



New South Wales

Inner West Local Environmental Plan 2022 (Amendment No 3)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

AMANDA HARVEY

As delegate for the Minister for Planning and Public Spaces

Inner West Local Environmental Plan 2022 (Amendment No 3)

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1 Name of plan

This plan is *Inner West Local Environmental Plan 2022 (Amendment No 3)*.

2 Commencement

This plan commences on the day on which it is published on the NSW legislation website.

3 Land to which plan applies

This plan applies to the following land in Camperdown, identified as “Area M” on the Key Sites Map under *Inner West Local Environmental Plan 2022*—

- (a) Lot 1, DP 539271, 206 Parramatta Road,
- (b) Lots 3–6 and 12, Section 1, DP 976387, 122–128 Pymont Bridge Road,
- (c) Lot 100, DP 1101482, 130 Pymont Bridge Road.

4 Maps

The maps adopted by *Inner West Local Environmental Plan 2022* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this plan.

Schedule 1 Amendment of Inner West Local Environmental Plan 2022

- [1] **Clause 6.27 50–52 Edith Street, 67 and 73–83 Mary Street and 43 Roberts Street, St Peters**
Omit “,(e)” from clause 6.27(6). Insert instead “(e)”.
- [2] **Clause 6.28 Development of land at 1–5 Chester Street, Annandale—concurrence of Planning Secretary**
Omit clause 6.28(5).
- [3] **Clause 6.29 Development on land at Victoria Road, Marrickville—concurrence of Planning Secretary**
Omit “section 7.23,” from clause 6.29(5)(a). Insert instead “section 7.23”.
- [4] **Clause 6.29(6)**
Omit the subclause.
- [5] **Part 8**
Insert after Part 7—

Part 8 206 Parramatta Road and 122–128 and 130 Pyrmont Bridge Road, Camperdown

8.1 Land to which part applies

This part applies to the following land in Camperdown, identified as “Area M” on the Key Sites Map—

- (a) Lot 1, DP 539271, 206 Parramatta Road,
- (b) Lots 3–6 and 12, Section 1, DP 976387, 122–128 Pyrmont Bridge Road,
- (c) Lot 100, DP 1101482, 130 Pyrmont Bridge Road.

8.2 Objective

The objective of this part is to encourage health, education and cultural land uses in the Camperdown–Ultimo Collaboration Area.

8.3 Development controls

- (1) Development consent must not be granted to development on land to which this part applies unless the consent authority is satisfied of the following—
 - (a) the land is consolidated into a single lot,
 - (b) at least 75% of the gross floor area of a building resulting from the development will be used for one or more of the following purposes—
 - (i) creative industries,
 - (ii) educational establishments,
 - (iii) health services facilities,
 - (iv) high technology industries,
 - (v) office premises associated with a purpose specified in subparagraphs (i)–(iv),
 - (c) the development will include showers, change rooms, lockers and bicycle storage areas,

- (d) the parts of a building resulting from the development that face Mathieson Street, Parramatta Road and Pyrmont Bridge Road will have active street frontages.
- (2) Development consent must not be granted to development on land to which this part applies unless the consent authority has considered the impact of the development on vehicular traffic on Cahill Lane, Cahill Street, Gordon Street, Mathieson Street, Parramatta Road, Pyrmont Bridge Road and Water Street.

8.4 Development involving tourist and visitor accommodation and retail premises

- (1) Development for the following purposes is prohibited on land to which this part applies—
 - (a) hotel or motel accommodation,
 - (b) serviced apartments,
 - (c) office premises, other than office premises associated with one or more of the following purposes—
 - (i) creative industries,
 - (ii) educational establishments,
 - (iii) health services facilities,
 - (iv) high technology industries.
- (2) Development for the purposes of retail premises is permitted with development consent on land to which this part applies only if the retail premises will be—
 - (a) part of mixed use development, and
 - (b) located only on the ground floor.

8.5 Development control plan

- (1) Development consent must not be granted to development on land to which this part applies unless a development control plan that complies with subclause (2) has been prepared for, or applies to, the land.
- (2) The development control plan must provide for the following—
 - (a) design principles drawn from an analysis of the site and its context,
 - (b) the objectives for development on the land,
 - (c) building envelopes and built form controls, including the following—
 - (i) the bulk, massing and modulation of buildings,
 - (ii) setbacks to the ground floor and upper storeys,
 - (iii) specified building storeys,
 - (d) the heights of buildings that will provide an appropriate transition in built form to the surrounding development,
 - (e) encouraging sustainable transport, including increased use of public transport, walking and cycling,
 - (f) appropriate car parking and vehicle access arrangements,
 - (g) sustainability measures,
 - (h) environmental impacts, including overshadowing and solar access and visual and acoustic privacy,
 - (i) the principles of ecologically sustainable development, including waste management and land contamination,

- (j) landscaping, including landscaping providing—
 - (i) deep soil for trees and vegetation, and
 - (ii) soft landscaping spaces,
- (k) improvements to the public domain.

8.6 Concurrence of Planning Secretary

- (1) Development consent must not be granted to development on land to which this part applies unless the consent authority has obtained the concurrence of the Planning Secretary.
- (2) In deciding whether to grant concurrence, the Planning Secretary must consider the following—
 - (a) the impact of the development on—
 - (i) existing designated State public infrastructure, and
 - (ii) the need for additional designated State public infrastructure,
 - (b) the cumulative impact of the development with other development that has been, or is likely to be, carried out in surrounding areas on—
 - (i) existing designated State public infrastructure, and
 - (ii) the need for additional designated State public infrastructure,
 - (c) the steps taken to address the impacts, including whether a planning agreement has been, or will be, entered into contributing to designated State public infrastructure.
- (3) In deciding whether to grant concurrence, the Planning Secretary must also consult the public authorities that the Planning Secretary considers relevant to the development.
- (4) Subclause (1) does not apply if—
 - (a) all or part of the land on which the development will be carried out is in a special contributions area to which a determination under the Act, section 7.23 applies, or
 - (b) the development does not result in an increase in the gross floor area used for the purposes of residential accommodation or commercial premises.

[6] Dictionary

Insert in alphabetical order—

designated State public infrastructure means the public facilities or services of the following kinds to the extent the facilities or services are provided or financed by the State—

- (a) State and regional roads,
- (b) bus interchanges and bus lanes,
- (c) rail infrastructure and land, other than for clause 6.29,
- (d) regional parks and public space,
- (e) social infrastructure and facilities, including schools, hospitals, emergency services and justice facilities.