
MEMORANDUM

TO • Lauren Templeman (Department of Planning & Environment)
FROM • Steve Roseland (Innerwest Council)
SUBJECT • ADDITIONAL INFORMATION FOR ANNANDALE
CONSERVATION AREA EXTENSION PLANNING PROPOSAL

Section C – Environmental, social and economic impact

Q9. Has the planning proposal adequately addressed any social and economic effects?

Council's consultants, both Godden Mackay Logan and NBRS, have identified that extending the Annandale Conservation Area will allow Council to preserve urban form where it contributes to heritage significance and facilitate development, including alterations and additions, that is not only sympathetic but compliments and reflects the scale of existing buildings and local streetscape.

It is expected that this will have a positive impact upon encouraging social cohesion amongst both existing and future residents.

The proposed LEP amendment does not anticipate any economic effects. The planning proposal does not include a rezoning of any property and all LEP and DCP planning controls that currently apply to subject sites will remain unchanged.

Alongside the proposed extension to the Annandale Conservation Area Council is currently finalising Leichhardt LEP Amendment No.13. This amendment provides for increases in floor space ratio (FSR) within the General Residential (R1) zone.

Approximately 340 properties which are part of the Annandale Conservation Area extension are zoned General Residential (R1).

Lot size	Number of properties	FSR increase
0-149.9 sqm	75 (22.06%)	0.3:1
150-299.9 sqm	203 (59.7%)	0.2:1
300-449.9 sqm	38 (11.18%)	0.1:1
450+ sqm	24	No increase

As a result of the FSR LEP amendment almost 93% of the properties zoned R1 within the proposed extension to Annandale Conservation Area shall see an increase in floor space ratio from 0.1:1 to 0.3:1 on top of the existing 0.6:1 within the suburb of Annandale.

That amendment shall allow landowners greater flexibility and additional floor space to encourage alterations and additions which are of a size and bulk similar to existing structure and streetscape while allowing for any economic benefits that may flow from that building activity resulting in capital expenditure and jobs.