



Internal Ref: EXTERNAL/2025/0009

2 February 2026

Department of Planning, Housing and Infrastructure

Locked Bag 5022

Parramatta NSW 2124

ATTENTION: Lachlan Hutton

Dear Mr Hutton,

Inner West Council Response: SSD-83721209
Property: 307-315 Parramatta Road, Leichhardt

Thank you for the opportunity to review and comment on the proposal - Development State Significant Development Application (SSDA) - *Construction of a 16 storey building with a total of 154 residential units including the provision for 21 affordable living units (for 15 years), ground floor retail premises, basement parking, associated site works and concurrent rezoning at 307-315 Parramatta Road, Leichhardt.*

This submission is made by council officers, not the elected representatives.

Council acknowledges the urgent need for new housing and recognises the strategic importance of this site; however, the proposal cannot currently be supported.

In its current form, the proposal undermines the orderly redevelopment of the Parramatta Road corridor. It fails to provide the necessary setbacks and transitions, including to the Council owned Hay Street Carpark earmarked for 100% affordable housing, and it isolates adjoining sites to the east and west, preventing them from achieving their reasonable development potential.

The proposal's built form, visual bulk, and amenity outcomes are unacceptable. The development compromises the fine grain character of Parramatta Road, and delivers poor amenity for future residents. These are concerns echoed by Council's Architectural Excellence Design Review Panel. Given the scale of departures from best practice design principles, Council strongly recommends referral to the State Design Review Panel.

Furthermore, the application seeks a substantial uplift in height and density without providing the necessary public benefits, including critical infrastructure upgrades, public domain works, and affordable housing contributions essential to support higher-density development.

The SSD represents a fundamental departure from all applicable State and local planning frameworks, including the emerging State-Led Rezoning, the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS), and Council's Our Fairer



Future Plan (OFFP). These frameworks consistently envisage moderate mid-rise development of 6–8 storeys, not a 16-storey dual-tower scheme of the scale proposed here.

The proposal does not respond to PRCUTS transport modelling, fails to provide required traffic mitigation, and adds pressure to a constrained local street network already at capacity.

For these reasons, and as detailed in the Attachment A, Council cannot support the proposal. Key issues requiring resolution include:

- Inconsistencies with the strategic planning framework
- Impacts on neighbouring sites and risk of site isolation
- Demonstration of architectural or urban design excellence
- Excessive height, scale, and poor built-form outcomes
- Inadequate affordable housing contribution
- Lack of supporting local infrastructure and public domain works
- Heritage impacts
- Landscaping, deep soil and urban forest matters
- Noise, vibration, stormwater, and flooding matters
- Waste, traffic, and parking matters

Despite the significant concerns outlined above, Council acknowledges there is meaningful opportunity to support a well-designed redevelopment of this strategically located site, provided the fundamental issues identified in this submission, as attached, are comprehensively addressed.

Council requests that the proposal undergo a State Design Review Panel process, given the scale of departure from best-practice design principles already identified by the Architectural Excellence and Design Review Panel. This is required for the proposal to demonstrate design excellence as per *Inner West Local Environmental Plan 2022* Clause 6.

A revised scheme that delivers design excellence with integrated public benefits including infrastructure, public domain improvements, and an increased percentage of affordable housing dedicated in perpetuity would be supported.

Constructive and early consultation with Council will be essential to achieving a coordinated, precinct-appropriate built form that delivers high-quality design and amenity outcomes for future residents and the wider community, protects the development potential of adjoining sites, and supports Council's strategic and affordable housing objectives.



In the meantime, if you need any further information in relation to the above response, please contact:

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Yours faithfully

A handwritten signature in black ink, appearing to read "Simone Plummer". The signature is fluid and cursive, with a checkmark-like flourish at the end.

Simone Plummer

Director Planning

Enclosed

Attachment A: Consolidated Inner West Council Officer comments.

Attachment B: Inner West Architectural Excellence Design Review Panel (AEDRP) comments