



New South Wales

Inner West Local Environmental Plan 2022 (Amendment No 2)

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 2)

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1 Name of Plan

This Plan is *Inner West Local Environmental Plan 2022 (Amendment No 2)*.

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 land to which *Inner West Local Environmental Plan 2022* applies.

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] Part 6 Additional local provisions

Insert at the end of the Part, with appropriate clause numbering—

Development of certain land at Alma Avenue and Stanmore Road, Stanmore and Tupper Street, Enmore

- (1) This clause applies to land identified as “Area L” on the Key Sites Map.
- (2) Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied—
 - (a) a development control plan that provides for the matters specified in subclause (3) has been prepared for the land, and
 - (b) the development will not result in a significant increase in vehicular traffic in the surrounding area, particularly on—
 - (i) Alma Avenue, Newington Road or Stanmore Road, Stanmore, or
 - (ii) Enmore Road, Harrington Street, Liberty Street or Tupper Street, Enmore, and
 - (c) the development will provide an appropriate transition in built form between new buildings and surrounding development.
- (3) The development control plan must provide for the following—
 - (a) design principles drawn from an analysis of the site and the site’s context,
 - (b) objectives for development on the land,
 - (c) distribution of land uses, including the function and landscaping of public, communal and private open space,
 - (d) measures to avoid and minimise land use conflicts between registered clubs and residential accommodation on the site,
 - (e) housing mixes,
 - (f) 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,
 - (g) heights of buildings that will provide an appropriate transition in built form to the surrounding development, including surrounding heritage items and conservation areas,
 - (h) encouraging sustainable transport, including increased use of public transport, walking and cycling,
 - (i) pedestrian movement through the site, including through publicly accessible open spaces and site links,
 - (j) car parking and vehicle access arrangements,
 - (k) environmental impacts, including overshadowing, solar access and visual and acoustic privacy,
 - (l) the application of the principles of ecologically sustainable development, including principles of waste management and the avoidance of land contamination,
 - (m) landscaping, including landscaping providing—

- (i) deep soil for trees and vegetation, and
- (ii) soft landscaping spaces,
- (n) improvements to publicly accessible open spaces,
- (o) opportunities for passive surveillance of publicly accessible open spaces.

[2] Schedule 1 Additional permitted uses

Insert at the end of the Schedule, with appropriate clause numbering—

Use of certain land at 58–76 Stanmore Road, Stanmore

- (1) This clause applies to the following land at 58–76 Stanmore Road, Stanmore, identified as “Area 47” on the Additional Permitted Uses Map—
 - (a) Lots A and B, DP 308880,
 - (b) part of Lot 1, DP 105806,
 - (c) part of Lot 1, DP 121240.
- (2) Development for the purposes of residential flat buildings as part of a mixed use development is permitted with development consent if at least 1,550m² of the gross floor area of the mixed use development is used for the purposes of commercial premises and registered clubs.