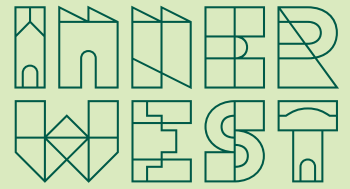


Summary of North Ashfield Urban Design Study and Recommendations



In April 2020 the Inner West Council began a series of locality based urban design studies to better understand what changes needed to be made to the existing planning controls to accommodate the housing targets set by NSW State Government for the Inner West Council area.

Purpose

The uplift area of North Ashfield was identified in the adopted Local Housing Strategy (LHS) 2020 and the Local Strategic Planning Statement 2020 as an area able to accommodate additional housing growth in the short – medium term. The LHS identified North Ashfield as an investigation area given its function as an existing local centre, proximity to Ashfield train station, and access to services and active transport links.

The LHS anticipates the Ashfield will grow to accommodate an additional 2,428 new dwellings over the next ten years, of which half (1,214) will be located within the North Ashfield precinct. Changes to existing planning controls are needed deliver 353 of those dwellings.

The North Ashfield Urban Design Study establishes the evidence-base for changes to planning controls in a future amendment to the Inner West Local Environmental Plan and Development Control Plan needed to facilitate housing growth around in the study area with positive urban design outcomes that reflect the place-based character of the North Ashfield precinct.



Figure 1: Artist's illustration looking south-east along Elizabeth Street at the intersection of Alt Street showing how new buildings and public domain upgrades could look in the area

Vision and key aims

The vision for North Ashfield is for it to continue to be a residential neighbourhood that delivers a range of housing types within walking distance of the Ashfield Town Centre and train station.

It will have community infrastructure at its heart and recreation facilities on its edges. Green streets and landscaping on both private and public land will provide a comfortable environment for all to enjoy. Local retail will be concentrated around the station, providing day-to-day services to residents and active streets which extend up to connect institutions and schools at the centre of the precinct. This activation will remain secondary in scale and intensity to the rest of the Ashfield Town Centre, located south of the rail line.

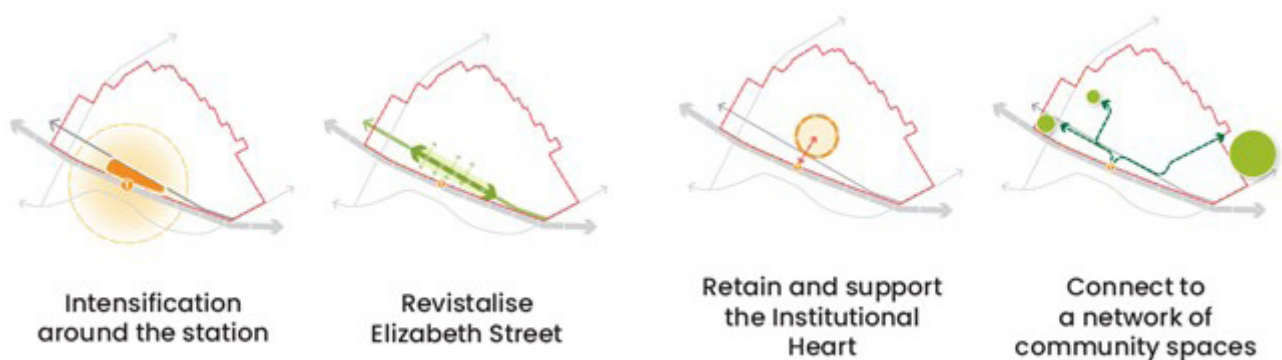


Figure 2: Key aims for North Ashfield

Key Recommendations

The study includes a set of recommended planning controls to facilitate this housing growth through sensitive infill development. The recommendations include changes to the Inner West Local Environmental Plan and Development Control Plan. The illustrative masterplan for the study provided below details the main changes proposed including:

Land use zoning

- Rezoning selected areas generally between the train line and Elizabeth Street to R4 – High Density Residential including Nixon Avenue, Alt Street and Frederick Street
- Extending the Zone B2 – Local Centre zone west along Bland Street and east on Wood Street

Floor space ratio (FSR)

- Increasing the floor space ratio of selected areas between the train line and Elizabeth Street including Wood Street, Nixon Avenue, Alt Street and Frederick Street
- Increasing the floor space ratio of one selected site on the northern side of Elizabeth Street at the corner of Alt Street

Height of building

- Increasing allowable building heights to 8-storeys on sites south of Elizabeth Street between Bland Street and Alt Street
- Identifying two key sites where allowable building heights could be increased to 10-storeys; on the eastern side of Bland Street and on the existing Club Ashfield site
- Transitioning to lower 5-storey building heights for the proposed opportunity sites west of Alt Street

Other recommendations

- Revitalising the commercial core of North Ashfield centred around Charlotte Street and Elizabeth Street through increased ground level commercial activity and improvements to the public domain
- Expanding mixed-use zones along Elizabeth Street and Wood Street to encourage greater street activation
- Improving the public realm for pedestrians through increased tree canopy cover and public domain upgrades
- Identifying the location of future open space on the corner of Elizabeth Street and Bland Street
- More deep soil zones in the North Ashfield town centre
- Sensitive redevelopment near heritage items and conservation areas including preserving important views to St Vincent's Presbytery
- Identifying additional housing capacity elsewhere in North Ashfield which could be targeted for longer-term growth but does not form part of the planning control recommendations in this study

Figure 3: Illustrative conceptual masterplan – showing proposed areas of change

