure 4.20.1. The controls for:

- Barwon Park Precinct apply to the land marked 'A'
- Precinct 75 (Mary, Robert and Edith Street, St Peters) apply to the land marked 'B'
- St Peter's Triangle Precinct apply to the land marked 'C'



Figure 4.20.1. St Peters – Site Specific Precincts

4.20.4 (A) Barwon Park Precinct

Objectives

O5. To support a mix of shops, businesses and housing.

O6. To create a strong and well-defined northern gateway at the Princes Highway by delivering a distinctive corner building that addresses the street geometry and takes advantage of its relationship with Sydney Park.

Inner West Development Control Plan: Part 4 Place Specific Controls

O7. To allow larger buildings along the Princes Highway and the northern end of Barwon Park Road, while keeping development sympathetic to the low scale character of Crown Street.

O8. To protect Crown Street's historic and residential character by keeping a low-scale built form and encouraging the retention and sensitive restoration of original houses.

O9. To retain the Victorian terraces on Campbell Street and ensure new buildings complement their form, scale and character, including on larger sites at each end of the street.

O10. To provide active ground-floor uses along key streets to create a lively and safe public realm.

O11. To ensure higher-density development is well-designed and delivers suitable amenity, especially along the Princes Highway and Campbell Street.

O12. To protect the amenity of surrounding homes and properties through the design and placement of new development.

O13. To improve walking and cycling access and enhance the quality of the public domain.

Controls

C2. Require all development to comply with the maximum number of storeys shown in Figure 4.20.2.



Figure 4.20.2. Height limits in the Barwon Park precinct

C3. Design development on the Princes Highway to respond to the scale and function of existing residential buildings on Crown Street.

C4. Set back the fifth storey and roof level (including pergolas) by 3 metres from the external wall of the floor below, measured from the Princes Highway building alignment.

Inner West Development Control Plan: Part 4 Place Specific Controls

Public domain interface

C5. Design the redevelopment of allotments to:

a) Follow the build-to-lines shown in Figure 4.20.3

b) Include appropriate articulation

c) Locate active frontages at ground level



Figure 4.20.3. Public domain interface

C6. Provide active frontages along the Princes Highway, Campbell Street and Barwon Park Road, where appropriate

C7. Deign buildings to avoid long sections of blank walls at ground level

C8. Provide awnings on new development fronting the Princes Highway to ensure weather protection and integrate them with the building design

C9. Retain sandstone kerbs on Crown Street

Building form and massing

C10. Align the street-front portion of the building mass along the Princes Highway to the predominant front building line

Boundary setbacks

C11. Apply a rear setback control plane to development on properties fronting the Princes Highway (Nos. 60–90) as shown in Figure 4.20.4. Ensure no part of any building protrudes through the height control plane shown in Figure 4.20.5, which rises at an angle of 30° commencing at an elevation of 4.5 metres above ground level at the rear boundary

Inner West Development Control Plan: Part 4 Place Specific Controls



Figure 4.20.4. Where rear setback control plane is applicable

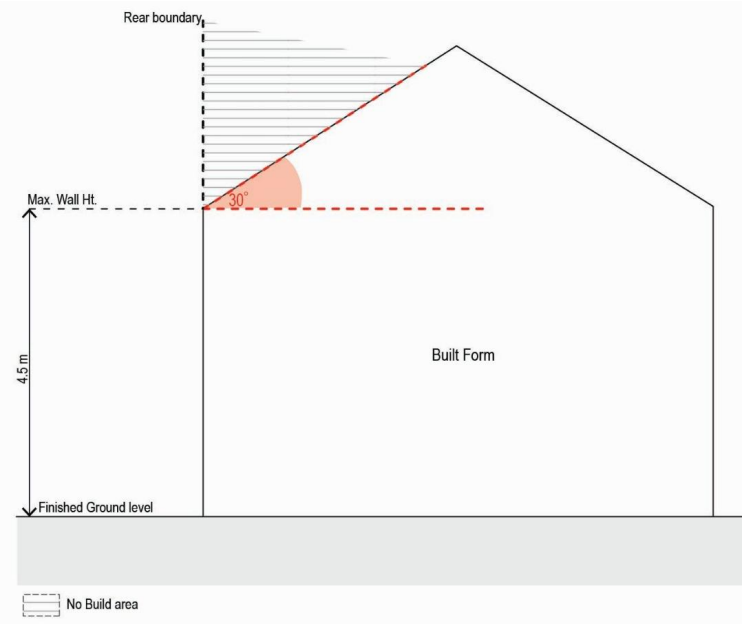


Figure 4.20.5. Rear setback control (section)

Inner West Development Control Plan: Part 4 Place Specific Controls

4.20.5 (B) Precinct 75 (Mary, Robert, and Edith Street, St Peters)

Note: The objectives and controls for this precinct apply to development on the land at 52E Edith Street, St Peters – Lot 100 DP 1283113

Objectives

O14. To deliver development consistent with the indicative site layout and the precinct's fine-grain character.

O15. To keep buildings within permitted heights and ensure bulk, massing and modulation suit the context.

O16. To transition height and scale towards surrounding low-rise areas, locating taller forms in the site's interior.

O17. To activate ground floors with shopfronts and legible entries that support a safe pedestrian environment.

O18. To provide ground-floor heights that support the permissible range of business uses.

O19. To ensure non-residential uses have practical on-site servicing and facilities

Buildings and building fabric retention

O20. To retain and celebrate the site's industrial heritage character.

O21. To reuse existing buildings in a sustainable way while supporting ongoing business operations.

O22. To adaptively reuse identified buildings so they continue to express the site's industrial history and contribute to its future character.

Open space and landscaping

O23. To integrate landscaping with buildings so new development blends into the streetscape and reflects local character.

O24. To use green infrastructure (green roofs, walls, façades and deep soil) to improve amenity, comfort and environmental performance.

O25. To provide high-quality, publicly accessible open spaces with good solar access and universal access where indicated.

O26. To maximise tree canopy using locally indigenous species and protect significant trees.

O27. To provide landscaped buffers between residential and non-residential uses.

Finishes and materials

O28. To use durable, high-quality materials and graffiti-resistant finishes.

Inner West Development Control Plan: Part 4 Place Specific Controls

Public domain

O29. To minimise traffic and servicing impacts on surrounding streets and prioritise safe walking and cycling.

O30. To upgrade the surrounding public domain with coordinated streetscape works and continuous, accessible footpaths.

O31. To provide accessible site linkages that will be open to the public permanently on a 24-hour basis to enhance the site's connectivity and integration with the local area and community.

O32. To integrate public art that reflects local culture, strengthens place identity and enhances the public domain.

O33. To provide coordinated, non-intrusive signage that supports wayfinding and protects amenity.

O34. To apply ESD, water-sensitive design and flood-resilience measures, improve energy and water efficiency, reduce heat-island effects and enhance biodiversity corridors.

Controls

Urban design and built form

C12. Development is to follow the Indicative Site Layout in 4.20.6



Figure 4.20.6. Indicative site layout, maximum building heights, and number of storeys

Inner West Development Control Plan: Part 4 Place Specific Controls

C13. Design the site to:

a) Respect the low-density interface along Edith Street

b) Set back Buildings A and B to respect their interface with 48 Edith Street and 41 Roberts Street

c) Articulate the façades of Buildings A and B to reduce visual bulk and retain the precinct's fine grain

d) Include significant landscaping and green roofs/walls

e) Make site and building entries clearly visible, safe and accessible

f) Ensure additions complement existing scale and character

g) Use setbacks to manage building mass, amenity and privacy, including providing:

i. Adequate solar access to the central public open space and the Roberts Street pocket park

ii. Pedestrian and cyclist access from Roberts into the subject site, with through links into both Mary Street and Edith Street

C14. Development is to comply with the maximum number of storeys identified in Figure 4.20.6 and Table 4.20.1.

Table 4.20.1 Maximum number of storeys

Location	Maximum number of storeys
Building A	Part 2 storeys adjacent 48 Edith Street, transitioning to 5 storeys
Building B	Part 2 storeys adjacent 48 Edith Street, transitioning to 4 storeys
Building C	8 storeys
Building 1	7 storeys
Building 2	Existing storeys for retained parts; 3 storeys for new parts
Building 6	Existing number of storeys of retained building
Building 7	5 storeys
Building 8	5 storeys

C15. Minimise impacts of taller buildings near low-rise dwellings by including the following:

a) Along Edith Street, set back the fifth storey of Buildings A, 7 and 8 from the wall below to reduce perceived bulk and scale

b) Set back Building 1 from the northwest boundary near Unwins Bridge Road, with the setback scaled to the building's height (e.g. increased setback for upper levels). Provide a deep-soil zone in this area capable of supporting large canopy screening trees.

C16. Provide minimum 3.5 m clear ceiling height to ground-floor business premises in new buildings.

C17. New development is to deliver coherent built form and façades:

a) Enable varied, complementary styles, including adaptive re-use

Inner West Development Control Plan: Part 4 Place Specific Controls

b) Articulate podiums and towers to break up bulk

c) Integrate roof structures within overall form; screen from streets; limit lift overruns to ≤ 24 m² in plan

d) Express a clear base and middle with integrated roof treatments

e) Treat all façades as front elevations

f) Balance solid and void in residential façades without relying on continuous balconies

g) Apply graffiti-resistant materials at ground level

h) Incorporate environmentally appropriate facade treatments according to orientation

i) Provide active frontages to commercial ground floors and the central open space

j) Provide appropriate street lighting given the scale of the development and the significant aesthetic benefit resulting from undergrounding including allowing for viable street tree planting

Building reuse and building fabric retention

C18. Development is to retain, conserve and adaptively re-use the buildings and elements identified in Figure 4.20.7. Development is to:

a) Retain the structural stability of all buildings and heritage elements identified for conservation, integrating appropriate stabilisation and reinforcement into the design and construction process.

b) Retain and adaptively re-use street-built landmark elements, including those parts of Buildings 1, 2, 6, 7, 8 that are built to the street and the house at 67 Mary Street, maintaining their visual presence and contribution to the streetscape.

c) Integrate recommendations of a considered heritage interpretation approach that:

i. Keeps significant industrial elements *in situ*, such as the Building 6 goods hoist, ceramic insulators, fire bells, crane rails and hoisting jibs.

ii. Re-uses salvaged industrial elements from buildings approved for demolition, relocating and presenting them appropriately within the site.

d) Retain the Mary Street entrance to Building 2, along with the timber stairs and first-floor office, to preserve the legible historic entry sequence of the former Taubmans site.

e) Ensure new work is distinguishable from original fabric, with design solutions clearly expressing retained structural elements and façade, particularly the heritage façades on Edith Stree, while accommodating new components.

f) Adapt interiors in a way that prioritises significant spaces and original fabric, enabling contemporary uses while retaining key features and volumes.

g) Introduce contemporary built form that complements the retained buildings through compatible proportions, alignments, colours and materials, supporting a coherent relationship between new and historic fabric.

Inner West Development Control Plan: Part 4 Place Specific Controls

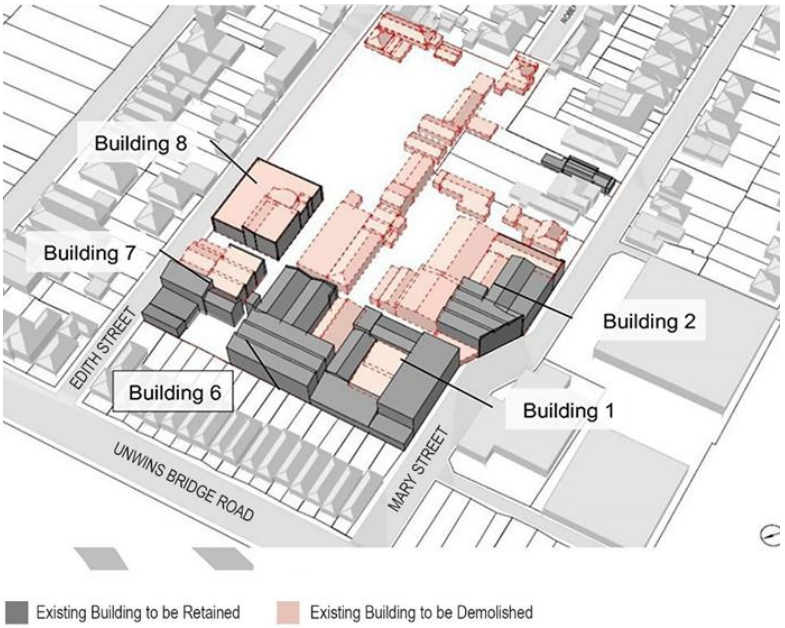


Figure 4.20.7. Building and building parts to be retained

Open space and landscaping

C19. Locate public open space in line with Figure 4.20.6 and Figure 4.20.8, including deep-soil areas within the dotted red line (excluding driveways and ramps).



Figure 4.20.8. Location of public open space areas

Inner West Development Control Plan: Part 4 Place Specific Controls

C20. Open space is to provide for the following:

a) Development within the site is to create a series of high-quality public spaces including passive recreational areas, access routes and circulation areas that are permanently accessible on a 24-hour basis. Creation of these spaces are to facilitate walking and cycling, be accessible to all persons including those with accessibility restrictions and encourage active travel to and use of public transport

b) The central public open space adjacent to Building C is to be at least 600m² and is to receive at least 2 hours of solar access between 9.00am and 3.00pm midwinter for 50% of its area

c) The 'pocket park' open space on Roberts Street is to receive at least 2 hours of solar access between 9.00am and 3.00pm midwinter for 50% of its area

C21. Provide 24/7 public access to open spaces shown in Figure 4.20.8, excluding communal open space for residents of Buildings A and B.

C22. Submit a Landscaping Plan and report indicating:

a) How tree canopy will be maximised on the site and its surrounds to meet the tree canopy targets in the Part 2.5 – Consideration of Country, of this DCP. This Plan and report is to indicate locations for deep soil areas and confirm that any planter box areas above basement storeys have sufficient volume and functionality for elements such as such as drainage and irrigation to support substantial trees

b) Use of high-quality open space pavement materials in publicly accessible areas (concrete or bitumen is not considered high quality) and likewise for open space fixtures, furniture and lighting materials

c) Local endemic species plants are to be used within all the landscaping for optimum biodiversity outcomes including local native grass meadow or lawn

d) Planting for shade in summer and sunlight penetration in winter is to be provided in open public spaces

e) Landscape design is to promote screening between different building uses for the privacy of occupants

f) Significant deep soil zone areas are to be developed for the site within public open space areas shown within dashed red outline in Figure 4.20.9

g) Trees and planting not in deep soil areas are to be flush with surrounding finish levels (no raised planters)

h) Trees not in deep soil areas are to be planted in minimum 1 metre depth of soil plus allowance for mulch and drainage, together with adequate soil volume demonstrated to ensure their survival

C23. Design streetscapes to:

a) Enhance the characters of Edith Street, Mary Street and Roberts Street

b) Reflect adjacent low scale through articulation

c) Provide front gardens with a minimum of 2m and adequate deep soil to establish trees along Edith Street

d) Provide a continuous, safe and accessible path of travel for pedestrians along the Mary Street footpath

e) Create a public verge alongside the Edith Street public road reserve and adjacent to new building A in Figure 4.20.9 that is wide enough to accommodate street trees and pedestrian footpaths

C24. Apply high-quality external finishes and materials to public space pavements, ground-level building edges, furniture and lighting.

C25. Deliver green walls/façades on ≥ 15% of available building surfaces on new buildings (and on retained buildings where practical), and:

a) Plant with suitable Australian natives (Inner West endemics where possible) and include habitat features

b) Use planter-box green façades at multiple levels

c) Submit rooftop design details demonstrating structural capacity and waterproofing

C26. Green roofs and podiums are encouraged on all new buildings and are to comply with the following:

a) The size of the green roofs for buildings with the following gross floor areas are to be:

i. 250 to 999m² — 30% of roof space

ii. 1,000 to 1,499m² — 50% of roof space

b) Green roofs are to have a minimum substrate depth of 150mm

c) Green roof areas designed for use as communal open space are to have a high standard of finish and design

Housing mix and adaptable housing

C27. New developments with six or more dwellings are to provide the following mix of dwelling types:

a) Studio: 5 – 20%

b) 1 bedroom: 10 – 40%

c) 2 bedroom: 40 – 75%

d) 3+ bedroom: 10 – 45%

Note: Private bedroom-like rooms identified for other purposes, such as a study, media room or rumpus room, will be counted as a bedroom for the purpose of this control

C28. A minimum of 25% of all dwellings are to be a mix of studio or one-bedroom apartments.

Public domain

C29. Adress public-domain impacts on Council's road reserve for construction and operation:

a) Provide a road-maintenance plan that maintains access to Edith Street driveways during construction

b) Repair damage to Edith Street and Mary Street caused by construction

c) Submit streetscape upgrade designs for Edith Street with high-quality, tree-lined verges sized for pedestrians and driveway access to existing houses

d) Provide tree-pit dimensions and soil-volume details for proposed street trees (refer Marrickville Street Tree Master Plan Part 6)

e) Design a continuous footpath along Mary Street next to the site, accounting for existing driveways to retained buildings

Signage

C30. A co-ordinated presentation of signs is required where there are multiple occupancies or uses within a single building

C31. Signs are not permitted on side walls abutting residential properties

C32. Tower building facades are to be free from signage from the top of the podium to the rooftop

C33. Keep tower façades free of signage from podium top to rooftop

C34. Signage is not to contain reflective materials and finishes

Public art strategy

C35. Provide a minimum of 0.1% of the overall development value for the development of public art

C36. Submit a Public Art Strategy explaining how artworks respond to historic, environmental and social context and contribute to a distinct sense of place.

Access, servicing and parking

C37. Demonstrate compliance with the Waste and Resource Management section of this DCP and:

a) Provide service corridors and service lifts with adequate widths from basements to business floorspace

b) Locate hydrants, clearance zones and substations to minimise visual impact

c) Store and collect all waste in basements

C38. Arrange vehicle entry and exit in a forward direction.

C39. Enclose basement ramps within the built form. Exposed basement ramps are not permitted

C40. Locate all car parking underground.

C41. Configure vehicular access to the site to:

a) Minimise the impact of additional vehicular movements in surrounding residential streets including Edith street, in particular heavy vehicles

b) Maximise retail and commercial vehicle movements to and from Mary Street

c) Minimise potential pedestrian and vehicular conflicts

d) Identify physical works to the surrounding road network to accommodate the proposed development

Inner West Development Control Plan: Part 4 Place Specific Controls

C42. Service areas and loading docks for all land uses (such as deliveries, waste and recycling collection) which require access by heavy vehicles are to be directly accessed from Mary Street only

C43. Basement lifts and access points are to be separate for residential and non-residential uses

C44. Retain separate parking areas for residential and non-residential uses

C45. On-site car share facilities are to be provided as follows in accordance with the relevant section of the DCP and the following:

a) Office, business or retail premises – a minimum of one (1) car share space per 50 car spaces provided

b) Written evidence, in the form of a letter of commitment, from an established car share operator is to be provided with the development application demonstrating the operator's intentions and method of management of the spaces

C46. A traffic engineer's report is to be submitted with the development application. It is to explain how:

a) The internal site design will accommodate all residential and non -residential traffic movements

b) The entry and exit points will function

c) The basement car park layout will easily facilitate all vehicular movements including those of large vehicles

d) The Edith Street road reserve will be affected and how the design will ensure that there are no additional traffic movements along the narrow parts of Edith Street to the east and on Roberts Street

e) The development's urban design is to use this information to ensure that the streetscape infrastructure improvements for Edith Street are achieved without compromise

C47. A site management plan is to be submitted with the development application addressing the following:

a) Hours of operation and provision of a site facilities room, which are to be an adequate size to cater for necessary site maintenance and storage requirements

b) Maintenance of the site's publicly accessible open space areas and access to business visitor car parking areas

c) Upkeep of landscaped areas and plantings

d) Maintenance of site facilities required for business operations

Environmental management

C48. Submit documentation with development applications for office premises with a net lettable area of 1,000m² or more confirming that the building will be capable of supporting a Base Building NABERS Energy Commitment Agreement of 5.5 stars with the NSW Office of Environment and Heritage. Enter into this agreement before any construction certificate is issued for the approved development

C49. All new water fittings and fixtures such as showerheads, water tap outlets, urinals and toilet cisterns, in all non-residential development, the public domain, and private open space are to be the highest Water Efficiency Labelling Scheme (WELS) star rating available at the time of development

C50. Design non-residential development to minimise the need for active heating and cooling by incorporating passive design measures such as glazing, natural ventilation, thermal mass, external shading, and vegetation

C51. All lighting within the public domain is to be energy-efficient, such as LED lighting

C52. The Alexander Canal Flood Study has identified flooding at a trapped low point in Edith Street. The design of the development is to provide for a formalised overland flow path through the site from Edith Street through to Robert Street and then onto Mary Street

C53. The development is to adopt an integrated approach to water cycle management and address water conservation, efficiency, stormwater management, drainage and flooding through a coordinated process

C54. Design the site to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas

C55. Incorporate Bioswales and rain gardens into public open space and footpath design

C56. Where filtration and bio-retention devices are proposed, they are to be designed to capture and provide temporary storage for stormwater

C57. Water used for irrigation of public and private open space (including green roofs and walls) is to be drawn from reclaimed water or harvested rainwater sources where there is feasible access to those water sources. Possible sources include harvested stormwater, treated greywater and wastewater and water from a decentralised local network. Water treatment measures is to be incorporated to ensure that the water is fit for purpose

C58. Install rainwater tanks where there are roof forms from which rainwater can be feasibly collected and plumbed to appropriate end uses

C59. Opportunities to link to, extend or enhance existing or potential biodiversity corridors are to be realised in the new development

C60. Incorporate a mix of locally indigenous tree, shrub, grass and groundcover species into the planting palette. Where this is not practical, use Australian native plants

4.20.4 (C) St Peters Triangle Precinct

Objectives

Neighbourhood character and heritage

O35. To retain and adapt existing character buildings, particularly groups or rows, and integrate them with new development.

O36. To protect the heritage significance of the Goodsell Estate, Lackey Street and Simpson Park Heritage Conservation Areas.

Inner West Development Control Plan: Part 4 Place Specific Controls

O37. To ensure building height and form respond to the local context and reinforce the scale of existing streets and laneways.

Public domain, streets and open space

O38. To enhance streets, laneways and public spaces to support an attractive and walkable neighbourhood.

O39. To improve pedestrian amenity and provide direct, safe links to open spaces and St Peters Station.

O40. To create a connected green corridor between the primary school, Simpson Park and the station.

Movement and access

O41. To strengthen walking and cycling networks across the precinct.

O42. To improve connections between the precinct and St Peters Station.

O43. To manage vehicle access to reduce traffic impacts on local streets.

Activity, land use and place-making

O44. To create active, mixed-use streetscapes, with May Street as the key focus for activity.

O45. To support creative industries and live work uses, including the enhancement of creative laneways.

O46. To provide a central community space that brings residents and creative industries together.

Built form excellence

O47. To ensure higher-density development demonstrates design excellence, sustainability and good internal and external amenity.

O48. To ensure new development protects the amenity of adjoining residential properties.

O49. To support coordinated redevelopment and increased densities in appropriate locations, including through suitable site amalgamation.

O50. To implement the masterplan to deliver a vibrant, diverse and mixed-use neighbourhood that reflects Inner West community values.

Controls

C1. Development is to be implemented in accordance with the illustrative masterplan as shown in Figure 4.20.9



Figure 4.20.9. St Peters Triangle precinct masterplan

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Traffic and access

C61. Development within the neighbourhood is to generally conform to the traffic and access strategy including shared zones as shown in Figure 4.20.10

C62. Provide new pedestrian links between Hutchinson Street and May Street where shown in Figure 4.20.10 and where possible in developments with frontages to both streets

C63. Maintain Hutchinson Street, Lackey Street, Applebee Street, and part of May Lane as one-way streets, and alter them to create shared zones

C64. Location vehicular entry points as shown in Figure 4.20.10 to:

a) Encourage the amalgamation of lots

b) Limit the number of vehicular crossings along May Street

c) Manage vehicular access along the Princes Highway and Campbell Street

d) Minimise traffic volumes by providing access to new development via new linkages without the need to travel through Hutchinson Street or Lackey Street

e) Separate pedestrian entries from vehicular entry points to minimise conflicts

f) Minimise driveway widths (maximum 6 m)

g) Minimise driveway widths to maintain active frontages (a maximum driveway width of 6 metres is recommended)

h) Locate car parking underground in medium and high density developments



Figure 4.20.10. St Peters Triangle masterplan traffic and access strategy

Public domain strategy

C65. Redevelopment within the neighbourhood is to contribute to the achievement of:

Inner West Development Control Plan: Part 4 Place Specific Controls

a) Additional pedestrian linkages (as shown on Figures 4.20.9 and 4.20.10) to improve connections between the existing residential neighbourhood through to existing public open space and St Peters Rail Station (this includes pedestrian access into and out of the special green site to create a safer environment and the creation of through links to May Street to improve direct walking access to the park and rail station - see Figure 4.20.18 for further details)

b) Public domain enhancements (with improvements to traffic management, footpaths, business frontages and street lighting) particularly along the shared zones and laneways to prioritise walking

c) A green pedestrian corridor which connects the primary school to the rail station from St Peters Street, through Simpson Park, Council Street and Goodsell Street

d) Opportunities for cyclists along May Lane (the section that runs parallel to the Princes Highway) and Applebee Street as part of a shared zone arrangement

e) Shared zones are to be provided in new development in accordance with Figure 4.20.11

C66. Design shared zones to:

a) Provide a continuous surface with no physical separation between pedestrian and vehicular areas

b) Omit kerb lines, using paving changes instead to distinguish parking or loading areas

c) Enable active ground-floor uses to open towards and engage with the shared zone

d) Include defined loading and parking areas

e) Incorporate street trees where feasible

f) Incorporate two-way bike paths



Figure 4.20.11. Applebee Street as a shared zone

Site amalgamation

C67. The redevelopment of allotments is to follow the amalgamation pattern in Figure 4.20.12

C68. For May Street and Hutchinson Street key amalgamation criteria include:

a) 25 metres to 30 metres of street frontage once amalgamated

b) 1,000m^2 to 1,200m^2 in area

C69. For the Princes Highway (and Applebee Street) key amalgamation criteria include:

a) Amalgamated lot boundaries that correspond with the desired through site links

Inner West Development Control Plan: Part 4 Place Specific Controls

b) Dual street frontage of 40 metres to 50 metres once amalgamated

c) 2,000m² to 4,000m² in area

d) Amalgamation does not result in adjoining sites being isolated to the extent that it is not possible for development to occur in accordance with the urban design vision for the masterplan area

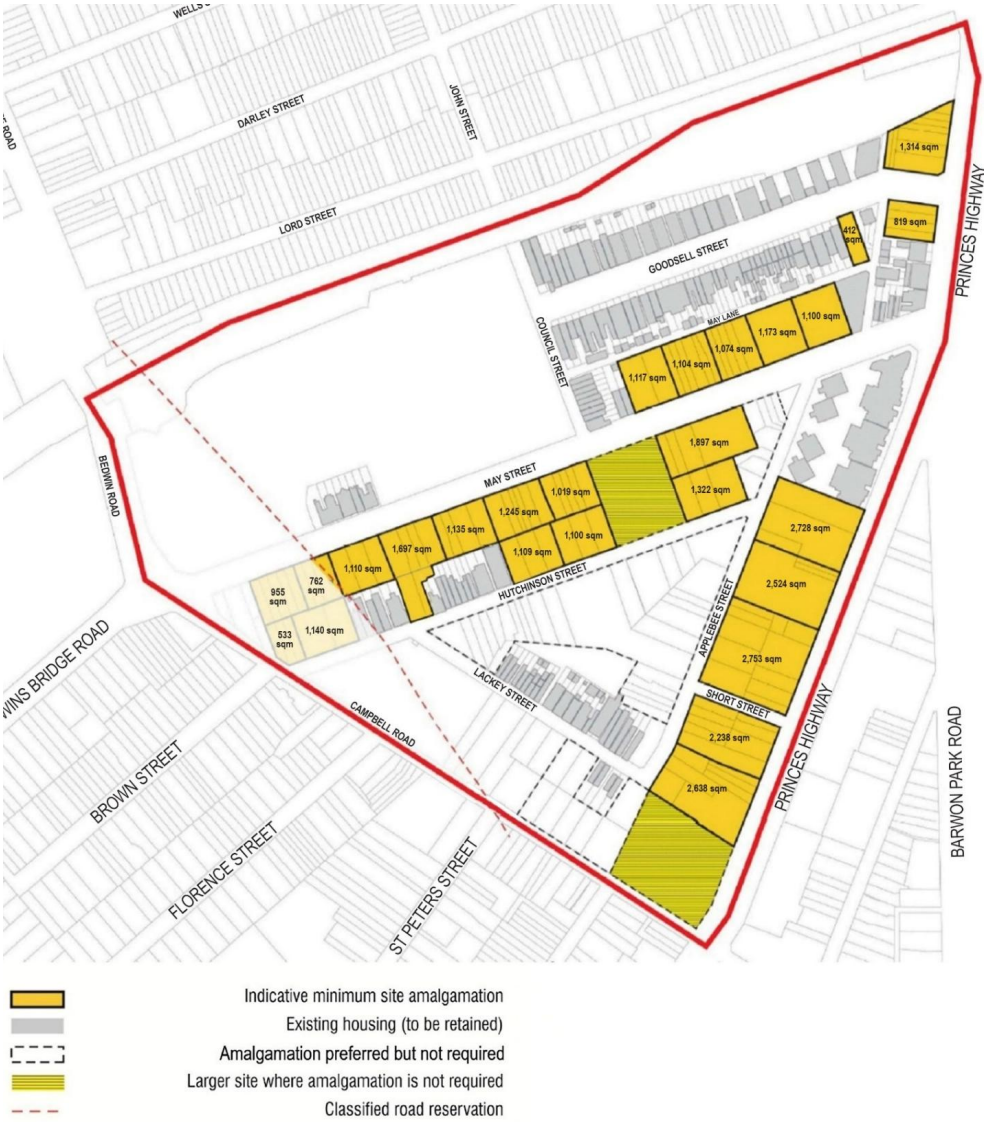


Figure 4.20.12. Site amalgamation

Note: Figure 4.20.12 provides a preferred minimum lot size for redevelopment. In some cases, this coincides with a property boundary, indicating that its further subdivision would not be supported; however, it could be amalgamated with an adjoining site

Inner West Development Control Plan: Part 4 Place Specific Controls

Building height

C70. Development is to comply with the maximum number of storeys shown in Figure 4.20.13.

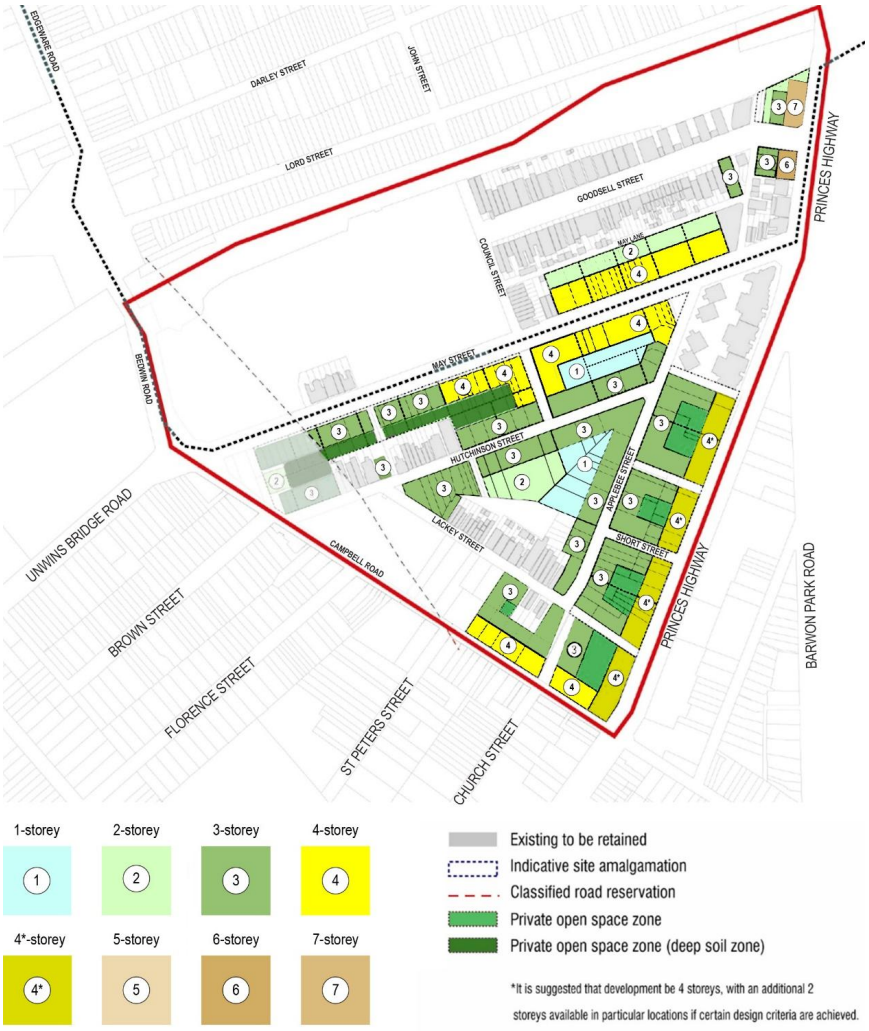


Figure 4.20.13. Height of buildings

C71. Scale new development to complement the buildings in the Goodsell Estate Conservation Area.

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C72. Relate new development to retained residential character.

Figure 4.20.14. Street section 1 – May Street to Hutchinson Street

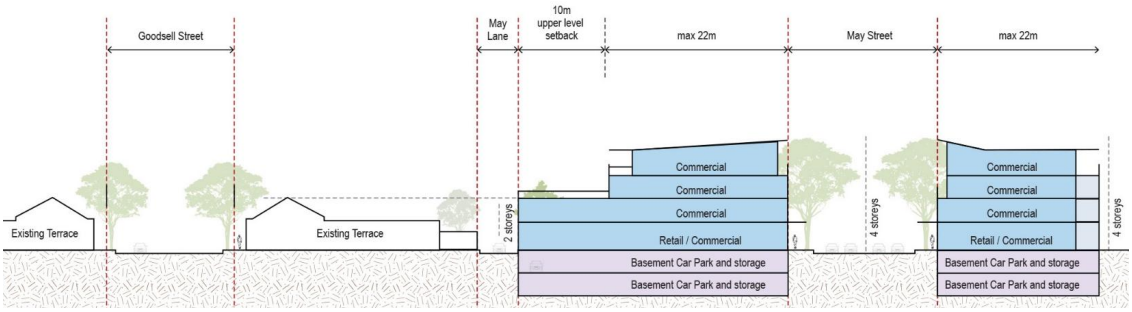
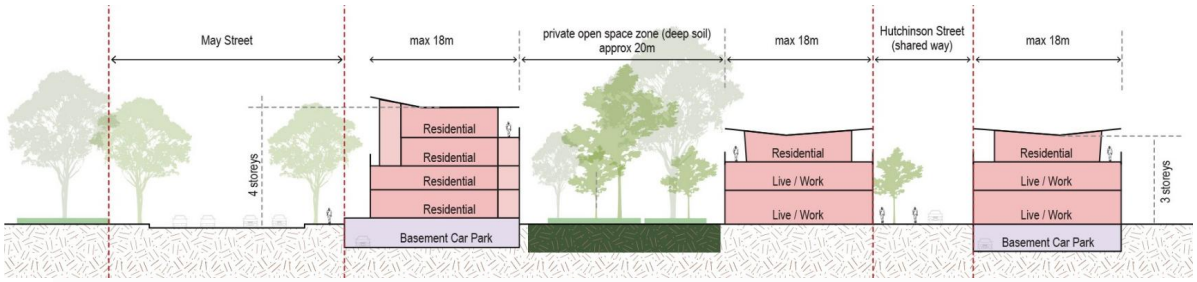


Figure 4.20.15. Street section 2 – May Lane to May Street



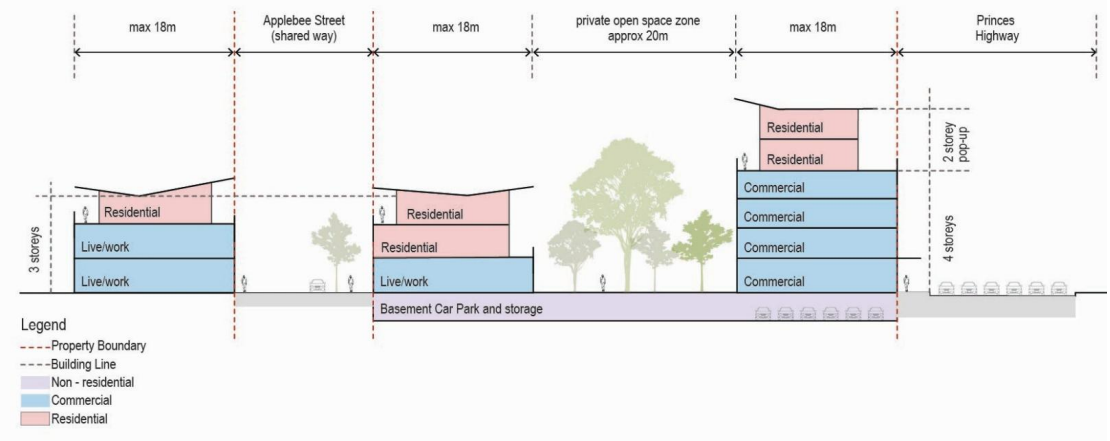


Figure 4.20.16. Street section 3 – Applebee to the Princes Highway

Inner West Development Control Plan: Part 4 Place Specific Controls

Public domain interface

C73. Redevelopment of allotments within the precinct conforms with Figure 4.20.17 regarding:

a) The location of active frontages at ground level

b) The location of publicly accessible and dedicated pedestrian links

c) Ground setbacks and upper rear setbacks to protect amenity

d) Interface/articulation areas required for new development

e) The location and extent of a pop-up zone providing an additional two storeys upon satisfactorily demonstrating appropriate built form outcomes

f) The location and extent of private open space

g) The location and extent of a new shared road dedication through to May Street

Note: These controls are to be read in conjunction with the built form controls shown in Figure 4.20.18. The dimensions are expressed in metres

C74. Consolidate open space in the middle of the block as central courtyards to form useful landscaped spaces for residents

C75. Reinforce street setbacks with new street trees and general landscape improvements

C76. Align buildings with street boundaries; measure setbacks to the outer building wall.

C77. Use interface zones (built form and landscape) to achieve compatibility between new development and existing housing. This includes built form elements (such as height or facade articulation) and landscape features (planting, fences or walls)

C78. Apply build-to lines, including articulation zones (balconies, bay windows, shading) where a consistent street edge needs to be reinforced. These build to lines include the articulation zone (balconies, bay windows or shading devices)

C79. Provide active frontages along through-site links.

C80. Provide awnings to new development on the Princes Highway for weather protection

Inner West Development Control Plan: Part 4 Place Specific Controls

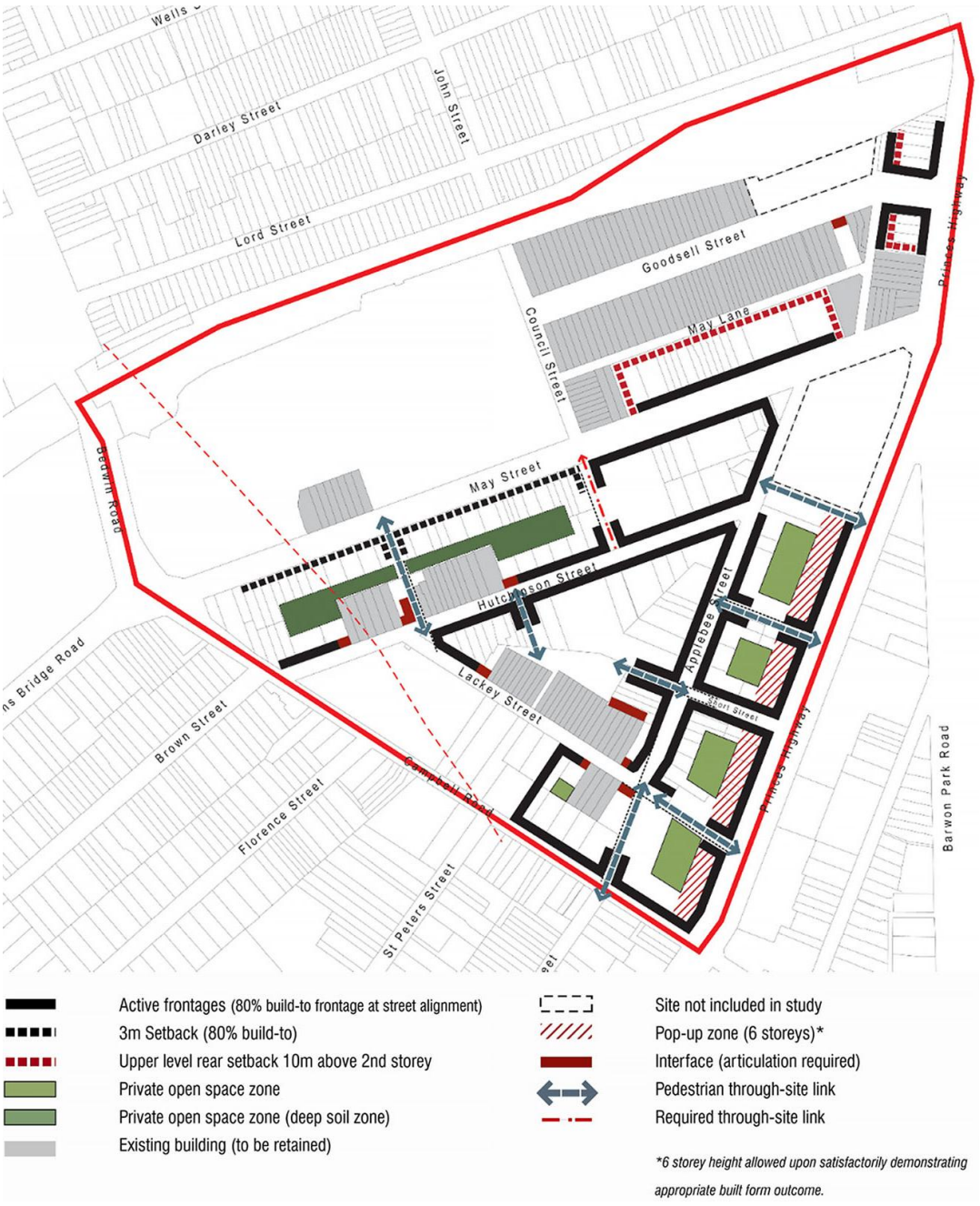


Figure 4.20.17. Street section 3 – Buildings and the public domain

Inner West Development Control Plan: Part 4 Place Specific Controls

Internal amenity, private open space and pedestrian links

C81. Siting, orientation, depth and separation of proposed buildings conforms with Figure 4.20.18

C82. Limit building depth to (the dimension measured from front to back from the street to the inside of the block):

a) 18–22 m for all buildings

b) Maximum 18 m for residential to provide adequate ventilation

c) Deeper floorplates allowed for commercial and retail floors

C83. Locate communal open space behind building envelopes in mid-block areas.



Figure 4.20.18. Internal amenity, private open space and pedestrian links

4.20.5 Heritage

This section contains objectives and controls that apply to the Heritage Conservation Area listed below and shown in Figure 4.20.19.

- Goodsell Estate Heritage Conservation Area apply to the land listed as C85
- Lackey Street and Simpson Park Heritage Conservation Area apply to the land listed as C86



Figure 4.20.19. St Peters Neighbourhood – Heritage Conservation Areas

Inner West Development Control Plan: Part 4 Place Specific Controls

4.20.5 (C85) Goodsell Estate Heritage Conservation Area

The Goodsell Estate Heritage Conservation Area is of local heritage significance for demonstrating the principles and patterns of development in the St Peters area from the Colonial era through to the early 20th century. It retains strong physical evidence of its industrial origins, including the site of Frederick Goodsell's Steam Brick Factory—Sydney's first fully steam-powered brickworks—and associated workers' housing. The area illustrates the evolution of modest housing typologies and the subdivision patterns that shaped St Peters.

Key Features:

- Evidence of the site's industrial origins, including the former steam-powered brickworks, surviving May Street terrace built by Frederick Goodsell, and early property at 665 Princes Highway
- Collection of Victorian shops along May Street and Princes Highway reflecting mixed-use development
- Modest workers' housing and cohesive groups of 19th and early 20th century terraces, cottages and houses creating a dense, intimate streetscape
- Consistent subdivision pattern with little re-subdivision and intact building forms demonstrating original terrace and villa typologies
- Terraces in Council Street emphasising local topography through stepped roof ridges and facades
- Mature fig trees and Camdenville Park contributing to streetscape character and aesthetic values
- High proportion of original form and fabric visible from the public domain, with low incidence of major alterations or infill
- Cultural layering primarily cosmetic, with original building envelopes substantially intact

Objectives

O51. To facilitate development that is consistent with the statement of significance and controls for Goodsell Estate Heritage Conservation Area

Controls

C84. Retain the following elements that define the heritage significance:

a) Pre-1920 buildings

b) Victorian commercial properties including two storey corner shops

c) Camdenville Park as open space

d) Fig trees on Goodsell Street

4.20.5 (C86) Lackey Street and Simpson Park, St Peters Heritage Conservation Area

The Lackey Street & Simpson Park Heritage Conservation Area is of local heritage significance for its late Victorian subdivision pattern, influenced by the earlier 1862 Brompton Estate, and for its unusually long row of terraces (19–53 Lackey Street) built between 1882 and 1884 by local builder William

Inner West Development Control Plan: Part 4 Place Specific Controls

Salisbury Baker as working-class housing. The area is aesthetically significant for its distinctive streetscape, created by the uniform terrace row, narrow street alignment, and open space setting provided by Simpson Park and the rear public reserve.

Key Features:

- Long, uniform terrace row at 19–53 Lackey Street built 1882–1884 as speculative working-class housing
- Representative example of Victorian Filigree style terraces with verandahs and balconies built to the street alignment
- Rare open space setting with Simpson Park at the front and public reserve at the rear, accessed via laneway between 35 and 37 Lackey Street
- Narrow streetscape enhanced by overhanging Ficus trees along Simpson Park frontage
- Simpson Park created in 1924 through local community action, rare example of early 20th-century working-class open space provision
- Remnants of early subdivision pattern from the Brompton Estate
- Original detail retained on terrace street elevations

Objectives

O52. To facilitate development that is consistent with the statement of significance and controls for Lackey Street and Simpson Park, St Peters Heritage Conservation Area

Controls

C85. Retain the following elements that define the heritage significance:

a) Pre-1900 buildings

b) Ficus tree plantings to Simpson Park street frontages

c) Consistent parapet height to terrace row in Lackey Street

d) Public open space to the rear of the terraces (accessed via a laneway between terraces at 35 and 37 Lackey Street) are to be retained as open space

4.21 Stanmore Neighbourhood

4.21.1 Aboriginal Cultural Heritage

Stanmore is located on the lands of the Gadigal. Gadigal lands extend south of Sydney Harbour (Port Jackson) stretching from South Head to Petersham with part of the southern boundary lying on the Cooks River.

Country in Stanmore is built upon a ridge with panoramic views of Botany Bay and the Blue Mountains. Country here is part of the Cooks River catchment; it does not have natural waterways visible on the surface, however underground water is present. The topography in Stanmore is gently undulating rises on Wianamatta Shale with local relief of 10–30 metres and slopes of generally <5% to 10%. Crests and ridges are broad (200–600 metres) and rounded with convex upper slopes grading into concave lower slopes. Rock outcrops are absent. The original ecological community present in Stanmore is Sydney Turpentine Ironbark Forest. For thousands of generations, Aboriginal Peoples have moved through Country following traditional pathways, gathering seasonal resources, finding freshwater and traditionally managing the lands.

This Country is still used by First Nations Peoples, including the Aboriginal organisation: NSW Aboriginal Education Consultative Group Inc who provides advice on education and training. In the 2021 Census, the Australian Bureau of Statistics published that 0.9% of the population of Stanmore identified as Aboriginal and/or Torres Strait Islander.

4.21.2 Existing character

Stanmore's existing character is defined by its fine-grain urban fabric, predominantly low-rise residential development, and strong heritage presence. The area features a mix of Victorian, Federation, and Inter-War period housing, complemented by small-scale commercial and institutional buildings along key corridors. Streets are typically narrow with a grid-like layout, providing a high level of walkability and connectivity. Consistent building setbacks, front gardens, and mature street trees contribute to a cohesive streetscape, while varied roof forms, brick facades, and period detailing enhance its historic character. Stanmore's commercial activity is concentrated around Stanmore Station and along Parramatta Road, with a mix of retail, hospitality, and small-scale businesses. Green spaces, street trees, and public domain improvements contribute to local amenity, though some areas have limited tree canopy

4.21.3 Desired future character

Stanmore's desired future character is defined by preservation of its low-rise residential scale along with Strategic Urban Renewal that facilitates adaptable, mixed-use development and creative industries along key commercial corridors. A heritage sensitive approach to growth will ensure new infill development complements the established character, scale, and materials of the existing and emerging context.

The Stanmore neighbourhood encourages a mix of compatible land uses, including residential, creative industries, and employment-generating activities. Along key corridors like Parramatta Road

and Bridge Road, new development will provide strong street definition through the retention of zero building line setbacks and the use of design strategies to ensure buildings are adaptable over time.

Objectives

O1. To encourage a mix of compatible land uses within the neighbourhood including employment generating, creative industries and residential uses that contribute to a mixed-use character

O2. To maintain distinctly single-storey, low density residential streetscapes that exist within the neighbourhood

O3. To protect groups or runs of buildings which retain their original built form including roof forms, original detailing, and finishes

O4. To protect and enhance the character of streetscapes and public domain elements within the neighbourhood including prevailing subdivision patterns, building typologies, materials and finishes, setbacks, and landscaping

O5. To ensure that commercial buildings, and any building type along Parramatta Road and Bridge Road, provide strong definition to the street through retention of the existing zero building line setbacks

O6. To encourage retention of large floor to ceiling heights where these currently exist to ensure buildings can adapt to a range of uses over time

O7. To incorporate improvements to on-road cycle infrastructure including intersection treatment at the junction of Macaulay Road, Bridge Road and Cruickshank Street.

O8. To ensure the street building frontage of infill development complements the siting (location and orientation), scale, form (height, massing and setback), proportion (height to width and solid to void), rhythm, pattern, detail, material, colour, texture, style and general character in the design of the existing predominantly traditional two storey commercial streetscape, without being imitative.

O9. To ensure that any new residential development considers the amenity of residents in terms of noise and pollution generated by traffic volumes along Parramatta Road.

Controls

C1. Development, including land uses and urban design, is to enhance and achieve the desired future character of the neighbourhood while retaining elements that contribute to that character and meeting all relevant DCP requirements.

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4.21.4 Heritage

This chapter applies to the Stanmore Neighbourhood as shown in Figure 4.21.1. The controls for:

- Parramatta Road Commercial Precinct HCA apply to the land listed as C36
- Annandale Farm Heritage Conservation Area apply to the land listed as C87
- Cardigan Street Heritage Conservation Area apply to the land listed as C88
- Kingston South Heritage Conservation Area apply to the land listed as C89
- Kingston West Heritage Conservation Area apply to the land listed as C90

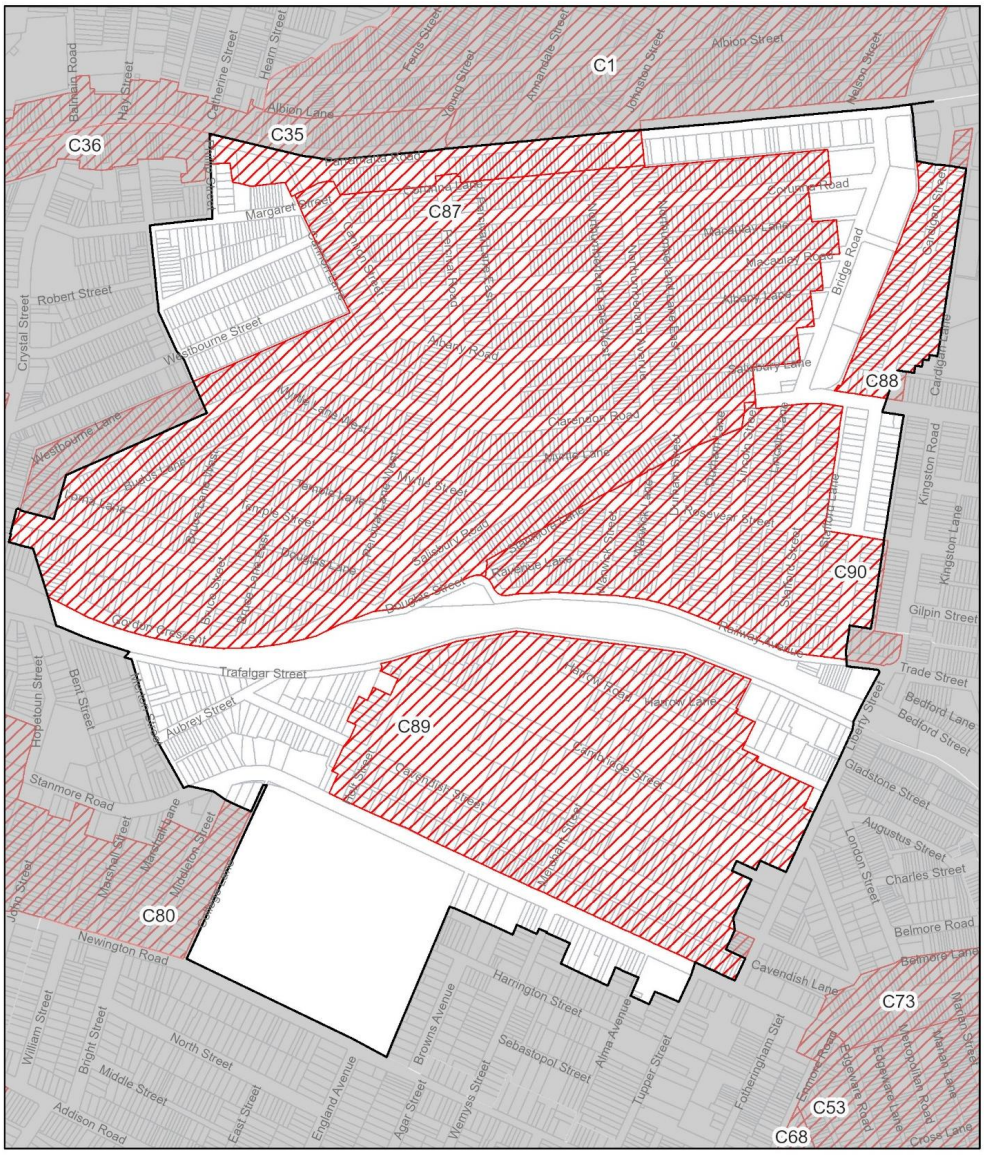


Figure 4.21.1. Stanmore Neighbourhood – Heritage Conservation Areas

Inner West Development Control Plan: Part 4 Place Specific Controls

4.21.5 (C36) Parramatta Road Commercial Precinct Heritage Conservation Area

The Parramatta Road Commercial Precinct is important to the local area as it shows the changing role of retail and commercial development along Sydney's main arterial road since colonial times. It retains evidence of early subdivisions and later road widening, as well as rare examples of commercial building types.

Key Features:

- Demonstrates the evolution of retail and commercial development along Parramatta Road, Sydney's main arterial corridor.
- Includes a variety of retail and commercial built forms, such as a former drive-under petrol station, now rare in the Sydney metropolitan area.
- Provides evidence of the final subdivision of the South Annandale Estate in 1906 and later road widening impacts.
- Buildings predominantly date from 1906 to 1940, including some rare examples of their type.
- Original streetscape configuration retained, with individual shop bays, glazed shopfronts, and direct access to the footpath.
- Upper levels historically used for commercial or residential purposes, though traffic noise and pollution have reduced their desirability.

Objectives

O10. To facilitate development that is consistent with the statement of significance and controls for Parramatta Road Commercial Precinct Heritage Conservation Area

Controls

C2. Retain the following elements that define the heritage significance:

a) All pre-1941 buildings

b) Commercial land uses

c) Active street frontage at ground level

d) Two storey parapet to street frontage

e) Integrity of skyline view and of parapet detailing against the sky from northern footpath and important oblique views

f) Orientation of active uses to Parramatta Road

g) Traditional shoptop of late 19th century commercial design

h) Vertical separation of land use with retail at ground floor and commercial/residential above

i) Individual shops with high quality detailing including arched openings to verandahs and high quality detailing to brickwork and quoining

j) Division of larger buildings into vertically proportioned bays

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k) Vertically proportioned windows at upper levels

l) Signage appropriate in scale, materials, location and content related to business

m) Street names set into footpath

n) Continuity of retail/commercial uses

C3. Where no evidence remains of original ground floor shopfronts and the existing modern shopfront detracts from the appearance of the building, encourage the shop window replacement with a more sympathetic modern shopfront (for example consisting of timber framed glazed bifold doors with timber framed fanlights above)

C4. Reinstatement of original arched recessed balconies is encouraged

Note: Due to the noise impacts of Parramatta Road, it is considered reasonable to allow sympathetically designed enclosure of recessed balcony openings (such as glazing with minimal framing or timber-framed windows) provided that unsympathetic alterations (such as brickwork infill of original arched balcony openings) are removed concurrently

4.21.5 (C87) Annandale Farm Heritage Conservation Area

Annandale Farm is important to the local area as a distinctive residential precinct developed between 1884 and 1910 from the last subdivisions of the original Annandale Farm Estate, an early colonial property. The area retains links to the estate through street alignments that follow original farm boundaries and the potential gatehouse lodge now located at the rear of 96 Corunna Road. It is locally rare for preserving these early landscape elements and has potential archaeological significance near the former farmhouse and associated structures.

Key Features:

- Development from 1884 to 1910, following the last subdivisions (1884–1906) of the Annandale Farm Estate
- Street alignments reflecting original farm boundaries and the relocated gatehouse lodge at 96 Corunna Road
- Cohesive streetscapes with late Victorian and Federation period housing, including:
  - Railway Villas positioned at a low point to attract affluent buyers
  - High-quality examples of terraces, semi-detached cottages, and corner shops
  - Wide streets and rhythmic roofscapes resulting from staged subdivision and speculative development patterns
- Local shopping centre that is high quality and substantially intact
- Archaeological potential near the former farmhouse, outbuildings, gardens, and burial ground
- Groups of high-quality, substantially intact late 19th and early 20th-century houses
- Strong and regular streetscape rhythm due to consistent subdivision patterns

Objectives

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O11. To facilitate development that is consistent with the statement of significance and controls for Annandale Farm Heritage Conservation Area

Controls

C5. Retain the following elements that define the heritage significance:

a) All pre-1921 buildings

b) Good groups of substantially intact late Victorian and Federation freestanding houses and cottages interspersed with terraces and groups of identical but detached houses from key period of significance

c) Predominantly single storey building heights with sections of streetscape dominated by two storey buildings

d) Garden plantings in front of dwellings

e) Lack of car parking infrastructure

f) Vehicular access provided from rear lane, with no driveway crossovers to principal frontage

g) Plantings and design in Weekley Park

h) Street tree plantings

i) Street names set into footpath

4.21.5 (C88) Cardigan Street Heritage Conservation Area

Cardigan Street is important to the local area as a residential precinct developed between 1902 and 1915 on part of the Kingston Estate, one of Stanmore's earliest estates. Its later development compared to surrounding areas and short timeframe of construction created a highly consistent streetscape that reflects the transition from early land grants to a dense urban setting.

Key Features:

- Development between 1902 and 1915 on part of the Kingston Estate, later than surrounding areas
- Consistent built forms and typologies due to concentrated development period
- Predominantly single-storey Federation period cottages and semi-detached dwellings, with some late Victorian examples
- Typical Federation materials and details:
  - Dark and polychrome brickwork
  - Timber-framed vertically proportioned sash windows
  - Marseilles pattern terracotta tiled roofs
- Mature street tree planting including Jacaranda and Brush Box, enhancing streetscape quality
- Strong and regular streetscape rhythm from consistent lot sizes and building forms
- Serrated roofscapes created by uniform building height and alignment to side boundaries set obliquely to the street

Inner West Development Control Plan: Part 4 Place Specific Controls

- Public domain elements including sandstone kerbing, street names set into footpaths, and a rare marker announcing the boundary of the former Petersham Municipality

Objectives

O12. To facilitate development that is consistent with the statement of significance and controls for Cardigan Street Heritage Conservation Area.

Controls

C6. Retain the following elements that define

a) All pre-1916 buildings

b) Predominantly single storey building heights

c) Serrated roofscapes created by consistent building height and form aligned to side boundaries set obliquely to the street

d) Lack of car parking infrastructure forward of the building line

e) Garden plantings in front of dwellings

f) Mature street trees creating avenue quality to streetscape

g) Street and Municipal names set into the footpath

4.21.5 (C89) Kingston South Heritage Conservation Area

Kingston South is important to the local area as part of the first subdivision made under the Torrens Title System in December 1863, known as "Holt, Smart and Mort's Subdivision of South Kingston." It developed in the late 1860s and 1870s as a desirable residential precinct for entrepreneurs and the middle class and retains its original subdivision pattern and historic character.

Key Features:

- Part of the 1863 Holt, Smart and Mort's Subdivision of South Kingston, Deposited Plan 1 under the Torrens Title System
- Original subdivision pattern retained, including 16 intact lots and the original house on the property
- Development from late 19th century to mid-20th century, representing a rich variety of built forms and cultural aspirations
- High-quality examples of architectural styles and typologies from 1863 to 1960, including:
  - Early Victorian vernacular houses
  - Victorian Gentleman's villas and semi-detached mansions
  - Rare three-storey terraces
  - Modest single-storey workers' terraces
  - Inter-War residential flat buildings in Holt Street
  - Representative late 20th-century residential flat buildings
- Evidence of 19th-century socio-topographic stratification, with larger dwellings on higher ground and modest terraces in lower areas

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- Consistency of built forms within terrace and small-lot house typologies, with cohesive streetscapes showing form, scale, rhythm, and materials
- High-quality detailing to front elevations of intact and substantially intact houses and terraces
- Public domain elements including sandstone kerbing and street names set in red cement into footpaths

Objectives

O13. To facilitate development that is consistent with the statement of significance and controls for Kingston South Heritage Conservation Area

Controls

C7. Retain the following elements that define the heritage significance:

a) All pre-1941 buildings

b) Imposing street presence of dwellings regardless of typology

c) Residential character demonstrated through the single and two storey 19th century and Federation period terrace housing typologies

d) Surviving Deposited Plan 1 allotments and structures on those lots from the key period of significance (1854-1940)

e) Street tree plantings

f) Montague Gardens – including mature vegetation and remnants of original fabric (fence)

g) Street names set into footpath

C8. The further subdivision of lots titled under Deposited Plan 1 will not be supported.

4.21.5 (C90) Kingston West Heritage Conservation Area

Kingston West is important to the local area as a residential precinct developed during the 1887 and 1893 subdivisions of the West Kingston Estate. Its short release period created a consistent streetscape of modestly scaled terraces and cottages intended for the aspirational middle class, with one highly contributory shop adding to its character.

Key Features:

- Development from 1887 and 1893 subdivisions of the West Kingston Estate, reflecting late 19th and early 20th-century residential growth.
- Consistent built forms and typologies due to concentrated development period.
- Predominantly single-storey terraces and cottages modestly scaled but finely detailed and well-proportioned.
- Typical Federation period materials and details:
- Dark and duochrome brickwork.
- Timber-framed vertically proportioned sash windows.
- Slate or Marseilles pattern terracotta tiled roofs.

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- Streetscape quality enhanced by Rosevear Street, offering views of roofscapes stepping along the hillside and traditionally configured side elevations.
- Public domain elements include sandstone kerbing; late 20th-century native street tree planting does not contribute to historic character.
- Rare single-storey posted verandah corner shop.
- Boundary reflects the alignment of the original Kingston Estate.

Objectives

O14. To facilitate development that is consistent with the statement of significance and controls for Kingston West Heritage Conservation Area

Controls

C9. Retain the following elements that define the heritage significance:

a) All pre-1916 buildings

b) Predominantly single storey building heights

c) Small garden plantings in front of dwellings

d) Lack of car parking infrastructure

e) Vehicular access provided from rear lane, lack of driveway crossovers to principal frontage

f) Street layout, including alignment of streets to fit into the triangular space of the original grant and without direct links to streets in the Annandale Farm HCA

g) Street tree plantings

h) Street names set into footpath

4.22 Summer Hill Neighbourhood

4.22.1 Aboriginal Cultural Heritage

Summer Hill is located on the lands of the Gadigal and the Wangal. Gadigal lands extend south of Sydney Harbour (Port Jackson) stretching from South Head to Petersham with part of the southern boundary lying on the Cooks River. On the western border are the lands of the Wangal, which extends along the southern shore of the Parramatta River, stretching from Iron Cove toward Parramatta.

Country in Summer Hill is characterised by a mix of elevated residential areas and gentle slopes leading down to flatter sections, with an overall, slightly hilly, or elevated terrain relative to surrounding areas. The south west of the suburb has higher elevations with panoramic views towards various points of Sydney, including the waters. Country here is tidal water; Long Cove Creek (now Hawthorne Canal) drains into the Parramatta River. The topography in Summer Hill is gently undulating rises on Wianamatta Shale with local relief 10–30 metres and slopes generally <5% to 10%. Crests and ridges are broad (200–600 metres) and rounded with convex upper slopes grading into concave lower slopes. Rock outcrops are absent. The original ecological community present in Stanmore is Sydney Turpentine Ironbark Forest. For thousands of generations, Aboriginal Peoples have moved through Country following traditional pathways, navigating the landscape through landmarks, gathering seasonal resources and traditionally managing the lands.

Country is still used by First Nations Peoples with Gadigal Reserve, located across Summer Hill and Lewisham providing the community with an important revegetation space along with an Aboriginal sculptural playspace Ngaraora. In the 2021 Census, the Australian Bureau of Statistics published that 1.2% of the population of Summer Hill identified as Aboriginal and/or Torres Strait Islander.

4.22.2 Existing character

Summer Hill's existing character is defined by its village-like atmosphere, diverse architectural styles, and strong sense of community. The suburb features a mix of late Victorian, Federation, and Interwar-period homes, with well-preserved facades, decorative detailing, and consistent front setbacks that create a cohesive streetscape. Low-rise residential development dominates, complemented by medium-density housing that integrates with the area's traditional built form. The commercial heart along Lackey Street and the railway station precinct retains a human scale, with active street frontages and heritage shopfronts contributing to a vibrant, pedestrian-friendly environment. This area has a village character maintained through the predominantly retail streetscape with buildings dating from 1878 to the 1940s.

South of the train station, Summer Hill has a relatively consistent street pattern with wide streets and a concentration of larger lots. There are many heritage conservation areas contained within the neighbourhood. Federation-era houses and workers' cottages and terraces intermingle with three-to-four storey walk up apartments. Recent development has occurred along the train and light rail lines, including the Mungo Scott Flour Mill development on the border of Summer Hill and Lewisham. This development has introduced contemporary, higher-density housing while adapting industrial

heritage elements, demonstrating how new development can complement the suburb's established character.

4.22.3 Desired Future Character

The Desired Future Character of Summer Hill is defined by a sensitive balance between its historic "village" identity and its evolution in identified growth areas as a high-amenity, transit-oriented hub.

The commercial heart along Lackey Street and the railway station precinct retains a human scale, with active street frontages and heritage shopfronts contributing to a village character maintained through the predominantly retail streetscape with buildings dating from 1878 to the 1940s.

Strategic Urban Renewal will provide diversity of housing options, prioritising affordability, will maintaining and enhancing the urban character, significant tree canopy, walkability and public amenity of the locality.

Objectives

O1. To preserve the predominantly low density residential character of the neighbourhood

O2. To protect and enhance the character of streetscapes and public domain elements within the neighbourhood including prevailing subdivision patterns, building typologies, materials and finishes, setbacks, and landscaping

O3. To protect groups or runs of buildings which retain their original built form including roof forms, original detailing, and finishes

O4. To encourage active commercial fronts facing streets at ground floor level to create a vibrant and safe streetscape

O5. To ensure the design of residential accommodation provides adequate amenity for the intended occupants of the building and protects the residential amenity of adjacent low density residential development

O6. To ensure the street building frontage of infill development complements the siting (location and orientation), scale, form (height, massing and setback), proportion (height to width and solid to void), rhythm, pattern, detail, material, colour, texture, style and general character in the design of the existing predominantly traditional two storey commercial streetscape, without being imitative

Controls

C1. Development, including land uses and urban design, is to enhance and achieve the desired future character of the neighbourhood while retaining elements that contribute to that character and meeting all relevant DCP requirements.

4.22.4 Site specific precincts

This part applies to the Summer Hill Neighbourhood as shown in Figure 4.22.1. The controls for:

- 120C Old Canterbury Road apply to the land marked 'B'

The objectives and controls for the following site-specific precincts are found elsewhere in this DCP:

- Ashfield East Precinct (Site specific Area A in Figure 4.22.1) - located in section 4.2 - Ashfield Neighbourhood
- Parramatta Road Precinct (site specific Area J in Figure 4.22.1) – located in 4.2 – Ashfield Neighbourhood

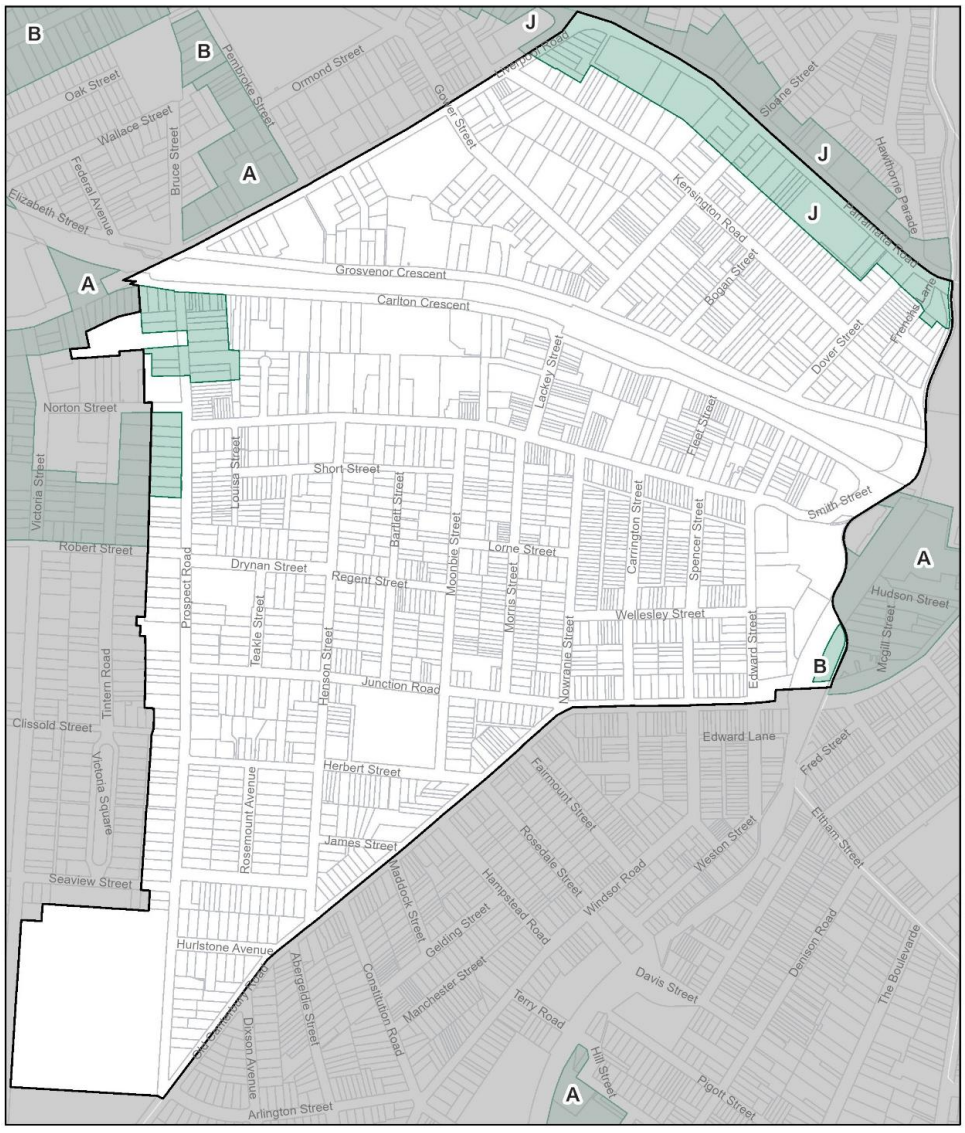


Figure 4.22.1. Summer Hill Neighbourhood – Site Specific Precincts

4.22.4 (B) 120C Old Canterbury Road, Summer Hill / 18 McGill Street, Summerhill

Objectives

O7. To ensure new development is designed to a high architectural standard and is similar in scale to neighbouring buildings.

O8. To ensure new development has a sympathetic and well-considered interface with the Inner West Council GreenWay and the surrounding area.

O9. To ensure new development provides adequate amenity for future residents and protects the amenity of nearby residential flat buildings.

O10. To minimise flooding impacts, including water ponding, to avoid health risks and protect residents and neighbouring properties.

O11. To provide safe and orderly vehicle access into and out of the site.

O12. To ensure that where access is provided via the private right-of-way laneway, the internal layout and car parking design:

a) Causes minimal disruption to the laneway's operation.

b) Allows safe and orderly use of the laneway/McGill Street intersection.

c) Supports emergency vehicle access from the laneway into the site.

Controls

Built Form and Urban Design

C2. Design the architectural form, façades and site layout to strengthen the site's relationship with the GreenWay corridor. Use clear, recognisable design cues and elements that respond to the GreenWay setting. This includes:

a) Setting back upper levels along Old Canterbury Road to reduce bulk and visual impact.

b) Providing high-quality treatment of walls between lower-ground and ground levels.

c) Designing the southwest corner to transition sensitively from Old Canterbury Road to the railway bridge and GreenWay corridor.

d) Ensuring ground-level open space can form part of a future pedestrian link from McGill Street to the GreenWay.

e) Orienting apartment windows and balconies to overlook and provide passive surveillance to the GreenWay.

C3. Architecturally model the southwest corner as a visual landmark that marks the shift between the Old Canterbury Road streetscape and the GreenWay corridor. Include detailed ground-level treatments and modelling of the main building form.

Inner West Development Control Plan: Part 4 Place Specific Controls

C4. Incorporate opportunities for a stair connection between Old Canterbury Road and the GreenWay corridor, consistent with Area 1 on Figure 4.22.2.

Building Form, Height and Street Interface

C5. Design lower ground-level walls enclosing car parking to be visually well-composed, with façade articulation, fenestration or relief. Use materials and proportions that contribute to a high-quality built form. Avoid exposed structure used solely for engineering or ventilation. Consider incorporating *green walls*.

C6. Ensure building height relative to Old Canterbury Road does not exceed the maximum number of habitable storeys shown in Figure 4.22.2 (4 or 6 storeys). Additional storeys may be provided below the Old Canterbury Road street level for parking or non-residential uses, subject to:

a) Flood-related freeboard requirements for lower basement levels.

b) The impact of the lowest floor slab on flood storage volumes.

Note: Parapets are included in the maximum building envelope.

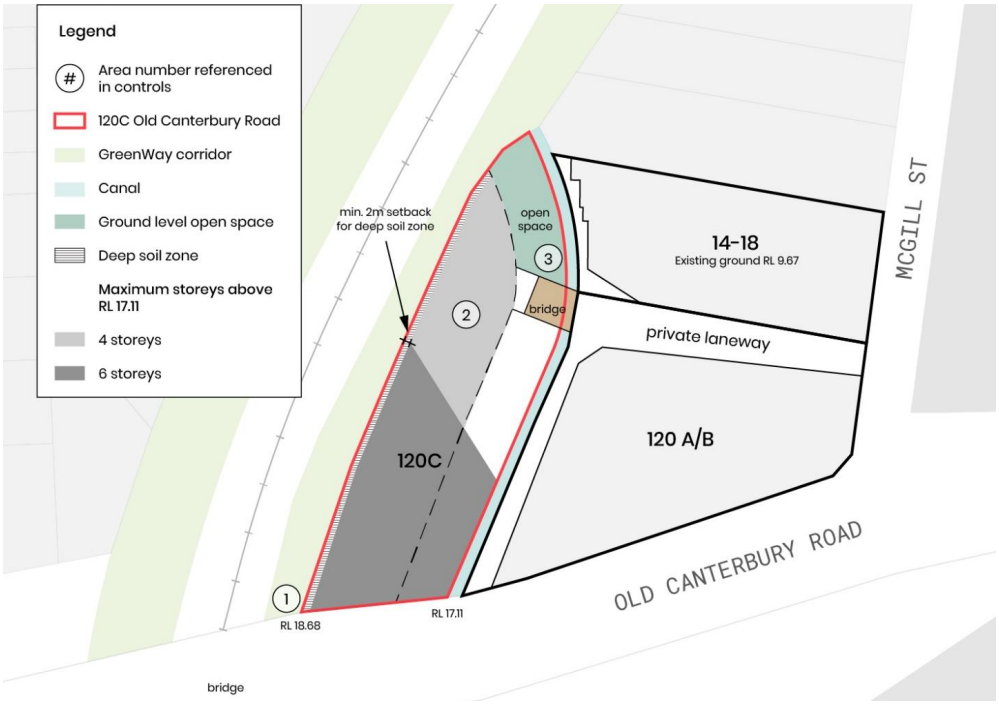


Figure 4.22.2. Building heights, site layout and setbacks for 120C Old Canterbury Road

Apartment Design and Amenity

C7. Arrange apartments to orient windows and balconies toward the GreenWay corridor to increase passive surveillance.

Inner West Development Control Plan: Part 4 Place Specific Controls

C8. Design apartments facing 120B Old Canterbury Road to avoid direct overlooking of neighbouring apartments. Use window placement or screening devices as needed.

C9. Ensure at least 40 m² of outdoor space in the northwest corner of the childcare centre at 120A Old Canterbury Road receives a minimum of two hours of winter solar access during June, July, and August.

Landscaping, Deep Soil, and Edge Treatments

C10. Provide continuous planter boxes or similar structures along the eastern boundary adjoining the canal. Ensure sufficient width and depth to support tall screening trees specified by a qualified person.

C11. Provide a minimum 2-metre deep soil setback from the northwest boundary for all storeys below Old Canterbury Road ground level, as shown in Figure 4.22.2 for a deep soil zone.

C12. Set back all storeys at or above Old Canterbury Road ground level from the northwest boundary in accordance with Sydney Trains requirements. Incorporate ground-level planting within this setback.

Open Space, Access and Connectivity

C13. Locate ground-level open space at Area 3 as shown in Figure 4.22.2. Provide deep soil, landscaping and no building overhangs above. Include a pedestrian pathway linking the bridge location to the GreenWay corridor.

C14. Provide public access rights to the pathway on the land title. These rights are to activate when:

a) A pedestrian link is established between McGill Street and the GreenWay corridor via the private laneway and bridge.

b) Council notifies the landowner, including in circumstances where a Voluntary Planning Agreement applies.

C15. Provide communal open space in the following locations identified in Figure 4.22.2:

a) Area 2 — the northern rooftop of the building.

b) Area 3 — the ground-level landscaped open space.

Flooding

C16. Use flood-compatible materials for any ground-level undercroft areas.

C17. Provide a safe pedestrian pathway from all flood-affected areas to the Old Canterbury Road footpath. This includes the lower ground open space, the canal bridge near the car park entry, and any basement car parking.

Traffic Impact

C18. Where vehicular access is proposed from the private laneway shown in Figure 4.22.2, submit a detailed car parking layout at DA stage that complies with Australian Standards and provides an internal queuing bay long enough to prevent vehicles queuing on the private laneway.

Inner West Development Control Plan: Part 4 Place Specific Controls

C19. At DA stage, provide evidence confirming the right to use the vehicular laneway at 120B Old Canterbury Road (Figure 4.22.2), including:

a) Relevant legal easements.

b) Owner's consent from 120A/B Old Canterbury Road, if required.

c) Certification from a structural engineer confirming the laneway can carry heavy vehicles, including Council garbage trucks and emergency vehicles.

C20. Arrange for waste collection to occur on site, with collection vehicles accessing via the private laneway off McGill Street.

4.22.5 Heritage

This chapter applies to the Summer Hill Neighbourhood as shown in Figure 4.22.3. The controls for:

- Clover Hill Heritage Conservation Area apply to the land listed as C91
- Fleet Street Heritage Conservation Area apply to the land listed as C92
- Lindsay-Louisa-Short Heritage Conservation Area apply to the land listed as C94
- North Summer Hill Heritage Conservation Area apply to the land listed as C95
- Oaklands Avenue Heritage Conservation Area apply to the land listed as C96
- Quarantine Ground Heritage Conservation Area apply to the land listed as C97
- Summer Hill Central Heritage Conservation Area apply to the land listed as C98
- Tavistock Estate Heritage Conservation Area apply to the land listed as C99
- Teakle Street Heritage Conservation Area apply to the land listed as C100
- Prospect Hall Heritage Conservation Area apply to the land listed as C101
- Prospect Road – Smith Heritage Conservation Area apply to the land listed as C102
- Trafalgar Square Heritage Conservation Area apply to the land listed as C103

The objectives and controls for the following Heritage Conservation Area are found elsewhere in this DCP.

- Victoria Square HCA (C24) – Part 4.2 -Ashfield Neighbourhood

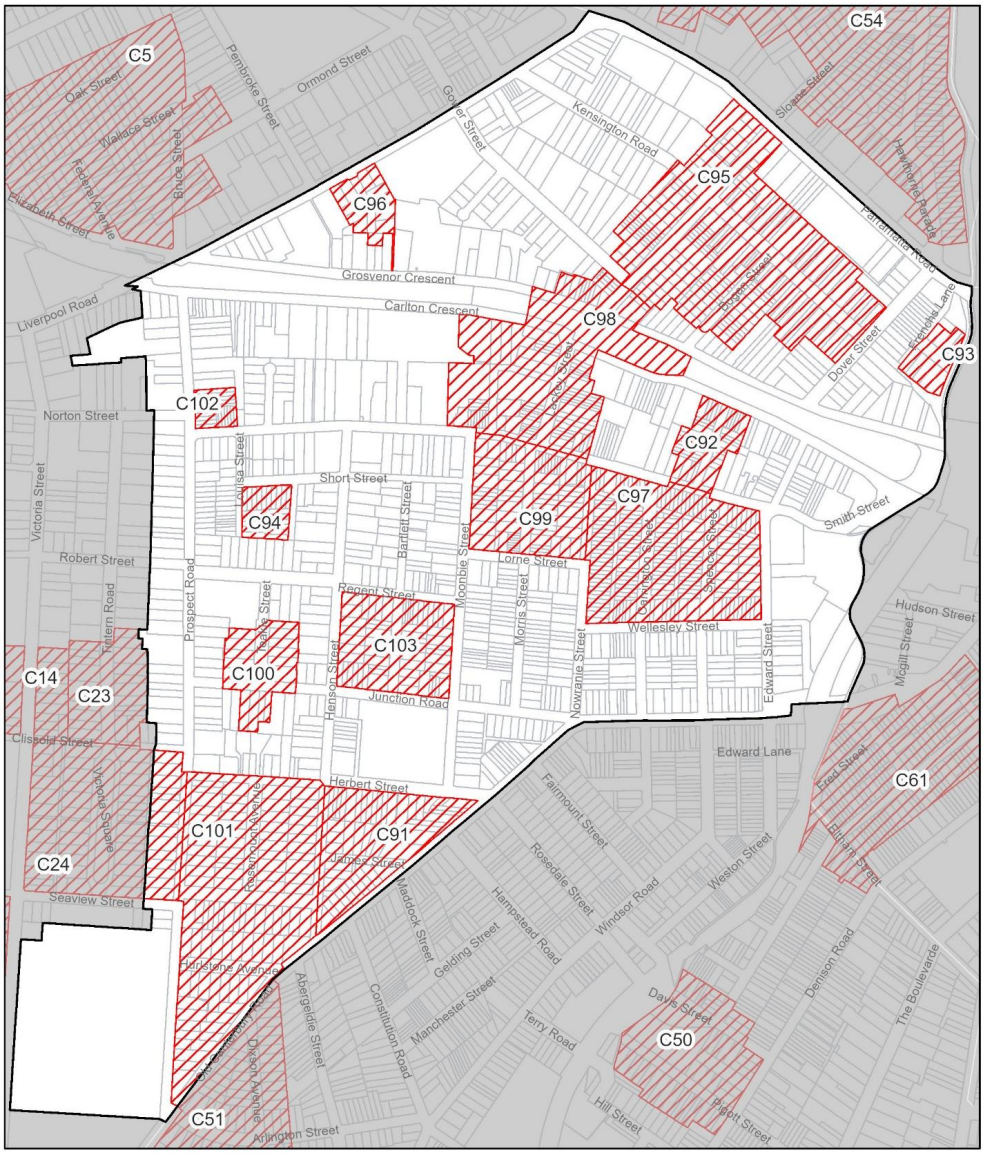


Figure 4.22.3. Summer Hill Neighbourhood – Heritage Conservation Areas

4.22.5 (C91) Clover Hill Heritage Conservation Area

The Clover Hill Heritage Conservation Area is of local heritage significance as an area subdivided and developed from 1877 as the Clover Hill Estate. The area has historical association with local entrepreneur James Bartlett, who built nearby Prospect Hall. The area is valued for its mix of late Victorian, Federation, and Inter-War housing style, both detached and semi-detached, set on consistent setbacks with small front gardens.

Key Features:

Inner West Development Control Plan: Part 4 Place Specific Controls

- Subdivision dating from 1877 with a variety of Victorian, Federation, and Inter-War housing
- Architectural styles: Victorian Filigree, Georgian, Italianate; Federation Queen Anne; Inter-War California Bungalow; Art Deco flats
- Consistent setbacks with small front gardens
- Mix of brick, rendered brick, and weatherboard houses from the period
- Pre-1943 Brush Box street trees in Herbert Street

Objectives

O13. To facilitate development that is consistent with the Statement of Significance and controls for Clover Hill Heritage Conservation Area

Controls

C21. Retain the following elements that define the heritage significance:

a) All pre-1940 buildings

b) Pre-1943 Brush box street tree plantings within the road verge in Herbert Street

c) Mix of one and two-storey detached and semi-detached housing

d) Small front gardens

4.22.5 (C92) Fleet Street Heritage Conservation Area

The Fleet Street Summer Hill Heritage Conservation Area is significant as a late 19th-century subdivision, shown by its narrow rectangular allotments and the narrow carriageway of Fleet Street. It has historical association with local developer James Bartlett, who laid out the subdivision and named the street.

The area is valued for its predominantly late Victorian housing—detached, semi-detached, and terraced—mostly in the Victorian Filigree style, along with modest weatherboard cottages and some Federation Queen Anne and Inter-War houses. Small setbacks, and verandahs built to the street alignment in Fleet Street, create a strong Victorian streetscape character.

Key Features:

- Late 19th-century subdivision pattern with narrow lots and narrow street
- Predominantly Victorian Filigree houses, with some Federation and Inter-War examples
- Mix of detached, semi-detached, and terraced modest 1–2 storey dwellings
- Small setbacks, with some verandahs built to the street alignment
- Occasional weatherboard cottages contributing to historic character

Inner West Development Control Plan: Part 4 Place Specific Controls

Objectives

O14. To facilitate development that is consistent with the Statement of significance and controls for Fleet Street Heritage Conservation Area

Controls

C22. Retain the following elements that define the heritage significance:

a) All pre-1930 buildings
b) Small front gardens
c) Single storey detached weatherboard cottage

4.22.5 (C94) Lindsay-Louisa-Short Heritage Conservation Area

The Lindsay–Louisa–Short Heritage Conservation Area is significant as a 1934 subdivision of the former site of "Kenilworth" (1882), demolished for redevelopment by local entrepreneur Sydney Daniel Baker. Baker acted as owner-builder for all semi-detached houses constructed between 1934 and 1937.

The area is valued as a distinctive, secluded enclave of late 1930s semi-detached brick houses, unified by design features such as hipped terracotta tile roofs, side entries, recessed front verandahs, and decorative brickwork, reflecting construction by a single builder.

Key Features:

- 1934 subdivision of the former Kenilworth estate
- Cohesive group of late 1930s semi-detached brick houses
- Consistent design elements: hipped terracotta tile roofs, side entries, recessed verandahs
- Decorative brickwork contributing to streetscape character
- Strong sense of unity and intactness within a secluded setting

Objectives

O15. To facilitate development that is consistent with the Statement of significance and controls for Lindsay-Louisa Heritage Conservation Area

Controls

C23. Retain the following elements that define the heritage significance:

a) All pre-1941 buildings
b) Post-1943 street tree plantings
c) Semi-detached face brick single storey housing built 1934-1937 by the one builder

Inner West Development Control Plan: Part 4 Place Specific Controls

4.22.5 (C95) North Summer Heritage Conservation Area

The North Summer Hill Heritage Conservation Area is significant as part of the 1878 Underwood Estate subdivision, with an 1880 re-subdivision creating Bogan Street. Planned as an upmarket area near the Summer Hill railway station (opened 1879), it retains wide streets such as Sloane Street, Kensington Road, and Dover Street, reflecting its original intent.

Key Features:

- 1878 subdivision with wide streets and 1880 re-subdivision creating Bogan Street
- Predominantly Victorian Filigree and Italianate houses, plus Federation and Inter-War bungalows
- Inter-War Art Deco residential flat buildings and commercial building on Parramatta Road
- Small setbacks with front gardens; occasional buildings built to street alignment
- Wide carriageways and Brush Box street trees in Sloane Street and Kensington Road

Objectives

O16. To facilitate development that is consistent with the Statement of Significance and controls for North Summer Hill Heritage Conservation Area

Controls

C24. Retain the following elements that define the heritage significance:

a) All pre-1940 buildings

b) Pre-1943 street tree planting of Brush box within carriageways in Sloane Street and Kensington Road

c) Street tree plantings in Bogan Street and Dover Street circa 1970s

d) Victorian Filigree style and Victorian Italianate style houses, stuccoed brick predominantly, one and two storeys, detached, semi-detached and terraces from the first phase of development from 1878 to the end of the 19th century (numerous examples throughout the area)

e) 2, 4, and 6 Kensington Road and 21 Sloane Street are freestanding 2-storey Victorian Italianate style villas now rare in the area

f) Victorian period single storey detached weatherboard cottages

g) Single storey detached brick Federation Queen Anne style houses

h) Rare 2-storey Federation period polychrome brick end terrace at 30A Kensington Road

i) Single storey detached brick Inter-war California Bungalows

j) Inter-war Art Deco style 2-3 storey residential flat buildings

k) Inter-war Art Deco commercial buildings on Parramatta Road

l) Varied but consistently small setbacks of housing from the street allowing for small front gardens (exception former shop at 28 Kensington Road which is built to the street alignment with a setback weatherboard house attached)

m) Narrow driveways with garages to the rear or carports to the side of houses

4.22.5 (C96) Oaklands Avenue Heritage Conservation Area

The Oaklands Avenue Heritage Conservation Area is significant as a 1925 cul-de-sac subdivision by local builder Henry Holland, who also constructed all the houses.

The area is valued for its consistent Inter-War streetscape of California Bungalows, reflecting its design and development by a single builder. A two-storey duplex built around 1940 at the end of the avenue contributes to the character by terminating the southern vista.

Key Features:

- 1925 cul-de-sac subdivision designed and built by Henry Holland
- Cohesive streetscape of Inter-War California Bungalows
- Consistent setbacks, roof forms, and detailing appropriate to the period
- Circa 1940 two-storey duplex terminating the southern end of the avenue

Objectives

O17. To facilitate development that is consistent with the Statement of Significance and controls for Oaklands Avenue Heritage Conservation Area

Controls

C25. Retain the following elements that define the heritage significance:

a) All pre-1950 buildings

b) Circa 1940 two-storey duplex at dead end of the street (10 Oaklands Avenue)

c) Narrow driveways with garages to the rear or carports to the side of houses

4.22.5 (C97) Quarantine Ground Heritage Conservation Area

The Quarantine Ground Heritage Conservation Area is significant as land originally used for sheep quarantine and first subdivided for housing in 1885. The Victorian subdivision pattern was later modified to create larger allotments for detached houses during the Federation and Inter-War periods.

The area is valued for its mix of Victorian, Federation, and Inter-War housing, reflecting its layered history of subdivision and re-subdivision. Pre-1943 street tree plantings in Spencer and Carrington Streets enhance its character.

Key Features:

- Original 1885 subdivision adapted for larger lots in later periods
- Mix of Victorian, Federation, and Inter-War houses illustrating changing development trends
- Detached housing with consistent setbacks and garden spaces
- Pre-1943 street tree plantings in Spencer and Carrington Streets

Objectives

O18. To facilitate development that is consistent with the Statement of Significance and controls for Quarantine Ground Heritage Conservation Area.

Controls

C26. Retain the following elements that define the heritage significance:

a) All pre-1940 buildings

b) Pre-1943 street tree planting of Brush box within carriageway in Spencer Street and Carrington Street

c) 2-storey terrace and semi-detached Victorian Filigree style terraces

d) Small front gardens

e) Former retail buildings and halls

f) Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war period)

g) Vehicle access off rear laneways

4.22.5 (C98) Summer Hill Central Heritage Conservation Area

The Summer Hill Central Heritage Conservation Area is significant as a retail precinct developed between 1878 and the 1940s, following the opening of the Summer Hill Railway Station in 1879.

The area is valued for its cohesive streetscapes of predominantly two-storey retail buildings dating from the late Victorian to Inter-War periods. Architectural styles include Victorian Italianate, Victorian Filigree, Federation Free Classical, and Inter-War Functionalist, unified by consistent street frontage alignments and awnings.

Key Features:

- Retail streetscapes developed from 1878 to the 1940s
- Architectural styles: Victorian Italianate, Victorian Filigree, Federation Free Classical, Inter-War Functionalist
- Consistent building alignment to street frontage with awnings
- Predominantly two-storey building heights

Objectives

O19. To facilitate development that is consistent with the Statement of Significance and controls for Summer Hill Central Heritage Conservation Area.

O20. To ensure the protection of heritage items and the significance of the heritage conservation area.

Inner West Development Control Plan: Part 4 Place Specific Controls

O21. To ensure that building height:

a) Retains a consistent scale of buildings when viewed from the main streets

b) Minimises the potential for overlooking and overshadowing of business development of adjoining residential development and public areas

c) Promotes a size of building which does not have an overbearing visual presence on adjacent development

d) Ensures that individual buildings are visually integrated into the shopping centre Urban Village

e) Protects existing vistas to dominant landmarks

O22. To ensure that building alignment:

a) Enhances and revitalise the streetscape character of the commercial precinct.

b) Maintains the established building alignment along the street.

O23. To ensure the form, pitch and parapet height of new roofs match or relate to buildings within the precinct.

O24. To ensure the retention and preservation of parapets within the urban village.

O25. To allow the use of roof spaces to be utilised as attics in a way that does not impact on the streetscape.

O26. To increase the number of pedestrian links through the precinct, enhancing accessibility and patronage.

O27. To link other uses (schools, open space) in Summer Hill with the commercial precinct and railway.

O28. To provide a sense of place and a focus of activity in the main open space of the centre and to better integrate the plaza with commercial activity.

Controls

C27. Retain the following elements that define the heritage significance:

a) All pre-1950 buildings

b) Plaza with wall mural and fountain in Lackey Street

c) Enclosed views at either end of Lackey Street

d) The maximum "parapet or façade height" to which a building may be erected is to be 9.0 metres, to be similar or match existing parapet heights

e) Parapets are important elements within the existing visual environment and are to be used wherever appropriate

f) The maximum number of storeys to which a building may be erected is two storeys excluding any basement car park level that is entirely below natural ground level

Inner West Development Control Plan: Part 4 Place Specific Controls

g) The entire ground floor of a building erected is to be occupied by non-residential uses, except for that part of the land required for loading and unloading areas, driveway areas and car parking

h) The redevelopment of buildings that front Hardie Avenue (including those that have their rear facades facing Hardie Avenue) are to create their own predominant building line, however, it is to be similar to that of adjoining buildings

i) Variation to the existing pattern of roof forms may only occur where the parapet line is not disrupted and where the new roof is not visible from the street below or adjacent public areas.

j) Where parapet walls exist such as in much of Smith and Lackey Streets, rear extensions or roof alterations are not to be visible from the street not disturb the line of the parapet.

k) There is to be no projections above the roof such as exhaust vents, antennae, etc., which are prominently visible from a street, the car park, or the plaza. In no instance are such projections form part of the skyline view from any public place.

l) Modern fabric and finishes including glass curtain walling, metal cladding, and perforated screens are to not be used. The removal of lightweight false facades and the reinstatement of original façade elements is encouraged
Note: Examples of colour schemes can be found in the Summer Hill Main Street Study by Godden Mackay Pty Ltd on the Inner West website.

m) Consideration is to be given to safety, solar access, lighting and weather protection of pedestrian links and access

n) Developments is to maintain existing pedestrian links

o) No development is to significantly reduce solar access to the plaza area, open space or adjacent properties

p) A building is to not be erected where the reflectivity index of glass in external walls is greater than 20%

q) Any new building proposed for the sites that front Hardie Avenue, including those properties that contain existing buildings fronting Carlton Crescent, Lackey Street and Smith Street, are to have a front façade facing both streets

r) In determining building height, consideration is to be given to maintain vistas to dominant landmarks, such as St Andrew's Church spire, including the views to the spire indicated on the map in Figure 4.22.4.

Inner West Development Control Plan: Part 4 Place Specific Controls



Figure 4.22.4. Viewsheds to St Andrew's Church

4.22.5 (C99) Tavistock Estate Heritage Conservation Area

The Tavistock Estate Heritage Conservation Area is significant as an 1870s subdivision by local entrepreneur James Bartlett, later re-subdivided and developed over a long period from the 1870s to the 1930s.

The area is valued for its wide streets and diverse mix of housing styles, including Victorian Filigree and Italianate, Federation Queen Anne, and Inter-War California Bungalows. It also contains Inter-War Art Deco residential flat buildings and late Victorian to Federation-era retail buildings, illustrating the layered history of development.

Key Features:

- Original 1870s subdivision with later re-subdivision
- Wide streets contributing to spacious character
- Mix of detached and semi-detached houses from Victorian, Federation, and Inter-War periods
- Architectural styles: Victorian Filigree, Victorian Italianate, Federation Queen Anne, Inter-War California Bungalow
- Inter-War Art Deco flats and one- and two-storey retail buildings

Objectives

O29. To facilitate development that is consistent with the Statement of Significance and controls for Tavistock Estate Heritage Conservation Area

Inner West Development Control Plan: Part 4 Place Specific Controls

Controls

C28. Retain the following elements that define the heritage significance:

a) All pre-1940 buildings

b) Late 20th century street tree planting in street carriageways

c) Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war period)

4.22.5 (C100) Teakle Street Heritage Conservation Area

The Teakle Street Heritage Conservation Area is significant as a subdivision of the former grounds of the 1870s house "Charleville" (demolished for redevelopment), developed between 1896 and the 1930s.

Key Features:

- Subdivision of the former Charleville estate
- Development spanning 1896 to the 1930s
- Victorian Italianate and Federation Queen Anne single-storey houses
- Inter-War Art Deco residential flat buildings
- Consistent streetscape character with period detailing

Objectives

O30. To facilitate development that is consistent with the Statement of Significance and controls for Teakle Street Heritage Conservation Area.

Controls

C29. Retain the following elements that define the heritage significance:

a) All pre-1940 buildings

b) Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period)

c) Narrow driveways with garages to the rear or carports to the side of houses

4.22.5 (C101) Prospect Hall Heritage Conservation Area

The Prospect Hall Heritage Conservation Area is significant as a 1908–1910 subdivision of the Prospect Hall Estate, first developed by Dr Henry Hinder and later by Stanton & Son, who built much of the housing.

Key Features:

- 1908 subdivision pattern with minimal re-subdivision

- Wide streets with grass verges and pre-1943 Brush Box street trees
- Consistent single-storey detached houses in Federation Queen Anne and Inter-War California Bungalow styles
- Original building covenants contributing to uniformity
- Setbacks allowing small front gardens

Objectives

O31. To facilitate development that is consistent with the Statement of Significance and controls for Prospect Hall Heritage Conservation Area

Controls

C30. The core period of heritage significance for Prospect Hall HCA is 1908 to 1910 to 1940s. Any buildings or significant elements of building fabric from this or any earlier period is to be retained and maintained. These include:

a) All pre-1950s buildings

b) Pre-1943 street tree planting of Brush box within carriageway in Rosemount Avenue, and Hurlstone Avenue, and scattered pre-1943 brush box plantings on the grass verge on the southern side of Seaview Street.

c) Small front gardens

d) No allowance for driveways due to width of allotments

e) Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation period)

f) Narrow driveways with garages to the rear or carports to the side of houses

4.22.5 (C102) Prospect Road – Smith Street Heritage Conservation Area

The Prospect Road Heritage Conservation Area is significant as an 1880s re-subdivision of the 1878 Underwood Estate for terrace housing.

The area is valued as a distinctive precinct of single-storey Victorian Filigree terraces built on long, narrow allotments with small setbacks for front gardens. All houses share stuccoed brick walls and gabled roofs, creating a cohesive streetscape.

Key Features:

- 1880s re-subdivision for terrace housing
- Single-storey Victorian Filigree terraces with stuccoed brick walls
- Gabled roofs and small front gardens
- Consistent narrow allotments and uniform streetscape character

Inner West Development Control Plan: Part 4 Place Specific Controls

Objectives

O32. To facilitate development that is consistent with the Statement of Significance and controls for Prospect Road – Smith Street Heritage Conservation Area

Controls

C31. The core period of heritage significance for Prospect Hall HCA is 1908 to 1910 to 1940s. Any buildings or significant elements of building fabric from this or any earlier period is to be retained and maintained. These include:

a) All pre-1889 buildings

b) In Smith Street, terraces step down from Prospect Road and feature unusual central chimneys to roofs

c) Diminutive Victorian Filigree style single storey face brick terrace houses with front verandahs and small setbacks

d) Original gabled roof forms with cladding of slate or corrugated steel and original chimneys

e) Small front gardens

4.22.5 (C102) Trafalgar Square Heritage Conservation Area

The Trafalgar Square Heritage Conservation Area is significant as a circa 1878 subdivision of the 1877 Summerhill Estate by local developer James Bartlett, with some 1912 re-subdivision evident in the current allotment pattern. The area is representative of a varied residential subdivision predominantly developed in the period 1870s to the early 1940s.The terrace group at 13–19 Regent Street is rare within Summer Hill.

Key Features:

- Circa 1878 subdivision pattern with some 1912 re-subdivision
- Wide streets and small setbacks creating cohesive streetscapes
- Mix of housing types: detached, semi-detached, and rare terrace group
- Architectural styles spanning 1870s–1940s: Victorian Filigree, Italianate, Federation Queen Anne, Inter-War California Bungalow, Art Deco flats
- Includes Victorian to Federation shops and Inter-War residential flat buildings

Objectives

O33. To facilitate development that is consistent with the Statement of Significance and controls for Trafalgar Square Heritage Conservation Area.

Inner West Development Control Plan: Part 4 Place Specific Controls

Controls

C32. Retain the following elements that define the heritage significance:

a) All pre-1950 buildings

b) Predominantly single storey housing

c) Hipped and gabled roofs with original roof cladding variously slate, unglazed terracotta tiled, or (occasionally) corrugated steel

d) Gable ends facing the street with roughcast stucco or imitation half-timbered finishes (Federation, inter-war)

e) Small scale shops at 35 to 37 and 43-45 Junction Road.

f) Decorative brickwork (Federation to Inter-war period)

g) Awnings to shops

4.23 Sydenham Neighbourhood

4.23.1 Aboriginal Cultural Heritage

Sydenham is located on the lands of the Gadigal. Gadigal lands extend south of Sydney Harbour (Port Jackson) stretching from South Head to Petersham with part of the southern boundary lying on the Cooks River.

Country in Sydenham consists of alluvial valleys running west towards the expansive Gumbramorra Swamp with the presence of laminite and dark grey siltstone. The area sits at the foot of declining sandstone and shoal ridges, leading down to the flat, soft soils of the marshland. Country here is saltwater and freshwater with the Alexandra Canal, a tributary of the Cooks River, running south-west through the site.

The topography in Sydenham is gently undulating rises on Wianamatta Shale with local relief 10–30 metres and slopes generally <5% to 10%. Crests and ridges are broad (200–600 metres) and rounded with convex upper slopes grading into concave lower slopes. Rock outcrops are absent. The original ecological communities present in Sydenham are Sydney Turpentine Ironbark Forest and Sydney Coastal Sandstone Foreshores Forest.

This Country has been used for travelling through the landscape, collecting resources, maintaining pathways and vegetation for thousands of generations of Aboriginal Peoples. Sydenham as a suburb is part of the larger picture of Gadigal Country, which remains important to First Nations Peoples and is connected to the health and wellbeing of the whole landscape. In the 2021 Census, the Australian Bureau of Statistics published that 2.3% of the population of Sydenham identified as Aboriginal and/or Torres Strait Islander.

4.23.2 Existing Character

Sydenham is an evolving suburb with a strong industrial heritage, characterised by a mix of low-density residential areas, industrial uses, and transport infrastructure. Its proximity to Sydenham Station and the Marrickville Metro contributes to its connectivity and accessibility, however its potential for urban renewal is limited by the Obstacle Limitation Surface (OLS) levels that apply due to its proximity to Sydney Airport. The suburb retains a diverse character with heritage-listed buildings, active industrial spaces, and a growing creative sector.

4.23.3 Desired Future Character

Sydenham's desired future character seeks to balance its robust industrial identity with its role as a growing creative and residential hub. It seeks to support the ongoing industrial activity in the neighbourhood while also allowing for residential growth and community needs. The vision for the area seeks for an improved public domain and increased walkability of the area, while also encouraging development that energy efficient and responsive to constraints such as flooding and airspace protection requirements.

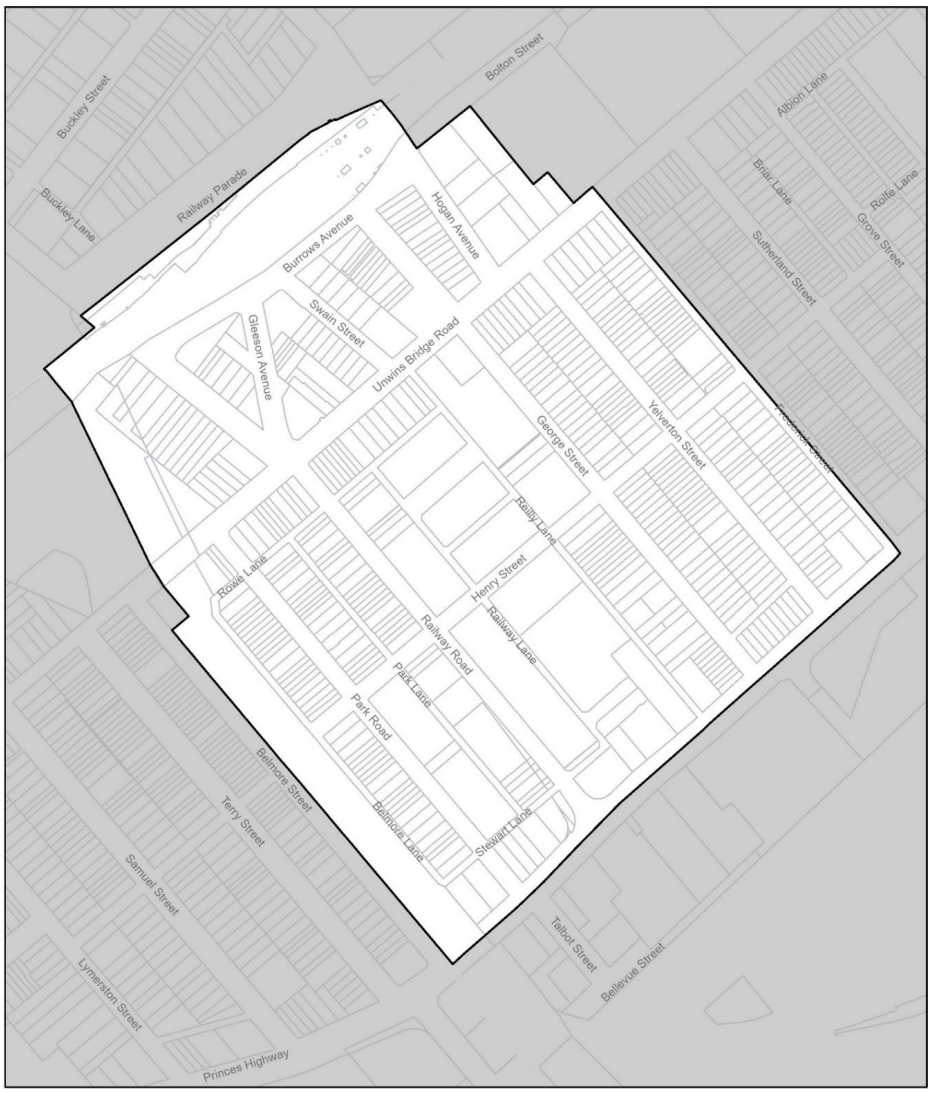


Figure 4.23.1. Sydenham Neighbourhood

Objectives

O1. To support the ongoing industrial uses of the area alongside housing and community needs.

O2. To encourage development that sustainable in terms of energy efficiency.

O3. To encourage improvements to the public domain and walkability of the neighbourhood.

O4. To encourage development that is responsive to site constraints (e.g. flooding, airspace protection).

Inner West Development Control Plan: Part 4 Place Specific Controls

Controls

C1. Design development, land uses, and urban form to achieve the neighbourhood's desired future character, as outlined in the locality statement and supporting principles.

C2. Balance industrial activity, residential growth, and community need while preserving Sydenham's unique industrial identity. Development is to:

a) Provide a mix of land uses that supports ongoing industrial uses alongside housing and community facilities.

b) Deliver public domain improvements, including landscaping, seating, and pedestrian connections.

c) Improve walkability through active street frontages and safe pedestrian routes.

d) Apply sustainable design principles, including energy efficiency and water-sensitive urban design.

e) Comply with airspace protection requirements.

4.24 Tempe Neighbourhood

4.24.1 Aboriginal Cultural Heritage

Tempe is located on the lands of the Gadigal. Gadigal lands extend south of Sydney Harbour (Port Jackson) stretching from South Head to Petersham with part of the southern boundary lying on the Cooks River. Country in Tempe consists of a combination of Hawkesbury Sandstone along the Cooks River and Ashfield Shale towards the north-east of the suburb creating a diverse, high-biodiversity landscape. Shale provides nutrient-rich clay soils, while sandstone offers rugged, quartz-rich, nutrient-poor, and well-drained terrain.

Country here acts as a significant aquifer, storing water that can seep into lower shale areas, while the impermeable shale acts as a barrier, causing waterlogging and creating perched wetlands on top of the sandstone. Country here is saltwater and freshwater, with the Cooks River running through the suburb, and the tributary Alexandra Canal and Wolli Creek at the suburb boundary. The topography in Tempe is hanging valleys 100-1,000 metres wide with gently to moderately inclined (5–15%) slopes. Local relief is up to 80 metres. Occasional wide sandstone benches are found on sideslopes with associated rock outcrops and low scarps. Seepage areas and hillside swamps are common. The gently inclined (0–5% slopes) concave valley floors and drainage lines are often swampy. The original ecological communities present in Tempe are Estuarine Reedland, Grey Mangrove-River Mangrove Forest, Sydney Turpentine Ironbark Forest and Sydney Coastal Sandstone Foreshores Forest.

This Country has been used for travelling the waterways in nawi (bark canoes), collecting marine life, fishing, resource gathering and Aboriginal management of land and water for thousands of generations of people. This Country remains important to First Nations Peoples, home to the significant waterway, the Cooks River, an important cultural place. In the 2021 Census, the Australian Bureau of Statistics published that 2.1% of the population of Tempe identified as Aboriginal and/or Torres Strait Islander.

4.24.2 Existing Character

Tempe is a dynamic inner-south suburb with significant transport infrastructure, including the Princes Highway and proximity to Sydney Airport. The area features a mix of housing styles, local businesses, green spaces like Tempe Reserve, and the ecologically significant Tempe Wetlands, which provide important habitat and recreational opportunities. Due to its proximity to Sydney Airport, parts of Tempe are subject to the Obstacle Limitation Surface (OLS), which imposes height restrictions on developments to ensure safe aircraft operations.

4.24.3 Desired Future Character

The desired future character for the Tempe Neighbourhood focuses on maintaining its identity as a suburb that balances significant transport and industrial roles with a protected, low-scale residential core. Development will be guided by the topography and proximity to Sydney Airport, ensuring that new built forms respect strict height constraints while preserving the ecologically sensitive wetlands and foreshore areas that provide vital community amenity.

Inner West Development Control Plan: Part 4 Place Specific Controls

Objectives

O1. To preserve the predominantly low-density residential character of the neighbourhood and maintain distinctly single-storey streetscapes.

O2. To safeguard significant streetscapes and public domain features such as landscaping, fencing, open space, sandstone kerbs and gutters, views, vistas and prevailing subdivision patterns.

O3. To ensure development in foreshore areas does not impact natural processes or reduce the significance and amenity of the area.

O4. To retain existing employment-generating land uses and protect industrial lands needed to service Sydney Airport, Port Botany and Greater Sydney.

O5. To protect the integrity and ongoing retention of industrial zoned land, particularly land identified as being of state significance.

O6. To ensure new development is compatible with Sydney Airport operations and does not negatively affect the effective operation of the Princes Highway.

Controls

C1. Design development, land uses, and urban form to achieve the neighbourhood's desired future character.

C2. Retain elements that contribute to the existing character of the neighbourhood.

4.24.4 Heritage

This section applies to the Tempe Neighbourhood as shown on the map (Figure 4.24.1). The controls for:

- Collins Street HCA apply to the land listed as C104
- Stanley Street Heritage Conservation Area apply to the land listed as C105
- Wells Avenue Heritage Conservation Area apply to the land listed as C106

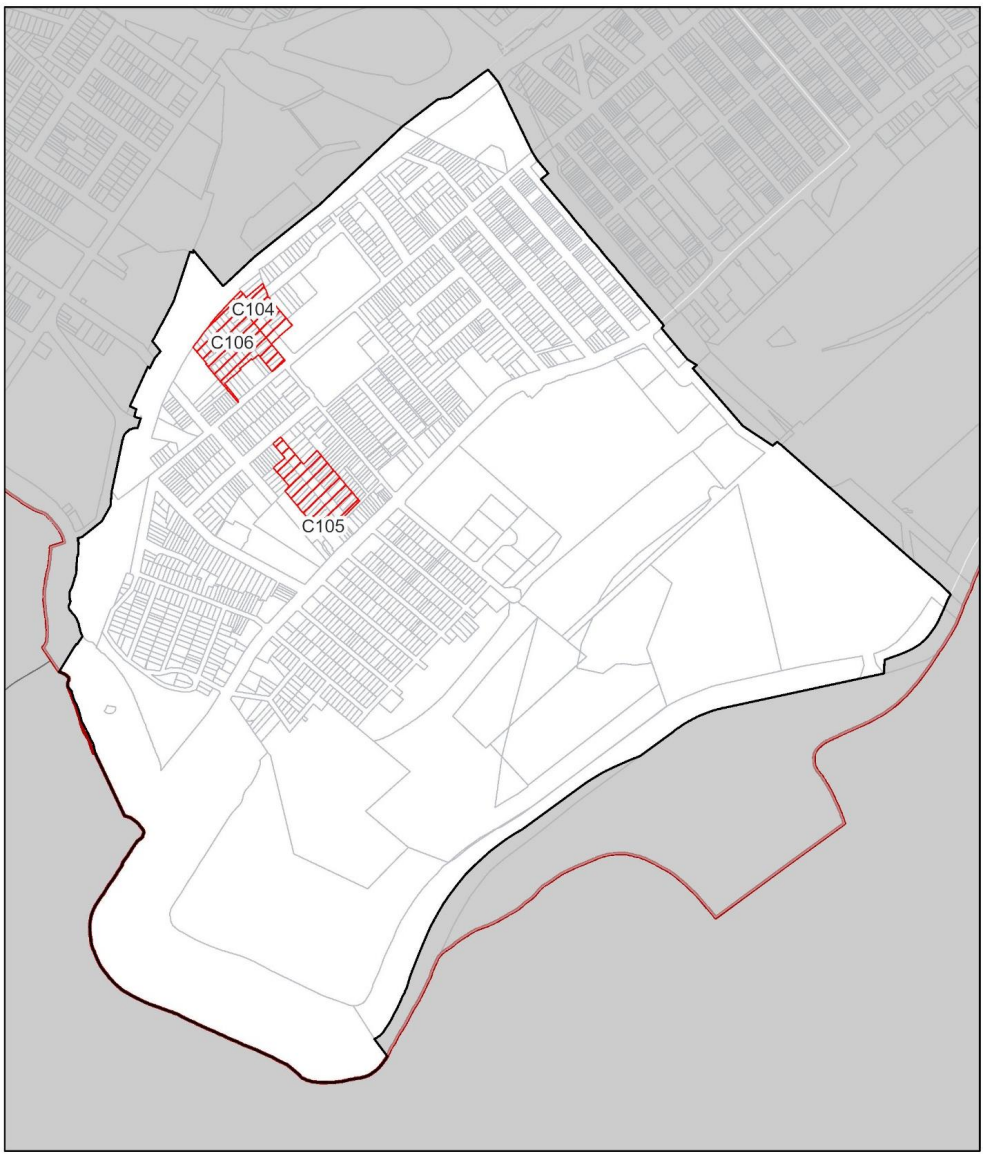


Figure 4.24.1. Tempe Neighbourhood – Heritage Conservation Areas

4.24.4 (C104) Collins Street Heritage Conservation Area

The Collins Street Heritage Conservation Area is significant for its rare use of sandstone as a primary building material and its strong association with local industry and residential development between 1870 and 1930. The area reflects a direct link between employment and housing, as stonemasons occupied the area during this period.

Key Features:

- Demonstrates exceptional craftsmanship in sandstone detailing, with modest dwellings forming a cohesive streetscape of high aesthetic quality as they step down the hillside. Variation in architectural styles between the northern and southern sides of Collins Street reflects sequential development within Sydenham Farms.
- Contains a range of building types, including:
  - Late Victorian sandstone cottages at 1–3 and 11–13 Collins Street, complemented by iron palisade fences with sandstone pillars and capping
  - 9 Collins Street contains brickwork and brick types that are aesthetically rare within Tempe
  - Rare 1930s freestanding shop featuring ceramic and glass tile detailing, one of the last examples of its type in Tempe
- Built forms are rare for their extensive use of sandstone in the second half of the 19th century, illustrating the enduring quality and detailing of construction.

Objectives

O7. To facilitate development that maintains and enhances the character of the Heritage Conservation Area, ensuring alignment with its Statement of Significance and compliance with relevant controls.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C3. Retain the following elements of particular importance to this heritage conservation area:

a) All pre-1940 buildings

b) Small front gardens.

c) Dark red terracotta roofs

4.24.4 (C105) Stanley Street Heritage Conservation Area

The Stanley Street Heritage Conservation Area is significant as a cohesive and aesthetically distinctive residential precinct that demonstrates the primary aesthetic principles of modest bungalow and semi-detached cottage design during the Inter-War period. The area reflects the mature form of suburban development in the Inner West, with strong streetscape patterns and original fabric that collectively convey its heritage value.

Key Features:

- The area contains two distinct groups of houses of consistent scale, form, style, and detailing, each built by different speculative builders:
- Detached Inter-War double-fronted bungalows with side entry doors and no central hallway.
- Semi-detached cottages with Art Deco detailing and enclosed front porches.

- These dwellings share regular setbacks and garden spaces, creating a unified rhythm enhanced by the oblique street alignment. Architectural interest is provided by rare single-fronted variations, uncommon half-gabled roof forms, and original low brick fences with distinctive water-pipe and mesh gates. Together, these elements illustrate the adaptation of the Californian bungalow for working and middle-class housing and reflect the growing importance of the car in early 20th-century suburban design.

Objectives

O8. To facilitate development that maintains and enhances the character of the Heritage Conservation Area, ensuring alignment with its Statement of Significance and compliance with relevant controls.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C4. Retain the following elements of particular importance to this heritage conservation area:

a) All pre-1950 buildings

b) Lack of car parking infrastructure forward of the building line

c) Driveways constructed of two wheel tracks with central grass strip

4.24.4 (C106) Wells Street Heritage Conservation Area

The Wells Avenue Heritage Conservation Area is significant as a cohesive Inter-War residential precinct developed from the 1924 Moulden's Estate subdivision. It demonstrates the adaptation of fashionable housing styles to suit the budgets of working and lower middle classes prior to the Depression. The area reflects the mature form of suburban development in the Inner West, with strong streetscape patterns following the fall of the land and retaining much original detailing.

Key Features:

- Detached Inter-War double-fronted bungalows with side entry doors and no central hallway, illustrating the adaptation of the Californian bungalow into a smaller, simpler form
- Consistent scale, form, and setbacks across dwellings, creating a unified rhythm enhanced by the split-level streetscape responding to steep topography
- Original low brick fences and water-pipe and woven mesh gates with unevenly opening panels
- Distinctive bullnose brick kerbing along Wells Avenue and Collins Street
- Face brick footpath paving laid during the Depression as an unemployment relief scheme
- A pair of single-storey local shops, one retaining its original shopfront form and detailing (although painted over)

Inner West Development Control Plan: Part 4 Place Specific Controls

Objectives

O9. To facilitate development that maintains and enhances the character of the Heritage Conservation Area, ensuring alignment with its Statement of Significance and compliance with relevant controls.

Controls

Note: These controls apply in addition to the general heritage provisions in Section 2.12 of this DCP. Applicants are to address both the general heritage controls and the locality-specific controls below.

C5. Retain the following elements of particular importance to this heritage conservation area:

a) All pre-1950 buildings.

b) Original low brick fences and water-pipe and woven mesh gates.

c) Driveways constructed of two wheel tracks with a central grass strip.

d) Lack of car parking infrastructure forward of the building line.

e) Garden or soft landscaped surface within the front setback.

f) Brick-paved footpaths with bullnosed coping to kerb.

g) Oblique alignment of Stanley Street and orientation of properties to side boundaries, creating a staggered streetscape.

PART 5
Definitions

5. Definitions and Abbreviations

Note: any term defined in the dictionary of the Inner West Local Environmental Plan 2022 has the same meaning when used in this Development Control Plan.

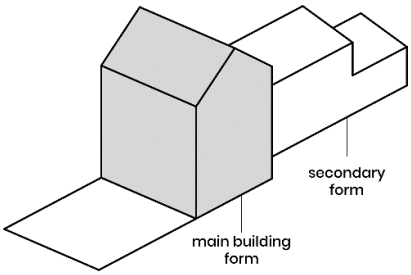
5.1 Definitions

active frontage means a street level frontage of a building that is designed to promote interaction between ground floor commercial tenancies and the street through elements such as extensive transparent glazing, entry points and openable windows
adaptable dwelling means a dwelling designed and constructed in accordance with AS 4299 – Adaptable Housing, so that it can be easily modified in the future to provide access and facilities for people with disabilities or mobility impairments, without requiring significant structural changes.
affordable housing means housing provided for very low income households, low income households, or moderate income households, as prescribed by the *Environmental Planning and Assessment Regulation* or specified in an environmental planning instrument, where the rent payable does not exceed 30% of the household's gross income
Annual Exceedance Probability (AEP) means the chance of a flood of a given or larger size occurring in any one year, for example, a 1% AEP flood has a 1% or 1 in 100 chance of being reached or exceeded in any given year
articulation zone means the part of a building's façade where sunshading hoods or vertical fins, balconies, awnings, privacy screens and the like provide depth and articulation to the external envelope.
Australian Height Datum means the standard reference level from which elevations are measured in Australia, based on mean sea level having a value of 0m
biodiversity sensitive urban design means a design that creates positive onsite contributions to biodiversity by integrating the basic needs of selected native species into urban development.
car parking to meet any requirements of the consent authority means car parking provided within a development that is less than the maximum number permitted by this DCP. Note: Parking provided over the maximum will be counted towards gross floor area in accordance with the Inner West LEP 2022 definition for gross floor area.
car share scheme means a scheme in which any car share operator provides vehicles for shared use and hires those vehicles exclusively to members of the scheme for occasional use for short periods of time, on demand and on a pay-as-you go basis.
carport means a roofed structure for the shelter of motor vehicles that has 2 or more sides and not less than one-third of its perimeter open
clearing vegetation means to cut down, fell, uproot, kill, poison, ringbark, burn, or otherwise destroy the vegetation; or to lop or otherwise remove a substantial part of the vegetation
communal open space means shared, usable outdoor space provided for the recreation and amenity of all residents within a residential development
Cooks River flooding means the flood level affecting the property in the 1% AEP flood, factoring in a rise in sea level of 400mm to the year 2050, plus 500mm freeboard

Inner West Development Control Plan: Definitions and Abbreviations

contaminated land has the same meaning as in the EPAA 1979
contributory building means a building within an HCA that: • Dates from, or before, the key period of significance • Contributes to the significance and character of the HCA • Retains significant fabric, overall height, form and materials • Has intact building form with the architectural style still recognisable (may contain minor, sympathetic, alterations and/or additions) • Is not a heritage item
dead tree means a tree with no green cambium (tissue) and no green foliage; the tree is no longer capable of performing any living functions
deep soil zones has the same meaning as in the *State Environmental Planning Policy (Housing) 2021*
desired future character means the environmental, social, economic and cultural character envisaged for a place, described in the objectives and controls prescribed to a *neighbourhood* to ensure that development outcomes support its realisation**.**
edge effects are the changes to environmental conditions (e.g. light, temperature, foot traffic) that occur at the boundaries of natural areas and other land-uses. Edge effects reduce habitat quality and can negatively affect populations of native species.
end of trip facilities means bicycle parking facilities and associated facilities for cyclists, including showers, change rooms and clothes lockers
endemic species means plant species native to a particular area or geographic location
entertainment sound means amplified or live sound associated with music, entertainment and performance, and from patrons while they are inside the development. It does not include other sound associated with the operation of a venue, such as mechanical ventilation, construction, or waste management.
entertainment venue means land uses that are likely to host live entertainment, including *entertainment facilities, restaurants, cafes, small bars, pubs, artisan food and drink premises, creative industries, function centres, community facilities* and *registered clubs*
finished floor level means the designated elevation of the top surface of a floor in a building
flood behaviour means movement of flood waters in response to the size and scale of the contributing rainfall, the shape and size of the catchment and receiving waterway, as well as vegetation and structures within the flow path
flood certificate means certificate obtained from Council which provides flooding information for the area in the vicinity of a particular property including peak water levels and depths for the 1% AEP flood event and peak water levels for the Probable Maximum Flood event
flood function means the flood related functions of floodways, flood storage, and flood fringe within the floodplain, also known as Hydraulic Categorisation
flood hazard means the potential of a flood to cause harm or result in loss of life, injury and economic loss depending on flooding severity and flood behaviour.

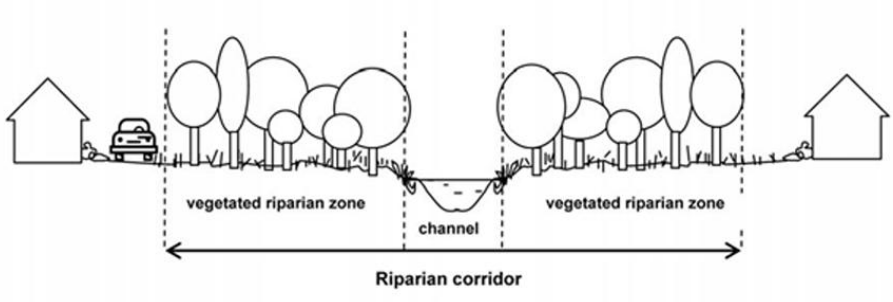
Inner West Development Control Plan: Definitions and Abbreviations

Flood Impact and Risk Assessment means a study to assess flood behaviour, constraints, and risk, understand offsite flood impacts on property and the community resulting from the development, and flood risk to the development and its users
Flood Liable Land means land susceptible to flooding in any flood event up to and including the Probable Maximum Flood event
floodplain means the total area of land susceptible to flooding in a flood event up to and including the Probable Maximum Flood
flood planning area has the same meaning as in the Department of Planning and Environment's Flood Risk Management Manual
Flood Planning Level means the design planning level determined from the combination of the flood level affecting the site plus an appropriate freeboard
Flood Proofing means a combination of measures incorporated in the design, construction and alteration of individual buildings or structures subject to flooding, to reduce or eliminate flood damage
Flood Risk means the potential danger to personal safety and potential damage to property resulting from flooding
Foreshore Planning Level means the design level determined through the combined assessment of the tidal and wave levels generated during the designated storm event, including climate change and freeboard
Foreshore Risk Management Report means a report detailing the foreshore risks associated with a particular property or area, along with recommendations on measures to address those risks
freeboard means a factor of safety used in relation to the setting of floor levels and is included in the Flood Planning levels and Estuarine Planning levels. Freeboard tends to compensate for factors such as wave action, localised hydraulic effects, as well as sensitivity of flood modelling data
garage means a building, or part of a building, for housing vehicles which is enclosed on all sides
habitable room has the same meaning as in the *National Construction Code*
main building form means the original front building section under the main roof 
natural areas mean pockets of bushland, wetland, watercourses, riparian corridors, or escarpments that are managed by Council to provide native habitat, maintain ecosystem services, and protect biodiversity values for Inner West residents.
neighbourhood means an area with a distinct character defined by the dominant or unique topography, estate and street pattern, land uses, environmental quality, heritage significance and built form

Inner West Development Control Plan: Definitions and Abbreviations

night-time economy means economic activities that take place between 6pm and 6am. This comprises a broad range of industries including 'core businesses' such as restaurants, cafes, pubs, bars, theatres, festivals, markets, live music and 'non-core' or supporting businesses, including transport, retail, education, community, recreational and service industries
non-contributory building means a building that: • has been significantly and detrimentally altered from its original in a way that is not readily reversible, or • is intrusive and detracts from the significance of the HCA and the aesthetics of the streetscape because of inappropriate scale, bulk, setback/s, setting, design, detailing and/ or materials, or • post-dates the key period of significance of the HCA.
notional root zone means an estimated area of root growth critical for a tree's health and structural stability, often used before a formal tree protection zone (TPZ) is established.
offensive noise means the same as in the P*rotection of the Environment Operations Act 1997* being noise that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances: a) is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted, or b) interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted.
On-site detention means the process of capturing and temporally holding stormwater runoff on a site to reduce peak flows into public drainage
On-site retention means the process of capturing and holding stormwater runoff on a site to reduce peak flows into public drainage, and ensures water is reused onsite
Overland Flooding means the flood level affecting a property from the 1% AEP flood plus 500mm freeboard
Overland Flow Path means the path that stormwater or flood flows takes across the natural land surface of a property
permitted site discharge means the maximum rate at which stormwater is allowed to discharge from a site into the public drainage system
pool structure means the pool and any adjacent associated decking, paving, or associated equipment including pool pumps
prescribed tree means a) any tree with a height equal to or greater than 4 metres above ground level (existing); or b) any tree that is under 4 metres in height that has a trunk diameter of more than 150mm at Diameter at Breast Height (DBH at 1.4m); or c) any tree with a canopy spread equal to or greater than 2 metres or any palm tree or tree fern with a clean stem length equal to or greater than 4 metres above ground level (existing)
private open space means an outdoor area servicing a single dwelling. It can be a yard, terrace, balcony, or deck and is for private outdoor use by residents of the dwelling.

Inner West Development Control Plan: Definitions and Abbreviations

Note 1: Pool structures are not private open space. Note 2: Terraces, balconies, paving and decks count as private open space. Note 3: On lots 150 m² or smaller, paved areas that can also be used for car parking may count as private open space if: • They are usable for outdoor activities when not used for parking. • They are not fully enclosed by structures. • They meet minimum size requirements.
Probable Maximum Flood means the largest flood that could conceivably occur at a particular location
Probable Maximum Flood Level means the water level affecting a property in the Probable Maximum Flood registered drainage easement
public domain means the spaces and places of the built environment that are open and freely accessible to everyone, regardless of their economic or social conditions. These spaces and places can include streets, laneways, parks, plazas, blue-green gid links, walking trails and other rights of way on public or private land.
riparian land means the land which comprises the bed and banks of a watercourse and any adjacent vegetated land. 
sensitive receivers means land uses that could be adversely impacted by entertainment venue sound, including *residential accommodation*, *tourist and visitor accommodation, places of public worship, information and education facilities* and *health services facilities.*
shared zone means an area where pedestrians, cyclists and motorised traffic share the same road space with a speed limit of 10kph
Sound Category Areas means classifications of land in and around a Special Entertainment Precinct with an assigned maximum sound level
mixed use development has the same meaning as in the *Local Government Act 1993*
Special Entertainment Precinct map means the Inner West Local Environmental Plan 2022 Special Entertainment Precinct Map
total suspended solids means the key water quality metric measuring solid particles suspended in stormwater runoff
total phosphorus (TP) means the key water quality metric measuring phosphorus in stormwater runoff
total nitrogen (TN) means the key water quality metric measuring nitrogen in stormwater runoff

Tree Protection Zone (TPZ) means the area around a tree required to protect a tree's crown and roots during the construction process. The tree protection zone must be calculated in accordance with AS4970—*Protection of trees on development sites*
unbundled parking means car parking spaces that are on a separate title from dwellings and commercial premises within a development, enabling their transfer to any owner within the development
unique environmental features mean natural elements within a landform and comprise of rock faces, rocky outcrops, cliff faces, steep slopes, and escarpments
urban forest means all trees and vegetation (both naturally occurring and planted) within the Inner West
waterfront land means land that is 40 metres either side of the bed of any river, lake or estuary, including the bed itself
water sensitive urban design (WSUD) means integration of urban planning with the management, protection and conservation of the urban water cycle, that ensures that urban water management is sensitive to natural hydrological and ecological processes
wildlife corridor means vegetation features that connect areas of habitat and facilitate movement of animals They support natural processes and provide 'ecosystem services' – such as temperature regulation, air purification, noise reduction, and recreational spaces – that contribute to a healthy and liveable Inner West. They may include single trees, native plantings, weed thickets, Council parks, verge gardens and private gardens.

5.2 Abbreviations

Abbreviation	Meaning
ADG	Apartment Design Guide
ANEF	Australian Noise Exposure Forecast
AS/NZS	Australian Standard / New Zealand Standard
BASIX	Building Sustainability Index
CDC	Complying Development Certificate
CPTED	Crime Prevention Through Environmental Design
DA	Development Application
DA Guide	Inner West Council's Development Application Guide
DCP	Development Control Plan
DDA	Disability Discrimination Act
DPHI	Department of Planning, Housing and Infrastructure
ESD	Ecologically Sustainable Development
EPAA 1979	Environmental Planning and Assessment Act 1979
EV	Electric Vehicle

Previous Council Resolutions related to the Inner West DCP

Council Resolution	How this has been addressed
December 2018 - Item 6 Live Music Action Plan Seek to address the need for loading zones for musicians, raised in the Inquiry Recommendations, in Council's revision of the LEP and DCP	On-street loading zones are administered by Council in its capacity as road authority under the *Roads Act 1993* and are implemented through traffic management and regulatory signage arrangements, rather than through the DCP.
September 2021 - Item 4 Notice of Motion: The Livable House - Review of Council Planning Instruments for Mobility Access and Disability Needs 1. Review Council's planning instruments including the Local Environment Plan and Development Control Plan to ascertain what changes are needed to ensure that residents with mobility access or disability needs are able to modify their homes as needed to enable them to remain in their homes. The review should refer to the most current available standards including Australian Standard AS 4299-1995 Adaptable Housing, Australian Standard AS 1428.1 and other relevant standards and government policies aimed at enabling people to modify their homes for their needs; 2. Include their recommendations in the current review of the Local Environment Plan and Development Control Plan and report to Councillors when the review is completed; and	Addressed in Section 2.15 of the Draft IWDCP – Refer to C3 and C10
April 2022 - Item 23 Notice of Motion: Electric Vehicle Charging Stations Pilot Motion: (Langford/Smith) Commits to doing our fair share to combat the climate crisis and increase uptake of EVs by: h) Facilitates the installation of private charging stations where possible.	Addressed in Section 2.3 of the Draft IWDCP

Council Resolution	How this has been addressed
May 2023 - Item 42 Mayoral Minute: Customer Service in Development Assessment That Council undertake an expression of interest process to identify architects and town planners with deep experience in the Inner West who can contribute their expertise to the development of the new Local Environment Plan and Development Control Plan.	This was undertaken in February 2024.
December 2023 - Item 10 Inner West - Phasing Out Gas 4. That Council notes that Lane Cove Council recently implemented a new Development Control Plan that requires all new development applications (residential and non-residential) to be fully electric. 5. That Council expand the scope of its draft Indoor Air Quality Development Control Plan by including electric hot water in the requirements for new residential development, as well as expanding the application of the all-electric requirements to apply to commercial development applications as well. 3. That Council publicly exhibit the expanded draft Indoor Air Quality Development Control Plan for a period of 28 days in accordance with Council's Community Engagement Framework. 6. That following the conclusion of the exhibition period, the expanded draft Indoor Air Quality Development Control Plan be brought back to Council for consideration for adoption	Addressed in Section 2.19 of the Draft IWDCP – Refer to C1-C4
March 2025 - Item 35 Notice of Motion: Improved waste management practices in future planning That Council, as part of updating key planning instruments and policies, including Council's Development Control Plan (DCP) and design guidelines, incorporate measures that improve	Addressed in Section 2.4 of the Draft IWDCP – Refer to C2

Council Resolution	How this has been addressed
waste management for residents of future multi-unit dwellings. These measures should include, but not be limited to opportunities to provide infrastructure and guidelines to make FOGO and sustainable waste collection more accessible and updated guidelines around adequate space both within buildings and for on-street bin collection, recognising diversified waste streams for FOGO, recycling and landfill.	
May 2025 - Item 31 Notice of Motion: Supporting Solar Uptake as Part of the DCP That Council supports greater uptake of solar panels and installations across the Inner West and requests that measures to support and streamline this be considered as part of the DCP, including a review of current restrictions around installation on street-facing roofs and in heritage areas.	Measures to support the increased uptake of solar panels across the Inner Wes, particularly within heritage conservation areas, have not been included in the DCP. Instead, these matters are addressed through a separate Council policy framework, enabling eligible works to be assessed via a heritage exemption certificate rather than a development application. This approach provides a faster and lower-cost pathway for applicants and allows Council resources to be prioritised toward the assessment of development applications. The draft Solar Panels Policy to be endorsed for exhibition concurrently with the Inner West DCP is provided at Attachment 3.
September 2025 - Item 1 Post Exhibition - Our Fairer Future Plan - Council's approach for new housing in the Inner West 7. That Council endorse the public domain and infrastructure works proposed in the Our Fairer Future Plan as indicative concepts only, with prioritisation of public benefits to be determined through the pending review of the Inner West Development Control Plan and the Inner West Developer Contributions Plan. 16. That in order to support Our Fairer Future Plan the following policy work commence to be brought to Council for consideration prior to exhibition;	Noted. The harmonised DCP that is the subject of this report was based on feedback from development stakeholders and the Draft Design Guides exhibited as part of the Our Fairer Future Plan

Council Resolution	How this has been addressed
b) A harmonised Development Control Plan based on both feedback from development stakeholders and the Draft Design Guides;	
November 2025 - Item 1 Automated Waste Systems 2. That Council note and recommit to resolution C0325(1) made at the 11 March 2025 meeting that states: "That Council, as part of updating key planning instruments and policies, including Council's Development Control Plan (DCP) and design guidelines, incorporate measures that improve waste management for residents of future multi-unit dwellings. These measures should include, but not be limited to opportunities to provide infrastructure and guidelines to make FOGO and sustainable waste collection more accessible and updated guidelines around adequate space both within buildings and for on-street bin collection, recognising diversified waste streams for FOGO, recycling and landfill."	Addressed in Section 2.4 of the Draft IWDCP – Refer to C2
November 2025 - Item 36 Inner West Council Development control plan (DCP) 1. That Council reviews and consolidates the three existing Development Control Plans (Ashfield DCP, Leichhardt DCP, and Marrickville DCP) into a single, simplified, principles-based Development Control Plan for the Inner West Local Government Area. 2. That Council develops the new DCP based on general design principles rather than overly prescriptive controls, providing flexibility for contextually appropriate development while maintaining clear standards. 3. That Council incorporates all previous Council resolutions and adopted motions relating to development controls, including solar access in heritage conservation areas.	Addressed in detail in the Council report.

INNER WEST

Solar Panels Policy:

on front roof planes in Heritage Conservation Areas



V1

Title	**Solar Panels Policy**
Summary	This policy provides clear guidelines for the installation of solar panels on the front roof planes of buildings in heritage conservation areas.
Document Type	Policy
Relevant Strategic Plan Objective	• Strategic Direction 1: An ecologically sustainable Inner West • Strategic Direction 2: Liveable, connected neighbourhoods and transport.
Legislative Reference	• *Local Government Act 1993* • *Environmental Planning and Assessment Act 1979* • *Environmental Planning and Assessment Regulations 2000*
Related Council Documents	• Model Code of Conduct
Version Control	See last page

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1 Purpose

The purpose of this policy is to provide clear guidelines for the installation of solar panels on the front roof planes of buildings in heritage conservation areas.

2 Scope

This policy applies to proposals for the installation of solar panels on the front roof planes of buildings within Heritage Conservation Areas (HCAs).

3 Definitions

In the Solar Panel Policy, the following terms have the following meanings:

Act	*Local Government Act 1993.*
conflict of interest	Includes either a: • Pecuniary conflict of interest. • Significant non-pecuniary conflict of interest. • Non-significant non-pecuniary conflict of interest, as defined in the Model Code of Conduct and described in section 7 of the Conflict of Interest Policy.
Councillor	Inner West Council elected representative.
Council committee member	A person other than a Councillor or Council Officer who is a member of a Council committee other than a wholly advisory committee, and a person other than a Councillor who is a member of Council's audit, risk and improvement committee.
Council Officer	Inner West Council members of staff (including full-time, part-time, casual and contracted staff).
Council Official	Councillors, Council Officers, Council committee members and delegates of Council.
Executive Leadership Team	General Manager, Director Corporate, Director Infrastructure, Director Community, Director Planning, General Counsel.

4 Statement

To balance the urgency of climate action with the protection of heritage, Council has developed this policy to support the installation of solar panels on the front roof planes of buildings within a heritage conservation area (HCA) in a way that minimises their physical and visual impact.

It aligns with *Our Inner West 2041 – the Inner West Community Strategic Plan*, supporting efforts to transition to renewable energy.

This policy establishes a clear and consistent approach to solar panel installation on the front roof plane of buildings within HCAs, ensuring minimal physical and visual impact while preserving cultural and architectural values and supporting climate resilience and energy affordability.

More guidance on transitioning heritage buildings towards net zero primarily through energy performance strategies that are sensitive to heritage significance can be found in the Sustainable Heritage Buildings guide by Environment and Heritage, NSW Government, which can be downloaded from the link below:

https://www.environment.nsw.gov.au/research-and-publications/publications-search/sustainable-heritage-buildings-guide

5 Policy

In accordance with Clause 5.10(3) of the *Inner West Local Environmental Plan 2022*, development consent is not required for certain works proposed within a HCA where the applicant has:

- Notified the consent authority (Inner West Council) of the proposed development via Heritage Exemption Certificate (HEC) application form; and
- Received written confirmation from the consent authority, prior to the commencement of any works, stating that it is satisfied the proposed development meets this policy.

Development that meets the conditions listed below can be exempted under a HEC as it is considered to be of a minor nature and deemed not to have an adverse impact on the heritage significance of HCA. See Council's website for further information on how to lodge a HEC.

You must receive a HEC from Inner West Council advising you that the requirements of this guideline have been satisfied before any work is carried out.

5.1 Conditions to be met

Solar panels installed on the front roof plane of a building within a HCA that faces a primary road must comply with the following conditions to ensure exemption under a HEC:

a) **Avoid irreversible alterations or damage:**

Installations must be reversible, allowing future removal without permanent damage. To meet this requirement, solar panels and associated equipment must not:

i) require external **structural** alterations to the building or roof
ii) be located on slate or timber shingled roofs
iii) involve removal of roof elements such as chimneys, capping, or parapet walls

b) **Minimise visual impact and preserve the integrity of heritage streetscapes:**

Installations must be designed and positioned to minimise visual intrusion and maintain the character of the heritage streetscape. Solar panel installations that comply with the following design and installation criteria are considered to meet this requirement.

i) Solar panels are only permitted on front roof planes when it is the most energy efficient location, and is supported by evidence
ii) Solar panels must not be installed on dormers or verandas
iii) Set back solar panels at least 300mm from the ridge and each edge.
iv) Offset solar panels evenly from the ridge, eaves, and roof edge and evenly space them between existing roof elements such as chimneys, skylights, and dormer windows
v) Align solar panels so that one edge of the solar panels is parallel to the main roof ridge
vi) Not extend beyond any roof edge
vii) Arranged in orderly rows
viii) Pitched to match the angle of the roof plane they are positioned on and as close to the roof surface as feasible
ix) Attached using a bracket system and not projecting more than 250mm from any roof plane they are attached to (as measured from the point of attachment)
x) Only solar panels, associated fixings and clips are to be visible from the street and the public domain. Wiring, inverters and conduits must be concealed beneath the panels
xi) Supporting frames must be subtle and in keeping with the roof material
xii) New metal finishes or structures must be chemically compatible with the buildings heritage fabric to avoid galvanic corrosion. Eg modern coated steels such as those with aluminium, zinc, or magnesium alloy must not be used near older elements like galvanised steel or lead flashing, as this may lead to deterioration over time.
xiii) Ancillary equipment for a solar energy system must not cover building features like windows or decorative elements

xiv) Batteries are not to be installed forward of the front building line. Exceptions can be made where it is the only feasible location, including small lots, houses built boundary to boundary and where there is inadequate shading in other locations

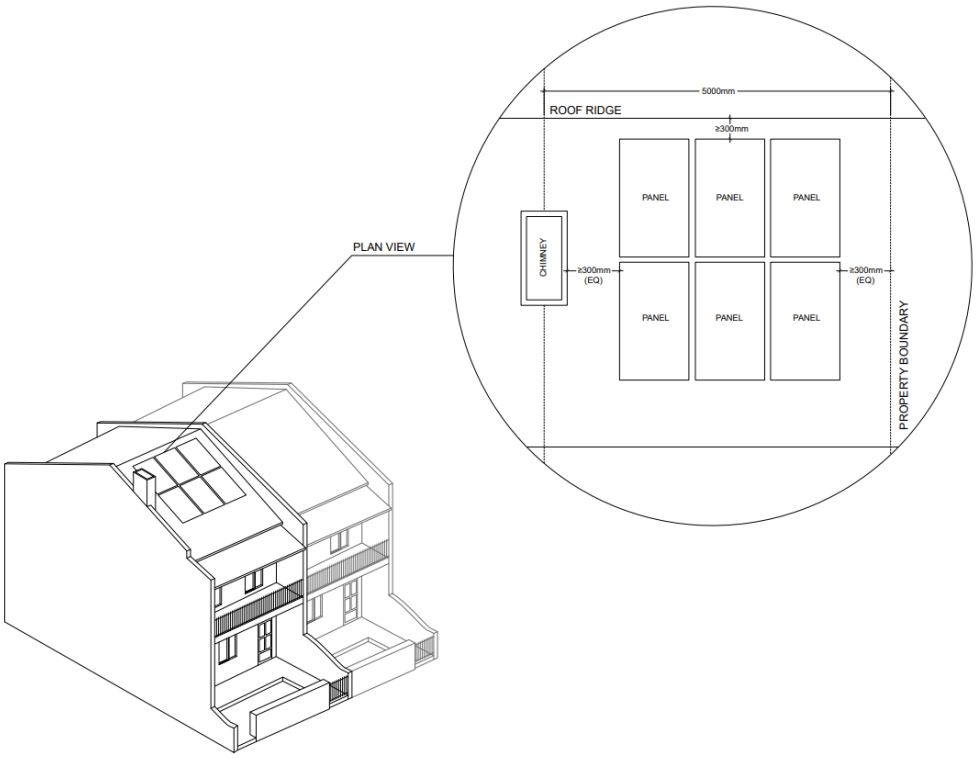


Figure 1 – Indicative location of solar panels on front roof planes

6 Breaches of this Policy

Breaches of this policy may result in an investigation of the alleged breach in line with relevant Council policies including the Model Code of Conduct.

Any alleged criminal offence or allegation of corrupt conduct will be referred to the relevant external agency.

7 Administrative Changes

From time-to-time circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter this document, such a change may be made including branding, Council Officer titles or department changes and legislative name or title changes which are considered minor in nature and not required to be formally endorsed.

Version Control – Policy History

This policy will be formally reviewed every three years from the date of adoption or as required.

Governance use only:

Document	**Solar Panels Policy**	***Uncontrolled Copy When Printed***	
Custodian	Daniel East, Senior Manager – Strategic Planning	Version #	Version 1
Adopted By	Council	ECM Document #	xxxxxxxx
Next Review Date	[Insert date no later than 3 years post adoption e.g. November 2028]		

Amended by	**Changes made**	**Date Adopted**
[Council Department]	[Describe reason for major changes]	Day Month, Year

Item: **C0426(2) Item 3**

Title: **LEICHHARDT PARK AQUATIC CENTRE - PROJECT UPDATE**

Prepared By: Peter Shields - Acting Director Property and Major Projects

RECOMMENDATION

That Council consider the matter contained in Confidential *Attachment 1* at the Extraordinary Council meeting held on 28 April 2026.

STRATEGIC OBJECTIVE

This report supports the following strategic directions contained within Council's Community Strategic Plan:

1: An ecologically sustainable Inner West
2: Liveable, connected neighbourhoods and transport
4: Healthy, resilient and caring communities

BACKGROUND

The Leichhardt Park Aquatic Centre Project Upgrade involves works to its facilities. With Stage 1 works complete, the Stage 2 upgrade works include the construction of new heated 8-lane 50m pool and a heated 25m pool with associated works.

DISCUSSION

Council will move into closed session to deal with the Leichhardt Park Aquatic Centre – Project Update, for information which is classified as confidential under section 10A(2)(c) (of the Local Government Act 1993) that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business. Pursuant to section 10A(2), 10(2) and 10A(3) of the Local Government Act 1993, the media and public will be excluded from the meeting on the basis that the business to be considered is classified as confidential under section 10A(2)(c) of the Local Government Act 1993.

PUBLICATION OF CONFIDENTIAL BUSINESS PAPER

The Model Code of Meeting Practice prescribed by the Office of Local Government, and Council's Code of Meeting Practice, requires confidential business papers to be published on Council's website as soon as practicable after the information in the business papers ceases to be confidential. Council's General Manager must consult with affected parties before publishing the information and provide reasons for why the information has ceased to be confidential.

Accordingly, this report recommends that Council consider the publication of this business paper, and *Confidential Attachment 1*, following the completion of the LPAC Stage 2 Upgrade (end of defects liability period), subject to consultation with affected parties.

ATTACHMENTS

1. Confidential Report - Leichhardt Park Aquatic Centre - Project Update - *Confidential*

This attachment is confidential in accordance to information (Section 10A(2)(c) of the Local Government Act 1993) that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.