



PLANNING PROPOSAL

CANADA BAY LOCAL ENVIRONMENTAL PLAN 2008

(AMENDMENT NO. 2 - STRATHFIELD TRIANGLE)

AUGUST 2010

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Introduction

This Planning Proposal explains the intended effect of, and justification for, the proposed Canada Bay Local Environmental Plan 2008 - Strathfield Triangle. It has been prepared in accordance with section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the relevant Department of Planning Guidelines including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

The area known as the Strathfield Triangle was included as a "deferred matter" in the Canada Bay Local Environmental Plan 2008 (LEP) due to ongoing litigation at the time of the preparation of the LEP.

A review of the zoning and LEP standards that apply to the Strathfield Triangle has been undertaken and it is intended to repeal the Concord Planning Scheme Ordinance 1969 and include the revised standards for the Strathfield Triangle in the Canada Bay LEP.

This Planning Proposal addresses matters that are intended to be included in the Local Environmental Plan. More detailed planning matters will be guided by a revised Development Control Plan for the precinct.

Site Identification

The subject site is the same area currently identified as a deferred matter in the Canada Bay Local Environmental Plan 2008.



Figure 1: Aerial photograph of land affected by Planning Proposal (site outline in red).

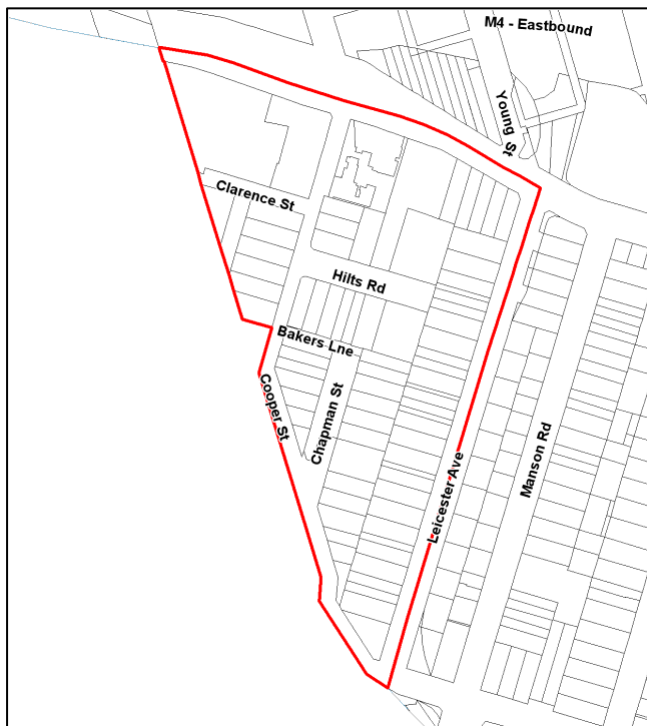


Figure 2: Block plan of land affected by the Planning Proposal (site outline in red).

Part 1 - Objectives & Intended Outcomes

This section will outline the objectives or intended outcomes of the Planning Proposal. The objectives are to:

1. Include the Strathfield Triangle in the Canada Bay Local Environmental Plan 2008;
2. To identify land for acquisition to:
 - a. improve access into and through the precinct; and
 - b. enable the provision of a public park that is publicly accessible;
3. To remove local heritage affectations that are contrary to the designation of the precinct as an area for urban renewal;
4. To facilitate additional dwellings in a location that is centre based and close to public transport;
5. To improved urban design outcomes.

Part 2 - Explanation of Provisions

Current Zoning/Planning Controls in Concord Planning Scheme Ordinance, 1969

The key controls in The Concord Planning Scheme Ordinance 1969 are summarised in Table 1 below.

Table 1 - Key CPSO Controls:

CPSO Provisions	Relevance to LEP
Objectives of Zone No. 10(b) - Enterprise Area. 61G. (1) The objectives of Zone No. 10(b) - Enterprise Area are: (a) to permit development to be carried out for residential, commercial and recreational purposes and for the purpose of community facilities which will crease economic and social benefits for the Municipality of Concord; and (b) to provide for a range of residential accommodation in a landscaped and integrated environment; and (c) to provide for effective landscaped transition areas between varying land uses to permit development to be cohesively linked and compatibly integrated; and (d) to provide compatible housing opportunities with a mix of commercial, retail and recreational uses while providing a high standard of residential amenity; and (e) to provide and encourage transport linkages between the site, the locality and the wider region; and	The 10(b) Enterprise Area zone is to be replaced with a R4 High Density Residential zone from the standard instrument. It is intended to utilise the objectives of the R4 High Density Residential zone from the Standard Instrument. Clause 61G of the Concord Planning Scheme Ordinance 1969 will not be included in the draft LEP.

(f) to provide for the retail and personal service needs of residents and employees of the area without conflicting with the primarily residential and commercial nature of the zone; and (g) to permit the development of employment opportunities associated with business and commercial activities; and (h) to create a park-like environment emphasising the integration of all buildings, structures and landscaped areas with strong visual and aesthetic appeal. (2) Despite any other provision of this Ordinance, the Council must not grant consent to the carrying out of development on land within Zone No. 10(b) unless the Council is of the opinion that the carrying out of development is consistent with the objectives of the zone.	
Development of certain land in Strathfield 61H (1) Land to which this clause applies. This clause applies to land bounded by Leicester Avenue, Parramatta Road and the Main Northern Railway line, Strathfield, as shown edged heavy black on sheet 1 of the map marked "Concord Local Environmental Plan No. 110" deposited in the office of the Council. (2) Definition. For the purpose of this clause, development precinct means an area of land edged heavy black and identified by the letter "A", "B", "C", "D", "E", "F", "G" or "H" on the map marked "City of Canada Bay Local Environmental Plan No. 4" deposited in the office of the Council.	A consequence of the removal of the floor space ratio standards that apply within the Strathfield Triangle is that the precincts are no longer necessary. This clause will not be included in the draft LEP. The application of floor space ratio standards has proved problematic due to fragmented land ownership. The concept that floor space ratio was to apply across an entire precinct has resulted in difficulty managing the distribution of floor space for individual sites. Density will be managed by building envelope controls such as height, setbacks and the application of SEPP 65 principles.
(3) Comprehensive development applications. The Council must not grant consent to a development application (other than a comprehensive development application) relating to land within a development precinct unless: (a) there is in force in respect of the development precinct a development consent for a comprehensive development application; and (b) the Council has taken that consent into consideration. (4) A comprehensive development application required by this clause is a development application that makes development proposal relating to the whole of the land within a development precinct. (5) Exceptions. Subclause (3) does not prevent consent being granted to a development application if: (a) the Council has adopted a development control plan that provides comprehensive design criteria for the development precinct within which the development to which the development application relates will be carried out; or	The Comprehensive Development Application provisions of the CPSO have not been relevant since the adoption of the Strathfield Triangle Development Control Plan. This clause will not be included in the draft LEP.

(b) the development to which the development application relates is for the purpose of providing public infrastructure, utility installations or public facilities. (6) Interim development. Subclause (3) does not prevent consent being granted to a development application if the Council is satisfied that the carrying out the development to which the development application relates will not prevent the future development, in accordance with a comprehensive scheme, of the development site on which the proposed development will be carried out and the proposed development is any one or more of the following: (a) a new land use that is allowed to be carried out with consent on the land on which it is proposed to be carried out but does not include the erection of any building, (b) a use of a building or work of the same kind as was being lawfully carried out when Concord Local Environmental Plan No. 110 commenced, (c) minor alterations or additions to any building or work situated on the land on which it is proposed to be carried out, (d) development that will be carried out on a property for the purpose of restoring, conserving or maintaining a heritage item, (e) any other development that the Council is satisfied is of a minor or temporary nature.	
(7) Heritage significance. When determining a development application for land to which this clause applies, the Council must consider the impact of the proposed development on the heritage significance of heritage items on the land to which this clause applies, whether or not the heritage items are the subject of a development application.	All heritage items are to be removed from the Strathfield Triangle. Some items have been demolished and the cartilage of the remaining items will be compromised by the scale of development contemplated in the precinct. This clause will not be included in the draft LEP.
(8) Comprehensive development applications referred to the Director. Except as provided by subclause (9), where the Council receives a comprehensive development application - (a) it must, within 7 days of its receipt, forward a copy of the application to the Director; and (b) it must not grant consent to the application unless it has taken into consideration any views of the Director that are received within 28 days of the date on which the copy of the application was forwarded to the Director. (9) Comprehensive development applications are not required to be referred to the Director in cases where a development control plan that establishes comprehensive design criteria for the precincts has been prepared and adopted	The Comprehensive Development Application provisions of the CPSO have not been relevant since the adoption of the Strathfield Triangle Development Control Plan. This clause will not be included in the draft LEP.

by the Council. (10) Development control plans to be referred to the Director. When the Council gives notice of a draft development control plan that establishes comprehensive design criteria for the precincts, the Council should forward a copy of the draft development control plan to the Director.	
(11) Consent must not be granted for development within a development precinct if it would result in the ratio of the total gross floor area of all buildings within the development precinct to the area of the development precinct being greater than: (a) 2.4:1 for Precinct A, and (b) 2.0:1 for Precinct B, and (c) 2.5:1 for Precincts C, E, F, G and H, and (d) 2.2:1 for Precinct D.	It is intended to remove the Floor space ratio standards that apply in the Strathfield Triangle. The application of floor space ratio standards has proved problematic due to fragmented land ownership. The concept that floor space ratio was to apply across an entire precinct has resulted in difficulty managing the distribution of floor space for individual sites. This clause will not be included in the draft LEP.
Interpretation of "site" in the matter relating to Zone 10(b) in the Table to clause 23, and in clauses 61I (4) and 61J(4) 61K. In the matter relating to Zone No 10(b) in the Table to clause 23, and in clauses 61I(4) and 61J(4), site means: (a) in relation to a development that relates to land in the area bounded by Parramatta Road, Leicester Avenue and the Main Northern Railway line, Strathfield - the whole of the area bounded by Parramatta Road, Leicester Avenue and the Main Northern Railway Line, or (b) in relation to a development that relates to land in the area bounded by Parramatta Road, Powells Creek, Allen Street, George Street, Hamilton Street East and the Main Northern Railway Line, North Strathfield - the whole of the area bounded by Parramatta Road, Powells Creek, Allen Street, Hamilton Street East and the Main Northern Railway Line, North Strathfield.	Clause 23 (the land use table) and clauses 61I and 61J will not be retained in the draft LEP as the calculation of site area will be carried out in accordance with clause 4.5 of the standard instrument. Accordingly this clause will not be included in the draft LEP.

Proposed amendment to Canada Bay Local Environmental Plan 2008

Canada Bay LEP 2008	Additional and Amended Clauses
Schedule 1 - Additional Permitted Uses	
17 Use of certain land in the Strathfield Triangle, Strathfield	(1) This clause applies to land at SP 70046, Lot 501 DP 1052998, Lot 2 DP 1132365, SP 81539, Lot 100 DP 1124636, Lot 3 DP 433422, Lot 1 DP 1098443, Lot 2, DP 1098443, Lot 3 DP 1084519, Lot 4 DP 1084519, Lot 1 DP 315233, Lot 2 DP 315233, Lot E DP 309091, Lot 2 DP 1105697, Lot 1 DP 136337, Lot 1 DP 924827, Lot 2 DP 1059530, Lot 8 DP 4072. (2) Development for the purpose of retail premises and business premises on the ground floor of residential flat buildings are permitted with consent.
Associated Maps	• Land Zoning map • Height of building Map • Floor Space Ratio Map • Heritage Map • Land Reservation Acquisition Map • Lot size Map

Part 3 - Justification

Section A - Need for a planning proposal

Is the planning proposal a result of any strategic study or report?

The Strathfield Triangle is a "deferred matter" in the Canada Bay Local Environmental Plan 2008. The Concord Planning Scheme Ordinance, 1969 and Concord Local Environmental Plan No. 103 (Heritage) continue to apply to the land. The Planning Proposal will enable these documents to be repealed and revised standards included in the Canada Bay LEP.

This planning proposal is supported by a draft Development Control Plan, draft Public Domain Plan and draft s. 94 Contributions Plan.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Following discussions with the Department of Planning, it is considered that a Planning Proposal is the best means of integrating the controls for the Strathfield Triangle into the Canada Bay LEP.

Department of Planning Circular No. PS06-005 - Local Environmental Plan Review Panel

The Department of Planning's current position on LEP amendments, such as the type described in this Planning Proposal, requires that the range of matters in the *Department of Planning Circular No. PS06-005 - Local Environmental Plan Review Panel* area be addressed. The Circular requires Council to address "LEP Pro-forma Evaluation Criteria - Category 1: Spot Rezoning LEP" when notifying the Director-General of its decision to prepare an LEP. This is addressed in Table 2 below.

Table 2 - LEP Pro-forma Evaluation Criteria - Category 1: Spot Rezoning LEP.

Department of Planning Criteria	Council Response
<i>Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800 metres of a transit node)?</i>	Yes. The Strathfield Triangle is located within 800m of Strathfield Train station.
<i>Will the LEP implement studies and strategic work consistent with State and regional policies and Ministerial (section 117) directions?</i>	Yes. The Planning Proposal is consistent with State and regional policies and Ministerial (section 117) directions (see Table 6).
<i>Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?</i>	Yes. The Strathfield Triangle is bordered by Parramatta Road, a nominated strategic corridor. The Planning Proposal supports the Metropolitan Strategy which aims to focus development within existing urban areas near centres and corridors, close to public transport.
<i>Will the LEP facilitate permanent employment generating activity or result in a loss of employment lands?</i>	There will be no loss in employment lands as defined in the <i>draft Inner West Subregional Strategy</i> (Category 1 and 2).
<i>Will the LEP be compatible/complementary with</i>	The Strathfield Triangle has been identified as an urban renewal area for many years pursuant to the existing Concord Planning Scheme Ordinance and the Development Control Plan. The proposed residential use of the land

<i>surrounding land uses?</i>	will be compatible/complementary with the surrounding land uses.
<i>Is the LEP likely to create a precedent; or create or change the expectations of the landowner or other landholders?</i>	No. The precinct is located in proximity to a train station and increased densities in this location are consistent with the expectations of the landholders.
<i>Will the LEP deal with a deferred matter in an existing LEP?</i>	Yes. The LEP relates to a deferred matter in the Canada Bay LEP 2008.
<i>Have the cumulative effects of other spot rezoning proposals in the locality been considered?</i> <i>What was the outcome of these considerations?</i>	No other spot rezonings are currently proposed in the immediate vicinity. Therefore, there will be no adverse cumulative impacts as a result of the LEP amendment.

Is there a net community benefit?

It is intended that the Planning Proposal will deliver a net community benefit. The community benefits include:

- new public park;
- new roads and lanes to facilitate improved access throughout the precinct;
- resolution of heritage conflicts; and
- an enhanced transport orientated development.

Section B - Relationship to strategic planning framework

Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

The Planning Proposal is consistent with the aims, objectives and provision of the Metropolitan Strategy (as supported by the *draft Inner West Subregional Strategy*). Table 3 below shows its consistency with the key directions of the *draft Inner West Subregional Strategy*.

Table 3 - Consistency with draft Inner West Subregional Strategy Key Directions:

Key Direction	Statement of Consistency
<i>Support and differentiate the role of strategic centres</i>	Increased residential densities for the Strathfield Triangle will support the Strathfield Town Centre.
<i>Protect employment lands and the working harbour</i>	The Planning Proposal does not seek to alter employment (industrial) lands.
<i>Promote Parramatta Road as an Enterprise Corridor</i>	The precinct has a frontage to Parramatta Road. Whilst the Planning Proposal does not recommend the use of the Enterprise zone on this site, mixed use development on Parramatta Road will be facilitated by the LEP.
<i>Improve housing choice and create liveable and sustainable communities</i>	The Planning Proposal and associated Development Control Plan will increase housing choice within the Strathfield Triangle and seek to deliver a sustainable community with good access to services and public transport.
<i>Manage traffic growth and local</i>	Locating increased residential densities in close proximity to public transport

<i>travel demand</i>	nodes is an appropriate strategy to ensure that available public transport is utilised.
<i>Protect and promote recreational pursuits and environmental assets</i>	The Planning Proposal includes provision for a new park within the Strathfield Triangle. This park will increase access to passive recreation spaces for residents.

Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

FuturesPlan20

FuturesPlan20 (FP20) outlines the City's vision for the next 20 years. The City of Canada Bay has set targets, objectives and actions to achieve the themes outlined in FP20.

In summary the Planning Proposal is consistent with the following FP20 outcomes:

- 3.2.1 Provide and maintain accessible indoor and outdoor sport and leisure facilities and outdoor recreation spaces;
- 4.3.1 Encourage diverse housing stock which responds to changing housing needs;
- 4.3.2 Support the location of new higher density development close to services and amenities.
- 5.1.1 Support sustainable transport options within the City.

Canada Bay Local Planning Strategy

The City of Canada Bay prepared a Local Planning Strategy in 2009. The purpose of the Local Planning Strategy (LPS) was to provide a framework for future land use planning of the City of Canada Bay to guide the preparation of the new Local Environmental Plan (LEP) and Development Control Plan (DCP).

To achieve the objective of the Local Planning Strategy, a series of actions are recommended in the LPS. The relevant objectives and actions are discussed as follows below:

Objective S6: Prepare long term planning controls for the Strathfield Triangle.

Action S14: Facilitate higher density residential development close to transport, infrastructure and services.

- Planning for the Strathfield Triangle should respond with high density residential development to reflect its appropriate location in close proximity to a major rail line, town centre and accessibility to Sydney city.

Action S15 Improve urban design and pedestrian amenity.

- Ensure effective design outcomes for improved amenity are achieved for residential areas within the precinct for pedestrian links providing connectivity and accessibility to transport and services surrounding the precinct.

Action S17: Facilitate the creation of public open space for residents.

- Facilitate the creation of public open space within the Strathfield Triangle to meet the demands of population growth in the precinct.

Is the planning proposal consistent with the applicable state environmental planning policies?

Table 4 - State Environmental Planning Policies (SEPPs):

Note: SEPPs which have been repealed, or which were never finalised are not included in this Table

No.	SEPP Title	Consistency of Planning Proposal
1	Development Standards	Not applicable.
4	Development Without Consent and Miscellaneous Exempt and Complying Development	Not applicable.
6	Number of Storeys in a Building	Consistent. The Planning Proposal does not propose controls for numbers of storeys.
14	Coastal Wetlands	Not applicable.
15	Rural Landsharing Communities	Not applicable.
19	Bushland in Urban Areas	Not applicable.
21	Caravan Parks	Not applicable.
22	Shops and Commercial Premises	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
26	Littoral Rainforests	Not applicable.
29	Western Sydney Recreational Area	Not applicable.
30	Intensive Agriculture	Not applicable.
32	Urban Consolidation (Redevelopment of Urban Land)	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
33	Hazardous and Offensive Development	Not applicable.
36	Manufactured Home Estates	Not applicable.
39	Spit Island Bird Habitat	Not applicable.
41	Casino Entertainment Complex	Not applicable.
44	Koala Habitat Protection	Not applicable.
47	Moore Park Show ground	Not applicable.
50	Canal Estate Development	Not applicable.
52	Farm Dams, Drought relief and Other Works	Not applicable.
53	Metropolitan Residential Development	Not applicable.

55	Remediation of Land	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
59	Central Western Sydney Economic and Employment Area	Not applicable.
60	Exempt and Complying Development	Not applicable.
62	Sustainable Aquaculture	Not applicable.
64	Advertising and Signage	Not applicable.
65	Design Quality of Residential Flat Development	Not applicable.
70	Affordable Housing (revised Schemes)	Not applicable.
71	Coastal Protection	Not applicable.
	SEPP (Building Sustainability index: BASIX) 2004	Consistent. The draft LEP does not contain provisions that contradict or would hinder application of this SEPP.
	SEPP (Housing for Seniors or People with a Disability) 2004	Consistent. The draft LEP does not contain provisions that contradict or would hinder application of this SEPP.
	SEPP (Major Development) 2005	Not applicable.
	SEPP (Sydney Region Growth Centres) 2006	Not applicable.
	SEPP (Infrastructure) 2007	Consistent. The draft LEP does not contain provisions that contradict or would hinder application of this SEPP.
	SEPP (Kosciuszko National Park-Alpine Resorts) 2007	Not applicable.
	SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable.
	SEPP (Temporary Structures and Places of Public Entertainment) 2007	Consistent. The draft LEP does not contain provisions that contradict or would hinder application of this SEPP.
	SEPP (Exempt and Complying Development Codes) 2008	Consistent. The draft LEP does not contain provisions that contradict or would hinder application of this SEPP.
	SEPP (Rural Lands) 2008	Not applicable.
	SEPP (Western Sydney	Not applicable.

	Parklands) 2009	
	SEPP (Affordable Rental Housing) 2009	Not applicable.
	State Environmental Planning Policy (Western Sydney Employment Area) 2009	Not applicable.

Table 5 - Regional Environmental Plans (REPs) - Deemed SEPPs:

Note: Former REPs which have been repealed are not included in this Table

No.	REP Title	Consistency of LEP
5	Chatswood Town Centre	Not applicable.
6	Gosford Coastal Areas	Not applicable.
7	Multi-Unit Housing: Surplus Government Sites	Not applicable.
8	Central Coast Plateau Areas	Not applicable.
9	Extractive Industry (No 2 - 1995)	Not applicable.
10	Blue Mountains Regional Open Space	Not applicable.
11	Penrith Lakes Scheme	Not applicable.
13	Mulgoa Valley	Not applicable.
14	Eastern Beaches	Not applicable.
16	Walsh Bay	Not applicable.
17	Kurnell Peninsula (1989)	Not applicable.
18	Public Transport Corridors	Not applicable.
19	Rose Hill Development Area	Not applicable.
20	Hawkesbury-Nepean River (No. 2-1997)	Not applicable.
21	Warringah Urban Release Area	Not applicable.
24	Homebush Bay Area	Not applicable.
25	Orchard Hills	Not applicable.
26	City West	Not applicable.
27	Wollondilly Regional Open Space	Not applicable.
28	Parramatta	Not applicable.
29	Rhodes Peninsula	Not applicable.

30	St Marys	Not applicable.
31	Regional Parklands	Not applicable.
33	Cooks Cove	Not applicable
	Sydney Regional Environmental Plan (Sydney Harbour Catchment)	Consistent

Is the planning proposal consistent with applicable Ministerial Directions (s 117 directions)?

Table 6 - Review of consistency of draft Canada Bay LEP 2008 (Amendment No. 1) with the Ministerial Directions for LEPs under s.117 of the Environmental Planning & Assessment Act 1979:

1. Employment and Resources

No.	Title	Comment
1.1	Business and Industrial Zones	Consistent.
1.2	Rural zones	Not applicable.
1.3	Mining, Petroleum Production and Extractive Industries	Not applicable.
1.4	Oyster Aquaculture	Not applicable.
1.5	Rural Lands	Not applicable.

2. Environment and Heritage

No.	Title	Comment
2.1	Environmental Protection Zones	Not applicable
2.2	Coastal Protection	Not applicable.
2.3	Heritage Conservation	Not applicable.
2.4	Recreation Vehicle Areas	Not applicable.

3. Housing, Infrastructure and Urban Development

No.	Title	Comment
3.1	Residential Zones	Consistent.
3.2	Caravan parks and Manufactured Home Estates	Not applicable.
3.3	Home Occupations	Consistent.
3.4	Integrating Land Use and Transport	Consistent.

		The Planning Proposal site is optimally located in terms of access to existing public transport, with major rail services within close walking distance.
3.5	Development Near Licensed Aerodromes	Not applicable.

4. Hazard and Risk

No.	Title	Comment
4.1	Acid Sulfate Soils	Consistent.
4.2	Mine Subsidence and Unstable Land	Not applicable.
4.3	Flood Prone Land	Not applicable.
4.4	Planning for Bushfire Protection	Not applicable.

5. Regional Planning

No.	Title	Comment
5.1	Implementation of Regional Strategies	Consistent.
5.2	Sydney Drinking Water Catchments	Not applicable.
5.3	Farmland of State and Regional Significance - NSW Far North Coast	Not applicable.
5.4	Commercial and Retail Development along the Pacific Highway	Not applicable.
5.5	Development in the vicinity of Elalalong, Paxton and Milfield (Cessnock LGA)	Not applicable.
5.8	Second Sydney Airport - Badgerys Creek	Not applicable.

6. Local Plan Making

No.	Title	Comment
6.1	Approval and Referral Requirements	Consistent.
6.2	Reserving Land for Public Purposes	Not applicable.
6.3	Site Specific Provisions	Consistent.

7. Metropolitan Planning

No.	Title	Comment
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7.1	Implementation of the Metropolitan Strategy	Consistent.
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Section C: Environmental, social and economic impact.

Is there any likelihood that critical habitat or threatened species, population or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The proposal does not apply to land that has been identified as containing critical habitat or threatened species, populations or ecological communities, or their habitats.

Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Shadow diagrams have been prepared to ensure that the building heights proposed do not result in unsatisfactory impacts. The draft Development Control Plan for the Strathfield Triangle will ensure that environmental effects associated with the Planning Proposal are appropriately managed.

How has the planning proposal adequately addressed any social and economic effects?

Economic effects

The planning proposal is unlikely to have any detrimental economic effects.

Social effects

The planning proposal will deliver housing close to public transport and amenities. It will also deliver increased public open space, well designed buildings and well connected local streets.

Section D: State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

This Planning Proposal involves substantial urban renewal, making the assessment of public infrastructure a relevant matter. At this stage the following infrastructure will be impacted:

Table 6 Availability of public infrastructure

Infrastructure	Availability	Comment
Public Transport	Available	Rail - The precinct is located within close proximity to Strathfield Train station. Buses - Strathfield Train station is as an interchange for many bus services.
Utilities	Available.	All utilities are available in the locality.
Roads	Available.	The Strathfield Triangle has good access to two arterial roads being Parramatta Road and Leicester Avenue. It is proposed to realign Cooper Street to improve access and egress from the precinct. It is also proposed to construct a rear lane parallel to Leicester Avenue to ensure that the number of openings onto the street are minimised.

Waste Management and Recycling services	Available.	Waste management and recycling will be available through the City of Canada Bay Council.
Essential Services	Available.	The area is generally well served by Police, Ambulance, Fire and other emergency services.

What are the views of State and Commonwealth public authorities consulted in the gateway determination?

It is intended to undertake the following consultation after the gateway determination.

- a. Sydney Water
- b. RTA
- c. NSW Department of Education and Training
- d. NSW Department of Housing
- e. NSW Ambulance Service
- f. NSW Department of Lands
- g. NSW Fire Brigades
- h. Rail Corporation NSW
- i. NSW Police Service
- j. NSW Transport and Infrastructure
- k. State Transit Authority of NSW
- l. Department of Environment and Climate Change
- m. NSW Department of Planning
- n. NSW Heritage Council
- p. Auburn City Council
- q. Burwood Council
- r. Strathfield Municipal Council
- s. State & Federal Members

Part 4 - Community Consultation

Details of the Community Consultation that is to be undertaken on the Planning Proposal

Public consultation will take place in accordance with the Gateway Determination made by the Minister for planning in accordance with Section 56 & 57 of the Environmental Planning and Assessment Act 1979. This will involve notification of the public exhibition of the Planning Proposal for a period of 28 days:

- a. on the City of Canada Bay website;
- b. in newspapers that circulate widely in the City of Canada Bay local government area;
- c. in writing to the owners; the adjoining landowners; and the surrounding community in the immediate vicinity of the Strathfield Triangle.

Appendix A Council Report

Appendix B Draft Development Contribution Plan

Appendix C Draft Public Domain Plan

Appendix D Draft Development Contributions Plan