

SCOPING REPORT

307-315 PARRAMATTA ROAD
LEICHHARDT

MAY 2025



QUALITY ASSURANCE

Project:	Scoping Report for State Significant Development
Address:	307-315 Parramatta Road, Leichhardt
Lot /DP:	Lot 2 DP303623, Lot A DP158098 and B DP158098 and Lot 1 DP1243481
Council:	Inner West Council
Author:	Think Planners Pty Ltd

<i>Date</i>	<i>Purpose of Issue</i>	<i>Rev</i>	<i>Reviewed</i>	<i>Authorised</i>
14 May 2025	Draft	Co-ordination	BC	AB
15 May 2025	Final	A	BC	AB

<i>Date</i>	<i>SSD Declaration Order (No.4) 2025</i>
02 April 2025	1) <i>The following development is declared to be State significant development:</i> a) <i>development specified in EOI application 235005 dated 29 January 2025 including development for the purpose of shop top housing with provision of affordable housing at 307-315 Parramatta Road, Leichhardt, being Lot 2/DP303623, Lot A/DP158098 and B/DP158098 and Lot I/DP1243481,</i>

CONTENTS

1.INTRODUCTION	5
2. SITE AND LOCALITY DESCRIPTION	6
3. SSD DECLARATION ORDER (NO.4) 2025 – THE PROPOSAL	8
4. STATUTORY CONTEXT	8
INNER WEST LEP 2021 + PRCUTS	8
LEICHHARDT DCP 2013	8
STATE ENVIRONMENTAL PLANNING POLICIES	8
5. STRATEGIC CONTEXT	10
SIX CITIES DISCUSSION PAPER	10
A METROPOLIS OF THREE CITIES – THE GREATER SYDNEY REGION PLAN	11
MINISTERIAL DIRECTIONS	12
EASTERN CITY DISTRICT PLAN	13
PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION STRATEGY	15
LEICHHARDT COUNCIL LSPS	17
LEICHHARDT LOCAL HOUSING STRATEGY	17
OUR FAIRER FUTURE	18
6. COMMUNITY ENGAGEMENT	18
7. PROPOSED ASSESSMENT OF IMPACTS	18
8. CONCLUSION	19

TABLE OF FIGURES

Figure 1: The subject site (Source: Architecture AND)	6
Figure 2: Broader site context with the site identified in red outline and yellow fill (Architecture AND)	7
Figure 3: Extract from A Metropolis of Three Cities – the Great Sydney Region Plan March 2018	11
Figure 4 The Parramatta Corridor Urban Transformation Strategy area, with the Leichhardt Precinct identified within the yellow circle. (NSW Government)	16
Figure 5 The Leichhardt Precinct (NSW Government)	17

1.INTRODUCTION

Think Planners Pty Ltd has prepared this scoping report following the Department of Planning and Environment's State Significant Development Guideline – preparing a scoping report (Appendix A to the state significant development guidelines), via link from DPHI email on 9 May 2025. Details of the proponent and site are in the table below.

Proponent:	Ceeroose Pty Ltd, JY Crown Pty Ltd and Prase Corporations Pty Ltd Ground Floor, 447 - 451 Parramatta Road, LEICHHARDT NSW 2040
Legal Description:	Lot 2/DP303623, Lot A/DP158098, B/DP158098, Lot 1 DP1243481
Site Area:	2,712m ²
Property Address:	307-315 Parramatta Road, Leichhardt

The proposed development is for a 10 storey mixed-use building over basement parking and comprising of ground floor retail spaces, residential apartments (including 2% of the total gross floor area to be dedicated to affordable housing for a minimum of 15 years) and rooftop communal open space.

The proposed development is outlined within the attached Planning Focus Meeting Report prepared by Architecture AND. It is also further discussed in Chapter 3 of this Scoping Report.

Think Planners Pty Ltd has been engaged by the Proponent to prepare this Scoping Report for consideration by the Department of Planning, Housing and Infrastructure (Department of Planning) and relevant stakeholders, including the Inner West Council.



2. SITE AND LOCALITY DESCRIPTION

The subject site is located at 307-315 Parramatta Road, Leichhardt and has an area of 2,712m². It is within a traditional commercial/ retail shopping strip which is connected to the town centre focused on Norton Street which is located further to the west.

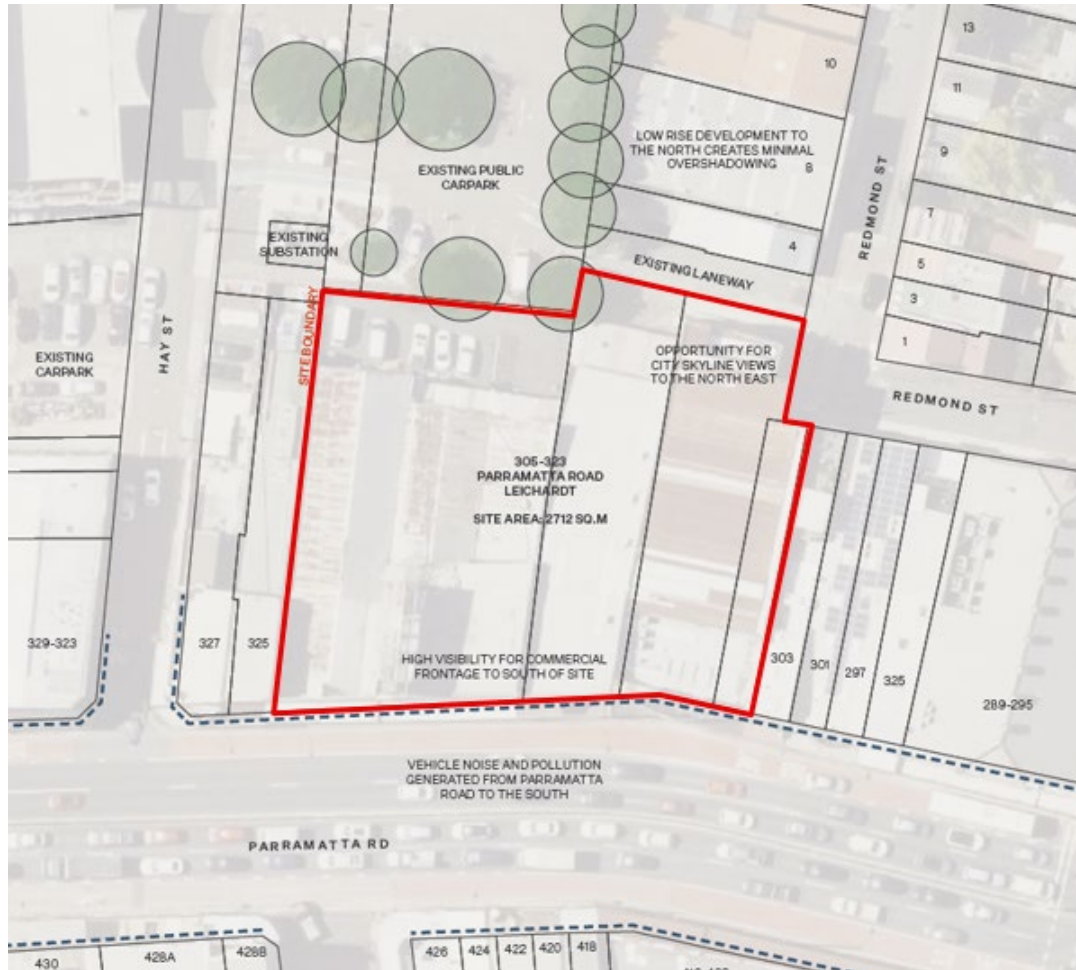


Figure 1: The subject site (Source: Architecture AND)

The site is currently occupied by buildings with the rear setback typically providing space for at grade parking.

The site is bounded by:

- North: An at grade car park. The laneway provides an east to west connection between Redmond Street and Hay Street. Residential properties are located further beyond.
- East: Traditional shopfronts with a two storey typical character.
- South: Parramatta Road, with a bus transit corridor and stop.

- West: Traditional shopfronts with a two storey typical character. Hay Street is located further to the west, with Norton Street a further block away.

The site is located within close proximity to public transport, schools, essential services and entertainment offerings within and beyond the Norton Street Precinct. It is highly walkable and well serviced by public transport which provides local and regional connectivity.

The site forms part of the Parramatta Road Urban Corridor Transformation Strategy, first published in 2016, though yet to be delivered.

The site is not a heritage item, though it is located within a Heritage Conservation Area.

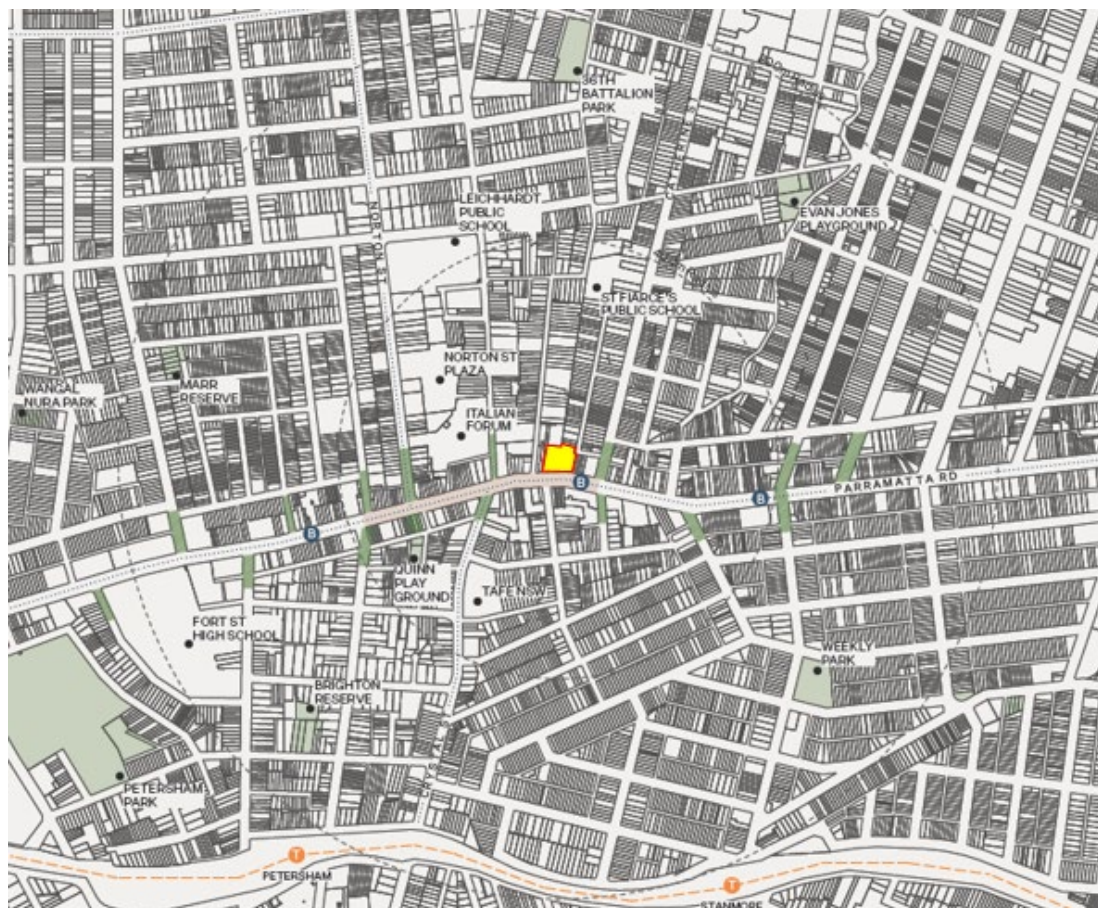


Figure 2: Broader site context with the site identified in red outline and yellow fill (Architecture AND)

3. SSD DECLARATION ORDER (NO.4) 2025 – THE PROPOSAL

The proposal is a concurrent rezoning and State Significant Development Application identified in SSD Declaration Order (No.4) 2025.

The proposal will deliver changes to the baseline height and FSR within the LEP, including the including for the delivery of public benefits and affordable housing. The proposed development is for a 10 storey mixed-use building over basement parking and comprising of ground floor retail spaces, residential apartments (including 2% of the total gross floor area to be dedicated to affordable housing for a minimum of 15 years) and rooftop communal open space. The proposal also includes delivery of public benefit by widening the laneway between Redmond Street and the Council carpark to enable two-way traffic and future connection through to Hay Street (by others).

The anticipated yield will be determined via the detailed development design, with this included in the EIS to identify the volume and mix of affordable apartments.

Architecture AND have prepared a detailed urban design analysis of the subject site. This includes architectural concepts which will be further refined, leading to the submission of the EIS and supporting documentation.

4. STATUTORY CONTEXT

INNER WEST LEP 2021 + PRCUTS

A summary of the key planning controls is included in the table below. This also includes the recently announced draft controls in draft Our Fairer Future.

	Zone	Heritage	FSR	Height	Bonus FSR	Bonus Height
Inner West LEP 2022	E1 Local Centre	HCA	1:1	N/A	Area 1	N/A
PRCUTS	E1 Local Centre	HCA	3:1	23m	-	-
Draft Our Fairer Future	E1 Local Centre	HCA	3:1	23.3m	-	-

LEICHHARDT DCP 2013

Under Clause 2.10 of *State Environmental Planning Policy (Planning Systems) 2021*, a DCP does not apply to State Significant Development. Notwithstanding this, the Design team will consider relevant parts of Leichhardt DCP 2013, with this also included in the EIS.

STATE ENVIRONMENTAL PLANNING POLICIES

A preliminary review of relevant SEPPs is provided below.

Consideration of relevant SEPPs	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Consistent. The proposal is not inconsistent with the aims or provisions relating to the Sydney Harbour Catchment. Future development will be subject to the provisions of this SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Not applicable
State Environmental Planning Policy (Housing) 2021	Future Development will be consistent with Chapter 4 will address the nine design quality principles for apartment developments within Schedule 9.
State Environmental Planning Policy (Industry and Employment) 2021	The proposal is consistent with the aims or provisions of this SEPP. Where future development incorporates signage, the provisions of this SEPP will need to be considered.
State Environmental Planning Policy (Planning Systems) 2021	The proposal is a declared SSD project via <i>SSD Declaration Order (No.4) 2025</i> , published on 2 April 2025.
State Environmental Planning Policy (Precincts—Central River City) 2021	Not applicable
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	Not applicable
State Environmental Planning Policy (Precincts—Regional) 2021	Not applicable
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	Not applicable
State Environmental Planning Policy (Primary Production) 2021	Not applicable
State Environmental Planning Policy (Resilience and Hazards) 2021	The proposal is consistent with the aims and provisions of this SEPP, with this being a relevant consideration within the EIS.
State Environmental Planning Policy (Resources and Energy) 2021	Not applicable
State Environmental Planning Policy (Sustainable Buildings) 2021	Consistent and will be addressed in the DA and associated EIS.
SEPP (Transport and Infrastructure) 2021	Consistent and will be addressed during detailed design and within the EIS.

5. STRATEGIC CONTEXT

The proposal is strategically aligned with relevant overarching state and local strategies.

This Scoping Report provides an overview, with a future EIS providing a detailed assessment.

SIX CITIES DISCUSSION PAPER

Greater Sydney has been divided into six city regions that together form one city.

In theory, the long term aim is for people and freight to be moved to any part of the region within 90 minutes, therein providing significant lifestyle and economic benefits. Like the Greater Sydney Region Plan, each of the six cities imagines residents accessing jobs within 30 minutes by public transport and more vibrant local centres and neighbourhoods within a 15-minute walk of home. This aims to improve the vibrancy of local areas where all daily needs can be met near home.

Housing theme

A key theme within the discussion paper is the desire for housing to be more affordable and accessible, ideally leveraging transport and social infrastructure. The Discussion Paper notes a lack of housing diversity, which has led to a mismatch between supply and demand for different housing types. A key method to resolve this, highlighted in the discussion paper, is to include a full range of homes from single dwellings, granny flats, dual occupancies and townhouses, low rise through to high rise and larger mixed use developments.

To improve housing diversity, the following actions are relevant over the subject site:

- *increasing the proportion of multi-unit and higher density housing in accessible locations that are supported by infrastructure*
- *ensuring existing and new freestanding homes and medium density housing are connected to quality amenity, essential services and transport infrastructure*

The proposal is consistent with this action and will facilitate more homes that are within a highly accessible location, along with good amenities and supporting services essential for everyday living.

Inclusive places linked to infrastructure

This draft action essentially seeks to ensure that people can 'live local', with one of the methods being to link higher density housing around transport nodes where there are better active transport opportunities, along with the possibility for people to access services and amenities without leaving the area.

The proposal offers the Inner West Council the opportunity to be consistent with this theme and realise the benefits offered for future residents.

A METROPOLIS OF THREE CITIES – THE GREATER SYDNEY REGION PLAN

The Greater Sydney Region Plan provides a framework for the predicted growth in Greater Sydney. Key themes within this plan based on delivering a metropolis of three 30-minute cities which are a follow on from the ten directions envisioned by the Greater Sydney Commission. This vision is set out in the draft structure plan shown in Figure 10 below.

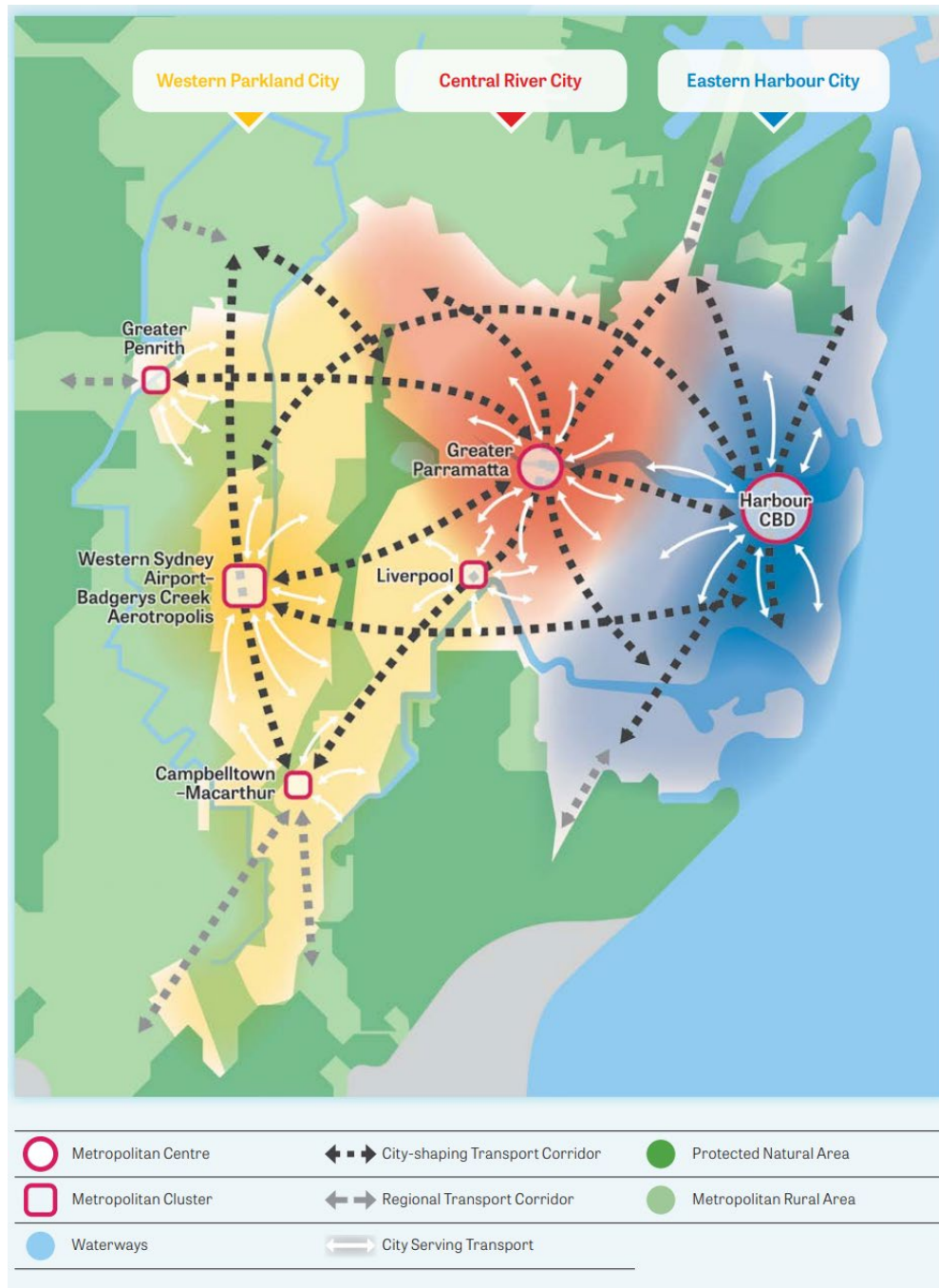


Figure 3: Extract from A Metropolis of Three Cities – the Great Sydney Region Plan March 2018

MINISTERIAL DIRECTIONS

Key ministerial directions are recorded below, with these to be considered in detail within the EIS.

DIRECTION	STRATEGIC ALIGNMENT
Infrastructure and collaboration	
1. A city supported by infrastructure	The site is located within close proximity to public transport, schools, essential services and entertainment offerings within and beyond the Norton Street Precinct. It is highly walkable and well serviced by public transport which provides local and regional connectivity. The inclusion of the site within PRCUTS Leichhardt Precinct confirms that the precinct is a desirable location for more homes, making more efficient use of infrastructure.
Liveability	
3. A city for people	An indicator of the success of this direction is whether there has been an increase in the number of people who can walk to local centres. The proposal achieves consistency with this direction by increasing the population within the Leichhardt Precinct, including the community, social, and employment benefits it offers.
4. Housing the city	The proposal is consistent with PRCUTS and more broadly work by the Inner West Council which have identified the Leichhardt Precinct as suitable for more housing.
5. A city of great places	The proposal will offer transformative change within an area requiring renewal, including a significantly enhanced ground plane, which delivers a pedestrian orientated environment and with a human scale. Refer to indicative concepts provided in the Urban Design Study for detail.
Productivity	
6. A well connected city	The proposal capitalises on its location within the Leichhardt Precinct and will contribute to more people living within an accessible environment with a variety of transport options, including active and public transport modes.
Sustainability	
8. A city in its landscape	Future development of the site can make a positive contribution to urban greening, including the enhancement of local canopy cover. This will provide local cooling benefits, in addition to supporting local biodiversity values. Together, this results in a much more liveable community, with exceptional amenity values.
9. An efficient city	The site is within walking distance of bus services. This accessibility to transport, jobs and services means that efficiency is increased.

DIRECTION	STRATEGIC ALIGNMENT
	Furthermore, as investment in public transport infrastructure continues, public transport use is expected to grow which reduces

EASTERN CITY DISTRICT PLAN

The Eastern City District Plan sets out the priorities and actions for this District, structured around the same key themes as presented in the Greater Sydney Region Plan. The importance of the Eastern City is relevant to the subject site, which incorporates Sydney CBD, North Sydney CBD, Barangaroo, Darling Harbour, Pyrmont, and more. Growing this Strategic Centre in terms of both jobs and housing is critical if the objectives of the District Plan are to be achieved.

The proposal seeks to deliver additional housing within a 30-minute city scenario. In reality however, the proposal is more aligned with newer concepts and will facilitate the delivery of the 15 minute city.

Expediting the delivery of housing brings more dwellings to the market, which drives prices down. Delivering more dwellings within shorter timeframes aims to respond to the current housing crisis in Sydney where scarcity has resulted in an affordable housing shortage. The proposal seeks to deliver housing to the market quickly and in a highly liveable location which is within the 15 and 30-minute city scenario.

In summary, the proposal will seek to deliver on the vision set forward in the Eastern City District Plan by:

- Increasing diversity of housing choice.
- Delivering housing to meet local housing targets.
- Expediting the delivery of new housing stock to ease the pressure of demand results in a generally more affordable housing product.
- Contribution to energy efficiency aims to deliver a development meeting environmental performance criteria.
- Reducing emissions by building environmental performance and lowering reliance on private vehicle travel. Focusing increased housing on the subject site which is highly accessible to local bus and train services means that future residents are more likely to walk, cycle and use integrated public transport systems.
- Supporting the PRCUTS Leichhardt Precinct that delivers both jobs and housing.

PLANNING PRIORITY	STRATEGIC ALIGNMENT
Infrastructure and collaboration	
1. Planning for a city supported by infrastructure	The site is located within close proximity to public transport, schools, essential services and entertainment offerings within and beyond the Norton Street Precinct. It is highly walkable and well serviced by public transport which provides local and regional connectivity. The inclusion of the site within PRCUTS Leichhardt Precinct confirms that the precinct is a desirable location for more homes, making more efficient use of infrastructure.
Liveability	
3. Providing services and social infrastructure to meet people's changing needs	The site is located within a precinct well serviced by existing services and infrastructure. This creates the context for more housing which delivers efficiency by providing more homes closer to essential social services and infrastructure over all life stages.
4. Fostering healthy, creative, culturally rich and socially connected communities	The proposal seeks to increase the density of housing within the Leichhardt Precinct. This expands the range of housing choices, opening up greater opportunities for a greater diversity of people to live within the Inner West. Likewise, being located within walking distance to a diversity of public transport services ensures that future residents are connected to other destinations, ensuring that social connectivity outside of the local area is achieved.
5. Providing housing supply, choice and affordability with access to jobs, services and public transport	The proposal increases housing supply within proximity to the Leichhardt Town Centre providing local jobs, services and entertainment offerings. In addition, the proposal also enhances public transport use through providing more people within a highly accessible location. Likewise, being on a strategic bus corridor, there is less need for people to drive, which contributes to a reduction in greenhouse gases.
6. Creating and renewing great places and local centres, and respecting the District's heritage	The proposal contributes to the renewal of the Leichhardt Precinct as envisioned by PRCUTS and various Inner West Council strategies. As shown within the attached urban design study, the proposal has applied a place making approach and respects heritage values within the conservation area.
Productivity	
10. Delivering integrated land use and transport planning and a 30-minute city	Located within the Leichhardt Precinct, the site is an ideal location for integrated land use and transport planning. Both the NSW Government and Inner West Council have recognised in their strategic work that areas within close proximity to town centres and with good public and active transport delivers improved lifestyle opportunities and overall quality of life than would otherwise be possible. The proposal clearly satisfies this priority.

PLANNING PRIORITY	STRATEGIC ALIGNMENT
11. Growing investment, business opportunities and jobs in strategic centres	The proposal increases the population within the PRCUTS Leichhardt Precinct. This contributes to activity within the centre and therefore supports its ongoing and long term viability.
Sustainability	
14. Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways	Future development of the site will include necessary measures to ensure that the water is appropriately treated, including meeting all pollution reduction targets. This will ensure that waterways that are far beyond the site are not impacted by the site's future development.
17. Increasing urban tree canopy cover and delivering Green Grid connections	A future development application will provide additional canopy cover and urban greening. This will enhance cooling of the local environment, in addition to providing valuable habitat which enhances overall biodiversity in the area.
18. Delivering high quality open space	As shown in the concept plan submitted with this proposal, the proponent seeks to provide a high quality and people focused design of the public domain.

In summary, this proposal seeks to deliver on the vision set forward in the Central City District Plan by:

1. Increasing diversity of housing choice to deliver the 30-minute city.
2. Delivering housing to meet strategic housing supply targets.
3. Contribution to energy efficiency through aims to deliver a development that meets environmental performance criteria.
4. Reduced emissions through both building environmental performance and reducing reliance on private vehicle travel. Focusing increased housing on the subject site which is highly accessible to public transport means that future residents are more likely to walk, cycle and use integrated public transport systems.
5. Consolidating the role of the Leichhardt Precinct as a dynamic place with an appropriate balance of housing, jobs and services.

PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION STRATEGY

The Parramatta Road Corridor Urban Transformation Strategy (2016) identified areas that will be the focus of growth and change along the Parramatta Road corridor. The

Strategy indicated that the numbers of people living in these areas is expected to rise with 27,000 new homes over the next 30 years. The population increase in these areas is 3.2 percent of Sydney's overall expected population growth of 1.6 million.

PRCUTS identified eight precincts from Camperdown in the east to Granville in the west and sought to revitalise a corridor dominated by traffic to one with better opportunities for housing, economic activity and social infrastructure. In doing so, it seeks to revitalise an important spine that connects Parramatta in the west to the Sydney CBD in the east. Overall, the strategy was based on a rapid bus corridor along Parramatta Road, which provided connectivity to heavy rail and other destinations. However, in recent years, opportunities within the PRCUTS area have been enhanced beyond original expectations due to the delivery of the Sydney Metro West.

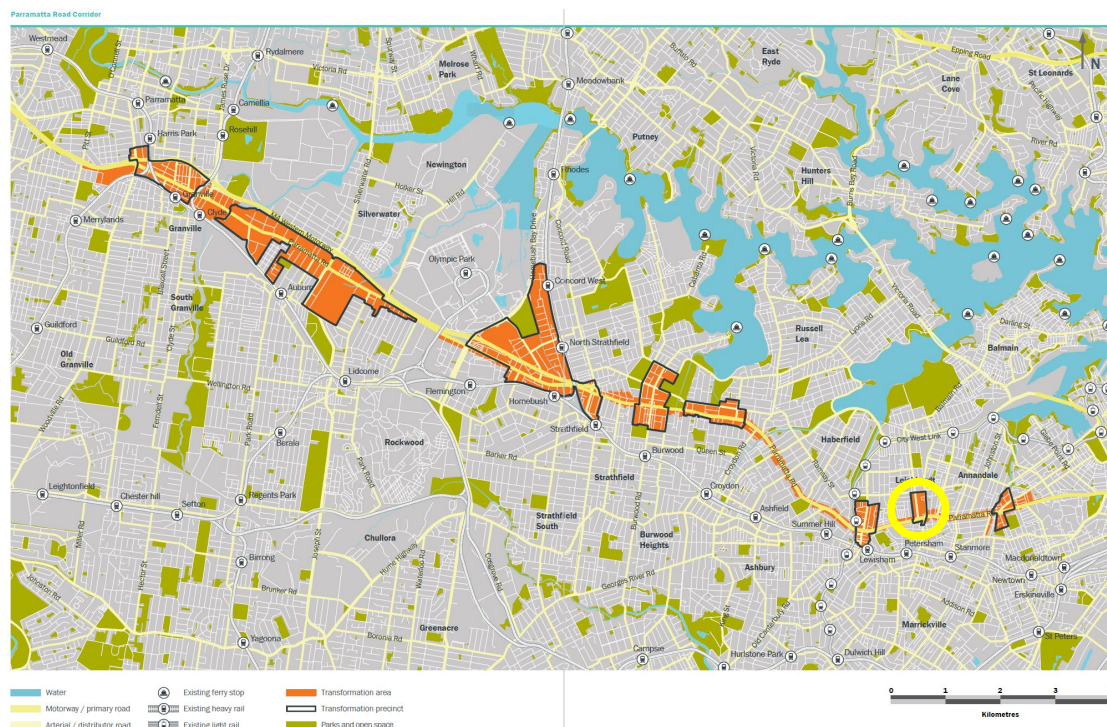


Figure 4 The Parramatta Corridor Urban Transformation Strategy area, with the Leichhardt Precinct identified within the yellow circle. (NSW Government)

Leichhardt Precinct

The Strategy identifies the Leichhardt Precinct as an urban renewal precinct for future growth given its existing urban structure and very good access to public and active transport and employment opportunities currently in the Sydney CBD and more broadly the metropolitan region.

The vision of the precinct is as follows:

Leichhardt Precinct will be a vibrant mixed use entertainment precinct visited



by people from all over Sydney, with retail and residential opportunities creating a rejuvenated and active Norton Street and Parramatta Road.

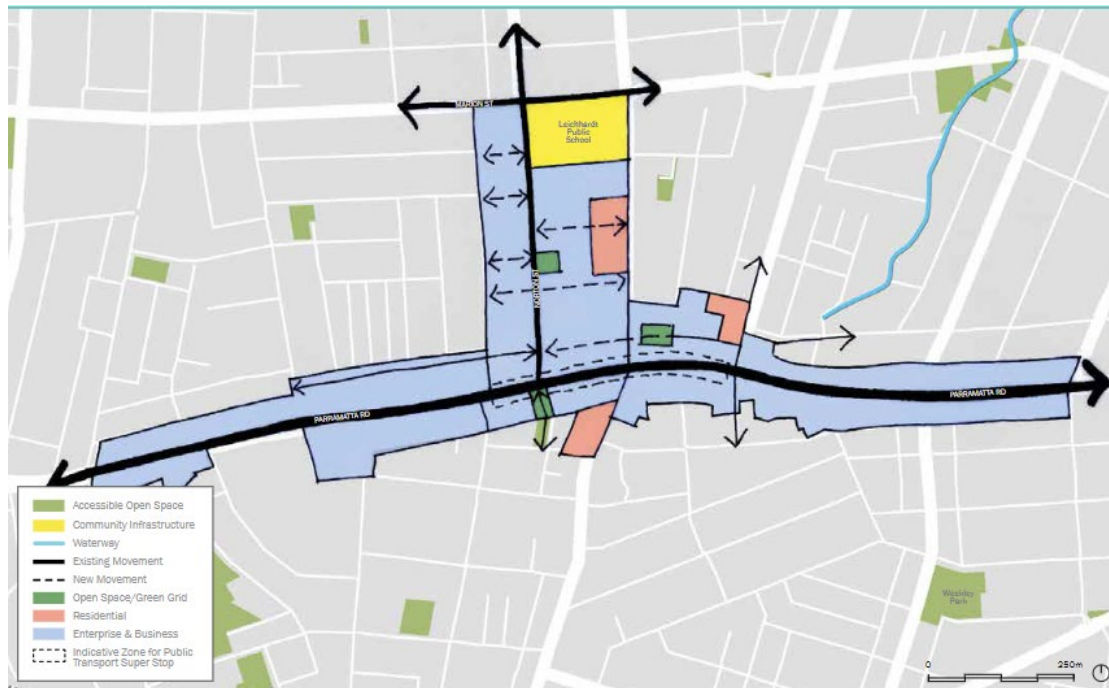


Figure 5 The Leichhardt Precinct (NSW Government)

The proposal is consistent with the vision of PRCUTS for the Leichhardt Precinct. A complete assessment of PRCUTS will be included within the EIS.

LEICHHARDT COUNCIL LSPS

The LSPS is an important strategic document of Council that provides a vision to 2040, guiding land use and infrastructure decisions. It provides more detail than the Region and District Plan, essentially translating the higher order strategic infrastructure, liveability, economic and environmental pillars into local actions. In doing so, it seeks to provide a Council wide guide that supports the delivery of community expectations, and government initiatives, in a manner that respects the desired future character.

The LSPS will be considered within the EIS, noting that its planning outcomes have in some cases been superseded by more recent strategies including Our Fairer Future.

LEICHHARDT LOCAL HOUSING STRATEGY

The Housing Strategy shows how Council can plan for and deliver housing for the local community. It includes housing targets and supports the LSPS. Council has progressed its PRCUTS plan for the Stage 1 area of the Leichhardt Precinct, which does not include the subject site. More recently Council published “Our Fairer Future”

which also includes new planning provisions within the Leichhardt Precinct, including the subject site.

The Housing Strategy will be considered within the EIS.

OUR FAIRER FUTURE

Inner West Council in May 2025 adopted its new plan for Housing within the Inner West. This plan supersedes earlier plans within the LSPS and the Housing Strategy. The plan provides the vision and toolkit of Inner West Council to create more housing in response to the housing crisis gripping NSW.

The draft Plan has not received a Gateway Determination; however it does provide a baseline vision moving forward which is relevant to this project.

The table below summarises Our Fairer Future with regard to the existing planning framework and PRCUTS. Whilst Council has prepared PRCUTS planning proposal for part of the Leichhardt Precinct, this does not include the subject site.

	Zone	Heritage	FSR	Height	Bonus FSR	Bonus Height
Inner West LEP 2022	E1 Local Centre	HCA	1:1	N/A	Area 1	N/A
PRCUTS	E1 Local Centre	HCA	3:1	23m	N/A	N/A
Draft Our Fairer Future	E1 Local Centre	HCA	3:1	23.3m	N/A	N/A

Our Fairer Future will be considered in the EIS.

6. COMMUNITY ENGAGEMENT

All engagement will be undertaken in a manner consistent with [*Undertaking Engagement Guidelines for State Significant Projects*](#).

A walk on country was held on 13 May 2025 with Aunty Pamela Young, Uncle Robert Young and Wandihnu Ashleianne Wymarra. The outcomes of this engagement will inform the evolving project design. All engagement outcomes, including Connecting with Country will form part of the EIS.

Following the submission of the Scoping Report, there will be a Planning Focus Meeting on 3 June 2025.

7. PROPOSED ASSESSMENT OF IMPACTS

The following are the potential social, economic and environmental impacts preserved from the proposed development.

Social impacts

- The proposed development includes street activation on Parramatta Road as well as the upgrading of the Northern Laneway to the rear of the site. This provides a pedestrian access to the site and with redevelopment of the council carpark, provides a dedicated shared lane connecting Hay and Redmond Streets.
- More people benefit from living close to public transport node, allowing easier and faster connections to across the city.
- The site is located near the important Norton Street centre, providing local services, jobs and entertainment.
- The proposal will increase the number of in-fill affordable housing within Leichhardt and the Inner West more generally.
- The proposed development contributes to housing diversity within the Leichhardt through the provision of multiple forms of housing and sizes that are limited in supply.
- The development will provide an attractive architectural building within the Leichhardt Precinct.

Economic impacts

- The proposed development will provide significant benefits including jobs throughout the construction and operations of the building and supporting commercial floor space.
- The proposal will provide quality retail space within the Leichhardt Precinct and will assist in supporting additional jobs.
- Generates both temporary and permanent jobs during the construction and operation of the development.

Environmental impacts

- The proposed development will not have any adverse impacts to any ecological species which will be confirmed by a future BDAR waiver.

8. CONCLUSION

This Scoping Report has been prepared to outline details for a SSD project, identified with the SSD Declaration Order (No.4) 2025.

The report discusses relevant planning controls and concludes that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents. Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Having regard to the benefits of the proposal and considering the absence of adverse environmental, social or economic impacts, the application is submitted to the Department of Planning, Housing and Infrastructure in requesting an industry-specific SEARs to be issued for an In-fill affordable Housing development at 307-315 Parramatta Road, Leichhardt.