Urban Taskforce
AUSTRALIA

28 October 2026

Ms Simone Plummer
Director Planning
Inner West Council
PO Box 14
PETERSHAM NSW 2049

Sent to: planning@innerwest.nsw.gov.au

Dear Ms Plummer

Inner West Draft Our Fairer Future Stage 2 Plan

I write in response to the public exhibition of the Inner West Draft *Our Fairer Future Stage 2 Plan*.

Urban Taskforce Australia appreciates the goal of Inner West Council to support a mix of land uses (residential, commercial, recreational, and community) and a diversity of dwelling types within walking distance of metro, heavy and light rail stations, and centres through the *Our Fairer Future Plans Stages 1 and 2*.

These plans, however, must not result in less housing supply than has been proposed under the State-led transport-oriented development (TOD) and low and mid-rise housing (LMR) policies, which aim to increase the number of homes in well-connected and well-serviced areas.

Council stated in its Blue Book for the Stage 2 plan that:

> *"Since Our Fairer Future Plan 1 was adopted, Council has exhibited the draft Inner West Development Control Plan (DCP) and draft Inner West Affordable Housing Policy. These documents will support the delivery of Our Fairer Future Plan 1 and will ultimately also apply to Our Fairer Future Plan 2."*

However, Urban Taskforce has raised concerns previously about both the Inner West draft DCP (26 June 2026) and the Affordable Housing Policy (9 June 2026), on the basis that they could result in a restriction of housing supply and/or a reduction in development feasibility.

Over-prescriptive controls for lot design, local character, deep soil requirements, solar access, and heritage are not conducive to supporting and encouraging new housing.

Affordable housing settings could also create unnecessarily barriers for development, at a time when the industry is facing significant economic and logistical challenges.

Council's **2%** in-perpetuity affordable housing contribution, which will move to **3% after 3 years**, across all privately owned land in upzoned areas potentially undermines project feasibility. Higher affordable housing rates of **10%** on any additional proposed floor space, or **7.5%** all residential floor space for a building not already zoned for residential development will further reduce feasibility.

Urban Taskforce Australia believes that Council should be more pragmatic in setting its controls and look to use them to facilitate future development within the LGA rather than to restrict it.

Area adjacent to Hawthorne Light Rail Station

In relation to the area adjacent to the Hawthorne light rail station Urban Taskforce members have questioned the proposal to rezone several houses to increase open space.

The precinct is already located in the LMR housing area and allows for redevelopment (where sites are suitable and become available) in an area that already has good access to amenity including transport, shopping areas, and open space.

The proposal to rezone for further open space does not appear to be based upon any detailed social needs analysis, which would have included an objective based assessment of the cost versus benefit of such a proposal.

Removing 12 houses for the purposes of expanding open space is at odds with the intent of increasing density in this accessible location.

Conclusion

The Inner West is a vibrant, ever-changing community that should be focused on accommodating future growth and improvement for its current and prospective residents.

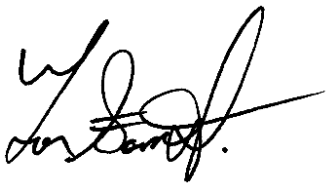
Increasing housing supply should be key focus of the Our Fairer Future Stage 2 Plan to facilitate new housing delivery and accommodate new homebuyers who want to live in the LGA.

This might require a revisiting of existing controls that could serve to undermine project feasibility and the delivery of new housing supply.

We encourage Inner West Council to be pragmatic in the implementation of the *Our Fairer Future Stage 2 Plan*, to meet the growing demand for housing within the LGA.

Should you wish to discuss any aspect of this submission further, please call our Policy and Economics Analyst, William Hughes on 0418-286-530 or via email at willl@urbantaskforce.com.au

Yours sincerely



Tom Forrest
Chief Executive Officer