Below are **general submission points** community members can use as a foundation for their objections to the Inner West Council’s draft Local Environmental Plan (LEP) - Our Fairer Future. Please look at the plans and talk to Council about your specific location and personalise your submission.

**It is also important to include your thoughts on aspects of the LEP that you like.**

**Please make a submission and complete the online survey.**

### **Rezoning Won’t Deliver Affordable Housing**

* The claim that more supply will bring down prices isn’t backed by real-world data. Developers build when prices are high - *not* when they’re affordable.
* Only 2% of new housing will be deemed "affordable," and even that is temporary (15 years), and still set at 80% of market rent - well above what many can afford.
* The LEP risks replacing truly affordable older dwellings with expensive new ones, leading to a **net loss** of affordable housing.
* **Ask:** Council should set much stronger affordable housing targets (e.g. 30%, in perpetuity), and protect older, existing affordable homes from being demolished.

### **Parking Is Not Adequately Planned For**

* The draft LEP limits car parking for new developments to unrealistic levels (e.g. zero spaces for studios, 0.4 for two-bedroom units).
* This doesn’t reflect how people actually live in Sydney, where many residents still rely on cars - especially families, shift workers, and people needing to travel outside of peak corridors.
* The policy will increase pressure on already limited on-street parking and reduce accessibility for existing residents and visitors.
* **Ask:** Increase flexibility in parking requirements and plan for additional off-street parking around new developments.

### **The Plan Ignores Years of Community Input**

* The draft LEP disregards the extensive community consultation that informed the 2022 LEP.
* Promises to fairly spread new development across the Inner West have been broken - Marrickville and a few other suburbs are now bearing the brunt.
* **Ask:** Rebalance development targets across all 25 suburbs in the LGA, and engage genuinely with residents before finalising the LEP.

### **Unfair Burden on Marrickville and Dulwich Hill**

* Marrickville and Dulwich Hill make up just 20% of the land area of the Inner West but are being allocated 38% of all new housing growth.
* This is not a fair share - it creates "sacrifice zones" and places undue strain on local infrastructure and services.
* **Ask:** Spread new housing targets more evenly across the whole Inner West.

### **No Strategy for Congestion or Parking**

* The draft LEP offers no solutions for managing traffic on already congested roads (e.g. Illawarra Rd, Marrickville Rd, Princes Highway).
* It also fails to address the parking needs of new residents, which will worsen congestion and affect town centre access.
* **Ask:** Plan for traffic impacts and require adequate parking in new developments to avoid overflow into surrounding streets.

### **Loss of Local Character and Heritage**

* The LEP risks demolishing period and heritage buildings across town centres and neighbourhoods.
* Areas recently nominated as Heritage Conservation Areas are now included in uplift zones, such as Silver St, The Warren and Moncur St
* While facade protections are proposed for some areas (e.g. parts of Marrickville Rd), similar protections are needed elsewhere (e.g. Illawarra Rd) or these areas will turn into soulless corridors of high-rise buildings.
* **Ask:** Expand heritage protections, and avoid rezoning areas that contribute to the historic and cultural identity of Marrickville and surrounding suburbs.

**Need for More Open Space**

* Higher density development means more people using limited green space.
* **Ask:** Commit to delivering more high-quality public parks, community spaces, and greenery to support increased population density.

**Loss of green canopy and deep soils from backyards**

* Removal of green space, large trees and deep soils from existing front and backyards.
* Replacement of existing front and backyard green space with non-permeable grey surfaces increasing stormwater runoff and urban heat effect.
* **Ask:** All new builds to include green space with large trees and permeable surfaces.

**Sustainability measures to be made mandatory and above BASIX controls**

* Developers should not be rewarded for including sustainability improvements above BASIX as these should be mandatory.
* Very unlikely that increased sustainability measures will be retrofitted to new builds.
* **Ask:** All new builds should include solar panels, batteries, green roofs, and separate grey water systems.

**Lack of Infrastructure Planning**

* Health services, eg, childcare, aged-care, already struggling with current population.
* No new sporting fields, community halls.
* **Ask:** Infrastructure planning to occur before rezoning.