

SP

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PLANNING PROPOSAL REZONING OF AUSGRID SUBSTATION SITE



**38-50 Weeroona Road, Strathfield
(Lot 1 DP 803688)**

Prepared on behalf of

FLEMINGTON PROPERTIES PTY LTD

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1.0 INTRODUCTION

This Planning Proposal has been prepared to accompany a request from Flemington Properties Pty Ltd to Strathfield Council (the Council) to rezone the existing Ausgrid Substation at 38-50 Weeroona Road, Strathfield, from “*SP2 Electricity Supply*” to “*IN1 General Industrial*”. Owner’s consent for lodgement of the Planning Proposal is found in **Appendix U**.

This report has been prepared by Sheridan Planning Group (SPG) based on correspondence and information provided by Flemington Properties Pty Ltd, Ausgrid and Strathfield City Council. For a full description of the proposal refer to Section 4.

This document has been prepared pursuant to Section 55 of the *Environmental Planning and Assessment Act, 1979 (EP&A Act)*. Its purpose is to provide adequate information to Council to allow them to present the proposal to the Minister for Planning and Infrastructure (the Minister) as part of the Gateway Process.

In accordance with the EP&A Act and relevant NSW Department of Planning and Infrastructure guidelines, including ‘*A Guide to Preparing Local Environmental Plans*’ (2012) and ‘*A Guide to Preparing Planning Proposals*’ (2012) (the guidelines), this planning proposal comprises of the following parts:

- Objectives or intended outcomes of the proposed instrument (Part 1);
- An explanation of the provisions that are to be included in the proposed instrument (Part 2);
- The justification for those objectives, outcomes and the process for their implementation based on technical studies (Part 3);
- Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies (Part 4);
- Details of the community consultation that has been undertaken on the planning proposal (Part 5); and
- The project timeline (Part 6).

This report should be read in conjunction with the following documentation:

- Photographs of the site in **Appendix A**;
- Deposited Plan for the site in **Appendix B**;
- Letter from Strathfield Council dated 5 September 2013 in **Appendix C**;
- Letter from Ausgrid to Strathfield Council dated 18 March 2013 in **Appendix D**;
- Letter from Ausgrid to Flemington Properties Pty Ltd dated 18 March 2013 in **Appendix E**;
- Council’s Section 64 Report dated 3 November 2011 in **Appendix F**;
- Doug Sneddon Planning Pty Ltd’s submission to Council on behalf of Energy Australia (now Ausgrid) dated 10 February 2010 in **Appendix G**;

- LEP Practice Notes PN 08-002 and PN 10-001 titled “Zoning for Infrastructure in LEP’s” in **Appendix H**; and
- Council’s Exhibition material for their new LEP in **Appendix I**;
- Strathfield Council’s *Planning Scheme Ordinance 1969* in **Appendix J**;
- Section 117 Directions in **Appendix K**;
- Site Location on Council’s Land Application Map in **Appendix L**;
- Current Land Use Zoning Map (Sheet LZN_002), *Strathfield LEP 2012* in **Appendix M**;
- Proposed Land Use Zoning Map in **Appendix N**;
- Current Height of Buildings Map (Sheet HOB_002), *Strathfield LEP 2012* in **Appendix O**;
- Proposed Height of Buildings Map in **Appendix P**;
- Current Lot Size Map (Sheet LSZ_002), *Strathfield LEP 2012* in **Appendix Q**;
- Proposed Lot Size Map in **Appendix R**;
- Current Floor Space Ratio Map (Sheet FSR_002), *Strathfield LEP 2012* in **Appendix S**;
- Proposed Floor Space Ratio Map in **Appendix T**;
- Owner’s Consent to lodge Planning Proposal in **Appendix U**; and
- Letter from Strathfield Council dated 9 February 2015 including Council’s initial review of the Planning Proposal in **Appendix V**.

2.0 Background

The subject site was a surplus piece of government railways land when the Electricity Commission of NSW constructed an electricity substation on the land in circa 1966. The site, including the substation, was subsequently zoned "Special Uses 5(b) – Railway" under *Strathfield Planning Scheme Ordinance 1969 (SPSO 1969)* (refer to **Appendix J**) until the zoning was changed to Industrial (4) by Strathfield Local Environment Plan No. 86 in 1999. The land was subsequently rezoned 'SP2 Electricity Supply' under *Strathfield Local Environmental Plan 2012 (SLEP 2012)*.

Strathfield Council's current *SLEP 2012* came into force on 29 March 2013 and was the result of consultation and exhibition requirements under the *EP&A Act* and *EP&A Regulations* (Refer also to **Appendix I**). In accordance with Section 62 of the *EP&A Act* (now repealed), Strathfield Council consulted with all relevant public authorities, bodies and other persons including Energy Australia (now Ausgrid).

Energy Australia's submission to the draft LEP was prepared by Doug Sneddon Planning Pty Ltd (dated 10 February 2010, **Appendix G**). It identified six (6) sites located within the Strathfield Council local government area which, it advised, were owned by Energy Australia (now Ausgrid). This submission incorrectly included 38-50 Weeroona Road (the subject site) which is owned by Flemington Properties Pty Ltd, and requested that it be rezoned 'SP2 Electricity Supply'. The submission acknowledged that this was contrary to the general principles expressed in the Department of Planning's Practice Note PN 08-002 "Zoning for Infrastructure in LEPs", however it requested this special uses zoning to reflect the status of Energy Australia's ownership of these major sites.

Council's Section 64 Report dated 3 November 2011 (updated 20 January 2012) requested that the Director-General of the Department of Planning and Infrastructure issue a certificate, under Section 65 of the Act, certifying that the Draft Strathfield Local Environmental Plan 2011 (draft SCLEP) be publicly exhibited (refer also to **Appendix F**).

In accordance with Planning Circular PS09-11, the Section 64 Report contained a summary of public authorities consulted and a copy of the responses received in accordance with Section 62 of the Act in Table One. This table includes the proposal to rezone the "Chullora" 132kV Switching Station at Lot 1 DP 803688, Nos. 38-50 Weeroona Street, Strathfield, to 'SP2 Electricity Supply'. The Council agreed with Energy Australia's position, confirming that this zoning would provide an appropriate level of certainty for Energy Australia to conduct its future operations but that it would also ensure that the community and adjoining land owners were aware of the ongoing use of these sites for electricity infrastructure purposes.

Since this time Ausgrid have acknowledged by letter dated 18 March 2013 to Strathfield Council, that they hold a very long term lease of the subject site, 38-50 Weeroona Road, however that they incorrectly advised the Council that they owned the land. Furthermore, they confirmed that they would not object to Council rezoning this property 'IN1 General Industrial' (refer also to **Appendix D**).

Council acknowledged receipt of Ausgrid's correspondence by letter dated 5 September 2013 to Sheridan Planning. In this letter Council confirmed that the Department of Planning and Infrastructure (the Department) had advised them that the matter could not

be treated as an expedited matter under Section 73 of the *EP&A Act* as the rezoning was not considered to be a minor amendment by nature. Council offered two options for potentially rezoning the land, being that the Applicant either prepare an individual Planning Proposal or that Council could include the rezoning in their House-keeping Planning Proposal which is to be submitted to the Department (refer also to **Appendix C**).

It was originally intended that the rezoning be included in Council's House-Keeping LEP, however following further discussions with Council it was agreed that the rezoning would be lodged as a separate Planning Proposal. The Planning Proposal was lodged with Council on 30 December 2014, and the Council provided their response on 9 February 2015. The Planning Proposal has been amended to reflect the changes requested by Council (refer also to **Appendix V**).

3.0 SITE LOCATION AND DESCRIPTION

3.1 Site location

The subject site forms part of a small industrial precinct which is bound by the Centenary Drive and a goods railway line to the east, Weeroona Road to the west and Strathfield Golf Club to the south. It is located in the inner-west suburb of Strathfield, approximately 13.5km from Sydney's CBD. The site is situated alongside Centenary Drive, Strathfield, and is within 2.5km of the M4 motorway and 1km of the Hume Highway.

The location of the subject site is shown in **Figure 1** below.

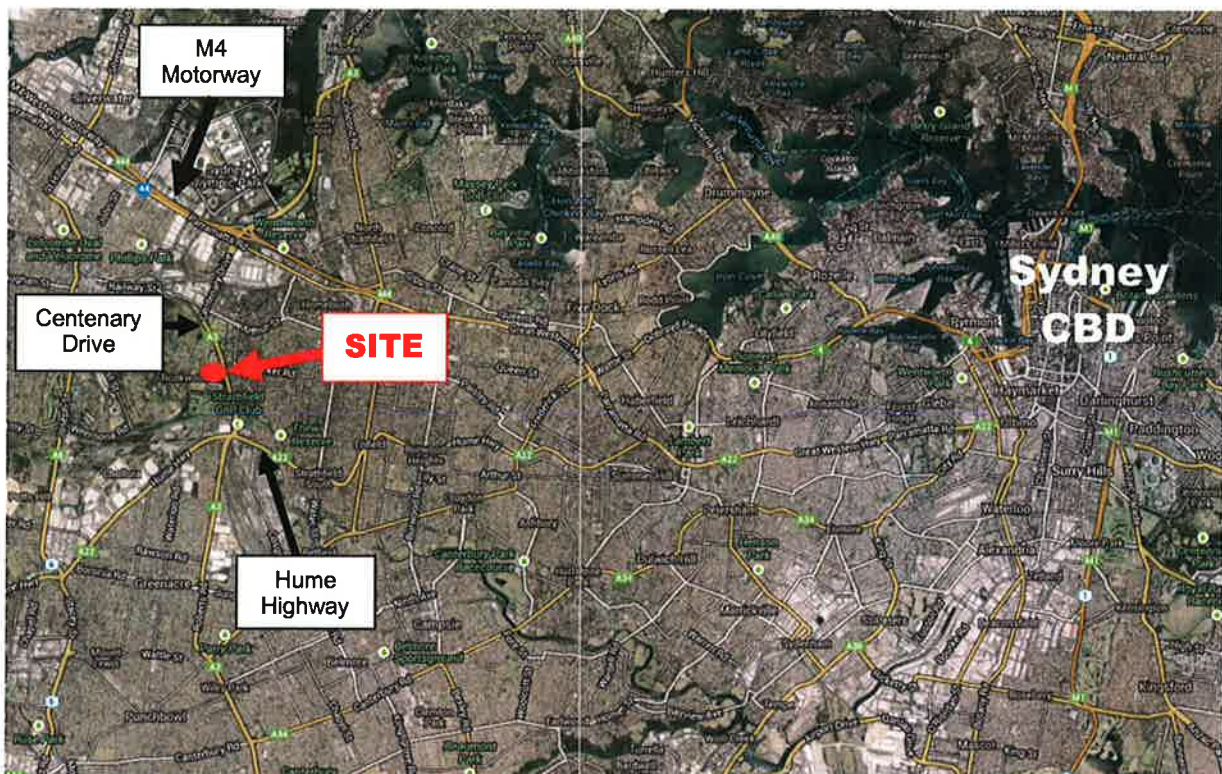


Figure 1 – Site Location (Google Maps, 2013)

3.2 Site description

The subject site is located on the eastern side, and at the current termination point of, Weeroona Road, Strathfield. It is commonly known as 38-50 Weeroona Road, Strathfield, and legally defined as Lot 1 in DP 803688. A copy of the Deposited Plan is provided in **Appendix B**. The site has an area of 5.326 hectares.

The subject site contains an Ausgrid substation and associated control building, electricity pylons and other associated structures. The northern part of the site is paved and is used for truck and vehicular access and parking, and storage of electricity poles.

The site contains a pocket of mature Eucalypt trees at the southern side of the main entrance from Weeroona Road, and small scale shrubs and grasses are located beneath

the high-voltage power lines. Further mature trees are located along the site's southern boundary adjacent to Strathfield Golf Club.

The subject site has a gentle fall from north to south, toward the Strathfield Golf Club and the Cooks River.

Access to the site is from Weeroona Road. The site is linked to the regional road network via the signalised intersection at Weenora Road and Centenary Drive. The site is located within 2.5km of the M4 motorway and within 1km of the Hume Highway.

An aerial view of the subject site is shown in **Figure 2** below. For further details on the site refer to the photos in **Appendix A** and the Deposited Plan in **Appendix B**.

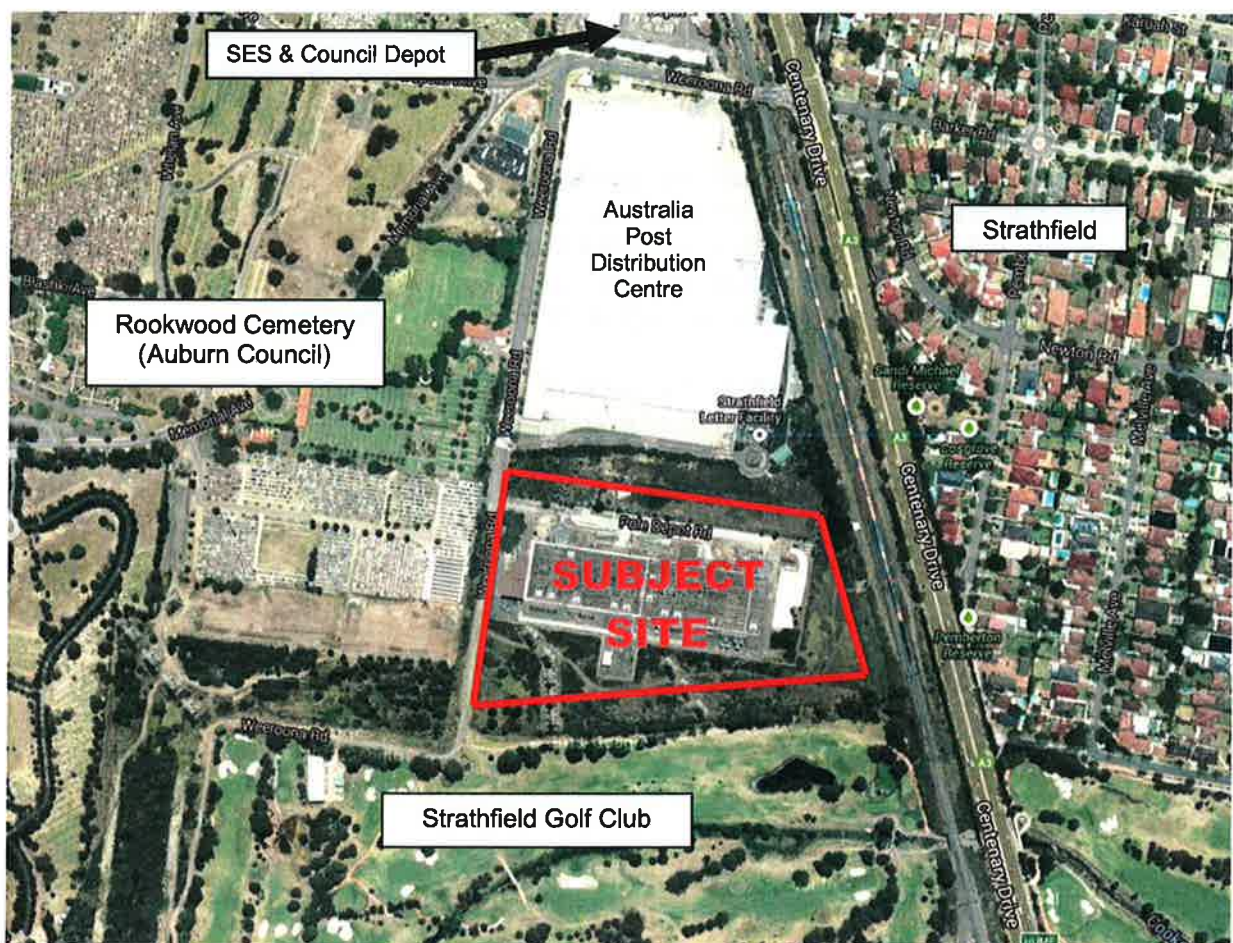


Figure 2 – Aerial view of the site (Source: Google Maps)

3.3 Site context and surrounding development

The site forms part of a small industrial precinct within the Strathfield Council local Government Area, at the boundary with Auburn Council.

To the immediate north of the subject site is a 40-55m wide strip of landscaped area containing trees, shrubs and grasses. This area of land is part of a large industrial site containing an Australia Post distribution facility. Further to the north, on the opposite side of Weeroona Road, are the State Emergency Service (SES) Strathfield Unit and a Strathfield Council depot. These properties are all located on land zoned *IN1 General Industrial* under SLEP 2012.

Abutting the site to the south is an unformed road reserve and Strathfield Gold Club. The golf club utilises the road reserve, which is zoned *RE2 Private Recreation*, and the Cooks River also passes through club's land.

Further to the south and south-east are goods railway lines and railway sidings associated with industrial land uses located within the Chullora Industrial Area. The land located to the south of the golf club is generally zoned *IN1 General Industrial*, however a comparatively small area of land located south of the golf course contains two and three storey residential flat buildings on land zoned *R3 Medium Density Residential*.

Rookwood Cemetery is located to the east of the subject site on the opposite side of Weeroona Road, within the Auburn local government area.

To the east of the site are a goods railway line and Centenary Drive. Further to the east are low-density residential dwellings located in the suburb of Strathfield. These dwellings are located behind an acoustic wall that runs along the eastern boundary of Centenary Drive.

The site is strategically located between the M4 motorway and the Hume Highway.

4.0 THE PARTS OF THE PLANNING PROPOSAL

In accordance with Section 55 of the *EP&A Act* and relevant NSW Department of Planning and Infrastructure guidelines, including '*A Guide to Preparing Local Environmental Plans*' (2012) and '*A Guide to Preparing Planning Proposals*' (2012) (the guidelines), this planning proposal is comprised of the following six parts:

4.1. Part 1 – Objectives or Intended Outcomes

The objective of the proposed Amendment is to enable the subject site to be rezoned for industrial uses similar to adjoining land located within the small industrial precinct. This proposed zoning reflects the sites previous, and long term, industrial zoning under the *SPSO 1969* (Refer to **Appendix J**).

4.2 Part 2 – Explanation of Provisions

The proposed outcome will be achieved by amending the Land Use Zoning Map (Sheet LZN_002) under *SLEP 2012* to enable Lot 1 in DP 803688 to be rezoned to *IN1 General Industrial*. The current Land Use Zoning Map is found in **Appendix M**, and the proposed Land Use Zoning Map is found in **Appendix N**.

No changes will be required to the written instrument, however modifications will be required to the Height of Buildings Map (Sheet HOB_002), the Lot Size Map (Sheet LSZ_002) and the Floor Space Ratio Map (Sheet FSR_002). These maps will be amended to restrict development on the adjoining industrial lots to a maximum height of 12m, a minimum lot size of 20,000sq.m and a maximum Floor Space Ratio of 1:1. The current and proposed LEP maps are found in **Appendix O to Appendix T**.

4.3 Part 3 – Justification

SECTION A - Need for the Planning Proposal

Q1. Is the planning proposal a result of any strategic study or report?

The subject site was originally zoned *Special Uses 5(b) – (Railway)* under Strathfield Council's *Planning Scheme Ordinance (SPSO) 1969*.

In 1991, the current owner purchased the land, and in 1999 the Strathfield Local Environmental Plan No. 86 instrument amended the zoning of the subject site from *Special Uses 5(b) – (Railway)* land to *Industrial (4)*.

An extract from Strathfield Council's *PSO 1969* (as amended) is provided below in **Figure 3**, and a copy of the full scheme is found in **Appendix J**. The site is shown as *Industrial (4)*.

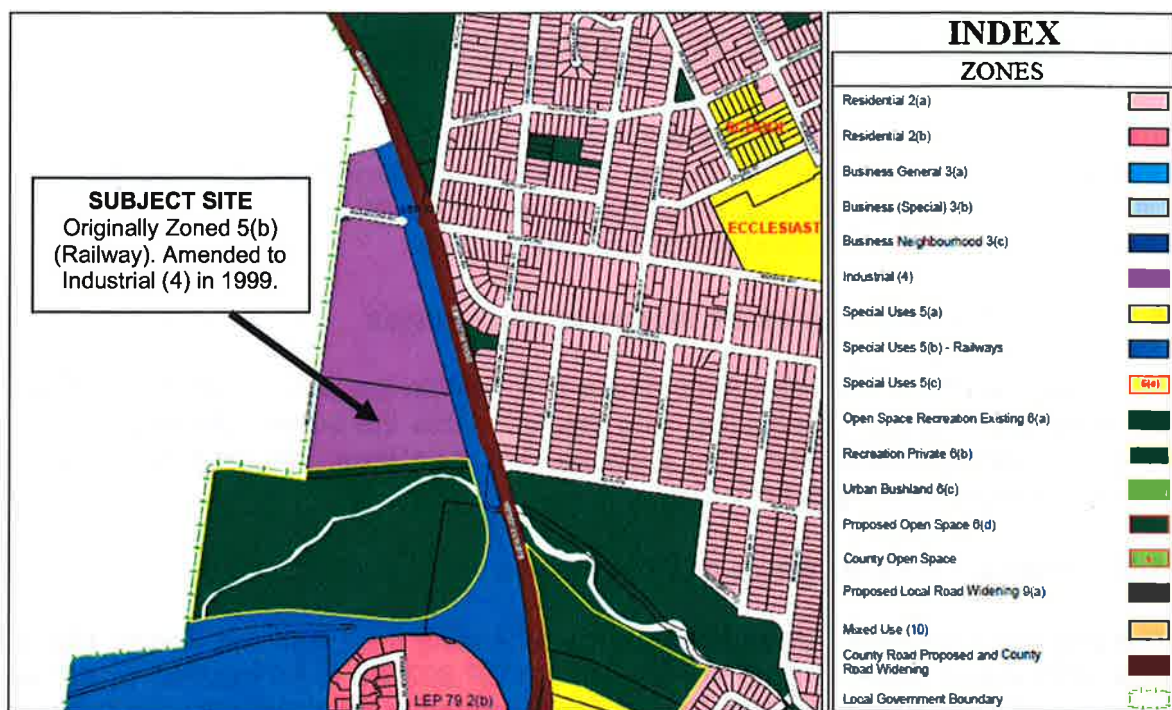


Figure 3 - Extract from Strathfield Planning Scheme Ordinance 1969

The site forms part of a small industrial precinct containing an Australia Post distribution centre, Council depot and SES depot. Given the sites context, it's most appropriate land use zone is considered to be *IN1 General Industrial* so that it is consistent with the adjoining landuses. This would also be consistent with the sites historic landuse zoning under Council's *PSO 1969*.

In addition, *SEPP Infrastructure (2007)* allows the carrying out of *electricity transmission or distribution networks on any land*. Therefore, an *IN1 General Industrial* zoning would not restrict ongoing use and maintenance of the site as a substation, and would in fact be the most appropriate zoning for the subject site in accordance with the principles contained within the NSW Department of Planning and Infrastructure's Planning Note PN 10-001 – "*Zoning for Infrastructure in LEP's*".

The site was only rezoned from Industrial (4) to SP2 Electricity Supply on 29 March 2013 under *SLEP 2012*. This was in response to a request from Energy Australia (now Ausgrid) who incorrectly claimed that they owned the land and requested the SP2 zoning. This Planning Proposal therefore aims to rectify this error which was acknowledged by Ausgrid in their letter to Council dated 18 March 2013 (see **Appendix D**).

The planning proposal is not the result of any strategic study or report. Given the sites history and long-term lease with Ausgrid until 2065, it is not considered necessary to undertake any further studies until after the Gateway Determination.

It is worth noting that the Department's '*A Guide to Preparing Planning Proposals*' confirms that in some cases the nature of the planning proposal may be such that its merits may be determined without the need for any supporting strategies or studies. It is anticipated that this may be applicable for the subject site.

Q2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The Council confirmed by letter dated 5 September 2013 (see **Appendix C**) that the matter could not be treated as an expedited amendment under s73 of the EP&A Act.

The Council provided two options for potentially rezoning the land, including the preparation and submission of a Planning Proposal or inclusion of the rezoning request in the Council's House-Keeping Planning Proposal.

Following ongoing consultation with Council it has been determined that a Planning Proposal would be the most suitable manner to facilitate the rezoning of the land for Flemington Properties Pty Ltd.

Q3. *Is there a net community benefit?*

The proposed rezoning would be in the interests of the community as it will make previously government-owned land that is now in private ownership available for employment uses should Ausgrid decide to relocate its electricity substation. This assists with achieving the objectives of the EP&A Act and the current regional planning strategies, as discussed in further detail below.

SECTION B – Relationship to strategic planning framework

Q4. *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?*

The regional and sub-regional strategies affect dwelling and employment targets, land use and infrastructure within the Sydney region.

The *Metropolitan Plan for Sydney 2036* (the Plan) is the current planning strategy for the city. The Planning Proposal to rezone the subject site is consistent with the objectives of the Plan, specifically in that the rezoning would ensure that additional land could be available in the future for employment purposes within proximity to residents and existing transport.

The broad aims of the Plan are implemented through ten sub-regional plans, including the *draft Inner West Subregional Strategy* (Draft IWSS). The Draft IWSS applies to land in the Strathfield LGA and confirms that there will be strong demand for industrial land in the region. The proposal would assist in increasing industrial land within the region that could be redeveloped in the future.

In addition, the State Plan, NSW 2021, was released by the State Government in 2011. It identifies the state's priorities over the next ten years based on five strategic areas, including rebuilding the economy; returning quality services; renovating infrastructure; strengthening our local environment and communities; and, restoring accountability to government. The planning proposal is consistent with the State Plan in that it allows the continued use and operation of the existing Ausgrid substation while allowing the potential for redevelopment of the land for economic and employment purposes without the need for rezoning should the substation no longer be required.

Q5. *Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?*

The Planning Proposal will satisfy the guiding principles of Sustainability and Social Justice contained in the Council's Community Strategic Plan – *Strathfield 2025* – by providing potential future employment uses in accessible locations and within proximity to local residents. Furthermore, the Planning Proposal is consistent with the Prosperity and Opportunities Goals and Strategies contained with the Council's Strategic Plan in that the site is well suited to industrial land uses given its access to the major road networks and proximity to goods rail infrastructure.

Q6. *Is the planning proposal consistent with applicable state environmental planning policies?*

The State Environmental Planning Policies (SEPPs) relevant to the site are:

- SEPP (Infrastructure) 2007;
- SEPP 55 – Remediation of land;
- SEPP (State and Regional Development) 2011;
- SEPP No. 64 - Advertising and Signage; and
- SEPP (Major Development) 2005.

The proposed LEP is considered to be consistent with these policies.

Q7. *Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?*

The Planning Proposal is considered to be consistent with applicable Ministerial Directions (s.117 directions). Refer to **Appendix K**.

SECTION C – Environmental, Social and Economic Impacts

Q8. *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 site may contain habitat for various bird species and fauna (including the endangered Green and Golden Bell Frog), and some rare / endangered plant species are located on or close to the site, such as *Wahlenbergiamulticaulis* (Tadgells bluebell) and *Acacia pubescens* (Downy Wattle). A variety of other species belonging to the endangered Cooks River Castlereigh Ironbark Forest (CRCIF) are also located on or close to the site (e.g. *Pomaderrislanigera*, *Acacia longissimi*, *Hakea sericea*, *Pultenaeavillosa*, *Dianella revolute*).

The site may also contain the noxious weed *Alternatheraphiloxeroides* (Alligator weed), which is classified as a Weed of National Significance.

Redevelopment of the site is not planned, and is extremely unlikely to occur within the coming 50 years as the site is subject to an existing long term lease with Ausgrid until 2065. It is also possible that this lease may be extended, and that redevelopment may not occur for a further 50 year period.

The site was also rezoned from Industrial (4) under SPSO to SP2 Electricity Supply in error under SLEP 2012. If the sites zoning had transitioned to IN1 General Industrial in accordance with the Department of Planning's Practice Note PN 08-002 "Zoning for Infrastructure in LEPs", detailed consideration of potential biodiversity impacts would not have been required until development were proposed.

The development assessment process provides ample controls to ensure that potential environmental impacts are taken into consideration, including potential impacts to the sites biodiversity. It is therefore considered that it would be more appropriate that this matter be addressed at a later date when (or if) the land is redeveloped.

Q9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The planning proposal will have the effect of rezoning the land only. The site is subject to a long term lease with Ausgrid until 2065 and redevelopment is not proposed nor anticipated in the near future. The Planning Proposal will therefore not result in any environmental effects.

Q10. How has the planning proposal adequately addressed any social and economic effects?

The planning proposal will have the effect of rezoning the land only. The site is subject to a long term lease with Ausgrid until 2065 and redevelopment is not proposed nor anticipated in the near future.

The proposed rezoning therefore will not provide any immediate social or economic impacts, however the proposed IN1 General Industrial zoning provides potential future employment uses in accessible locations which are within walking distance from local residents. Furthermore, the site is well suited to industrial land uses as it adjoins land zoned for industrial purposes and the site is easily accessible to major road and rail infrastructure.

The Planning Proposal therefore has potential positive social and economic effects.

SECTION D – State and Commonwealth Interests

Q11. Is there adequate public infrastructure for the planning proposal?

The Planning Proposal will not result in any changes to the use of the site and will therefore not require any additional public infrastructure.

Q12. What are the views of State and Commonwealth Public Authorities consulted in accordance with gateway determination, and have they resulted in any variations to the planning proposal?

Ausgrid have confirmed by letters dated 18 March 2013 to Strathfield Council (see **Appendix E**) and to the land owner, Flemington Properties Pty Ltd (see **Appendix F**), that they do not object to the Council rezoning the subject site to *IN1 General Industrial*.

4.4 Part 4 – Mapping

Refer to the current and proposed LEP maps in **Appendix M to Appendix T**.

4.5 Part 5 – Community Consultation

The Planning Proposal is classified as a low impact proposal (being consistent with the pattern of surrounding IN1 zoning) and will therefore be subject to Community Consultation in accordance with the Department of Planning and Environment's Guidelines which suggest an exhibition period of 14 days.

4.6 Part 6 – Project Timeline

Section 5.5.7 of the NSW Department of Planning & Infrastructures *A Guide to Preparing Local Environmental Plans* (April 2013) provides benchmark timeframes for preparing LEPs. The benchmark timeframe for a minor spot rezoning is 6 months where the proposal is consistent with the state's strategic planning framework. It is considered that this Planning Proposal is consistent with above, however that given the nature and scale of the proposal, and the fact that the rezoning was an error, it is considered that the timeframe for this proposal could be 3 months in accordance with the benchmark for administrative changes and errors.

The anticipated timeframe is provided below:

Step	Expected Timing
Anticipated commencement date (date of Gateway determination)	April 2015
Commencement and completion dates for public exhibition	April 2015 – 14 days (It is anticipated that the proposal will be considered to be a 'low impact' proposal for exhibition purposes)
Timeframe for consideration of submissions	May 2015 - 2 weeks
Timeframe for consideration of proposal post exhibition	May 2015 – 2 weeks
Date of submission to department to finalise LEP	June 2015
Anticipated date relevant planning authority (RPA) will make the plan (if delegated)	June 2015
Anticipated date RPA will forward to the department for notification	June 2015

5.0 CONCLUSION

It is proposed to amend the zoning of Lot 1 in DP 1 in DP 803688, being No, 38-50 Weeroona Road, Strathfield, to enable the subject site to be rezoned for industrial uses similar to adjoining land located within the small industrial precinct described in **Section 3.1**.

The amendment to the existing zoning is proposed as it:

- is consistent with the adjoining land;
- is in accordance with the Department of Planning & Infrastructure's Practice Note PN10-001 - *"Zoning for Infrastructure in LEP's"*;
- is supported by Ausgrid; and
- will return the land to its historic and appropriate industrial zoning.

In summary the Planning Proposal demonstrates that the proposal to rezone the land to IN1 General Industrial is an appropriate response for the site, which is consistent with the state's strategic planning framework and the sites broader context. This report demonstrates that the merits of the proposed rezoning are satisfactory and it is therefore recommended that Council amend LEP 2012 accordingly.

APPENDIX A

Photos of site and surrounding area



Photograph 1 – Subject site



Photograph 2 – Site access from Weeroona Road



Photograph 3 – View south to the current termination point of Weeroona Road, with ongoing private maintenance access to Strathfield Golf Club. Site access is on the left.



Photograph 4 – View north along Weeroona Road (from in front of the site entrance)



Photograph 5 – View north along Weeroona Road & rear access to Australia Post facility



Photograph 6 – front entrance to Australia Post facility, Weeroona Road



Photograph 7 – SES Depot, northern side of Weeroona Road.



Photograph 8 – Strathfield Council Depot, northern side of Weeroona Road.



Photograph 9 – Rookwood Cemetery access off Weeroona Road.

APPENDIX B

Deposited Plan

PLAN FORM 2		Plan Drawing only to appear in this space		OFFICE (USE ONLY)	
SIGNATURE AND SEAL ONLY. SIGNED FOR THE ELECTRICITY COMMISSION OF N.S.W. PURSUANT TO A DELEGATION MADE ON 30th SEPTEMBER, 1988. <i>[Signature]</i> MANAGER, PROPERTY & SURVEY 21.4.95				DP 803688 Registered: <i>[Signature]</i> 57/190 CA No 363 of 14.6.1990 The System: TORRENS Purpose: SUBDIVISION Ref Map: U0845.5 # Last Plan: DP 786128	
				PLAN OF SUBDIVISION OF LOTS 1 & 2 D.P. 786128	
				LENGTHS ARE IN METRES. METRICALLY SCALE 1:2000	
				Name/Address: STRATHFIELD	
				Location: ROSEVOOD	
				Parish: LIBERTY PLAINS	
				County: CONDELLAND	
				This is sheet 1 of the plan (if applicable).	
				GLENN HARRIS COX of THE ELECTRICITY COMMISSION OF N.S.W. I hereby certify that the foregoing plan, 1990, is a true and correct copy of the original plan as submitted to me by the applicant, and that the same is in accordance with the provisions of the Land Acquisition Act, 1988, and the provisions of the Land Acquisition Regulations, 1989. Signed: <i>[Signature]</i> Deputy Registrar	
				Plans kept in accordance with survey completion.	
				PANEL FOR USE ONLY for statements of information to indicate public notice or to create public notice of the plan, and to create public notice of the plan.	
				THE ELECTRICITY COMMISSION OF N.S.W. PROPERTY SURVEY GROUP CHULLORA 330/132KV SUBSTATION	
CHULLORA 330/132KV SUBSTATION CHULLORA 330/132KV SUBSTATION					
NOTE: ALL FENCES MANPROOF UNLESS OTHERWISE SHOWN					

APPENDIX C

Letter from Strathfield Council dated 5 September 2013

5 September 2013

Frankie Liang

Ms Lynne Sheridan
Sheridan Planning
11 Woolcott Avenue
WAVERTON NSW 2060

Dear Ms Sheridan

RE: 38-50 WEEROONA ROAD (AUSGRID SUBSTATION SITE)

Thank you for your enquiry in relation to the changing the zone for the above site from SP2 Infrastructure – Electricity Supply to IN1 General Industrial.

Council acknowledges that Ausgrid requested Council to rezone the land to SP2 Electricity Supply under the section 62 consultation for the preparation of draft Strathfield Local Environmental Plan 2011 at the above address (dated 10 February 2010).

At the owner's (Flemington Properties) request, Ausgrid has subsequently written to Council (18 March 2013) advising that Ausgrid does not own the land properties and that Ausgrid would not object to Council's rezoning the subject site to IN1 General Industrial.

Council contacted the Department of Planning & Infrastructure on 9 August 2013 to discuss how this matter could be resolved specifically in accordance with your request whether or not it could be treated as an expedited amendment under s73 of the Environmental Planning & Assessment Act 1979 (EP&A Act). It was advised that the proposed change of zoning is not a minor amendment by nature and could not be treated as an expedited amendment under s73 of the EP&A Act but rather would need to be addressed through the preparation of Planning Proposal.

On this basis, the following options are available to potentially change the zoning:

- Applicant to prepare an individual Planning Proposal and submit to Council for the gateway plan making subject to Council's fees & charges which range from \$8,035 to \$32,137 depending on the value of the land.
- Council to include this re-zoning request in the House-keeping Planning Proposal to be submitted to the Department. To expedite this process, it is recommended that the landowner prepare the planning proposal and submit it to Council at no cost to the land owner.

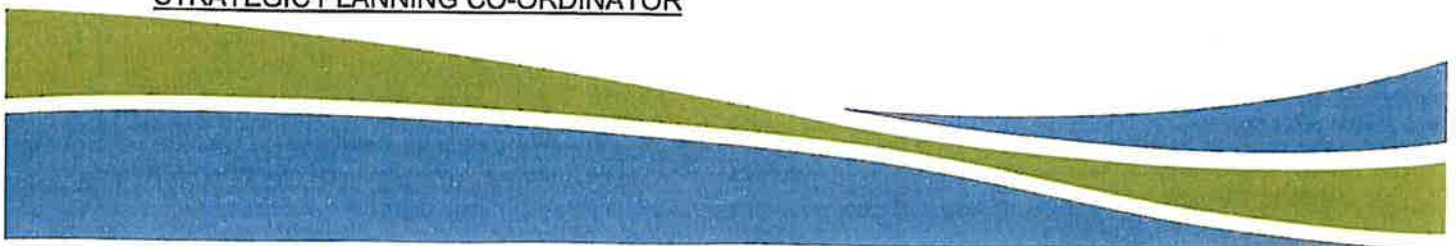
Should you have any further enquiries, please contact me on 9748 9932.

Yours sincerely



ROGER BROOK

STRATEGIC PLANNING CO-ORDINATOR



APPENDIX D

Letter from Ausgrid to Strathfield City Council



Telephone: 9269 2169
Facsimile: 9269 2919
Reference: Files: CR4791 & 2010/11639

570 George Street
Sydney NSW 2000
All mail to GPO Box 4009
Sydney NSW 2001
T +61 2 131 525
F +61 2 9269 2830
www.ausgrid.com.au

18 March 2013

Mr. David Hazeldine
Manager Strategic Planning
Strathfield Council
PO Box 120
STRATHFIELD NSW 2135

Dear Mr. Hazeldine

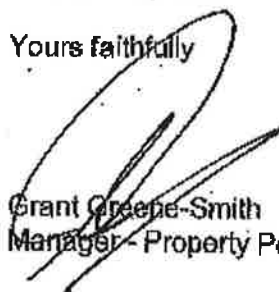
**RE: PROPOSED ZONING OF NOS. 38 - 50 WEEROONA STREET,
STRATHFIELD, UNDER DRAFT STRATHFIELD LOCAL
ENVIRONMENTAL PLAN 2011**

I refer to the Council's preparation of Draft Strathfield Local Environmental Plan 2011 (DLEP 2011) and submissions made by Doug Sneddon Planning Pty Ltd on behalf of then EnergyAustralia (S.62 Consultation dated 10 February 2010 and response to the public exhibition of DLEP 2011, dated 15 March 2012) requesting that each of its major electricity infrastructure sites located within the Strathfield LGA be zoned "SP2 Infrastructure (Electricity Supply)" in council's preparation of the Draft Strathfield Comprehensive Local Environmental Plan.

This zoning request, which was adopted by the Council, included Nos. 38 - 50 Weeroona Street, Strathfield, upon which is located the "Chullora 132 kV Switching Station". Whilst EnergyAustralia (now Ausgrid) holds a very long term lease of this land, which will continue to be used for electricity infrastructure purposes into the longer term, it was incorrect for EnergyAustralia to advise the Council that it owned that land.

Nos. 38 - 50 Weeroona Street, Strathfield, is owned by Flemington Properties Pty Limited, which, Ausgrid understands, will be shortly making application to Council for the rezoning of this land to an industrial zone. In this event, Ausgrid would not object to the Council rezoning this property to "IN1 General Industrial" in the same manner as adjoining land.

Yours faithfully


Grant Greene-Smith
Manager - Property Portfolio

APPENDIX E

Letter from Ausgrid to Flemington Properties Pty Ltd



Telephone: 9269 2169
Facsimile: 9269 2919
Reference: Files: CR4791 & 2010/11639

18 March 2013

Mr Brian Weir
Director
Flemington Properties Pty Limited
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MILSONS POINT NSW 1565

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Dear Mr. Weir

**RE: PROPOSED ZONING OF NOS. 38 - 50 WEEROONA STREET,
STRATHFIELD, UNDER DRAFT STRATHFIELD LOCAL
ENVIRONMENTAL PLAN 2011**

I refer to your letter of the 1 March 2013 to Mr Doug Sneddon, Director, Doug Sneddon Planning Pty Ltd, in relation to Strathfield Council's proposed zoning of Nos. 38 - 50 Weeroona Street, Strathfield, as "SP2 Infrastructure" under Draft Strathfield Local Environmental Plan 2011.

In consideration of your request, Ausgrid has written to Strathfield Council advising that Ausgrid does not own the property and that it would not object to the council rezoning Nos. 38 - 50 Weeroona Street, Strathfield, to "IN1 General Industrial" in the same manner as adjoining land. A copy of Ausgrid's correspondence to Strathfield Council in this regard is enclosed for your information.

Yours faithfully



Grant Greene-Smith
Manager - Property Portfolio

APPENDIX F

Council's Section 64 Report (dated 3 November 2011 & updated 12 January 2012)

Section 64 Report

Draft Strathfield Local Environmental Plan (LEP) 2011

Section 64 Submission Report

Strathfield Council

3 November 2011

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Attachment A: Copy of Responses Received Under Section 62

Attachment B: Residential Land Use Study prepared by JBA Planning updated November 2011

Attachment C: Strathfield – At the Crossroads of Sydney: Economic Land Use and Employment Strategy prepared by SGS Economics and Planning, June 2010

Attachment D: Strathfield Comprehensive LEP Parramatta Road Corridor Urban Design, August, reviewed February 2011 prepared by Sustainable Urbanism

Attachment E: Planning Report Justification for Proposed Zoning on Liverpool Rd (Braidwood St & Fitzgerald Crescent Precinct from Industrial 4 to B6 Enterprise Corridor December 2010

Attachment F: Addition of Local Heritage Item – 72 -76 Parramatta Rd Homebush prepared by Pamela Hubert dated 4 November 2011

Attachment G: Removal of Local Heritage Item – “Milestone” cnr Liverpool Rd & Telopea Avenue Strathfield South prepared by Strathfield Council dated 4 October 2011

Attachment H: Land Use Matrix - outlining permitted and prohibited land uses in the Strathfield Local Government Area (LGA).

1. Executive Summary

This report forms a submission under section 64 of the *Environmental Planning and Assessment Act 1979* (**pre 1 July 2009**) ("the Act") requesting the Director-General to issue a certificate, under section 65 of the Act, certifying that the Draft Strathfield Local Environmental Plan 2011 ('draft Strathfield LEP' or 'the Plan or SCLEP') be publicly exhibited.

This submission includes the following in accordance with the historical version of the EPAA 1979:

- *"Statement specifying the names of public authorities, bodies and other persons the Council has consulted with pursuant to section 62" (S64 EPAA 1979)*
- *Assessment of Strathfield Draft Local Environmental Plan against State planning legislation to ensure that it is in accordance with Planning Circular PS09-011. This is to ensure that Council meets the requirements for a S65 certificate under the EPAA 1979.*

The report has been prepared in accordance with Planning Circular PS09-011. It includes:

- A summary of the public authorities consulted and copy of responses received in accordance with section 62;
- A review of the environmental planning instruments and directions under section 117, which have been considered in the formation of the draft Strathfield LEP in accordance with clause 68(4)(d)(ii) ;
- An assessment of the consistency of the draft Strathfield LEP with environmental planning instruments and directions under Section 117 in accordance with section 68(4)(d)(iii);
- An assessment of the consistency of the draft Strathfield LEP with relevant regional and sub-regional strategies and LEP Practice Notes;
- An explanation of additional local provisions;
- Table of proposed zone changes that outlines justification of these zone changes and supporting documentation including a Residential Land Use Study prepared by JBA Planning updated November 2011, Economic Land use and Employment Strategy prepared by SGS Economics and Planning, June 2010 and Strathfield Comprehensive LEP Parramatta Road Corridor Urban Design, August, reviewed February 2011 prepared by Sustainable Urbanism (rezoning discussion paper)

Background (approach taken)

On 31 March 2006, the NSW Government gazetted a standard instrument for preparing LEPs. The new LEP includes standardized format, definitions and compulsory and optional clauses to control how development takes place.

At the time Strathfield Council had a Planning Scheme Ordinance (1969) and a draft Local Environmental Plan 2008 (2003) that had been placed on public exhibition but has not as yet been gazetted.

Strathfield Council then notified the Director General of its intent to prepare an LEP under Section 54 of the EPAA 1979 prior to 1 July 2009. As such the historical version of the Act applies to the making of this draft Strathfield LEP rather than the 2008 amendment.

Under the advice of the Department of Planning & Infrastructure (DPI) Strathfield Council undertook two studies. These studies were based on the key actions and directions outlined in the Metropolitan and Inner West Sub-regional Strategies. The aims of the draft Strathfield LEP are based on these actions and directions.

The Strathfield Residential Land Use Study prepared by JBA updated November 2011, aims to investigate Strathfield's current housing capacity and plan for future residential demands as directed in the Metropolitan Strategy and Draft Inner West Subregional Strategy. The Economic and Employment Strategy, prepared by SGS, June 2010 aimed to investigate economic issues and how to meet the directions from the Inner West Subregional Strategy. As these studies were prepared independently by different consultants there are differences in zoning recommendations in some instances. The studies recommendations in relation to Parramatta Rd Corridor were reviewed by Sustainable Urbanism, who made an assessment of these recommendations. Where appropriate the recommendations have been adopted and this is shown in the table of proposed zone changes (refer page 66).

Liaison With Department of Planning & Infrastructure - Review of Strathfield Comprehensive Local Environmental Plan (SCLEP)

Since Council first commenced the preparation of the draft LEP in March 2009 Council has worked in close consultation with DPI to resolve and address issues raised as shown in the following table.

Timing	Description
March 2009	Preparation of draft LEP commenced.
1 July 2009	S54 notification to DPI of Council's intention to prepare draft LEP.
July 2009	Commencement of <i>Economic Land Use and Employment Strategy</i> (SGS Economics and Planning) and the <i>Residential Land Use Study</i> (JBA Urban Planning Consultants Pty Ltd)
September - October 2009	Workshops for background studies for public, stakeholders and Councillors.
January - April 2010	Section 62 consultation with government departments and agencies.
July 2010	Completion of draft LEP background studies.
13 September 2010	Preliminary draft LEP submitted to the DPI.
24 December 2010	Initial comments from Department of Planning and Infrastructure (DPI) received.
January 2011	Council addressed issues raised by the DPI.
January - March 2011	Several meetings with DPI to address unresolved issues
24 March 2011	Amended preliminary draft LEP submitted to DPI including amendments to reflect Standard Instrument changes.
20 July 2011	Further comments received from DPI
28 July 2011	Meeting with DPI to discuss comments
8 August 2011	Council addressed issues raised by the DPI.
4 October 2011	Mandatory Pre-Section 64 meeting with DPI - DPI requested Council to make a number of further amendments to the draft LEP and to provide Council with further advice on some of the matters raised by the DPI.

The SLEP is also consistent with the following circulars and Practice Notes.

1. Planning Circular PS 11-011 Amendment to the Standard Instrument (Local Environmental Plans) Order 2006
2. LEP Practice Note PN 11-001 Preparing LEPs using the Standard Instrument: Standard Clauses [replaces LEP PN 06-001]
3. LEP Practice Note PN 11-002 Preparing LEPs using the Standard Instrument: Standard Zones [replaces LEP PN 06-002]
4. LEP Practice Note PN 11-003 Preparing LEPs using the Standard Instrument: Standard Definitions [replaces LEP PN 06-003]
5. Land Use Matrix for draft LEPs
6. Planning Circular PS09-011

2. Section 62 Consultations

The following public authorities, bodies and other persons the Council were consulted with pursuant to Section 62 of the Act are detailed below. Council's responses to core matters raised by the authorities, indicated in **bold** are summarised in Table One.

Local Councils

Auburn City Council
Bankstown City Council
Burwood Council
Canada Bay Council
Canterbury City Council

NSW State Government Departments, Services,, bodies and authorities

Department of Education and Training (DET)
Department of Health
Department of Human Services NSW
Department of Planning and Aboriginal Heritage
Department of Planning & Infrastructure (Heritage Branch)
Housing NSW
Landcom
Parks and Wildlife Group
Sydney Olympic Authority
NSW Rural Fire Services
Flemington Area Command (NSW Police Force)

Federal Departments

Australian Government of Department of Environment, Climate Change and Water

Utilities

AGL
Energy Australia

Infrastructure

NSW Transport and Infrastructure
Roads and Traffic Authority
Sydney Metropolitan Catchment Management Authority
Rail Corporation NSW
Sydney Ports Corporation
Sydney Water Corporation

Other bodies

Sydney Markets

Table One: Section 62 Submissions		
Organisation	Core Matters Raised	Comment/Response
Auburn City Council	For Strathfield to consider the draft Auburn LEP 2000 Amendment No. 22 which aims to permit large floor-plate retail premises on Parramatta Road.	Council has considered draft Auburn LEP 2000 Amendment No 22. Councils planning controls permit large floor plate office and retail premises as part of mixed use residential on Parramatta Rd in the B4 zone in the central section of the corridor. The B6 zone has been adopted along the western end of Parramatta Rd (closer to the Auburn LGA) opposite Sydney Markets allowing for commercial enterprise corridor large floor plate activities.
	Be mindful of the zoning, building heights, and FSR controls on the Parramatta Road corridor as exhibited in the draft Auburn LEP 2009	Council has considered draft Auburn LEP 2009 and has adopted a complimentary approach to its planning controls for Parramatta Rd Corridor. This encourages a mix of compatible uses across different precincts along Parramatta Rd including industrial/business, and office/retail/residential uses.
Bankstown Council	Consider Bankstown Residential Development Study	The Bankstown Residential Development Study has been reviewed and considered during the preparation of the draft LEP.
	Consider Bankstown Employment Lands Study	The Bankstown Employment Lands Study has been reviewed and considered during the preparation of the draft LEP.
Burwood Council	Matters include cross-border planning issues, which are likely to impact areas in and around the Strathfield Town Centre.	Discussion and general information sharing between Councils occurred on 6 July 2010. It was concluded that further discussion may be appropriate when both Strathfield and Burwood Comprehensive LEPs are exhibited as the plans would be more complete.
Department of Education and Training (DET)	The Department operates 7 schools in the Strathfield LGA, experienced increasing student enrolments in last ten years. Majority of schools operating above classroom capacity.	Council to advise DET of any substantial new residential development proposed when the draft LEP is publicly exhibited.
	DET is interested in any substantial new residential proposals as it may impact on current education provision and demand on schools.	
	DET received clarification from Department of Planning that adjacent land zoning should apply to existing public schools.	Council seeks to zone all existing schools to the adjacent zoning with the aim to enable development associated with educational establishments including managing the planning conflicts that may arise in the interface between the residential areas and the educational establishments.
Department of Environment, Climate Change and Water	Review native vegetation mapping prepared by the Sydney Metropolitan Catchment Management Authority (CMA).	This information has been reviewed and considered during the preparation of the LEP.

Maps and relevant GIS layers are available on CMA's website. Assessment guidelines and recommended planning outcomes in DECC's General Guidelines for Strategic Planning	Noted.
Conservation reserves: - Identify any existing or proposed areas that are reserved under the National Parks and Wild Life Act (NPW Act). Electronic maps are provided online at http://maps.environment.nsw.gov.au - Identify threats to reserves from surrounding or upstream land uses. Should include consideration of existing and possible future land uses, both direct and indirect impacts.	These provisions are not applicable as Strathfield LGA does not comprise any existing or proposed reserves under the National Parks and Wildlife Act.
DECC reserves, and wild life refuges: All land gazetted under the NPW Act should be placed under the E1 zone	This provision is not applicable as Strathfield LGA does not contain any land gazetted under the NPW Act.
DECC encourages the application of environmental protection zones on land adjoining DECC reserves as a means of providing a buffer and avoiding the need for potentially stringent conditions at the DA stage. Consent Authorities to consider the use of Environmental Conservation zones E2-E4 where appropriate.	This provision is not applicable as Strathfield LGA does not contain any land adjoining a DECC reserve.
Infrastructure should not extend into DECC reserves. i.e. any infrastructure works to support adjoining lands should be contained within that land, and not expect works to rely on actions undertaken in the reserves.	Not applicable as Strathfield LGA does not contain any DECC reserves.
Biodiversity: - A biodiversity assessment should be undertaken to identify, assess, and appropriately conserve the ecological attributes of the landscape. - The assessment to include: flora and fauna survey and assessment, assessment of biodiversity values, & mapping of ecological values.	Council has undertaken various flora and fauna studies throughout the LGA which have been considered.

	Section 117 Directions: • Areas of high biodiversity value and adjoining areas of moderate value should be managed to ensure no development or activity, including public access, recreation and land management activities, result in adverse impacts or loss in values.	The draft LEP recommends use of Environmental Protection zones to protect areas of high biodiversity such as Mason Park Wetlands, Cocks Creek Bushland Reserve and Green & Golden Bellfrog Habitat Area (Juno Parade Greenacre) to ensure their protection. The Mason Park Wetland also adjoins public open space which acts as a buffer between the wetlands and the industrial areas for further protection. SEPP 19 Bushland in Urban Areas provides additional protection for areas zoned public open space and environmental protection under Clause 9 "Land adjoining land zoned or reserved for public open space". This instructs Council to consider development in relation to adjoining bushland/open space areas. The draft LEP is consistent with the 117 direction by ensuring appropriate zoning to allow for protection/conservation of these areas under SEPP 19.
	Waterways and riparian corridors: • DECC recommends the use of either the Natural Waterways W1 zone or the Environment Conservation E2 zone.	The majority of Strathfield's waterways including Cooks River, Cocks Creek, Powells Creek and Salesyard Creek are highly modified concrete channels and do not have functional ecological zones. The draft LEP therefore does not include Natural Waterways (W1) zone. Selected sites that may include riparian areas such as Cocks Creek Bushland Reserve and Mason Park Wetlands are intended to be zoned Environmental Protection.
	Biodiversity certification: • Biodiversity certification requires consent authorities to demonstrate that an EPI will lead to "maintained or improved" biodiversity values, which will 'switch off' the need for further threatened species assessments at the development application stage.	Council will not be seeking biodiversity certification in this LEP. The LEP aims, zones, objectives and local provisions seek to improve biodiversity outcomes for Strathfield. Council also intends to prepare a new DCP for Biodiversity.
	Aboriginal cultural heritage: • DECC recommends completion of two types of Aboriginal cultural heritage assessment for the preparation of EPIs: an archaeological assessment, and a cultural heritage assessment • Use of Environment Conservation E2 Zone, or E3-E4 Zones with limited permitted uses to protect items of Aboriginal cultural heritage.	Noted and considered as part of LEP process. Strathfield LGA is highly modified area and contains no known aboriginal sites or relics.

	Water quality: • Recommends planning authorities to incorporate objectives, controls and guidelines in LEPs, DCPs and planning strategies that address storm water management instead of relying on just the DA stage.	Council intends to address stormwater management through the draft LEP and review of its DCPs. This includes a new DCP for Water Sensitive Urban Design.
	Air quality: • High trip generating commercial and residential development should be located within 800m of a train station, 400m to a bus stop. • Encourage public transport use • Setting mandatory energy targets for commercial and residential development, currently not covered by BASIX • No statutory barriers for installation of solar panels and solar hot water systems.	Strathfield's new residential and commercial development focuses on existing centres, transport corridors and transport nodes to encourage greater use of public transport. Mandatory energy targets will be considered in Councils DCPs for commercial and residential development not covered by BASIX. Councils DCPs encourage the installation of solar panels and hot water systems.
	Noise, odour, dust: • Avoid conflicts, by locating incompatible land uses away from each other • Mitigate impacts, by recognizing that sensitive land uses should be designed, orientated, and constructed to mitigate potential environmental impacts on adjoining properties or areas.	Compatible land use zones have been carefully selected to avoid conflicts. Commercial activity has been concentrated in existing centres, activity hubs and transport corridors to minimise impacts on adjoining properties or areas. Further protection of residential amenity is provided by SEPP (infrastructure) 2007 whereby any residential development identified as within road and rail corridors needs to be designed in accordance with Department of Planning <i>Development Near Rail Corridors and Busy Roads</i> (defined as 20,000 traffic movements per day)
	Land Contamination	The provisions of SEPP 55 have been considered in the preparation of the draft LEP and recommended zonings.

	Other issues raised • Flood plain management • Soil and landscape capability • Urban salinity • Acid sulfate soils • Miscellaneous provisions • Classification and reclassification of public land • Preservation of trees or vegetation • Heritage conservation • Bushfire hazard reduction • Environmentally sensitive lands overlays • Environmental protection and conservation mechanisms • Material harm to endangered, vulnerable or protected animals	<u>Flood Plain Management</u> The draft LEP will adopt flood plain management that is consistent with the State Governments Flood Prone Land Policy as outlined in the Floodplain Development Manual 2005. The draft LEP proposes to contain a "Flood Planning" provision which identifies matters which must be considered in relation to the flood planning area and in relation to flood prone land. The areas which are subject to residential intensification are outside the flood prone areas. <u>Soil & Landscape Capability</u> Soil and landscape conditions have been considered in relation to the selection and use of zones in Strathfield LGA. <u>Urban Salinity</u> The draft LEP does not contain any specific provisions relating to urban salinity. The Strathfield Stormwater Management Code seeks to control and minimise disturbance to natural soils and there are also restrictions on amount of cut and fill. <u>Acid Sulfate Soils</u> Council's Acid Sulfate Soils map has been prepared in accordance with the Acid Sulfate Soils Planning Guidelines prepared by DECC and comprises 5 classes of affectation. The map complements the clause relating to Acid Sulfate Soils in the draft LEP. <u>Miscellaneous Provisions</u> Aims of Plan (Standard Instrument cl 1.2) Council intends to include some specific aims in clause 1.2 of the Standard Instrument which identify environmental and conservation objectives for Strathfield LGA.
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		13.2 Classification & reclassification of public land (Standard Instrument cl5.2) The standard clause has been adopted and areas of high biodiversity reviewed. 13.3 Development within the coastal zone - not applicable to Strathfield 13.4 Preservation of trees or vegetation (Standard Instrument cl 5.9) Council intends to adopt this clause in the draft LEP and prepare an appropriate DCP. 13.5 Heritage Conservation (Standard Instrument cl 5.10) The standard clause has been adopted in draft LEP. 13.6 Bushfire hazard reduction (Standard Instrument cl 5.11) The standard clause has been adopted in draft LEP 13.7 Environmentally Sensitive Lands The draft LEP includes a local provision on biodiversity and Council will consider preparing new Biodiversity DCP controls to protect its environmentally sensitive lands.
Department of Planning (Heritage Branch)	Recommends the draft LEP be prepared in accordance with the Standard Instrument LEP which includes compulsory heritage provisions	The draft LEP has been prepared in accordance with the Standard Instrument LEP which includes compulsory heritage provisions.
	All existing heritage items and conservation areas listed under the SPSO should be included in the draft LEP	The draft LEP includes all listed heritage items and conservation areas from the SPSO except the deletion of one heritage item (i.e. milestone on Liverpool Road) and the proposed addition of one heritage item at 72 -76 Parramatta Road, Homebush (refer to justification reports for addition and deletion of heritage items attached)

	Recommends following studies to be undertaken: • Assessment of heritage assets throughout the study area including natural areas, places of Aboriginal, historic or archaeological significance • Heritage items listed on other registers • Non-aboriginal items identified by field survey • Survey of sites and places of significance to Aboriginal people • Survey of existing or potential cultural landscapes, conservation areas, views and vistas covering all major historical land uses and themes.	In addition to the SPSO listing, Council undertook an extensive heritage review in 2004 and 2005 culminating to Draft LEP 105. This process was based on the Kemp and Johnson Study in 2001-2005 and the Hubert Architects Report in 2005.
	Any rezoning of land with existing heritage assets in the area need to permit uses that are compatible with the heritage site or item. The preservation or continued use of the heritage item needs to be protected. Possible land use conflicts should be identified in the LEP. Mitigation strategies for problems should also be addressed.	Council will seek to ensure that any rezoning of land comprising heritage items or conservation areas will permit uses that are compatible with the heritage site or item.
Energy Australia	Proposes to rezone the "Enfield" 33kV Zone Substation at Lots 4-6, DP 30405, Coronation Parade & Hillcrest Ave, Enfield, to "SP2 Infrastructure (Electricity Supply)".	The draft LEP has zoned these lots as SP2 Infrastructure The "SP2 Infrastructure" zoning provides an appropriate level of certainty for Energy Australia to conduct its future operations and will also inform the general community and adjoining property owners as to the ongoing use of these sites for electricity infrastructure purposes.
	Proposes to rezone the "Strathfield" 132 kV Transmission Station at Lot 1, DP 561015 & Lot 101, DP 623966, No. 19-21 Columbia Lane, Homebush, to "SP2 Infrastructure (Electricity Supply)".	As above
	Proposes to rezone the "Mason Park" 132 kV Switching Station at Lot 1, DP 235225 & Lot 1, DP 883387, No. 1 Underwood Road, Homebush, to "SP2 Infrastructure (Electricity Supply)".	As above

	Proposes to rezone the "Homebush Park Business Centre" incorporating a zone substation, major administration and depot/maintenance facilities at Lot 1, DP 380202, Lot 1, DP 398650, Lots 2 & 5, Section 26 DP 477, Lot 1 DP 825403, Lots 39-44 DP 834 and Lots A & B DP 97110, Nos. 16-30 Underwood Road, Homebush, to "SP2 Infrastructure (Electricity Supply)".	As above.
	Proposes to rezone the "Chullora" 132 kV Switching Station at Lot 1 DP 803688, Nos. 38-50 Weeroona Street, Strathfield, to "SP2 Infrastructure (Electricity Supply)".	As above
	Proposes to rezone Lots 15 & 16, DP 29223, Nos. 7-9 Dunlop Street, South Strathfield, to "SP2 Infrastructure (Electricity Supply)".	As above.
	Advises Council that SEPP (Infrastructure) 2007 does not apply to all of Energy Australia's activities, requests that Council ensures that "Public Utility Undertakings" are made permissible with consent, in all zones applicable to residential, commercial, industrial and infrastructure development.	The infrastructure SEPP has been developed to support greater flexibility for public infrastructure and service facilities along with improved regulatory certainty and efficiency that overrides local planning instruments. Additional 'without consent' permissibility in the draft LEP is therefore not required for "Public Utility Undertaking."
Housing NSW	Council to include the same principles in the Comprehensive LEP as in the Housing SEPP so Housing NSW does not have to utilise the SEPP.	The draft LEP principles on housing have remained consistent with the SPSO, which meets the local communities' current expectations. In all instances, the SEPP will override the draft LEP, allowing for affordable housing development to occur in certain areas, if the state's standard parameters are met.
	Housing targets set by State Government in Strathfield LGA could be achieved by facilitating appropriate refurbishment and/or redevelopment of older public housing assets.	The achievements of Council's housing targets have been informed by the Residential Land Use Study prepared by JBA Urban Planning consultants. The draft LEP focuses on increasing residential densities in centres and transport nodes with access to local services consistent with the aims of the Metropolitan Strategy. This spatially based planning approach to meeting housing targets includes the Housing NSW sites located within these specific areas (refer Strathfield Residential Land Use Study JBA updated November 2011).
	Most Housing NSW assets are zoned Residential 2(a), but requests Council consider rezoning these sites to 2(b) to promote future redevelopment and upgrading of the existing housing stock. Concerned that retaining existing 2(a) zones will hinder future redevelopment potential of the housing stock. i.e. sites in Greenacre.	Decisions relating to the most suitable locations for residential intensification have been guided by the Residential Land Use Study prepared by JBA Urban Planning consultants. Intensification of sites has been based on the proximity to centres and corridors. Therefore, some Housing NSW sites have been rezoned to 2(b) such as those on Noble Avenue, but some sites have remained 2(a). To assist facilitate opportunities for further development and intensification, the draft LEP intends to permit dual occupancy development in the Greenacre area and secondary dwellings up to 100m ² throughout the R2 zone.

There is a high concentration of public housing near Punchbowl Road at Strathfield South and Belfield. This area is ideally located to support affordable housing redevelopment opportunities subject to appropriate LEP and DCP controls. These need to be included to facilitate appropriate redevelopment opportunities.	Most decisions relating to the most suitable locations for residential intensification have been guided by the Residential Land Use Study prepared by JBA Urban Planning consultants. Some Housing Department sites in the Strathfield South and Belfield areas have increased density by rezoning from 2(a) to 2(b) which increases affordable housing opportunities.
Current SPSO does not allow boarding houses. Affordable Rental Housing SEPP permits boarding houses in all residential and some business zones. Recommends new LEP to allow boarding houses in all residential and commercial zones	The draft LEP permits boarding houses in R2 – Low Density, R3 – Medium Density, R4 High Density Residential, B1 Neighbourhood Centres, B2 Local Centre, B3 Commercial Core, and B4 Mixed Use zoned areas. This remains consistent with the current SPSO and continues to meet local community expectations. In all instances the SEPP will override the draft LEP enabling boarding houses to occur, providing these developments meet the standard requirements as detailed in the SEPP.
SPSO requires minimum lot size to be 560m ² for dual occupancies. Given that lot sizes continue to decline, a reduced site area should be considered for the new LEP. Similarly the requirement for a minimum building line of 15m should also be reviewed.	The local community expectation reflected in the SPSO of minimum 560m² lot size has been maintained for dual occupancy development for most zones. Dual occupancy is listed as a 'Prohibited Use' in R2 zone which reflects Strathfield's Council existing restriction on strata subdivision of dual occupancy. Council has also included secondary dwellings as being permitted in all residential zones to facilitate additional accommodation. Dual occupancies have also been added to the lot size map and as an additional use under Schedule 1 to permit dual occupancies in the Greenacre area. This is in accordance with the Strathfield Residential Land Use Study prepared by JBA Urban Planning. The minimum building frontage of 15m will be considered in the upcoming DCP review.
Consider including in the draft LEP initiatives from the draft LEP 2003, such as to require 15% of dwellings in multi unit housing to be designed for the elderly and people with disabilities	Council's development control plans include this provision.
Council undertake a review of the existing residential development controls in the Strathfield Consolidated DCP 2005 to improve the capacity of both the private sector and Housing NSW to provide more appropriate affordable accommodation into the future.	This will be considered in the review of the DCP.

	Review controls on FSR, site cover, and minimum lot and dwelling size criteria to reducing lot sizes and reduce the impact on affordability.	JBA Urban Planning Consultants in their Residential Land Use Study have considered planning controls to support affordable accommodation. They have recommended that Council can facilitate more affordable housing development by considering smaller minimum unit sizes and reduced on-site parking requirements when the DCPs are reviewed.
	Review relevant height zone limitations in areas within centres where dwelling targets need to be met, adjoining public transport routes (where there are clusters of existing Housing NSW stock), and for Housing NSW sites where existing older apartment buildings already exceed the DCP policy (making their redevelopment unlikely albeit such redevelopment should be encouraged)	Decisions relating to the most suitable height for residential properties have generally been guided by the Residential Land Use study prepared by JBA Urban Planning consultants and <i>Strathfield Comprehensive LEP Parramatta Road Corridor Urban Design</i> by Sustainable Urbanism. This primarily is based on the 'centres and corridor approach and relative hierarchy that are applied across the LGA. Therefore greater heights have been provided within centres, than to the edges of centres.
	Review the limitations on dwelling type which confines development in some locations to townhouses and/or villas only, but where other forms of multiple unit housing may be appropriate in the future and would otherwise be permitted by the 2(b) zoning.	Decisions relating to limitations on dwelling types for residential properties have generally been guided by the Residential Land Use Study prepared by JBA Urban Planning Consultants. Height and density of R3 zoning is depended on proximity to transport, amenity and services. This dictates the arrangement of where various forms of medium density development are located and also the variety of housing styles improve affordable housing opportunities.
	Older public housing apartments in some zones currently exceed DCP controls for building heights, meaning that their redevelopment is unlikely, and redevelopment of these sites are encouraged.	Planning controls need to be based on a consistent and fair approach across the LGA irrespective of existing development. This does not restrict the appropriate re-development of sites by Housing NSW.
Rail Corporation NSW	Rail Corporation New South Wales advises that its land, being predominantly the rail corridor, be zoned SP2 Infrastructure.	Rail corridors in the draft LEP have been zoned to SP2 Infrastructure
	Requests land at Lots 1 & 2, DP 1009549, located at the intersection of Hume Highway and Centenary Drive, not be zoned SP2 Infrastructure for railway purposes because the parcels are not owned by RailCorp, and RailCorp has no intention of acquiring them for rail purposes.	The draft LEP has not zoned these lots SP2 Infrastructure, but zoned them IN1-General Industrial.
	Requests land on Hume Highway in Chullora as shown in attachment to be rezoned "IN1 General Industrial" to match the industrial zoning by Bankstown LEP 2001, which applies to the remainder of the site.	The draft LEP has zoned these lots IN1- General Industrial

Roads and Traffic Authority	No comments at this time as no plans are made available for review. Will provide more detailed submission during the public exhibition period for the draft Strathfield LEP.	Council to notify RTA when the draft LEP is publicly exhibited for comment.
NSW Rural Fire Service	Raises no concerns or special considerations in respect to bush fire for draft Strathfield LEP.	Noted- no further action required.
	Noted that Strathfield Council is not required to prepare a Bush Fire Prone Land Map under s146 of the EP&A Act 1979.	Noted- no further action required.
NSW Transport and Infrastructure	Recommends Council prepare a local integrated land use and transport strategy that focuses on the Strathfield Town Centre.	Council has considered an integrated land use and transport strategy in preparing the Strathfield Town Centre Concept Master Plan, which has informed the draft LEP.
	Requests that the preparation of any new LEPs to be consistent with s.117 directions, in particular 3.4 – integrated land use and transport.	The draft LEP is consistent with this ministerial direction. The recommendations for increased housing densities by JBA Urban Planning consultants focus on centres and transport nodes with good access to jobs. The recommendations from SGS Economics and Planning consultants recognize the importance of centres and seek to concentrate local business and community activity in activity hubs and local centres within close proximity to public transport eg. retail and mixed use activity focused on Homebush station and the consolidation of retail, commercial and service provision for Strathfield Town Centre adjacent to Strathfield station (a major transport interchange).
	LEP needs to match the provisions of transport infrastructure as identified in the State Infrastructure Strategy, with increased density of population and employment in walking distance to key centres and major transport corridors.	The draft LEP seeks to intensify development and concentrate local business and community activity within close proximity to public transport, activity nodes and transport corridors.
	Achieve priorities and targets for mode shift under the NSW State Plan 2009, particularly specific transport related outcomes.	The NSW State Plan 2010 have been considered in the preparation of draft LEP
	Refer to the Draft NSW Metropolitan Transport Plan 2010	The draft NSW Metropolitan Transport Plan 2010 has been considered in the preparation of draft LEP.
	Refer to the Draft NSW Bike Plan 2010	Council will consider proposed priority metropolitan links and when preparing a local bike plan.
	Refer to changes to the Sydney bus network i.e. consolidation of regions 5 & 6 in to the South West precinct.	The Sydney bus network has been considered in the preparation of draft LEP.

	Review the Draft Centres Policy – Planning for retail and commercial development prepared by Department of Planning (2009)	Draft Centres Policy has been considered in the preparation of draft LEP.
	Review the Metropolitan Transport Plan: Connecting the City of Cities	The Metropolitan Transport Plan: Connecting the City of Cities has been considered in the preparation of draft LEP.
<i>Sydney Olympic Park Authority</i>	No comments / issues at this stage of the LEP.	Notify SOPA when draft LEP is publicly exhibited.
Sydney Ports Corporation Submission 1 Date: 2010	Enfield Intermodal Logistics Centre (ILC), once operational, will utilize dedicated rail line and major arterial roads to service industrial / commercial premises in the Strathfield LGA	Potential impacts of noise, vibrations, lighting, traffic generation and truck movements as a result of the Enfield ILC, on the surrounding residential uses have been addressed in the Department of Planning conditions of consent approved for the site.
	Sydney Ports main concern is to retain industrial land in the LGA and provide for appropriately zoned land that allows for efficient industrial operations.	Based on recommendations of SGS Economic Land Use and Employment Strategy the draft LEP intends to preserve opportunities for large scale freight and logistics companies in the employment areas east and west of the intermodal terminal by limiting further subdivision in the IN1 zoning. The recommended use of IN1 zones in the draft LEP will ensure that zoning supports transport and logistics uses.
	Requests the prevention of encroachment of residential and other sensitive land uses on industrial land, major arterial roads and the freight rail line near Enfield ILC, through rezoning and the provision of appropriate buffers between these uses.	The draft LEP has zoned the majority of land adjoining the Enfield ILC as IN1 to manage land use conflict and prevent encroachment of residential and sensitive land uses on industrial land. Residential intensification in proximity to the Enfield Intermodal Terminal has been avoided. The planning conditions of consent for Enfield ILC requires the site to address impacts on air quality, noise, ecological impacts and traffic impacts.
	Support for 24 hour operations, required to maintain Sydney's economic competitiveness as a global city and efficient trade hub.	Hours of operation is not an LEP issue but should be addressed in conditions of consent. It should be assessed based on the specific development proposed, the potential impacts and on the proximity of residential land uses.
	Sydney Ports initially requested that the majority of the Enfield site should be rezoned SP1 – Special Activities.	Zoned as SP1 – Special Activities <i>Note: Sydney Ports second submission requests IN1 zone for this site.</i>
	Maintain the accessibility of industrial lands from major arterial roads which provide connections to	Council and the RTA will need to consider this when planning changes to road networks.
	Port Botany and other employment lands located in the inner to mid western areas of Sydney.	

	Consideration of other relevant policies: Draft Inner West Sub-Regional Strategy (DIWSRS). Land in South Strathfield and the Enfield ILC has been identified as Strategic Employment Lands, which play a key role in freight transportation for Greater Sydney and therefore are to be retained for employment uses. Therefore, the applicability of the new Standard LEP land use zones to existing and new industrial zoned sites should permit uses which support the draft Strategy's strategic vision	Relevant policies such as the draft Inner West Subregional Strategy and the need to protect and preserve employment lands in strategic sites such as Enfield Intermodal Logistics Centre have been considered by SGS consultants in their Economic Land Use and Employment Strategy. Based on their findings the draft LEP intends to protect employment lands by preserving opportunities for large scale freight and logistics companies in the employment areas east and west of the intermodal terminal by limiting further subdivision. As recommended from SGS, clause 4.1 minimum subdivision lot size limits subdivision within the IN1 General Industrial zone to 20,000m² has been incorporated in the draft LEP. The draft LEP also seeks to protect employment lands from non-industrial uses by permitting some non-industrial uses in limited locations eg small business park (B7 zone) to the west of Enfield Intermodal site to enable ancillary support businesses and services for industry.
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	Sydney Ports have previously commented on Council's draft LEP in 2003, and raised issues which may be applicable to the new comprehensive LEP. Sydney Ports requests previous comments to be considered in addition to the above. Previous comments (12/8/03) Sydney Ports request heading of Clause 34 & Schedule 4 be changed from "Development by the Crown" to "Public Utility Undertakings & Crown Development". The purpose of the change is to avoid unnecessary confusion as Clause 34 & Schedule 4 apply to public utilities as well as the Crown. Sydney Ports requests that the draft LEP make reference to the need for all developments within a certain distance of a rail line eg 250m to adopt appropriate rail related noise and vibration guidelines as part of the development. These guidelines should be the State Rail publication or similar rail related publication. Properties particularly residences and some commercial operations, within this distance of a rail line have the potential to be affected by rail generated noise and vibration. Appropriate construction materials, layouts and mitigation measures should therefore be incorporated into these developments where required. Additionally such developments should be referred to the Office of the Coordinator General of Rail.	Refer below to previous comments made by Sydney Ports on LEP 2003 (2008). Noted this clause is no longer applicable. This matter has been addressed in the Infrastructure SEPP 2007 as well as the Development near Rail Corridors and Busy Roads- Interim Guideline (2008).
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Sydney Ports Submission 2 14 Feb 2011	<i>"Sydney Ports has further reviewed the land use zones in the Standard Instrument Principal Local Environmental Plan and the types of uses that would be appropriate for the ILC site. Sydney Ports recommends that the ILC site, including the Tarpaulin Factory area, be zoned IN1 General Industrial and that the additional permissible uses listed in the table below are incorporated in Councils CLEP.</i> <u><i>Permissible uses under Standard Instrument</i></u> <i>Depots; Freight transport facilities; Light Industries; Neighbourhood shops; Warehouses or distribution centres.</i> <u>Sydney Ports' recommended additional permissible uses for draft CLEP</u> Emergency services; industry; kiosk; storage premises; truck depot <i>The above recommended landuse zone and permissible uses would allow the majority of the site to be developed in accordance with the Part 3A approval granted by the Minister for Planning, which included a light industrial/commercial precinct along the western side of Cosgrove Road and further consideration of a use of the Tarpaulin Factory at the south-western end of the site.</i> <i>Sydney Ports is currently...investigating feasible options for the use of the Tarpaulin Factory and adjoining land, ...Sydney Ports may be in a position to provide Council with further information or recommendations regarding landuse zoning for this area of the site during exhibition."</i>	<i>The draft LEP has zoned the Enfield Intermodal Logistics Centre site as IN1 to permit a wide range of industrial uses appropriate for the site.</i> <i>The draft LEP permits 'kiosks', 'truck depots' and 'storage premises' as permissible with consent in the land use table. It does not however include 'heavy industry' as permissible uses in this zone.</i> <i>The land at the southern end of the Enfield ILC (to south of Cox's Creek, covering an area of approx 5 hectares) has been rezoned to RE1 – Public Recreation.</i> <i>The Minister's original approval (5 September 2007 File No: 9037344) required the enhancement of the quality of the local environment by providing community and ecological benefits as set out in the Landscape Masterplan. Zoning of the land to RE1 within the IN1 zone is aimed to limit Sydney Ports opportunities to use and/or sell this land for alternative purposes rather than for intended community use.</i>
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Sydney Water Corporation	Sydney Water's preferred zone for its critical water, wastewater and stormwater assets within Strathfield LGA is SP2 Infrastructure. Others are proposed to be zoned the same as adjoining land. Sydney Water does not want to create situations where the development expectation of current and future land owners is unrealistically high because of inappropriate zoning.	The draft LEP has rezoned all properties that Sydney Water Corporation has requested to be 'SP2 Infrastructure.' This will ensure that existing dominant function of the land and Sydney Water's assets are protected.
	Encourages Council to consider including minimum water efficiency requirements in its development controls and EPIs to ensure consistency with Ecological Sustainable Development.	Council to consider when reviewing DCP controls.
	Sydney Water requests Council continue to instruct proponents to obtain a Section 73 Certificate from Sydney Water.	The draft LEP has included a local provision on 'essential services' stating development consent must not be granted development unless the consent authority is satisfied that essential services, such as water supply, are available or that adequate arrangements have been made to become available when required.
Sydney Markets Ltd 7 June 2010	Keep Special Purpose zoning as this is a unique site and warrants its own special zoning. The location size and economic importance of site are unique and deserve specific planning controls	A special Purpose zone SP1- Markets has been applied to the site. To protect and identify the unique infrastructure and purpose of the site as market. Strathfield Economic Land Use and Employment Strategy (SGS Economics and Planning, June 2010), has stated that the zone should be SP1-Special Activities zone
	That the future LEP includes allowance for development at the Sydney Markets site for the expanding needs of the market which would include a number of different land uses and activities.	Strathfield Economic Land Use and Employment Strategy recommended various business zones
	Land formally known as 37 Small wood avenue zoned 2(a), residential allotments at Smallwood avenue, 3 residential lots (between Hudson and Smallwood), adjoining council owned lane (Dalton Rd) zoned for road use and an adjoining business area zoned mixed use should be consolidated and zoned into a single zone.	The area has been zoned B4 Mixed Use.

	If Council is considering a SP1 zone the following draft zoning table may be appropriate. Same as standard instrument but with the additional objective: <i>"To provide for the long term viability of the Sydney Markets core business and to encourage a diverse and compatible range of ancillary activities at the site"</i> 2. Permitted with consent <i>Building Identification signs; business identification signs</i> 3. Permitted with consent <i>Market</i>	The Standard Instrument objectives adopted for the SP1 zone in the draft LEP meet the intent of the Sydney Markets recommended objective. This objective has therefore not been included in the draft LEP. Under Schedule 2 signage is exempt for the market that is not visible from external locations (surrounding street and railway) Council allows for markets with consent at this site as indicated on the "Land Zoning Map".
	Floor Space Ratio and Height Controls Proposed not to include a floor space ratio or height controls. Proposes that a site specific master plan be developed if there are concerns with height and floor space ratio controls. This would determine floor space envelopes.	Currently no floor space ratio or height controls have been proposed.
	Remove heritage items (pedestrian ramp and stairs) from the State Rail Authorities "Section 170 Register"	Section 170 Register is not a Council Register therefore Strathfield Council has not included these heritage items in the draft LEP.
	Include existing exempt/complying development such as shed cool rooms and awnings and expand them to include signage.	DPI advised that minor internal and external building alterations are exempt development under subdivision 26 of the Code SEPP and do not need to be included in the draft LEP. DPI advised that the complying provisions relating to alterations to existing sheds for Sydney Markets do not need to be included in the draft LEP as this development is exempt development under subdivision 26 and 27 of the Codes SEPP. Clause 1.9 states that if development is exempt development under the Codes SEPP and listed as complying development under a LEP, then the LEP will cease to apply to that development from 1 September 2011. The draft LEP includes exemption for certain types of signage in Schedule 2.

3. Consistency with relevant Environmental Planning Instruments

Council has considered the following Environmental Planning Instruments (EPI's) in the preparation of the draft Strathfield LEP.

- The Standard Instrument (Local Environmental Plans) 25 February 2011;
- Local Environmental Plan Practice Notes, in particular PS 09-011;
- State Environmental Planning Instruments;
- State Regional Environmental Planning Instruments;
- Section 117 Directions (pre 1 July 2009);
- The Inner West Subregion Draft Strategy (July 2008);

Any inconsistencies to the above instruments relate to localised planning objectives only and are not contrary to the strategic direction set out in regional and state EPI's. The report elaborates on inconsistencies which are considered of a minor nature.

3a. State Planning Policies (SEPPs)

The draft Strathfield LEP is consistent with State Planning Policies. This includes State Environmental Planning Policy (Exempt and Comply Development Codes) 2008 (Codes SEPP) for the Housing Code and subsequent Codes in accordance with LEP Practice Note PN 09-001.

An assessment of the draft Strathfield LEP's consistency with the relevant SEPP's is outlined in the Table Two.

3a(i). Comment on relevant SEPPs

Table Two – Draft Strathfield LEP consistency with SEPPs	
SEPP	Comments/Justification
SEPP No 1- Development Standards	N/A - The draft LEP includes a compulsory clause 4.6 on exceptions to development standards. This replaces SEPP No.1.
SEPP No 4- Development without consent and miscellaneous exempt and complying development	N/A The draft LEP includes a compulsory clause 3.1 <i>Exempt development</i> and 3.2 <i>Complying development</i> .
SEPP No 6- Number of storeys in a building	The draft LEP is consistent with the SEPP. The SEPP specifies the manner in which the number of stories in a building is determined.
SEPP No 14- Coastal Wetlands	The SEPP does not apply to Strathfield LGA.
SEPP No 15- Rural Land-Sharing Communities	The SEPP does not apply to Strathfield LGA.
SEPP No 19- Bushland in Urban Areas	The draft LEP is consistent with provisions of the SEPP (clause 10) which aims to protect and preserve Strathfield's bushland. The draft LEP has rezoned areas of remnant bushland including Cox's Creek Reserve and Mason Park Wetlands to E2 Environment Conservation in order to reflect provisions in SEPP No.19. Clause 5.9 concerning the preservation of trees or vegetation is also consistent with the SEPP. The SEPP will offer further protection under Clause 9 Land adjoining land zoned or reserved for public open space which applies to land adjoining bushland zoned areas or public open space.
SEPP No 21- Caravan parks	The SEPP does not apply to Strathfield LGA.

SEPP No 22- Shops and Commercial Premises	The draft LEP is consistent with the SEPP. The exempt development provisions in the draft LEP address the change of use of commercial buildings
SEPP No 26- Littoral rainforest	The SEPP does not apply to Strathfield LGA.
SEPP No 29- Western Sydney Recreation Area	The SEPP does not apply to Strathfield LGA.
SEPP No 30- Intensive agriculture	The SEPP does not apply to Strathfield LGA.
SEPP No 32- Urban consolidation (Redevelopment of Land)	There is no provisions in the draft LEP that contravene this SEPP
SEPP No 33- Hazardous and Offensive Development	The draft LEP includes definitions as required by the Standard Instrument.
SEPP No 36- Manufactured Home Estates	The SEPP does not apply to Strathfield LGA.
SEPP No 39- Spit Island Bird Habitat	The SEPP does not apply to Strathfield LGA.
SEPP No 41- Casino/Entertainment Complex	The SEPP does not apply to Strathfield LGA.
SEPP No 44- Koala Habitat Protection	The SEPP does not apply to Strathfield LGA.
SEPP No 47- Moore Park Showground	The SEPP does not apply to Strathfield LGA.
SEPP No 50- Canal Estates	The SEPP does not apply to Strathfield LGA.
SEPP No 52- Farm Dams and Other Works in Land and Water Management Plan Areas	The SEPP does not apply to Strathfield LGA.
SEPP 53 (Transitional Provisions) 2011	The SEPP does not apply to Strathfield LGA.
SEPP No 55- Remediation of Land	There are no provisions in draft LEP that contravene this SEPP
SEPP No 59- Central Western Sydney Regional Open Space and Residential	The SEPP does not apply to Strathfield LGA.
SEPP No 60- Exempt and Complying Development	There are no provisions in draft LEP that contravene this SEPP. The Standard Instrument and SLEP states that this does not apply.(see Exempt and Complying Development Codes)2008
SEPP No 62- Sustainable Aquaculture	The SEPP does not apply to Strathfield LGA.
SEPP No 64- Advertising and Signage	There are no provisions in draft LEP that contravene this SEPP
SEPP No 65- Design and Quality of Residential Flat Buildings	There are no provisions in draft LEP that contravene this SEPP.
SEPP No 70- Affordable Housing (Revised Scheme)	Not applicable to Strathfield LGA. The SEPP refers to affordable housing in City of Sydney, City of South Sydney, City of Willoughby and Leichhardt.
SEPP No 71- Coastal Protection	Not applicable to Strathfield LGA
SEPP Affordable Rental Housing 2009	There are no provisions in the draft LEP that contravene this SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	There are no provisions in draft LEP that contravene this SEPP
SEPP (Housing for Seniors and People with Disabilities) 2004	There are no provisions in draft LEP that contravene this SEPP
State Environmental Planning Policy (Infrastructure) 2007	There are no provisions in draft LEP that contravene this SEPP

State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007	The SEPP does not apply to Strathfield LGA.
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	The SEPP does not apply to Strathfield LGA.
Rural Lands 2008	The SEPP does not apply to Strathfield LGA.
SEPP (Development on Kurnell Peninsula) 2005	The SEPP does not apply to Strathfield LGA.
SEPP (Major Development) 2005	There are no provisions in draft LEP that contravene this SEPP
SEPP (Sydney Region Growth Centres) 2006	The SEPP does not apply to Strathfield LGA.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	The SEPP does not apply to Strathfield LGA.
SEPP (Rural Lands) 2008	The SEPP does not apply to Strathfield LGA.
SEPP (Sydney Drinking Water Catchment) 2011	The SEPP does not apply to Strathfield LGA.
SEPP (Sydney Regional Growth Centres)	The SEPP does not apply to Strathfield LGA.
SEPP (Temporary Structures and Places of Public Entertainment) 2007	There are no provisions in draft LEP that contravene this SEPP
SEPP (Temporary Structures) 2007	There are no provisions in draft LEP that contravene this SEPP
SEPP (Urban Renewal) 2010	Not applicable to the Strathfield LEP
SEPP (Western Sydney Employment Area) 2009	Not applicable to Strathfield LGA
SEPP (Western Sydney Parklands) 2009	Not applicable to Strathfield LGA

3b. Regional Environmental Planning Policies

Sydney Regional Environmental Planning Policy No:24 – Homebush Bay is the only regional policy relevant to the Strathfield LGA, as it applies to the area of land bounded by Underwood Rd and Homebush Bay Drive Homebush which includes Bressington Park and Mason Park.

The SREP however has been amended by *State Environmental Planning Policy (Major Development) 2005 (Amendment No 20)* to exclude the Sydney Olympic Park site and include the environmentally sensitive areas of Mason Park Wetlands.

The draft Strathfield LEP acknowledges the principles of ecologically sustainable development and identifies and protects the environmentally sensitive areas of the Mason Park Wetlands. The area has been zoned E2 - Environmental Conservation and RE1- Public Recreation.

3c. Section 117 Directions

The draft Strathfield LEP is consistent with the relevant 'Section 117 Directions'. Table Three provides a summary of the relevant directions and Table Four elaborates on the applicable directions as required by section 68(4)(d)(ii) of the Act.

Table Three: Section 117 Directions			
Section 117(2) Direction	Relevance	Consistency	Justification
1. Employment and Resources			
1.1 Business and Industrial Zones	Yes	Yes	Detailed response provided. Refer Table 4.
1.2 Rural Zones	No	N/A	No Rural Zones in LGA.
1.3 Mining, Petroleum Production and Extractive Industries	No	N/A	Significant reserves are not known to be located in the LGA.
1.4 Oyster Aquaculture	No	N/A	No Oyster Aquaculture in the LGA.
1.5 Rural Lands	No	N/A	No Rural Lands in the LGA.
2. Environment and Heritage			
2.1 Environment Protection Zones	Yes	Yes	Detailed response provided. Refer Table 4.
2.2 Coastal Protection	No	N/A	No Coastal Zone in the LGA.
2.3 Heritage Conservation	Yes	Yes	Detailed response provided. Refer Table 4.
2.4 Recreation Vehicle Areas	No	N/A	No Recreation Vehicle Areas in the LGA.
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Yes	Yes	Detailed response provided. Refer Table 4.
3.2 Caravan Parks and Manufactured Home Estates	No	N/A	No Caravan Parks and Manufactured Home Estates in LGA.
3.3 Home Occupations	Yes	Yes	The draft LEP is consistent with this objective as it includes provisions which permit Home Occupations to be carried out in dwellings without the need for development consent.
3.4 Integrating Land Use and Transport	Yes	Yes	Detailed response provided. Refer Table 4.
3.5 Development Near Licensed Aerodromes	No	N/A	No Licensed Aerodromes in LGA.
4. Hazard and Risk			
4.1 Acid Sulfate Soils	Yes	Yes	The draft LEP includes maps and provisions in Clause 6.1 to regulate works in areas with a high probability of Acid Sulfate Soils as required by this direction.
4.2 Mine Subsidence and Unstable Land	No	N/A	No Mine Subsidence and Unstable Land in the LGA.
4.3 Flood Prone Land	Yes	Yes	Detailed response provided. Refer Table 4.
4.4 Planning for Bushfire Protection	No	N/A	No Bushfire Prone Land in the LGA.
5. Regional Planning			
5.1 Implementation of Regional Strategies	No	N/A	The Inner West Subregional Strategy is not listed in the direction.
5.2 Sydney Drinking Water Catchments	No	N/A	Strathfield is not listed as a catchment to which this direction applies.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A	No farmland of state or regional significance is located in the LGA.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A	This provision is not applicable to Strathfield.
5.5 Development in the	Revoked	N/A	This provision is not applicable to Strathfield.

vicinity of Ellalong, Paxton and Millfield			
5.6 Sydney to Canberra Corridor	Revoked	N/A	This provision is not applicable to Strathfield.
5.7 Central Coast	Revoked	N/A	This provision is not applicable to Strathfield.
5.8 Second Sydney Airport: Badgerys Creek	No	N/A	Strathfield is not in the vicinity of the second Sydney Airport potential site.
6. Local Plan Making			
6.1 Approval and Referral Requirements	Yes	Yes	The draft LEP does not propose the inclusion of any such provisions other than as required by government authorities or by the Standard Instrument (eg National Parks and Wildlife Service, Heritage Office).
6.2 Reserving Land for Public Purposes	Yes	Yes	The draft LEP is consistent with this direction as it reserves land for public purposes as appropriate.
6.3 Site Specific Provisions	Yes	Yes	The draft LEP is consistent with this direction which seeks to discourage unnecessarily restrictive site specific planning controls.

Table Four: Section Directions relevant to the draft Strathfield LEP	
Section 117(2) Direction	Council Response
1.1 Business and Industrial Zones Objectives The objectives of this direction are to: (a) encourage employment growth in suitable locations, (b) protect employment land in business and industrial zones, and (c) support the viability of identified strategic centres. Where this direction applies This direction applies to all councils. When this direction applies This direction applies when a council prepares a draft LEP that affects land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary). What a council must do if this direction applies A draft LEP shall: (a) give effect to the objectives of this direction, (b) retain the areas and locations of existing business and industrial zones, (c) not reduce the total potential floor space area for employment uses and related public services in business zones, (d) not reduce the total potential floor space area for industrial uses in industrial zones, and	The draft Strathfield LEP actively implements this direction by encouraging employment growth in specific land uses in suitable locations, protecting employment land in business and industrial zones and supporting the viability of identified strategic centres. <u>Industrial Lands</u> The Metropolitan Strategy emphasizes the need to protect existing employment lands in established suburbs such as Strathfield, explore opportunities to revitalize strategic employment lands, and facilitate renewal of old industrial areas for employment purposes. It seeks to ensure that sufficient land is provided for employment growth and includes employment capacity targets for Sydney's subregions as well as for strategic centres and employment land precincts. The draft Inner West Subregional Strategy identifies an employment capacity target of 12,500 from 2001 to 2031 for the subregion, including an employment capacity target of 1500 for the Strathfield Local Government Area (LGA). The Strathfield LGA contains the highest percentage of industrial lands out of the Inner West Councils with 198.4 hectares of land zoned for employment uses which represents approx 55% of total employment lands across the inner west subregion. A high proportion of this land has been designated as Category 1 land to be retained for industrial purposes. This includes protecting the lands around the freight and logistics centre at Enfield, Strathfield South to support clustering of logistic and freight activities and maximizing the economic benefits of the Intermodal Logistics Centre. Council has worked in close consultation with DPI to ensure its Category 1 lands are protected to enhance employment opportunities across the LGA through the new draft LEP. This is consistent with the State Government's objective to protect employment lands. These areas make a large contribution to the local and metropolitan economy in terms of employment in manufacturing, wholesaling, transport, logistics and utilities and play an important role in supporting the provision of urban services such as the Strathfield West Letters Facility and the Energy Australia Homebush Facility.

(e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning. Consistency A draft LEP may be inconsistent with the terms of this direction only if council can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the draft LEP that are inconsistent are: (a) justified by a strategy which: (i) gives consideration to the objective of this direction, and (ii) identifies the land which is the subject of the draft LEP (if the draft LEP relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning, or (b) justified by an environmental study (prepared in accordance with section 57 of the <i>Environmental Planning and Assessment Act 1979</i>) which gives consideration to the objective of this direction, or (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives	SGS consultants were engaged to undertake an Economic Land Use and Employment Strategy to investigate Strathfield's current employment and land use trends and opportunities to strengthen Strathfield's employment lands and promote economic development. The study has identified that Strathfield is well placed in terms of its strengths in transport and logistics as well as its strategic location within the centre of the Sydney metropolitan area and regular transport linkages SGS have identified that there is sufficient available employment land within the Strathfield LGA to meet the Draft Inner West Subregional employment target of 1,500 jobs. Growth of approx 2,000 employees is forecast for Strathfield LGA between 2006 and 2031 and SGS have indicated that there is sufficient zoned capacity to accommodate the forecast employment growth. The draft LEP includes a number of key areas which retain the industrial zoning to protect employment. These include: • Enfield Intermodal Terminal- The site has been zoned IN1 to permit industrial uses on the land. This land is identified as Category 1 in the Inner West Subregional Strategy. • The Strathfield South Employment Lands precinct, which surrounds the Enfield Intermodal Terminal site to the west and east, has been zoned IN1-General Industrial zone to enable a broad range of industrial land uses, which it is envisioned will be based on freight, logistics and warehousing. • Underwood Rd Homebush- This area comprises Homebush Business Village, Direct Factory Outlet and other industrial sites. The draft Inner West Subregional Strategy describes this precinct as Office/Business Park. IN2-Light Industrial zone has been applied to the Homebush Business Village site to be consistent with existing industrial/business facility and occupancies, and an additional objective to allow for a higher proportion of office on industrial/business land uses. IN1-General Industrial zone has also been applied to the remainder of the precinct to preserve industrial employment lands for their intended uses. • Arthur St Homebush West- The draft Inner West Subregional Strategy describes this precinct as an Office/Business Park. The precinct is occupied by local light industrial land uses, light manufacturing, bulky goods, freight and logistics along Arthur Street and Richmond Rd. To preserve these employment lands to continue to accommodate a range of industrial land uses
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consideration to the objective of this direction, or (d) of minor significance. Note: In this direction, “identified strategic centre” means a centre that has been identified as a strategic centre in a regional strategy, sub-regional strategy, or another strategy approved by the Director General.	rather than provide for office based uses, the IN1-General Industrial zone has been applied. • Sydney West Letter Facility and the Chullora/Greenacre precinct. This area consists of a small pocket of medium density housing, surrounded by Dick Smiths sales, office and warehousing facility, a materials wholesaler and rail yards. Strathfield West Letters Facility will continue its role as a location for urban services and Chullora/Greenacre precinct will be retained for industrial land uses. The IN1 - General Industrial zone has been applied to protect employment lands. • Telopea Avenue- has been rezoned to IN2-Light Industrial from Residential 2(b) to create a transition zone from the IN1-General Industrial to the west and the R3- Medium Density Residential to the east. The IN2 zone will also reflect some existing small scale industrial unit uses and provide a location for further industrial land uses located adjacent to major regional roads. The protection of employment lands will also be achieved through the use of zone objectives in the draft LEP which restrict subdivision to a minimum of 20,000m². This will prevent fragmentation of industrial land and provide for large sites for integrated and large floor plate activities. This will be used for both the IN1 and IN2 industrial zones particularly to support the expected continued growth in freight and logistics associated with the areas strategic transport advantages and the Enfield Intermodal Terminal. The application of new B4 Mixed Use, B6 Enterprise Corridor, B7 Business Park and IN1 and IN2 Industrial zones in the draft LEP will also expand the permissible range of uses and allow for a variety of new employment uses in appropriate locations. Additional objectives have been added to the IN2-Light Industrial zone in the draft LEP to allow for a higher proportion of office space to support light industrial and warehouse related uses in anticipation of a higher office component in future industrial employment lands as indicated in the Metropolitan Strategy. <u>Business Lands</u> The draft LEP retains the areas and locations of existing business and increases the potential floor space area for employment uses and related public services in business zones. The draft LEP through its land use zones and objectives aims to concentrate business activities around local centres, along strategic corridors and within activity hubs. These include: • Revitalization of Strathfield Town Centre. The Draft Inner West Subregional Strategy identifies
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	Strathfield as a Town Centre. It is the major centre within Strathfield and is located in close proximity to one of Sydney's major rail stations and the centre needs to effectively utilize and support this critical regional transport infrastructure. It comprises a Woolworths supermarket and approximately 50 smaller specialty retailers. In addition the centre has three existing specific office towers and three 16 storey residential towers. The B3 Commercial Core zoning has been applied in the Town Centre as it allows for a greater range of uses for a high order centre and to diversify the mix of uses and variety of retailing available within the centre, encourage entertainment and recreation facilities, provide additional commercial/retail floor space, residential floor space and community and support facilities. • Develop the Knight Street/Parramatta Rd area (as an extension of the existing Homebush village) as a business and services hub for new development within the Parramatta Rd corridor. The B4 Mixed Use zone has been extended to compliment the existing mix of cafes, convenience retailing and local businesses on the southern side of the rail corridor. The draft LEP seeks to concentrate office and business use (in addition to increased medium density residential) in close proximity to Homebush Railway Station to provide opportunities for additional commercial floor space and employment growth within the Strathfield LGA. • Parramatta Rd Corridor- Encourage retail and mixed use activity along the central corridor of Parramatta Rd, providing a B4 Mixed Use zone. The corridor then transitions into a B6 Enterprise Corridor at the western end, opposite Sydney Markets. The quieter areas away from Parramatta Road are more suitable for residential, not commercial development. The residential areas increase to R4 High Density Residential, to provide for a higher density. The areas adjacent to the Enterprise Corridor Zone and the Sydney Markets are located in close proximity to High Density residential areas; therefore the zone of B4 Mixed Use is applied in these areas as a transitional zone. The area closest to Homebush Railway Station forms a centre which is zoned B4 Mixed Use. This allows for commercial and employment opportunities close to public transport. • Sydney Markets is a key asset for Strathfield, providing a location in which fresh produce is redistributed. The markets have indicated that they employ approximately 5,000 people on a daily basis with 2,000 regular traders and an annual turnover of \$3 billion. To support development and consolidation of the Markets site and core operations the SP1-Special Activities zone has been applied to this area. Land opposite Sydney Markets (north side) has been retained for employment purposes as B6 Enterprise Corridor to encourage more active uses along Parramatta Rd and surrounding the Markets to support the expansion of market related businesses such as
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	wholesalers, value adding businesses and support industries. Council intends continuing to work with the markets and the business community of Homebush West and Flemington to support the markets as a food hub. • Strathfield South Commercial Centre (Liverpool Rd and Homebush Rd) comprises retailing food and hospitality and short term accommodation. The draft LEP seeks to further develop this area as a retail and services hub for the southern part of the LGA. The B4 Mixed Use zone focuses retail and business development along Liverpool Rd and to be extended along Homebush Rd. Increased densities of R3 Medium Density Residential surrounding the centre including the area around Edwards Park will support the activity hub at Strathfield South. • Homebush West - this area comprises main street retailing with multicultural restaurants and food supplies. The draft LEP will strengthen this area as a food oriented activity centre which complements the adjacent Sydney Markets to the north. The B4 Mixed Use zone has been applied to this area which reflects current and intended future land uses. • Enfield Commercial Centre (Hume Hwy and The Boulevarde) - comprises a mix of retail and business uses. The B2 Local Centre zone has been applied to meet the needs of local residents in addition to the moderate expansion of this zoning to the west. • Belfield Commercial Centre (Punchbowl Road) - the area currently is zoned for business and industrial but the draft LEP has rezoned the area for B2 Local Centre. The area currently provides a mix of retail and services to meet the day to day needs of local residents. The semi-redundant Industrial land will be rezoned to create an opportunity to increase commercial floor space and increased employment opportunities. • Greenacre (Naughton St/Norfolk Rd) - This area has been rezoned to B7 Business Park zoning to create a small new service/support centre which provides a focal location for strategic and ancillary office and small scale convenience retailing for the local workforce from the surrounding Industrial lands including the Enfield Intermodal site. • Liverpool Road Enterprise Corridor (between Braidwood St and Fitzgerald Crescent) - is currently zoned Industrial however it is comprised totally of main road related activities comprising fast food restaurants, petrol stations, a motel and car wash with no true industrial uses remaining. The draft LEP therefore zones this area B6 Enterprise Corridor to match the existing role and appropriate
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	land uses. Council will also investigate opportunities for a range of business initiatives to promote economic development and encourage employment growth in Strathfield. These include: • Focusing local infrastructure improvements on centres eg bus connections to industrial areas, pedestrian connections and bike paths. • Promote links between education providers and local business networks eg improved communication between economic providers and local businesses and explore opportunities for research and innovation. • Promote opportunities for entrepreneurship eg starting small business programs • Promote opportunities for outdoor dining eg market and promote existing services. As described above, the draft LEP retains and more efficiently utilizes all of Strathfield's existing employment lands for commercial, industrial, retail and service industries. The draft LEP is therefore consistent with the 117 directions regarding employment lands.
2.1 Environment Protection Zones Objective (1) The objective of this direction is to protect and conserve environmentally sensitive areas. Where this direction applies (2) This direction applies to all councils. When this direction applies (3) This direction applies when a council prepares a draft LEP. What a council must do if this direction applies (4) A draft LEP shall include provisions that facilitate the protection and conservation of environmentally sensitive areas. (5) A draft LEP that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP shall not reduce the environmental protection	In response to the Section 62 submissions from the Department of Environment, Climate Change and Water, areas of high biodiversity value and adjoining areas of moderate value should be managed to ensure no development or activity, including public access, recreation and land management activities, result in adverse impacts or loss in values. It also recommends waterways and riparian corridors to be converted into the Natural Waterways W1 zone or the Environment Conservation E2 zone. Council has undertaken an assessment of the riparian areas such as Cox's Creek Bushland Reserve and Mason Park Wetlands for their suitability to be zoned as E2 Environmental Protection. With the amendment to SREP No 24, by State Environmental Planning Policy (Major Development) Amendment (Sydney Olympic Park) 2009 the E2 Environmental Protection zone has been recommended in consultation with DPI to protect Mason Park Wetlands as an environmentally sensitive area. The E2 zone has also been applied to the Cox's Creek Bushland Reserve. Development consent for filling of the Juno Parade Brick Pit site which was an important habitat site for the Greenacre population of the Green & Golden Bell Frog was approved by Council on 19 December 2000. To protect the threatened species Green & Golden Bell Frog (<i>Litoria aurea</i>) population a frog habitat area was created. After industrial subdivision was approved in 2009 the developer transferred ownership, care,

standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 "Rural Lands". Consistency (6) A draft LEP may be inconsistent with the terms of this direction only if council can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the draft LEP that are inconsistent are: (g) justified by a strategy which: (i) gives consideration to the objectives of this direction, (ii) identifies the land which is the subject of the draft LEP (if the draft LEP relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning, or (b) justified by an environmental study prepared in accordance with section 57 of the Environmental Planning and Assessment Act 1979 which gives consideration to the objectives of this direction, or (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or (d) is of minor significance. Direction 2.1 – issued 19 July 2007 revoked and reissued 9 May 2008	control & maintenance of the 3698sqm frog habitat area (Lot 25 DP1133214). Due to the importance of providing suitable habitat for the Green & Golden Bell frogs and to ensure their ongoing protection this lot is to be converted to E2 Environmental Conservation. Strathfield envisages further research regarding threatened and endangered species in the following areas: Cooks River Castlereagh Ironbank Forest, Coastal Saltmarsh and the Estuarine Mangrove Forest. The research and outcomes to the threatened and endangered species are subject to future discussion and may impact the review of development control plans. The draft LEP does not reduce the environmental protection standards applying to environmentally sensitive land. The draft plan is consistent with this 117 direction.
2.3 Heritage Conservation	The draft LEP is consistent with this direction. It contains compulsory clause 5.10 relating to Heritage Conservation as required by the Standard Instrument. Clause 5.10 is considered to be consistent with

Objective (1) The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. Where this direction applies (2) This direction applies to all councils. When this direction applies (3) This direction applies when a council prepares a draft LEP. What a council must do if this direction applies (4) A draft LEP shall contain provisions that facilitate the conservation of: (a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area, (b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and (c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the council, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people. Consistency (5) A draft LEP may be inconsistent with the terms of this direction only if council can satisfy the Director-	section 117 (2) direction relating to heritage conservation and satisfies the requirements of this direction. The objective of the direction to 'conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance' is considered consistent with the objectives of clause 5.10 which are: a) to conserve the environmental heritage of Strathfield; and b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views, and c) to conserve archaeological sites, and d) to conserve places of Aboriginal heritage significance. To achieve these objectives clause 5.10 contains the following provisions relating to Heritage Items (including Items of State significance), Heritage Conservation Areas, and Archaeological Sites and Places of Aboriginal heritage significance. • Objectives • Requirements for consent • When consent is not required • Effect on heritage significance • Heritage Impact Assessment • Heritage conservation management plans • Archaeological sites • Places of Aboriginal heritage significance • Demolition of items of State significance • Conservation incentives Council has overtime undertaken a number of heritage studies to identify items of heritage and conservation areas throughout Strathfield. Strathfield Heritage Study (1986-1988) The first heritage study of Strathfield Local Government Area was undertaken in 1986-88 by heritage consultants Michael Fox & Associates. This study included development of a Heritage Inventory Sheets for items or places considered to be heritage significant. This study is the basis for most of Strathfield Council's current statutory listed heritage items and conservation areas. Heritage lists are contained in schedules 9
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General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the draft LEP complies with Part 5 of the Heritage Act 1977, and (a) the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land, or (b) the provisions of the draft LEP that are inconsistent are of minor significance. Note: In this direction: “conservation”, “environmental heritage”, “item”, “place” and “relic” have the same meaning as in the Heritage Act 1977. “Aboriginal object”, “Aboriginal area” and “Aboriginal place” have the same meaning as in the National Parks and Wildlife Act 1974. Heritage conservation is covered by a compulsory clause in the Standard Instrument (Local Environmental Plans) Order 2006. A LEP that adopts the Standard Instrument should identify such items, areas, objects or places of environmental heritage significance or indigenous heritage significance as are relevant to the terms of this direction on the Heritage Map and relevant Schedule of the LEP.	(heritage items) and 10 (conservation areas) in the Strathfield Planning Scheme Ordinance. This ordinance has been amended by various Local Environmental Plans. These heritage items and conservation areas have been transferred into the draft LEP, with the exception of one item (refer to next page). Strathfield Heritage Review (2001-2005) In 1998 Strathfield Council resolved to commence a heritage review, in view of changes to the natural and built environment. In 2001, heritage consultants Kemp & Johnson were engaged with the brief to identify additional items and places, which may have heritage significance in the Strathfield Municipality. Hubert Architects were then engaged by Council to assess the recommendations of the Kemp and Johnson review. This review involved assessment of and preparation of detailed heritage inventory sheets. Hubert's review formed the basis of draft LEP 105 which was endorsed by Council and placed on public exhibition from 11 August 2005 to 9 September 2005. Council on 2 December 2005 endorsed the draft LEP with amendments to the schedule of heritage items and heritage conservation areas. The draft LEP resulted in the proposed addition of 79 heritage items and 8 conservation areas. Council resolved to forward the draft Local Environmental Plan 105 to the Department of Planning under section 68(4) of the Environmental Planning and Assessment Act 1979 with a request that the plan be referred to the Minister for Planning for approval and gazettal. The above studies are consistent with the s 62 recommendation from the Department of Planning Heritage Branch to provide studies of heritage assets throughout the city. The Department also required any rezoning of land with existing heritage assets need to permit uses that are compatible with the heritage site or item. In Strathfield LGA there are a number of heritage items and conservation areas located in compatible low density R2 zones. The use of SP2 zone has been recommended to apply to a number of education institution listed as heritage items which assists with their continued preservation. Though the draft LEP has retained the majority of the Heritage sites currently listed in the SPSO, one item has been removed from the list. This is the milestone located in Strathfield South on the corner of Telopea Avenue and Liverpool Road was stolen in 2000. This deletion of the item is considered of minor significance since the item no longer remains and cannot be located. A new item has been recommended to be added as a heritage item which is a commercial building located
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	at 72-76 Parramatta Road, Homebush. This item was recommended in the <i>Strathfield Comprehensive LEP Parramatta Road Corridor Urban Design by Sustainable Urbanism</i> as a potential heritage item. Hubert Architects heritage consultants were then engaged by Council to assess the building for potential listing. The result of the assessment was to recommend listing of the building as a heritage item, which has been proposed in the draft LEP. The building is a representative Inter-War Stripped Classical style commercial building. It is distinguished by the high quality leadlight glazing and metal clad shopfronts that survive on the shops at 72 -76 Parramatta Road. The survival of Inter-War shopfronts of this quality with the surrounding tilework is becoming increasingly rare. The building also reflects the development of a commercial precinct at North Homebush in the 1920s in response to the increasing population of workers for the nearby abattoirs, EMI Recording Studio and Arnott's Biscuit factory. The draft LEP is consistent with the direction, in protecting all of the existing Heritage items, although one item has been removed from the listing.
3.1 Residential Zones Objectives (1) The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands. Where this direction applies (2) This direction applies to all councils. When this direction applies (3) This direction applies when a council prepares a	The draft LEP includes residential provisions which implement the directions of the draft Inner West Subregional Strategy by providing additional dwelling capacity in and around centres and transport corridors with access to local services. It provides for improved housing mix to meet the current and future needs of the Strathfield Community, make more efficient use of existing infrastructure and services by providing additional dwelling capacity in and around centres and identifying opportunities to improve housing affordability. The Residential Land Use Study undertaken by JBA indicates that Strathfield has sufficient capacity to meet its 2031 8,300 dwelling target. As further detailed in the JBA study (p130) over 70% of this target will be achieved after the gazettal of the draft LEP, which includes: 1) Construction/approvals since mid 2004 (1,700) 2) Existing capacity from the existing zoning & planning controls (3,207) 3) Additional new capacity (1,394) The first stage of draft LEP up to 2021 then provides development potential for an additional 6,301 dwellings which exceeds the 70% target (5,810 dwellings) The next draft LEP due to be prepared in 2021 (up to 2031) will require Council to accommodate an

draft LEP that affects land within: (a) an existing or proposed residential zone (including the alteration of any existing residential zone boundary), (b) any other zone in which significant residential development is permitted or proposed to be permitted. What a council must do if this direction applies (4) A draft LEP shall include provisions that encourage the provision of housing that will: (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. (5) A draft LEP shall, in relation to land to which this direction applies: (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land. Consistency (6) A draft LEP may be inconsistent with the terms of this direction only if council can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the draft LEP that are inconsistent are: (a) justified by a strategy which: (i) gives consideration to the objective of this	additional 1,999 dwellings to meet the 8,300 target. The draft LEP encourages housing to make efficient use of existing infrastructure and services by locating housing intensification in close proximity to these areas, such as transport hubs. The following are examples of such areas: • Strathfield Town Centre- The major commercial and retail area is located in close proximity to a key interchange at Strathfield Station. The B3 Commercial Core zone is proposed for the Strathfield Town Centre as it allows for a wider range of retail, business, office and entertainment uses for a higher order centre. It also allows for residential flat buildings in addition to commercial buildings. The northwestern side of the Strathfield Town centre has a new B4 Mixed Use zoning, which creates opportunities for residential flat buildings and shop top housing, and R3 Medium High Density Residential. • Parramatta Road – The B4 mixed use zone along this main transport corridor has been extended in the Knight Street area beside the Homebush Railway Station creating a commercial activity hub. This is consistent with the existing Mixed Use zoning. This zone allows residential flats above and behind commercial floor space. The areas behind the lots facing Parramatta Road have been further intensified with the zoning to R4 High Density Residential as compared to the current medium density residential zoning. • Belfield and Enfield Commercial Areas - The precincts here have been converted to B2 Local centres, which allows for increased shop top housing and increased residential flat buildings to provide additional residential units in close proximity to amenity and services which in turn supports the viability and development of the commercial activities. • Strathfield South Commercial Area (Liverpool Road & Homebush Road)- The SGS study has identified the area as a key node to increase commercial and residential activity. The intersection is zoned with B4 Mixed Use and an extension of R3 Medium Density Residential is provided along Homebush Road to the north and south, on both sides of the road. This area provides an opportunity to increase residential density and to provide additional residential units in close proximity to amenity and services which in turn supports the viability and development of the commercial activities. • 43 Mackenzie Street- With limited opportunity to increase residential density due to lot size, this
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direction, and (ii) identifies the land which is the subject of the draft LEP (if the draft LEP relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning, or (b) justified by an environmental study prepared in accordance with section 57 of the <i>Environmental Planning and Assessment Act 1979</i> which gives consideration to the objective of this direction, or (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or (d) of minor significance.	• Greenacre- to encourage low scale intensification in this area in accordance with JBA Residential Land Use Study recommendations, dual occupancies have been added to Schedule 1 as additional permitted uses. • Telopea Ave- The residential use was removed from this area as recommended in the SGS study as this street is more suitable for industrial land uses than residential. The JBA study has identified the area as having poor residential amenity being located beside large scale industrial zoned areas. Therefore it is seen as an opportunity to provide more small scale business with factory units as well as reflect the existing small scale industrial unit uses. Though residential is being removed, the impact can be seen as a minor significance with only a small number of existing houses affected. The majority of the residential areas in Strathfield have been maintained at their current density whilst increases in density have been proposed where appropriate particularly surrounding commercial centres, activity nodes and the Parramatta Road Corridor; therefore the draft LEP is consistent with the direction.
3.3 Home Occupations Objective (1) The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses. Where this direction applies (2) This direction applies to all councils. When this direction applies (3) This direction applies when a council prepares a draft LEP. What a council must do if this direction applies (4) Draft LEPs shall permit home occupations to be carried out in dwelling houses without the need for development consent.	The draft LEP is consistent with this objective as it includes provisions which permit Home Occupations to be carried out in dwelling houses without the need for development consent.

Consistency (5) A draft LEP may be inconsistent with the terms of this direction only if council can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the draft LEP that are inconsistent with the terms of this direction are of minor significance. Note: In this direction “home occupation” has the same meaning as it has in the Standard Instrument (Local Environmental Plans) Order 2006.	
3.4 Integrating Land Use and Transport Objective (1) The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: (a) improving access to housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight. Where this direction applies (2) This direction applies to all councils. When this direction applies	The integration of land use and transport is an important consideration of the JBA Residential Land Use Study and is reflected in the draft LEP. Existing residential areas which are less accessible to public transport and services are maintained as low density housing areas. The approach of concentrating residential intensification and growth around centres and transport corridors is consistent with the integrated strategic bus and rail networks articulated in the Urban Transport Statement prepared by the State Government in 2006. This also supports the integrated land use and transport policy indicated in the Department of Planning’s policies for improving Transport Choice (2001) and The Right Place for Business and Services (2001). Maximising the effective and efficient use of rail stations including Strathfield Rail Station and transport interchange is a critical feature of the draft LEP. In particular the role of the Strathfield Town Centre to maximise the regional attributes of the Strathfield rail station is demonstrated through the application of the “B3 Commercial Core” zoning and increasing the adjacent commercial and residential densities. Access to local services and close proximity to jobs and public transport, reduces dependency on motor vehicles and the frequency of vehicle trips. By concentrating growth in centres and transport corridors, the draft LEP is consistent with this direction.

(3) This direction applies when a council prepares a draft LEP that creates, alters or removes a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.

What a council must do if this direction applies

(4) A draft LEP shall locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:

- (a) *Improving Transport Choice – Guidelines for planning and development* (DUAP 2001), and
- (b) *The Right Place for Business and Services – Planning Policy* (DUAP 2001).

Consistency

(5) A draft LEP may be inconsistent with the terms of this direction only if council can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the draft LEP that are inconsistent are:

- (a) justified by a strategy which:
 - (i) gives consideration to the objective of this direction, and
 - (ii) identifies the land which is the subject of the draft LEP (if the draft LEP relates to a particular site or sites), and
 - (iii) is approved by the Director-General of the Department of Planning, or
- (b) justified by an environmental study prepared in accordance with section 57 of the *Environmental Planning and Assessment Act 1979* which gives consideration to the objective of this direction, or
- (c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by

the Department of Planning which gives consideration to the objective of this direction, or (d) of minor significance.	
4.1 Acid Sulfate Soils Objective (1) The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. Where this direction applies (2) This direction applies to all councils that contain land having a probability of containing acid sulfate soils, as shown on Acid Sulfate Soils Planning Maps held by the Department of Planning. When this direction applies (3) This direction applies when a council prepares a draft LEP that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps. What a council must do if this direction applies (4) Council shall consider the Acid Sulfate Soils Planning Guidelines adopted by the Director-General of the Department of Planning when preparing a draft LEP that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present. (5) When a council is preparing a draft LEP to introduce provisions to regulate works in acid sulfate soils, those provisions shall be consistent with: (a) the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by	The draft LEP is consistent with this direction in the following manner: • Council's Acid Sulfate Soils map has been prepared in accordance with Acid Sulfate Soils Planning Guidelines prepared by DECC and comprises five classes of land with Class 1 being the highest level of affectation. Classes 2, 3, 4 and 5 are located within the LGA. • The map complements the local provisions in the draft LEP, specifically clause 6.1 which regulates works in areas with a high probability of Acid Sulfate Soils.

the Director-General, or (b) such other provisions provided by the Director-General of the Department of Planning that are consistent with the Acid Sulfate Soils Planning Guidelines. (6) A council shall not prepare a draft LEP that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the council has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. Council shall provide a copy of any such study with its statement to the Director-General of the Department of Planning under section 64 of the EP&A Act. (7) Where provisions referred to under paragraph (5) of this direction have not been introduced and council is preparing a draft LEP that proposes an intensification of land uses on land identified as having a probability of acid sulfate soils on the Acid Sulfate Soils Planning Maps, the draft LEP must contain provisions consistent with paragraph (5). Consistency (8) A draft LEP may be inconsistent with the terms of this direction only if council can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the draft LEP that are inconsistent are: (a) justified by an environmental study prepared in accordance with section 57 of the <i>Environmental Planning and Assessment Act 1979</i> which gives consideration to the	
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objective of this direction, or (b) of minor significance.	
4.3 Flood Prone Land Objectives (1) The objectives of this direction are: (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i>, and (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land. Where this direction applies (2) This direction applies to all councils that contain flood prone land within their LGA. When this direction applies (3) This direction applies when a council prepares a draft LEP that creates, removes or alters a zone or a provision that affects flood prone land. What a council must do if this direction applies (4) A draft LEP shall include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i> (including the <i>Guideline on Development Controls on Low Flood Risk Areas</i>). (5) A draft LEP shall not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones	Council's Interim Flood Prone Lands Policy ensures that residential development which includes ancillary structures, in flood prone areas does not adversely impact on overland flow paths and that the development is designed to minimise the impact of the flooding. All residential developments must be designed so that habitable floors are at least 500mm above the 1 in 100 year flood level and non habitable floors are no lower than the 1 in 100 year flood levels. This is consistent with the NSW Government's Flood Plain Development Manual. The draft LEP does not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection zones to a Residential, Business, Special Use or Special Purpose zone.

to a Residential, Business, Industrial, Special Use or Special Purpose Zone. (6) A draft LEP shall not contain provisions that apply to the flood planning areas which: (a) permit development in floodway areas, (b) permit development that will result in significant flood impacts to other properties, (c) permit a significant increase in the development of that land, (d) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or (e) permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development. (7) A draft LEP must not impose flood related development controls above the residential flood planning level for residential development on land, unless a council provides adequate justification for those controls to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General). (8) For the purposes of a draft LEP, a council must not determine a flood planning level that is inconsistent with the Floodplain Development Manual 2005 (including the <i>Guideline on Development Controls on Low Flood Risk Areas</i>) unless a council provides adequate justification for the proposed departure from that Manual to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General). Consistency	
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(9) A draft LEP may be inconsistent with this direction only if council can satisfy the Director-General (or an officer of the Department nominated by the Director-General) that: (a) the draft LEP is in accordance with a floodplain risk management plan prepared in accordance with the principles and guidelines of the Floodplain Development Manual 2005, or (b) the provisions of the draft LEP that are inconsistent are of minor significance. Note: "flood planning area", "flood planning level", "flood prone land" and "floodway area" have the same meaning as in the <i>Floodplain Development Manual 2005</i>.	
6.1 Approval and Referral Requirements Objective (1) The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development. Where this direction applies (2) This direction applies to all councils. When this direction applies (3) This direction applies when a council prepares a draft LEP. What a council must do if this direction applies (4) A draft LEP shall: (a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and (b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the council has obtained the approval of:	The draft Strathfield LEP does not propose the inclusion of any such provisions other than as required by government authorities or by the Standard Instrument (eg National Parks and Wildlife Service, Heritage Office).

(i) the appropriate Minister or public authority, and (ii) the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), prior to a certificate under section 65 of the Act being issued, and (c) not identify development as designated development unless the council: (i) can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and (ii) has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to a certificate being issued under section 65 of the Environmental Planning and Assessment Act 1979. Consistency (5) A draft LEP must be substantially consistent with the terms of this direction. Note: In this direction "public authority" has the same meaning as section 4 of the Environmental Planning and Assessment Act 1979. Direction 6.1 – issued 19 July 2007	
6.2 Reserving Land for Public Purposes Objectives (1) The objectives of this direction are: (a) to facilitate the provision of public services and facilities by reserving land for public purposes, and (b) to facilitate the removal of reservations of land for public purposes where the land is no	The draft LEP is consistent with this direction as it reserves land for public purposes as appropriate. Open space was reserved under the County of Cumberland Planning Scheme and Strathfield Planning Ordinance. The amount of open space has not changed under the draft LEP with the exception of updating the zonings of existing parks at 21 Henley Rd which is known as the Henley St Playground, 17 Wentworth Rd North – Wentworth Reserve, 39 Sylvanus St known as Drew Street Playground, 1-3 Marlene Crescent – Marlene Reserve, 17 Alviston St – Centenary Park and Florence Reserve. This has now been rezoned RE1 – public recreation to reflect its use.

longer required for acquisition. Where this direction applies (2) This direction applies to all councils. When this direction applies (3) This direction applies when a council prepares a draft LEP. What a council must do if this direction applies (4) A draft LEP shall not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General). (5) When a Minister or public authority requests a council to reserve land for a public purpose in a draft LEP and the land would be required to be acquired under Division 3 of Part 2 of the <i>Land Acquisition (Just Terms Compensation) Act 1991</i>, the council shall: (a) reserve the land in accordance with the request, and (b) include the land in a zone appropriate to its intended future use or a zone advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), and (c) identify the relevant acquiring authority for the land. (6) When a Minister or public authority requests a council to include provisions in a draft LEP relating to the use of any land reserved for a public purpose before that land is acquired, the council shall: (a) include the requested provisions, or (b) take such other action as advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the	
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Director-General) with respect to the use of the land before it is acquired. (7) When a Minister or public authority requests a council to include provisions in a draft LEP to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the council shall rezone and/or remove the relevant reservation in accordance with the request. Consistency (8) A draft LEP may be inconsistent with the terms of this direction only if council can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that: (c) with respect to a request referred to in paragraph (7), that further information is required before appropriate planning controls for the land can be determined, or (d) the provisions of the draft LEP that are inconsistent with the terms of this direction are of minor significance. Note: Clause 11 of the EP&A Reg 2000 provides that a local environmental plan or draft local environmental plan: (a) may not contain a provision reserving land for a purpose referred to in section 26 (1) (c) of the EP&A Act, and (b) may not contain a provision in respect of that reservation as required by section 27 of the EP&A Act, LOCAL PLANNING DIRECTIONS Section 117(2) of the <i>Environmental Planning and Assessment Act 1979</i> unless the public authority responsible for the acquisition of the land has notified	
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the council of its concurrence to the inclusion of such a provision in the plan. In this direction: “public authority” has the same meaning as section 4 of the EP&A Act. the use or reservation of land for a public purpose has the same meaning as in section 26(1)(c) of the EP&A Act.	
6.3 Site Specific Provisions Objective (1) The objective of this direction is to discourage unnecessarily restrictive site specific planning controls. Where this direction applies (2) This direction applies to all councils. When this direction applies (3) This direction applies when a council prepares a draft LEP to allow a particular development to be carried out. What a council must do if this direction applies (4) A draft LEP that amends another environmental planning instrument in order to allow a particular development proposal to be carried out shall either: (a) allow that land use to be carried out in the zone the land is situated on, or (b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or (c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in	The draft LEP does not include any new proposals to allow a “particular development” to be carried out, or included. However, Council has proposed to use Clause 2.5 and Schedule 1 “Additional Permitted uses for particular land”: a) Area A is located in Greenacre area bordered by Drone St to the north, Juno Parade to the south, Roberts Rd to the west and Wentworth St to the east and zoned R2 Low Density Residential Area. This area has been defined on the lot size map and in Schedule 1 to allow for Dual Occupancies. The reason for its additional use is this area was identified through “<i>Strathfield Residential Land Use Study, Section 5.11 (JBA Planning updated November 2011)</i>” as suitable for dual occupancies. These sites were included in the schedule as a means to best identify these areas as having an additional use that differs from their zoning. These are of minor significance and therefore considered to be consistent with this Direction.

the principal environmental planning instrument being amended. (5) A draft LEP shall not contain or refer to drawings that show details of the development proposal. Consistency (6) A draft LEP may be inconsistent with the terms of this direction only if council can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the draft LEP that are inconsistent are of minor significance.	
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3d. Relevant Regional and Subregional Strategies

The Strathfield Local Environmental Plan 2011 is consistent with the following regional and subregional strategies:

- Inner West Subregion - Draft Subregional Strategy (July 2008);

Strathfield Council commissioned a residential land use study in 2010, titled "*Strathfield Residential Land Use Study*" prepared by JBA Planning July 2010 (updated November 2011) and an economic land use strategy "*Strathfield Economic Land use and Employment Study*" prepared by SGS Economics and Planning, June 2010 (refer attachments).

The intent of these studies was to inform the formation of land use objectives, controls and other mechanisms that would support the key directions of the regional and sub-regional strategies.

Table Five demonstrates the consistencies with the relevant clauses of the Draft Subregional Strategy.

Table Five: Inner West Subregion - Draft Subregional Strategy			
Key Directions	Relevance	Consistency	Justification
Economy and Employment			
Protect Employment lands and the working Harbour	Yes	Yes	Protect areas close to Enfield intermodal Logistics Centre from further fragmentation and promote larger lots by using IN1 zoning with a minimum lot size of 20,000m ² .
Promote Parramatta Rd as an Enterprise Corridor (western end)		Yes	The sites to the eastern and central section of Parramatta Road have been zoned B4 mixed use to accommodate a mix of land uses to revitalise land along Parramatta Rd eg bulky goods, retail, service, commercial, ground floor showrooms with medium density residential units above and behind the street.
Promote Parramatta Rd (central and eastern end) as mixed use zone			Sites to the western end of Parramatta Rd including the opposite side of Sydney Markets have been zoned B6 – Enterprise Corridor to revitalise the area and encourage land uses associated with the markets.
Plan for 12,500 new jobs	Yes	Yes	Whilst the draft Inner West Subregional Strategy identifies an employment capacity target of 12,500 from 2001 to 2031 the employment capacity target for Strathfield is 1500. The Employment & Land Use Study confirms that Strathfield has more than adequate capacity to achieve the target with growth of approximately 2,000 employees forecast for Strathfield LGA

			between 2006 and 2031.
Centres and Corridors			
Support and differentiate the role of Strategic Centres.	Yes	Yes	The draft LEP incorporates centre types and recognises the importance of Strathfield Town Centre and its distinct but complementary role to nearby Burwood major centre. This is achieved through land use zoning and employment capacity targets to plan for sufficient commercial floor space within strategic centres.
Incorporate the centre typology into land use and infrastructure planning Local Environmental Plans (LEP)	Yes	Yes	The draft LEP incorporates the centre typology into land use and infrastructure planning. This strategy recognizes the important role of all centres within Strathfield: the Town Centre, Homebush Village, Homebush West, Strathfield South, Belfield and Enfield. The approach has been to apply a nested hierarchy, where Homebush Village, Strathfield South will be the focus of an "activity hubs" strategy over the short to medium term. The above centres offer the best transport connections, with capacity to support residential growth. B4 zoning applies to activity hubs, B2 zone to local centres including Belfield and Enfield and a B3 commercial zoning to Strathfield Town Centre.
Use employment capacity targets to plan for sufficient commercial floor space within Strategic Centres	Yes	Yes	The draft LEP uses employment capacity targets to plan for sufficient commercial floor space within strategic centres. In accordance with SGS's recommendations much of this will be focused along the Parramatta Rd Corridor and Strathfield Town Centre. Application of mixed use zone in local centres such as Homebush will also encourage commercial floor space growth and employment opportunities.
Housing			
Improve housing choice and create Liveable and sustainable communities.	Yes	Yes	Strathfield Residential Land Use Study updated November 2011 has provided a range of housing choice including single dwellings, villas, 2 storey townhouses, shop top housing and residential flat buildings ranging from 3 to 20 storeys to accommodate the 8,300 additional dwellings required by 2031. It also seeks to maintain Strathfield LGA's larger residential accommodation and block size as it provides a housing choice such as for multi generational families (2 or more households sharing a single house).
Provide 30,000 new homes in the Inner	Strathfield to provide	Yes	Strathfield is to accommodate 8,300 dwellings over the next 25 years.

West	8,300 Table 8 2031 Housing Targets by LGA		In the short term (i.e. to 2021), Strathfield Council is required to provide sufficient development capacity across the LGA to reach 70% of the 2031 dwelling target or 5810 dwellings. Strathfield's planning controls provide sufficient development capacity to achieve this. (refer Table 4 (s3.1) Residential zones)
Focus housing in and around existing strategic and local centres	Yes	Yes	The draft LEP provides for housing around existing strategic and local centres (including the Town Centre, Homebush Village, Homebush West, Strathfield South, Belfield and Enfield) where transport, services, retail and employment options are provided. .
Improve housing affordability	Yes	Yes	The draft LEP provides for housing choice and affordability by creating a range of housing types of medium to high density residential units across the LGA and by including provision of secondary dwellings and boarding houses in all residential zones.
Achieve a mix of zones and dwelling forms.	Yes	Yes	The draft LEP provides for a mix of zones and dwelling types.
Plan for an ageing population, including provisions for seniors housing in areas of good accessibility and local services.	Yes	Yes	The draft LEP encourages intensification of housing located in close proximity to public transport and services and a mix of housing to assist in meeting the needs of the ageing population.
Transport -			
Manage Traffic Growth and Local Travel Demand	Yes	Yes	All of the intensification is in close proximity to public transport including rail stations, well serviced bus stops along major roads. Also location of housing close to business zoning to encourage provide employment opportunities close to where people live.
Improve pedestrian and cycleway linkages across the subregion			The draft LEP seeks to facilitate improved pedestrian and cycleway linkages including along Cooks River & Powell's Creek Corridor north and south of Parramatta Rd and Strathfield Town Centre
Increase the share of freight moved by rail through the subregion including the planned intermodal logistics centre at Enfield.			Suitable zoning supports and protects the operations of the proposed logistic centre at Enfield which enhances rail freight capacity across the subregion.
Environment Heritage and resources			
Protect and Promote Recreation Pursuits and Environmental Assets			The draft LEP seeks to protect and promote access to Strathfield's existing parks and open space areas which provide recreational opportunities such as bike paths linking major tourist/recreation areas. It also

			provides protection of wetlands and areas where threatened species are.
Identify and promote heritage assets.			The draft LEP seeks to protect and promote Strathfield's unique heritage buildings including Federation and Victorian and Interwar and Bungalow style dwellings, public buildings and commercial buildings.
Plan for sufficient space for arts and cultural activities			The draft LEP will facilitate the revitalisation of Strathfield Town Centre to achieve a public domain of exceptional quality with a large public square, and ample space for arts and cultural activities.
Provide new civic space			The draft LEP will facilitate the enhancement of the Strathfield Town Centre as an existing civic space which requires development through bonus FSR provisions.
Parks Public Places and Culture			
Enhance regional open space			The draft LEP seeks to enhance regional open space including the parks along Cooks River and the Powells Creek Corridor.
Improve access to waterways and links between bushland, parks and centres			The draft LEP seeks to improve access to waterways including open space areas along Powells Creek Corridor and Cocks Creek. For example the 'Bay to Bay Cycle and Walkway' which is accessed from the Cooks River in the south and Mason Park Wetlands and Homebush Bay to the north of the LGA.

4. Relevant Practice Notes

The draft Strathfield LEP is mainly consistent with the Department of Planning's Standard Instrument (25 February 2011) with the Plan being modified to include the 2011 amendment to the Standard Instrument Local Environmental Plans Order 2006.

To ensure that the Plan's format and wording, including the definitions, standard clauses, zoning and maps, are consistent with the Standard Instrument, the draft Strathfield LEP has been prepared in accordance with the Practice Notes, as summarised in Table Six below.

One inconsistency (with PN 10-001 Zoning for infrastructure in LEP's) has been identified.

Table Six: Practice Notes relevant to the draft Strathfield LEP 2011	
Practice Note	Comments/Justification
PN 08-001 Height and floor space ratio	The draft LEP has been prepared in accordance with the height and floor space ratio provisions. The height of building and

	floor space ratio maps have been prepared in accordance with standard technical requirements for LEP maps.
PN 09-001 Exempt and complying development	The draft LEP has been prepared in accordance to the practice notes. Provisions covered by the SEPP (Exempt and Complying Development Codes) 2008, have been removed from the draft LEP.
PN09-002 Environment Protection Zones	The draft LEP has been prepared in accordance with the objectives of the Environment Protection Zones. The LEP has zoned Mason Park Wetlands, Coxs Creek Reserve and an important habitat area in Greenacre for Green and Golden Bell Frogs (Lot 25 DP1133214) as E2 Environmental Conservation
PN09-003 Reclassification of public land through LEP	The draft LEP has been prepared in accordance to the practice notes. Strathfield Square, Lot 1 1125845, have been reclassified as shown in Schedule 4 of the draft LEP.
PN 09-004 Requesting that the Minister facilitate the preparation of the LEP	Not Applicable.
PN09-005 Local Environmental Plan zone objectives	The draft LEP has been prepared in accordance with the zone objectives. Principles for additional local objectives in zones have been prepared in accordance with the notes.
PN 09-006 Providing for tourism in Standard Instruments LEPs	Council has zoned areas for recreation and environmental protection close to significant tourist hubs (Olympic Park) and Sydney Markets which aim to attract tourists. In accordance with Table 1 Council has investigated and identified appropriate facilities for each zone. For example community facilities and educational facilities are allowed in majority of zones with permission.
PS 09-008, PS07-012 & PS07-007 Mapping Guidance	The draft LEP maps have been prepared in accordance with the Department of Planning Standard Technical Requirement for LEP maps.
PN 10-001 Zoning for infrastructure in LEPs (Replaces PN 08-002)	The draft LEP has allocated SP1 Special Activities and SP2 Infrastructure zones mainly in accordance with the principles of this planning note. It is noted that the principle of this planning note is to allow flexibility for these utilities by zoning it the same as the adjoining zone. Energy Australia has requested that the electricity substations be zoned Special use SP2. Strathfield Council has complied with this request. Most of the substations are also located within Industrial zone which means that work can still be carried out with consent under the Infrastructure SEPP. SP1 – Special Activities has been used to zone Sydney Markets. This is in accordance with principle 3. The markets are located close to transport links within the centre of Sydney and are an important economic asset for the Sydney Region. The Catholic University site (educational establishment) has also been zoned Special Purpose 1 as it's a large site (20 hectares +) that meets the practice notes "initial assessment" criteria. SP2 has been used to zone land used for railways, major roads and existing and proposed highways. This infrastructure runs through many Councils within Sydney. So whilst this is not consistent with the practice note, it is consistent with how other Councils have zoned this infrastructure. Telecommunication facility has been zoned SP2 consistent with the SPSO zoning. The Practice Note states that under the 6

	principles that this should be rezoned the same as the adjacent zone. This is inconsistent with the Practice Note. The zonings however are consistent with the SEPP – (Infrastructure) 2007
PN 11-001 Preparing LEPs using the standard instrument: standard clauses	The draft LEP has been prepared in accordance with the standard instrument clauses.
PN 11-002 Preparing LEPs using the standard instrument: standard zones	The draft LEP has been prepared in accordance with the standard instrument zones. The following zones are considered to be 'open': R4; B1; B2; B3; B4; B6 and B7. This will enable an appropriate mix of commercial, residential, tourist and visitor and recreational activities. The following zones are considered to be 'closed': R2; R3 IN1; IN2; SP2; RE1; RE2 and E2. Development types have been chosen from primarily the residential, industrial and community infrastructure group terms. Limited uses from commercial development types have been selected where appropriate. The R2 zone is 'closed' to ensure the existing character and amenity of this zone is maintained. The majority of heritage conservation areas and items are located in the R2 zone. Strathfield has two industrial zones and these are also 'closed' to enable effective implementation of the zones' objectives which seek to protect industrial land and reduce adverse impacts on adjoining land uses. The SP2, RE1, RE2 and E2 provide for land uses which are not compatible in other zones and require a high degree of protection. Overall, the LEP has used the 'best fit' approach working with the core objectives of each zone.
PN 11-003 Preparing LEPs using the standard instrument: definitions	The draft LEP has been prepared in accordance with the standard instrument definitions.

Council has also addressed matters of clarification from the Department of Planning, concerning minor inconsistencies with PN11-002 concerning standard zones as outlined below.

5. Intent of additional local provisions

The draft Strathfield LEP includes the following additional local provisions:

- Acid Sulfate Soil – clause 6.1;
- Earthworks - clause 6.3;
- Essential Services – clause 6.4;
- Flood planning – clause 6.5
- Sex services premises – clause 6.6
- Signage – clause 6.8
- Office Development within Light Industrial Zone – clause 6.9

The intent of these additional provisions is summarised below:

Acid Sulfate Soil

Areas of Acid Sulfate soils are located within the Strathfield Local Government Area as indicated on the Acid Sulfate Soils map and have been prepared in accordance with Acid Sulfate Soils Planning Guidelines prepared by DECC. This additional provision has been included to ensure that development does not disturb, expose or drain acid sulfate soils without development consent from Council.

Earthworks

The intent of this provision is to ensure earthworks will not detrimentally impact environmental functions, neighbouring uses or heritage items, as well as allow earthworks of a minor nature without separate development consent. The provision sets guidelines when development consent is required.

Essential Services

This clause ensures development consent is not granted unless it can be demonstrated that adequate essential services are available to sustain new growth.

Flood Planning

Strathfield is subject to potential flooding from overland flow paths, drainage courses and both from the Powell's Creek Catchment and Cook's River Catchment, which are tributaries of Sydney Harbour (Parramatta River) and Botany Bay respectively. This additional provision will ensure flood risk to life and property associated with the use of land in these areas is minimised.

Sex services premises

This additional provision has been adopted to ensure that sex service premises are not inappropriately located. In the draft LEP sex services are only permissible with consent in the IN1 industrial zones. This provision ensures that residential areas, commercial areas, recreation areas, public worship and school uses will not be adjacent to sex service premises. This provision is consistent with the current SPSO as well as continues to meet the community views and concerns over the incompatibility issues of sex services in and adjacent to residential, commercial, public, recreation, places of public worship and educational establishments.

Signage

The intent of this provision is to control the proliferation of unauthorized signage which may lead to adverse visual impact, which will enable Council to assess the impact of proposed signage on environmental amenity. Council seeks to protect environmental amenity of residential areas which include a high portion of heritage items and identified commercial heritage against inappropriate advertising.

This provision also seeks to ensure that signage in the Strathfield Town Centre is consistent with the urban design strategy as detailed in the Strathfield Town Centre Master plan and Council's long term plan for 'Strathfield - Vision 2020'.

Office Development Within IN2 Light Industrial Zone

This provision has been included to support the objectives of the IN2 zone and to clarify the relationship between the office space where ancillary to the use of the land such as light industrial, high technology, industrial or warehouse use of the land.

Table of Equivalent Zone Changes

SPSO and LEP 2008 (2003) Zone*	Corresponding Draft LEP Zone	Notes
Residential 2A	R2 Low Density	Note the SPSO does not include zone objectives so the corresponding objectives from draft LEP 2008 (2003) have been referred to. The objective of Residential 2A in draft LEP 2008 (2003) was to nominate areas where a predominately single dwelling detached housing character should be maintained and reinforced. This is comparable to the R2 Low Density zone in the Standard Instrument, where the objective is to provide for the housing needs of the local community within a low density residential environment.
Residential 2B	R3 Medium Density	The objective of Residential 2b is to nominate areas where medium density multiple unit housing may occur. This is comparable to the R3 Medium Density zone in the Standard Instrument, where the objective is to provide for the housing needs of the community within a medium density residential environment.
Business General 3(a)	B4 Mixed Use	The Business General 3(a) in the SPSO is a General Commercial zone which encourages business activity to contribute to economic growth. The draft LEP has converted most 3(a) zoned areas to B4 Mixed Use as recommended by JBA. This zone suits the hierarchy of these commercial centres that will moderately expand to become larger village's overtime and it promotes a mix of compatible land uses ranging from business, office, residential, and retail. With the conversion, all uses have remained, except the addition of residential care facilities permitted with consent in the draft LEP. Therefore the transition of Business General 3(a) to B4 Mixed Use does not have significant changes in uses, but encourages a different approach to the development of the land by providing a greater mix of uses. The majority of the existing Business General (3a) land has been converted to B4 Mixed Use including: • Strathfield South Commercial Centre • Homebush West Commercial Centre • Homebush Village • Parramatta Road central and east sections -Enfield Commercial Centre at Liverpool Road and the Boulevard (B2 Local Centre) and Belfield Commercial area (B2 Local Centre) on Punchbowl Rd.

		-Strathfield Town Centre (B3 Commercial Core) -Homebush North Commercial Area at 30-32 Pomeroy Street (B2 Local Centre)
Business Special 3(b)	B2 Local Centre	The objective of Business Special 3(b) zone is to encourage business activity for economic growth and provide a range of retail, commercial, social, entertainment and professional services for surrounding residential areas. This is comparable to the B2 Local Centre zone in the Standard Instrument which encourages employment opportunities while providing a range of retail, business, entertainment and community use to serve the needs of the local area. The exception is 481 Liverpool Road, which was converted to B4 Mixed Use to match the zone change of the adjacent area.
Business Neighbourhood 3(c)	B1 Neighbourhood Centre	The objective of Business Neighbourhood 3(c) zones is small scale retail facilities, professional, business and related services to meet the needs of surrounding residential areas. This is comparable to the B1 Neighbourhood Centre in the Standard Instrument, where the objective is to provide a range of small-scale retail, business and community uses that serve neighbourhood needs. Note that this includes the existing shops at Cave Rd Strathfield which have been zoned B1.
Mixed Use (10)	B4 Mixed Use	The objective of Mixed Use (10) zones is to allow a diverse mixture of land uses such as residential, retail, office, commercial, tourism, recreational, community and light industrial development. This is directly comparable to the B4 Mixed Use zone in the Standard Instrument which encourages integrating suitable business, office, residential, retail and other development.
Industrial (4)	IN1 General Industrial	The objective of the Industrial (4) zone is to facilitate and promote the development of light industry, general and advanced technology industry, warehousing, manufacturing, distribution and associated research and administrative activities, whilst heavy and offensive industries are not permissible. IN1 General Industrial promotes general to light industrial uses rather than heavy industries. Therefore, the majority of Industrial (4) zoned sites have been converted to IN1 General Industrial, with the following exceptions zoned to IN2 Light Industrial: -Underwood Road (Homebush Business Village) at the corner of Bellona

		Avenue -Telopea Avenue, between Telopea Avenue and Courallie Avenue
Open Space Recreation Existing 6(a)	RE1 Public Recreation	The objective of open space recreation existing is to provide and maintain land for active and passive recreational purposes. This is comparable to RE1 Public Recreation zone in the Standard Instrument where the objective is to provide public open space or recreational land.
Recreation Private 6(b)	RE2 Private Recreation	The objective of the recreation private zone is to recognise land which is privately owned and suitable for sporting and recreation purposes. This is directly comparable to RE2 Private Recreation zone in the Standard Instrument where the objective is to enable land to be used for private open space.
Urban Bushland 6(c)	E2 Environmental Conservation	The Urban Bushland 6(c) zone refers to the Cox's Creek Bushland which has been established by the Department of Planning as an environmentally sensitive area, therefore the comparable zone is E2 Environmental Conservation from the Standard Instrument.
Proposed Open Space 6(d)	RE1 Public Recreation	The Proposed Open Space 6(d) zone was established to ensure there is adequate provision of future public open space, therefore identifying future open space areas. Proposed Open Space is not a specific zone in the Standard Instrument, therefore the equivalent zone is RE1 Public Recreation particularly as Council has established that these areas are to be open space.
County Open Space	RE1 Public Recreation	The objective of the county open space zone is to identify land which is acquired for open space and is of regional significance. This zone does not need to differentiate with regional significance and can be combined with RE1 Public Recreation from the Standard Instrument
Special Uses 5(a)	SP2 Infrastructure Adjoining land use	The objective of the Special Uses 5(a) zone is to recognise land owned, used or required to be used by or under the authority of a public authority or community organisation which provides a range of community and public facilities, including public authority uses, educational, religious or similar purposes. For all educational, religious or similar facilities, the draft LEP has used the adjoining land use zone, as requested by the Department of Planning. Energy Australia has requested the SP2 Infrastructure zone for 6 electricity supply sites. Sydney Water has also requested a number of site zone for SP2 Infrastructure
Special Uses 5(b)- Railways	SP2 Infrastructure	The objective of the Special Uses 5(b) Railway zone is to recognise land required for railway activities. This is comparable to the SP2 Infrastructure

		zone from the Standard Instrument which is used for infrastructure related uses. All railways at the request from Rail Corporation NSW were converted to SP2 Infrastructure, except for the Sydney Ports owned Enfield Intermodal Logistics Centre which was converted to IN1 – General Industrial at the request of Sydney Ports.
Special Uses 5(c)	SP1 Special Activities	The objective of the Special Uses 5(c) zone is to recognise special areas such as Sydney Fruit and Vegetable Markets. This is comparable to the SP1 Special Activities zone from the Standard Instrument which recognises sites with special natural characteristics not provided for in other zones. The draft LEP has converted the Sydney Market into SP1.
Proposed Local Road Widening 9(a)	Rezoned to the adjacent zone	All roads are to be zoned the adjoining land use zone.

Table of Proposed Zoning Changes

Location	Existing Zone (SPSO)	Proposed Zone (Draft LEP 2011)	Justification	Source
Courallie Ave Precinct				
3-45 Telopea Ave & 4-26 Telopea Ave & 344-348 Parramatta Road	Residential 2 (b)	IN2 Light Industrial	The area currently has poor residential amenity and accessibility and is a mix of low density residential and small scale industrial uses. SGS envisages future development to include small scale factory units. The IN2 zone whilst reflecting some of the existing industrial units also provides a location for further small scale industrial land uses. (SGS p41)	<i>Strathfield at the crossroads of Sydney An Economic land use and Employment Strategy</i> <i>SGS Economics and Planning</i> <i>June 2010</i>
330-338 Parramatta Road & 3 Courallie Ave	Business Special 3(b) & Industrial (4) & Residential 2(b)	B6 Enterprise Corridor	SGS has recommended a more active frontage to Parramatta Road,. Potential uses in proximity to the markets could include wholesalers and related commercial floorspace e.g. to support wholesalers and training facilities. (SGS p26)	<i>Strathfield at the crossroads of Sydney An Economic land use and Employment Strategy</i> <i>SGS Economics and Planning</i> <i>June 2010</i>

Location	Existing Zone (SPSO)	Proposed Zone (Draft LEP 2011)	Justification	Source
Homebush West Precinct				
21 Henley Rd	Residential 2(b)	RE1 Public Recreation	This lot is the Henley Reserve. The draft LEP is addressing this anomaly by rezoning the area from Residential 2(b) to the appropriate Public Recreation zone.	Henley Reserve has been operating as a playground for many years. The zoning has now been changed to reflect its use.
26 Henley Road (Public Car Park)	Special Use 5(a)	B4 Mixed Use	Car parks should be zoned consistent with the adjacent zone and as the adjacent zone is Mixed Use, the car park has been rezoned to Mixed Use.	PN 10-001 Zoning for infrastructure in LEPs (Replaces PN 08-002)
Homebush Precinct				
4 & 6 Rochester St, 15-16, 26, 32 The Crescent	Residential 2(b)	B4 Mixed Use	These lots consist of commercial buildings. The draft LEP is addressing this anomaly, converting these properties from Residential 2(b) to B4 Mixed Use to match the adjacent commercial area.	
43 Mackenzie Street	Residential 2(a)	R3 Medium Density Residential	There are limited opportunities in the Homebush precinct for new infill development in a site relatively close to rail transport, a small commercial centre and open space. This large property (formerly tennis courts) could potentially permit 8 to 10 townhouses by rezoning to R3 Medium Density Residential without impacting on the surrounding low density residential streetscapes. (JBA p83)	<i>Strathfield Residential Land Use Study JBA Planning updated November 2011</i>
Homebush North Precinct				
11-21 Underwood Rd	Industrial (4)	IN2 Light Industrial	The lot is occupied with a recently constructed business park that was designed with more of a focus on office than true industrial. The IN2 Light Industrial zone will support the higher proportion of ancillary office space in the complex (SGS p43 & p56).	<i>Strathfield at the crossroads of Sydney An Economic land use and Employment Strategy SGS Economics and Planning June 2010</i>
30-32 Pomeroy St	Business General 3(a)	B2 Local Centre	The lot is currently commercial and to maintain a consistent hierarchy of business zones, the draft LEP has converted the lot from Business General 3(a) to the equivalent zone in the Standard Instrument B2 Local Centre. This allows for a range of retail and business uses to serve the local area.	Rezoned from current Strathfield Planning Scheme Ordinance Map zoning map to the equivalent zoning in the Standard Instrument.
32-38 Underwood Rd	Residential	B2 Local Centre	The corner lot is currently occupied by a small commercial	Existing use (anomaly has been

Location	Existing Zone (SPSO)	Proposed Zone (Draft LEP 2011)	Justification	Source
	2(b)		shop. The draft LEP continues the B2 zoning from the opposite side of Underwood Rd and extends the existing commercial zoning by three lots to create a small local commercial node for the adjacent medium density residential community and nearby industrial zones.	rectified). Has not been identified within the SGS report.
17 Wentworth Rd South	Recreation Private 6(b)	RE1 Public Recreation	The lot consists of Wentworth Reserve, a local public park in Strathfield. The draft LEP is rezoning the area to the appropriate zone of RE1 Public Recreation.	Wentworth Reserve has been operating as a public reserve under a private open space zoning. The zoning has now been changed to reflect its use.
Mason Park Wetlands	Open Space Recreation Existing 6(a)	E2 Environmental Conservation	This area was previously under SREP 24. As indicated in the S 62 submission from the Department of Environment, Climate Change and Water, areas of high biodiversity value, such as this site, should be preserved. Therefore, the Mason Park Wetlands is to be preserved through the zone of E2, instead of a general public open space recreation zoning. The option of Waterways W1 was considered. However it was decided that the objectives of the E2 zone would allow for greater protection of the wetland area and threatened species and was consistent with the aims of SREP 24 Homebush Bay.	In accordance with submission received from Department of Environment, Climate and Water. <i>"DECC recommends the use of either the Waterways W1 zone or the Environment Conservation E2 zone."</i> <i>Consistent with SREP</i>
Liverpool Road Precinct				
549-559 Liverpool Rd	Residential 2(b)	B2 Local Centre	These lots are currently used as commercial buildings (although not sited in an activity hub) and generally serve the needs of people who live in or work in the area. The draft LEP is addressing this anomaly by rezoning the area from Residential 2(b) to the appropriate B2 Local Centre zone. As SGS states, the zone objectives of B2 aim to meet the needs of local residents, while B4 is applied to activity hubs in order to provide hierarchical differentiation (SGS p38). Therefore, the B2 Local Centre zone is deemed appropriate as these sites are not part of an activity hub.	<i>Strathfield at the crossroads of Sydney An Economic land use and Employment Strategy</i> <i>SGS Economics and Planning</i> <i>June 2010</i>

Location	Existing Zone (SPSO)	Proposed Zone (Draft LEP 2011)	Justification	Source
554-582 Liverpool Rd & 1-11 Bede St & 23 - 43 Anselm St – (north side) between Bede St & the Cooks River	Residential 2(a) Residential 2(a)	R3 Medium Density Residential R3 Medium Density Residential	The rezoning to R3 is consistent with other land use zonings along Liverpool Road. There are no substantial issues that prevent residential intensification of this area other than ensuring streetscape compatibility with the adjacent R2 zone (now zone R3 – medium density) eg restrict height of Anselm St frontage to two storey townhouses to match the scale of detached housing to the southern side of Bede St.	<i>Strathfield Residential Land Use Study JBA Planning updated November 2011</i>
20-54 Noble Ave & 60-62 High St & 207-225 Homebush Rd & 19-27 Macarthur Ave & 66 High St & 19-21 Noble Ave & 234-250 Homebush Rd & 2-6 Barton, 56 High St	Residential 2(a)	R3 Medium Density Residential	The R3 zoning (predominantly 2 storey townhouses) surrounding Strathfield community area has been extended to support the development of the centre particularly in the area around Edwards Park	<i>Strathfield Residential Land Use Study JBA Planning updated November 2011</i>
227-233 Homebush Rd & 258-260 Homebush	Residential 2(a)	B4 Mixed Use	Extending the mixed use development to the north along Homebush Road at the Strathfield South Commercial Area is encouraged by SGS to enable moderate expansion and development of the centre (SGS p38) B4 Mixed Use has been applied to recognise the hierarchy of the centre as an activity hub. SGS recommends extending the B4 zone along the western side of Homebush Road to High Street but it has been decided to end the zone at similar points to both sides of Homebush Road (opposite the school basketball courts) and so the centre is extended in a consistent and balanced manner and not extended too far from the central node	The area has been recommended for B4 – mixed use expansion by SGS. Council after considering the study has reduced the recommended B4 zone to allow for a more moderate expansion that is more consistent with the centres role and hierarchy.
241-253 Homebush Rd & 270-280 Homebush Rd	Residential 2(a)	B4 Mixed Use	Extending the mixed use development to the south along Homebush Road at the Strathfield South Commercial Area is encouraged by SGS to enable moderate expansion and development of the centre (SGS p38). B4 Mixed Use has	The area has been recommended by SGS however, the extent of the SGS area has been modified

Location	Existing Zone (SPSO)	Proposed Zone (Draft LEP 2011)	Justification	Source
			been applied to recognise the hierarchy of the centre as an activity hub.	
483 Liverpool Rd	Business Special 3(b)	B4 Mixed Use	The lot was recently rezoned to 3(b) under the SPSO to allow for commercial use. The surrounding Strathfield South Commercial Area adjacent to this lot is changing to B4 Mixed Use in the draft LEP so this site should also be changed to B4 for consistency.	Consistent with the SPSO
1-3 Holmwood Ave & 2-6 Holmwood Ave	Residential 2(a)	R3 Medium Density Residential	The R3 zone has been applied to lots directly behind Liverpool Road in close proximity of the central node of Liverpool Road and Homebush Road. SGS has recommended increasing density in the Strathfield South area, including the west side of Holmwood Ave (SGS p33). The additional R3 zoning of these lots on the east side of the street to 2 storey town houses will maintain streetscape consistency with detached housing to the western side of the street.	<i>Strathfield at the crossroads of Sydney An Economic land use and Employment Strategy</i> SGS Economics and Planning June 2010
432 & 442-446 Liverpool Rd	Residential 2(b)	B2 Local Centre	These lots are currently used for commercial uses (although not sited in an activity hub). The draft LEP addresses this anomaly by rezoning the area to the appropriate B2 Local Centre zone. SGS states, the zone objectives of B2 aim to meet the needs of local residents, while B4 has been applied to activity hubs in order to provide hierarchical differentiation. Therefore, the B2 Local Centre zone is deemed appropriate for these sites as they are not part of an activity node. (SGS p38)	<i>Strathfield at the crossroads of Sydney An Economic land use and Employment Strategy</i> SGS Economics and Planning June 2010
13 & 15 Cave Road	Residential 2(a)	B1 – Neighbourhood Centre	The B1 zone has been extended along Cave Rd to include 13 and 15 which is consistent with neighbouring uses.	<i>Strathfield at the crossroads of Sydney An Economic land use and Employment Strategy</i> SGS Economics and Planning

Location	Existing Zone (SPSO)	Proposed Zone (Draft LEP 2011)	Justification	Source
				<i>June 2010</i>
4-8 Mintaro Ave	Residential 2(a)	R3 Medium Density Residential	The close proximity from the small village of Enfield Shops justifies the residential intensification of these lots adjoining the village (JBA p88)	<i>Strathfield Residential Land Use Study JBA Planning updated November 2011</i>
2 Mintaro Ave & 361-365 Liverpool Rd	Residential 2(a) & Residential 2(b)	B2 Local Centre	This encourages the growth of the small village function of the Enfield Shops by moderately extending the commercial zone of this precinct (JBA p88)	<i>Strathfield Residential Land Use Study JBA Planning updated November 2011</i>
356-370 Liverpool Rd & 355-359 Liverpool Rd & 177-199 The Boulevard & 2 Hunter St	Business General 3(a)	B2 Local centre	The draft LEP has provided a hierarchy of zones, utilising the B4 Mixed Use zone for larger village activity hubs, and allowing smaller village centres to convert to B2 Local Centre. Enfield shops does not offer the same degree of amenity and justification for expansion as other activity hubs, therefore the B2 Local centre zone is deemed appropriate as it predominantly serves the needs of the local residents. (SGS p38)	<i>Strathfield at the crossroads of Sydney An Economic land use and Employment Strategy SGS Economics and Planning June 2010</i>
372 - 374 Liverpool Rd	Residential 2(a)	B2 Local Centre	The lot currently consists of a commercial building. The draft LEP is addressing this anomaly by rezoning the area to the appropriate B2 Local Centre zone to formalise the commercial uses but at a scale that is comparable with the surrounding neighbourhood.	Rezoning an anomaly to the appropriate zone
Belfield Precinct				
75-77 75-79 Water St & 72-88 Water St	Residential 2(a)	R3 Medium Density Residential	The Belfield commercial area and nearby parks provide a high level of residential amenity. Residential intensification of low rise residential flats and/or townhouses is thereby appropriate adjacent to the neighbourhood centre. (JBA p102)	<i>Strathfield Residential Land Use Study JBA Planning updated November 2011</i>
11-13 Punchbowl (northern part)	Industrial (4)	R3 Medium Density Residential	The existing industrial warehouse on the site has become less financially viable overtime. The site is surrounded by R3 Medium Density Residential zoned areas and therefore it is appropriate for this site to become R3. (JBA p103)	<i>Strathfield Residential Land Use Study JBA Planning updated November 2011</i>
15-35 Punchbowl Rd (southern part of 11-13)	Industrial (4)	B2 Local Centre	SGS recommend B2 Local Centre for Belfield commercial area as a focal point of local community, providing a mix of	<i>Strathfield at the crossroads of Sydney An Economic land use</i>

Location	Existing Zone (SPSO)	Proposed Zone (Draft LEP 2011)	Justification	Source
19 Punchbowl Rd	Residential 2(b)	B2 Local Centre	retailing and services to meet the day to day needs of local residents, as distinct to the amenity of activity hubs. They have suggested the property adjoining this site for B2. Councils view is that the B2 Local Centre zone is also appropriate for this adjacent site. (SGS p38)	<i>and Employment Strategy SGS Economics and Planning June 2010</i>
39-49 Elliot St	Residential 2(a) & County Rd Proposed & County Road Widening	R3 Medium Density Residential	Consistent with the residential intensification surrounding the Belfield Centre and the northern part of 11 Punchbowl Rd, the properties to the east are an appropriate extension of the R3 Medium Density Residential zone.	<i>Strathfield Residential Land Use Study JBA Planning updated November 2011</i>
Lot 7 DP 243043 Chisholm St Belfield & part of unmade section of Chisholm St Belfield (north east end)	Reservation County Open Space, Reservation County Rd Proposed, Residential 2A and Special Uses 5A (Drainage)	IN1 – General Industrial	The road reservation is no longer relevant. This area is considered to be suitable for industrial development as it is adjoins industrial zoned land both to the north and west. The site is not considered suitable for residential development as the majority of the site is flood affected due to its close proximity to Cooks River. JBA in their Residential Land Use Study have noted that the land between Chisholm Street, Excelsior Avenue and Cooks River was investigated for residential intensification but have been excluded due to flooding impacts and the site's proximity to industrial development.	<i>Strathfield Residential Land Use Study JBA Planning updated November 2011</i>
Greenacre/Strathfield South Precinct				
6,8,10,12,16-18,20-24 Norfolk Rd & 1 Wentworth St & 1,3,5,7,9,11,15,17,19,21 Ford St & 2-6, 8-12 Ford St & 17,19,21-25, Roberts Rd & 3,5,9, Wentworth St & 5, 9 & 19 Naughton St.	Industrial (4)	B7 Business Park	Within the Strathfield South employment lands precinct, there is scope for a small new industrial service centre to provide a focused location for strategic and ancillary office and small scale convenience retailing. SGS recommended this area be zoned to B7 Business Park to create a hub to provide convenience retailing and support services for the local workforce within the Enfield precinct. (SGS p24) Whilst SGS recommended that this area include all the properties within the blocks bounded by Norfolk Rd to	<i>Strathfield at the crossroads of Sydney An Economic land use and Employment Strategy SGS Economics and Planning June 2010</i>

Location	Existing Zone (SPSO)	Proposed Zone (Draft LEP 2011)	Justification	Source
			the north and Mayvic St to the south it has been decided to only extend this area as far as the northern side of Naughton St. This is to ensure that the business park has a central focus on Ford St whilst still allowing sufficient area to service the adjoining industrial areas. In addition the street block to the southern side of Naughton St is not as appropriate for the B7 zone because the lots are larger and there are some existing larger lot land uses. There are also some large existing operations in this area on large lots which are unlikely to change the nature of their operations	
23 Bellfrog St	Industrial (4)	E2 Environmental Conservation	Development consent for filling of the Juno Parade Brick Pit site which was an important habitat site for the Greenacre population of the Green & Golden Bell Frog was approved by Council on 19 December 2000. To protect the threatened species Green & Golden Bell Frog (<i>Litoria aurea</i>) population a frog habitat area was created. After industrial subdivision was approved in 2009 the developer transferred ownership, care, control & maintenance to Council of the 3698sqm frog habitat area (Lot 25 DP1133214). Due to the importance of providing suitable habitat for the Green & Golden Bell frogs and to ensure their ongoing protection this lot is to be converted to E2 Environmental Conservation.	<i>Consistent with Council report recommendation 19th December 2000</i>
Former Enfield Rail Yards (east) Enfield Intermodal Centre	Special Uses 5(b)- Railways	SP1-Special Activities- Note: The proposal as indicated on the zoning map & Table One - Section 62 Submissions is IN1 &	To facilitate the infrastructure and ancillary uses associated with the Enfield Intermodal Logistics Centre. The aim is to provide a direct import/export freight connection to the inner west region from Port Botany). SP2 – Infrastructure is recommended by SGS p 25. In the S62 consultation process/ Sydney Ports requested SP1 – Special uses zone. Sydney Ports has since submitted a revised submission requesting Industrial IN1	Further consultation required. Refer to Table One - Section 62 Submissions

Location	Existing Zone (SPSO)	Proposed Zone (Draft LEP 2011)	Justification	Source
		RE1 for the southern portion of the site	zoning.	
Former Enfield Rail Yards (west)	Special Uses 5(b) Railways	SP2-Rail Infrastructure Note: This site is not a rezoning but an equivalent zone change	To facilitate the development of the existing railways infrastructure. SP2 – Infrastructure is recommended by SGS p-25	Strathfield at the crossroads of Sydney An Economic land use and Employment Strategy SGS Economics and Planning June 2010
6 - 8 Braidwood St & 600-634 Liverpool Rd	Industrial (4)	B6 Enterprise Corridor	The lots are currently occupied with highway type businesses, such as fast food, motel, petrol stations, restaurants and a car wash. These uses are neither true industrial (which is the existing zoning) nor true retail. This highway car oriented precinct best reflects the B6 Enterprise Corridor, with its objective to promote businesses along main roads.	Planning Report – justification for proposed zoning on Liverpool Rd (Braidwood Street & Fitzgerald Crescent Precinct) from Industrial 4 to B6 Enterprise Corridor December 2010.
577 Liverpool Rd	Residential 2(a)	B6 Enterprise Corridor	The lot is currently used as a petrol station, which is a highway type business. This use matches the uses across the street on Liverpool Road. This highway car oriented precinct best reflects the B6 Enterprise Corridor, with its objective to promote businesses along main roads.	Planning Report – justification for proposed zoning on Liverpool Rd (Braidwood Street & Fitzgerald Crescent Precinct) from Industrial 4 to B6 Enterprise Corridor December 2010.
549-559 Liverpool Road	Residential 2(b)	B2 – Local Centre	JBA recommended mixed use zone (refer table 36). B2 zone however has been applied to these sites to meet the needs of local residents rather than the B4 zone which applies to activity hubs.	Strathfield Residential Land Use Study JBA Planning updated November 2011
88-90 Dean St & 8-16 Water St	Residential 2(a)	R3 Medium Density Residential	The lot is currently built with a number of townhouses, which exceeds the density allowed in low density residential. The draft LEP addresses this anomaly by rezoning the area to the appropriate R3 Medium Density Residential zone.	Anomaly that requires change in zoning
39 Sylvanus St	Residential 2(a)	RE1 Public Recreation	The lot consists of the Drew Street Playground. The draft LEP addresses this anomaly by rezoning the area	Anomaly that requires change in zoning

Location	Existing Zone (SPSO)	Proposed Zone (Draft LEP 2011)	Justification	Source
			to the appropriate Public Recreation zone.	
37 Drew Street	Residential 2(a)	R3 Medium Density Residential	The lot consists of a number of townhouses owned by Housing NSW, which exceeds the density permitted in low density residential. The draft LEP addresses this anomaly by rezoning the area to the appropriate R3 Medium Density Residential zone.	Anomaly that requires change in zoning
Chullora				
2-34 Davidson Street	Residential 2(b)	IN1 General Industrial	The area is currently being utilised as industrial such as office and warehousing, a materials wholesaler and rail yards. The area is part of a broader industrial complex which extends westward into Bankstown LGA. The area is not ideal for residential development. The area should be retained for industrial land uses. (SGS p47)	<i>Strathfield at the crossroads of Sydney An Economic land use and Employment Strategy</i> SGS Economics and Planning June 2010
1-3 Marlene Crescent	Residential 2(b)	RE1 Public Recreation	This site is the Marlene Reserve. The draft LEP is addressing this anomaly by rezoning the area to the appropriate RE1 Public Recreation zone.	Anomaly that requires change in zoning
Parramatta Road Corridor				
155-201 Parramatta Rd & 51-55 Park Rd	Mixed use(10) Industrial (4) & Residential 2(b)	B6 Enterprise Corridor	SGS has suggested a more active commercial frontage to the northern side of Parramatta Road, opposite the Sydney Markets, to provide for a more visible presence for the markets and attract further food related uses to this precinct. Potential uses associated with the markets could include wholesalers, related commercial activities and training facilities. (SGS p27) The B6 zone facilitates these activities and also provides better transition from the B4 Mixed Use zone to the central and eastern sections of Parramatta Road.	<i>Strathfield at the crossroads of Sydney An Economic land use and Employment Strategy</i> SGS Economics and Planning June 2010
236-242 Parramatta Rd	Mixed use (10)	B6 Enterprise Corridor	Refer above for zoning justification for these properties to the southern side of Parramatta Road adjacent Sydney Markets (SGS p27)	<i>Strathfield at the crossroads of Sydney An Economic land use and Employment Strategy</i> SGS Economics and Planning June 2010
330-338 Parramatta Rd	3 (b) Business	B6 Enterprise	Refer above for zoning justification for these properties to	<i>Strathfield at the crossroads of</i>

Location	Existing Zone (SPSO)	Proposed Zone (Draft LEP 2011)	Justification	Source
3 Courallie Avenue	Special and Industrial (4)	Corridor	the west of Sydney markets site (SGS p27).	<i>Sydney An Economic land use and Employment Strategy</i> SGS Economics and Planning June 2010
1-9 Kanoona Ave	Residential 2(b)	B4 Mixed Use	The B4 zoning to the western side of Kanoona Avenue acts as a buffer between the B6 Enterprise Zone to the west and the R4 Residential zones to the east. There are differences in recommendations between JBA and SGS report. The reports were reviewed by Sustainable Urbanism who undertook an urban design land use study along Parramatta Rd to determine the best outcome. This outcome was then applied to the zoning maps.	<i>Strathfield Comprehensive Local Environmental Plan Parramatta Road Corridor Urban Design</i> Reviewed February 2011, Sustainable Urbanism.
2-12 Kanoona Ave & 1-11 Derowie Ave & 2-12 Derowie Ave & 1-9 Hillcrest St (northern part of 9) & 2-16 Hillcrest St	Residential 2(b)	R4 High Density Residential	Within the Parramatta Road Corridor, the quieter areas away from Parramatta Road are more suitable for residential and are in locations less attractive for commercial. The B4 Mixed Use has been restricted to the Parramatta Road frontages and the activity nodes. The existing medium density residential zoning has been intensified to provide for a higher residential dwelling yield. (SGS p52)	<i>Strathfield at the crossroads of Sydney An Economic land use and Employment Strategy</i> SGS Economics and Planning June 2010
69-89 Park Rd & 70 -72 Park & 19-27 Short St & 26-32 Short St & 78-80 Park Rd & 39-45 & 47 Powell St & 52-58 Powell St	Mixed Use (10)	R4 High Density Residential	'As above'	<i>Strathfield at the crossroads of Sydney An Economic land use and Employment Strategy</i> SGS Economics and Planning June 2010
11-35 Smallwood Ave	Residential 2(a)	B4 Mixed Use	The B4 mixed use zoning of the western side of Smallwood Avenue provides a transition mixed use zone and buffer from the Sydney Markets to the adjacent more concentrated R4 residential zones	<i>Strathfield Comprehensive Local Environmental Plan Parramatta Road Corridor Urban Design</i> Reviewed February 2011, Sustainable Urbanism.

Location	Existing Zone (SPSO)	Proposed Zone (Draft LEP 2011)	Justification	Source
4 Smallwood Ave	Mixed Use (10)	R4 High Density Residential	This extends the residential area behind the B4 Mixed Use zone fronting Parramatta Road)	<i>Strathfield Comprehensive Local Environmental Plan Parramatta Road Corridor Urban Design Reviewed February 2011, Sustainable Urbanism.</i>
6-32 Smallwood Ave & 50-53 Loftus Cres & 19 Bridge Rd	Residential 2(a)	R4 High Density Residential	The quieter areas away from Parramatta Road are more suitable for residential and are in locations less attractive for commercial. The existing 2(a) low density residential zoning has been intensified to R4 to provide for a higher dwelling yield within the corridor.	<i>Strathfield Comprehensive Local Environmental Plan Parramatta Road Corridor Urban Design Reviewed February 2011, Sustainable Urbanism.</i>
3-17 Bridge Rd & 4-18 Bridge Rd & 21-28 Loftus Cres & 31-48 Loftus Cres & 11-19 Crane St & 10-14 Crane St	Residential 2(b)	R4 High Density Residential	'As above'	<i>Strathfield Comprehensive Local Environmental Plan Parramatta Road Corridor Urban Design Reviewed February 2011, Sustainable Urbanism.</i>
10-20 Loftus Cres & 7-11 Knight St	Residential 2(b)	B4 Mixed Use	This section of Loftus Crescent and also Knight Street is to become B4 Mixed Use zone to reflect the commercial activity node strategically planned around the northern side of the Homebush Railway Station (SGS p52)	<i>Strathfield at the crossroads of Sydney An Economic land use and Employment Strategy SGS Economics and Planning June 2010</i>
3-7 Loftus Cres & 7-11 Station St & 2 Station	Mixed Use 10	R4 High Density Residential	The quieter areas away from Parramatta Road are more suitable for residential and are in locations less attractive for commercial. The B4 Mixed Use has been restricted to the Parramatta Road frontages and the activity nodes. The existing medium density residential zoning has been intensified to provide for a higher dwelling yield.	<i>Strathfield Comprehensive Local Environmental Plan Parramatta Road Corridor Urban Design Reviewed February 2011, Sustainable Urbanism.</i>
6-16 Station St	Residential 2(b)	R4 High Density Residential	'As above'	<i>Strathfield Comprehensive Local Environmental Plan Parramatta Road Corridor Urban Design Reviewed February 2011, Sustainable Urbanism.</i>
11-17 Columbia Ln & 2-4	Mixed Use 10	R4 High Density	'As above'	<i>Strathfield Comprehensive Local</i>

Location	Existing Zone (SPSO)	Proposed Zone (Draft LEP 2011)	Justification	Source
Columbia Ln (southern tip)		Residential		<i>Environmental Plan Parramatta Road Corridor Urban Design Reviewed February 2011, Sustainable Urbanism.</i>
1 Loftus Cres	Proposed Open Space 6(d)	R4 High Density Residential	Council has re-evaluated this proposed open space and has decided the parks both to the east (20 & 20A Parramatta Road) and west (29 & 30 Loftus Crescent) are sufficient open space areas for the southern side of the Parramatta Road corridor.	<i>Strathfield Comprehensive Local Environmental Plan Parramatta Road Corridor Urban Design Reviewed February 2011, Sustainable Urbanism.</i>
Strathfield Town Centre				
2-6 Pilgrim Ave & 11-13 Albert Rd & 38-44 Albert Rd & 23 -25 Churchill Ave	Residential 2(b)	B4 Mixed Use	These areas provide a transitional zone extending out from the Strathfield Town Centre. The B4 Mixed Use zone provides an opportunity for ground floor commercial with residential above and behind. The B4 zone also establishes a lower building heights hierarchy than the adjacent B3 Commercial Core zone. This zone will assist the transition of land use density and height from the adjacent (medium and low) density residential zones. (JBA p76)	<i>Strathfield Residential Land Use Study JBA Planning updated November 2011</i>
41-45 The Boulevard	Business General 3(a)	B4 Mixed Use Note: This site is not a rezoning but an equivalent zone change	The lot contains a recently constructed mixed-use building. The draft LEP is addressing this anomaly by rezoning the area to the appropriate Mixed Use zone.	Anomaly — existing building
Strathfield Square	Open Space Recreation Existing 6(a)	B3 Commercial Core	This site and the surrounding roadways are to be converted to B3 Commercial Core. This provides the ability to potentially create a retail pedestrian subway in association with the proposed bus interchange proposal beneath the open space area in the future.	<i>Strathfield at the crossroads of Sydney An Economic land use and Employment Strategy SGS Economics and Planning June 2010</i>
5 & 7, 4-10, 12-18, 20-34 Albert Rd, 2& 5	Business General 3(a)	B3 Commercial Core	The Inner West Subregional Strategy identifies Strathfield Town Centre as a town centre, which encourages retail facilities, community facilities, medical centre, schools and	<i>Strathfield Residential Land Use Study JBA Planning July 2010 Strathfield at the crossroads of</i>

Location	Existing Zone (SPSO)	Proposed Zone (Draft LEP 2011)	Justification	Source
Strathfield Square, 5-9 & 2-10 & 12, 30-34 Churchill, 1 & 3-9 The Boulevard, 11-23 The Boulevard, 25-39 The Boulevard, 9-13 & 15-17 Redmyre Rd & railway lands			more. The draft LEP has converted the area to B3 Commercial Core in order to protect and promote such development as is appropriate for a centre surrounding a major railway station and transport node. The objectives of the zone allow for a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community. It also encourages appropriate employment and residential opportunities in a highly accessible location by maximising public transport patronage and encourage walking and cycling.	<i>Sydney An Economic land use and Employment Strategy</i> <i>SGS Economics and Planning</i> <i>June 2010</i>
MISC				
17 Alviston St	Residential 2(a)	RE1 Public Recreation	The lot consists of the Centenary Playground. The draft LEP addresses this anomaly by rezoning the area to the appropriate RE1 Public Recreation zone.	Anomaly that requires change in zoning
Florence Reserve	Not zoned	RE1 Public Recreation	The lot consists of Florence Reserve. The draft LEP addresses this anomaly by rezoning the area to the appropriate Public Recreation zone.	Anomaly that requires change in zoning
Special Uses Rezones of Schools, Institutions, ecclesiasticals and town hall				
29-37 Bridge Road	Special Uses 5(a) 'School'	R2 Low Density Residential	The Standard Instrument requires all schools to be zoned in accordance with the adjoining land use.	PN10-001 Zoning for infrastructure in LEPs
60-72 Broughton Road & 35 Meredith Street	Special Uses 5(a) 'Institution'	R2 Low Density Residential	The Standard Instrument requires all churches to be zoned in accordance with the adjoining land use.	PN10-001 Zoning for infrastructure in LEPs
1 Edgar Street	Special Uses 5(a) 'School'	R2 Low Density Residential	The Standard Instrument requires all schools to be zoned in accordance with the adjoining land use.	PN10-001 Zoning for infrastructure in LEPs
22-24 Merley Road (southern part)	Special Uses 5(a) 'School'	R2 Low Density Residential	As above	
149-153 Albert Road	Special Uses 5(a) 'School'	R2 Low Density Residential	The Standard Instrument requires all schools to be zoned in accordance with the adjoining land use.	PN10-001 Zoning for infrastructure in LEPs
65-69 Albert Road	Special Uses 5(a) 'School'	R2 Low Density Residential	'As above'	PN10-001 Zoning for infrastructure in LEPs
116 Albert Road	Special Uses 5(a) 'School'	R2 Low Density Residential	'As above'	PN10-001 Zoning for infrastructure in LEPs

Location	Existing Zone (SPSO)	Proposed Zone (Draft LEP 2011)	Justification	Source
61-65 Homebush Road	Special Uses 5(a) 'Town Hall'	R2 Low Density Residential	The Standard Instrument requires all public administration buildings to be zoned in accordance with the adjoining land use.	PN10-001 Zoning for infrastructure in LEPs
13-19 Chalmers Road	Special Uses 5(a) 'Ecclesiastical'	R2 Low Density Residential	The Standard Instrument requires all church to be zoned in accordance with the adjoining land use.	PN10-001 Zoning for infrastructure in LEPs
23 Chalmers Road	Special Uses 5(a) 'School'	R2 Low Density Residential	The Standard Instrument requires all schools to be zoned in accordance with the adjoining land use.	PN10-001 Zoning for infrastructure in LEPs
9-11 Wallis Avenue	Special Uses 5(a) 'School'	R2 Low Density Residential	'As above'	PN10-001 Zoning for infrastructure in LEPs
115-127 The Boulevarde	Special Uses 5(a) 'School'	R2 Low Density Residential	'As above'	PN10-001 Zoning for infrastructure in LEPs
589 Liverpool Road	Special Uses 5(a) 'School'	R2 Low Density Residential	'As above'	PN10-001 Zoning for infrastructure in LEPs
457 Liverpool Road	Special Uses 5(a) 'School'	R2 Low Density Residential	'As above'	PN10-001 Zoning for infrastructure in LEPs
9-13 St Anne's Square	Special Uses 5(a) 'School'	R2 Low Density Residential	'As above'	PN10-001 Zoning for infrastructure in LEPs
Water Supply				
Lot 1 DP665856	Special Uses 5(a) 'Water Supply'	IN1 General Industrial	S62 consultation submission from Sydney Water dated 10 February 2010	PN10-001 Zoning for infrastructure in LEPs
Lot 7 DP30405	Special Uses 5(a) 'Water Supply'	R2 Low Density Residential	'As above'	PN10-001 Zoning for infrastructure in LEPs
Lot 1-4 DP127839	Special Uses 5(a) 'Water Supply'	R2 Low Density Residential	'As above'	PN10-001 Zoning for infrastructure in LEPs
Lot 1 DP943418	Special Uses 5(a) 'Pumping Station'	RE1 Public Recreation	'As above'	PN10-001 Zoning for infrastructure in LEPs
Lot 16 DP778666	Special Uses 5(a)	RE1 Public Recreation	'As above'	PN10-001 Zoning for infrastructure in LEPs

Table of Reclassification

Location of site to be reclassified Lot and DP	Existing Zone (SPSO)	Proposed Zone (Draft LEP 2011)	Classification	Justification	Source
Strathfield Square Lot 1 DP 1125845	General Business 3(a)	B3 Commercial Core	Reclassification of land from Community to Operational	There are two reasons for reclassification of land: 1. To ensure that businesses can achieve the Floor Space Ratio requirements. This is needed to revitalise and redevelop the town centre (refer to Town Centre Masterplan); 2. Consistency with adjoining sites. Two lots Lot 1 and Lot 2 (DP 1125845) comprise the Strathfield Square. Lot 2 is already classified as operational. The reclassification of Lot 1 will be consistent with the adjoining lot.	<i>Strathfield Town Centre Masterplan (Attachment)</i> <i>Inner West Metropolitan Strategy</i>

APPENDIX G

Submission from Doug Sneddon Planning P/L to Strathfield's Draft LEP dated 10 February 2010

Mr. David Hazeldine
Manager Strategic Planning
Strathfield Council
PO Box 120
STRATHFIELD NSW 2135

STRATHFIELD M...
REGISTERED & FEEDBACK
12 FEB 2010
DOCUMENT NUMBER
RESPONSIBLE ORIGIN *David H.*

Dear Mr. Hazeldine,

**RE: SECTION 62 CONSULTATION FOR DRAFT STRATHFIELD
COMPREHENSIVE LEP.**

I refer to your letter of the 11th January 2010 to Mr. George Maltabarow, Managing Director, EnergyAustralia, consulting with EnergyAustralia pursuant to S.62 of the Environmental Planning and Assessment Act, 1979 in relation to the Council's preparation of the Draft Strathfield Comprehensive Local Environmental Plan. I act on behalf of EnergyAustralia in providing the following response to your correspondence.

EnergyAustralia owns the following properties which are either being used, or will be used to accommodate zone substations or ancillary uses associated with the supply and distribution of electricity to its customers:

- "Enfield" 33 kV Zone Substation: Lots 4 – 6 DP 30405, Coronation Parade & Hillcrest Avenue, Enfield;
- "Strathfield" 132 kV Transmission Station: Lot 1 DP 561015 & Lot 101 DP 623966, Nos. 19 – 21 Columbia Lane, Homebush;
- "Mason Park" 132 kV Switching Station: Lot 1 DP 235225 & Lot 1 DP 883387, No. 1 Underwood Road, Homebush;
- "Homebush Park Business Centre" incorporating a zone substation, major administration and depot/maintenance facilities: Lot 1 DP 380202, Lot 1 DP 398650, Lots 2 & 5 Section 26 DP 477, Lot 1 DP 825403, Lots 39 – 44 DP 834 and Lots A & B DP 97110, Nos. 16 – 30 Underwood Road, Homebush;
- "Chullora" 132 kV Switching Station: Lot 1 DP 803688, Nos. 38 – 50 Weeroona Street, Strathfield; and
- Future Zone Substation: Lots 15 & 16 DP 29223, Nos. 7 – 9 Dunlop Street, South Strathfield.

The Department of Planning's LEP practice note PN 08-002 "Zoning for Infrastructure in LEPs" provides guidance to council's on zoning public infrastructure land in standard local environmental plans, having regard to the provisions of State Environmental Planning Policy (Infrastructure) 2007. The Policy makes provision for

...1/2

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.../2

the carrying out of *Electricity Generating Works* within prescribed zones and for *electricity transmission or distribution networks* on any land.

Notwithstanding the general principle expressed in the Department of Planning's practice note that where the infrastructure type is permitted on all land in the Infrastructure SEPP, 'special use' zones should be rezoned the same as the adjacent zone, EnergyAustralia requests that the council zone each of the abovementioned sites "SP2 Infrastructure (*Electricity Supply*)" under the Standard Instrument LEP for Strathfield local government area.

This would appropriately reflect the status of EnergyAustralia's ownership of these major sites acquired for long term electricity infrastructure purposes and would be consistent with 'Principle 3' expressed in the practice note. The SP2 Infrastructure zoning would provide an appropriate level of certainty for EnergyAustralia to conduct its future operations and will inform the general community and neighbouring property owners as to the ongoing use of these sites for electricity infrastructure purposes.

It should be noted that SEPP (Infrastructure) 2007 does not apply to all of EnergyAustralia's activities associated with providing a safe and reliable electricity supply to the community and it is therefore important to ensure that "Public Utility Undertakings" are made permissible with consent, in all zones generally applicable to residential, commercial, industrial and infrastructure development.

It would be appreciated if Council's future communication with EnergyAustralia in regard to the preparation of the new Strathfield Comprehensive LEP could be directed in the first instance to Mr. Grant Greene-Smith, Manager Property Portfolio, Energy Australia (GPO Box 4009 Sydney NSW 2001- Telephone 9269 2169).

Yours Sincerely



Doug Sneddon
10th February 2010.
Cc: Grant Greene-Smith.

APPENDIX H

LEP Practice Notes PN 08-002 and PN 10-001 - “Zoning for *Infrastructure in LEP’s*”



LEP practice note

PLANNING SYSTEM

Ref. no	PN 08-002
Issued	7 March 2008
Revised	

Zoning for infrastructure in LEPs

The purpose of this practice note is to provide guidance to councils on zoning public infrastructure land in standard local environmental plans.

Introduction

State Environmental Planning Policy (Infrastructure) 2007 (the Infrastructure SEPP) was introduced to facilitate the delivery of infrastructure across NSW by improving regulatory certainty and efficiency.

The Infrastructure SEPP, which came into effect on 1 January 2008, has specific planning provisions and development controls for 25 types (sectors) of infrastructure:

- air transport facilities
- correctional centres
- educational establishments
- electricity generating works
- electricity transmission and distribution
- emergency services facilities
- flood mitigation and bushfire hazard reduction
- forestry activities
- gas transmission and distribution
- health services facilities
- housing and group homes
- parks and other public reserves
- port, wharf and boating facilities
- public administration buildings
- rail infrastructure facilities
- research stations
- road and traffic facilities
- sewerage systems
- soil conservation works
- stormwater management systems
- telecommunications networks
- travelling stock reserves
- waste or resource management facilities
- water supply systems
- waterway or foreshore management activities.

Zoning public infrastructure

To complement the provisions of the Infrastructure SEPP, this practice note provides advice on zoning public infrastructure land when a council is preparing a standard local environmental plan (LEP).

A number of approaches have previously been taken in zoning infrastructure land in LEPs. These zoning methods often restricted new infrastructure developments, redevelopment of sites for alternative uses or disposal of surplus public land.

The new zoning approach advocated here provides greater flexibility and adaptive management of government land. It moves away from zoning public infrastructure land as 'special use' or 'special purpose' zones, which previously limited the ability of infrastructure providers to respond to changing demographic trends and provide the public with infrastructure and services outside existing locations.

Six principles for zoning infrastructure

The following principles should be followed when zoning infrastructure land in new LEPs.

1. Where the infrastructure type is permitted on all land in the Infrastructure SEPP:
 - future infrastructure may be placed in any zone
 - existing 'special use' zones should be rezoned the same as the adjacent zone
 - roads must be zoned.
2. Where the infrastructure type is only permitted in certain prescribed zones in the Infrastructure SEPP:
 - provide for future infrastructure in prescribed zones rather than special use zones
 - existing 'special use' zones should be rezoned the same as the adjacent land (if a prescribed zone).

- rezone land SP2 Infrastructure, if there is no adjacent prescribed zone.
- 3. If currently zoned 'special use', the following infrastructure land should remain zoned for a 'special purpose':
 - special purposes such as cemeteries, waste disposal or landfill sites (rezone as SP1 Special Activities)
 - large complexes or strategic sites (rezone as SP2 Infrastructure).
- 4. Where land is to be zoned SP1 Special Activities or SP2 Infrastructure:
 - include flexible zone boundary provisions
 - use generic land use map annotations.
- 5. Where surplus public land is currently zoned 'special use':
 - the land should be rezoned as a compatible land use, or
 - the land should be rezoned consistent with a valid site compatibility certificate.
- 6. When preparing an LEP, avoid duplicating provisions in the Infrastructure SEPP to manage impacts on infrastructure corridors.

Matters to consider upfront

Prior to zoning infrastructure land in new LEPs, the following steps should first be taken:

- Identify whether the **Infrastructure type** is covered in the Infrastructure SEPP, including whether the SEPP provisions are associated with public or private infrastructure.
- Identify whether the infrastructure is **currently operating** or is no longer used; whether the land is intended for other future infrastructure purposes or whether the land is now considered to be **surplus public land**.
- Check the Infrastructure SEPP to identify prescribed zones where the particular infrastructure types are permitted.
- Follow the principles for zoning infrastructure land in this practice note.

Zoning principles explained

The infrastructure zoning principles are explained here. The principles are intended to support a zoning regime which provides greater flexibility and adaptive management of public infrastructure land. Councils should also take these zoning principles into account when zoning land for private infrastructure or services.

Principle 1—Zoning for infrastructure that is permitted on all land

The Infrastructure SEPP identifies several types of infrastructure activities undertaken by public authorities that are permissible in all LEP zones, irrespective of the LEP zoning.

This includes:

- roads or railway lines
- utility distribution networks such as electricity lines, or gas, water and sewage pipelines
- certain environmental management works (e.g. bushfire management, flood mitigation, waterway and foreshore works and soil conservation works).

Principle 1.1—Providing for future infrastructure

'Special use' or 'special purpose' zones are not required in LEPs to permit infrastructure that is already permitted on all land. It is not necessary to include these infrastructure types as permitted uses in the LEP zoning table—they are automatically permitted through the Infrastructure SEPP.

It is important to note however that zoning provisions may be required in the LEP zoning table to allow **private** infrastructure as a permitted use in a zone (as the Infrastructure SEPP only applies to certain private infrastructure types).

Principle 1.2—Rezoning existing 'special use' zones

Land currently zoned 'special use' for these types of infrastructure or services (e.g. roads, railway lines, pipelines etc), should be zoned the same as the adjacent land.

Applying the adjacent zone type to public infrastructure land follows a basic planning principle of aligning land uses. It is established practice to refer to the zoning of adjoining land when seeking to establish an appropriate zoning for land. In many cases the infrastructure land would have been zoned the same as the adjoining land if it had not been used instead for an infrastructure purpose.

This approach avoids the need for spot rezonings when the infrastructure use ceases or is downsized in the future. It is preferable that the land use zone be the same as the adjacent zoning, so that future uses are compatible with existing surrounding uses.

Principle 1.3—Roads must be zoned

Currently in some LEPs, roads are unzoned. In future, all land is to be zoned in LEPs, including roads.

Roads should be zoned the same as the adjacent land use zone. Where there is more than one adjacent zone, or the road forms a boundary between zones, the whole of the road should be zoned the same (i.e. the zone boundary should not run down the middle of the road).

An assessment should be made on a case by case basis to determine the appropriate zoning for an unzoned road.

Principle 2 – Zoning for infrastructure that is permitted only in prescribed zones

'Prescribed zone' is a reference to the standard zones in the Standard Instrument (Local Environmental Plans) Order 2006 (the Standard Instrument) which have been nominated as the zones where certain types of infrastructure are permitted under the Infrastructure SEPP.

Each of the 25 types of infrastructure in the SEPP has a list of prescribed zones where the infrastructure activity may be undertaken.

Principle 2.1—Providing for future infrastructure in prescribed zones

In most circumstances, 'special use' or 'special purpose' zones will not be required in LEPs to cater for current or proposed infrastructure.

Most types of infrastructure development are permitted under the Infrastructure SEPP in a range of suitable 'prescribed zones'. It is therefore not necessary to include these infrastructure types as permitted uses in the LEP zoning table—they are automatically permitted through the Infrastructure SEPP.

As an example, when zoning a new land release area, it is unnecessary to set aside land to be zoned 'special use' for a new public school. Public schools are automatically permitted within residential and commercial zones under the Infrastructure SEPP.

It is important to note however that zoning provisions may be required in the LEP zoning table to allow private infrastructure as a permitted use in a zone (as the Infrastructure SEPP only applies to certain private infrastructure types).

Principle 2.2—Rezoning existing 'special use' zones to adjacent prescribed zones

Most existing infrastructure land currently zoned 'special use' should be rezoned in the LEP according to what the adjacent zone is, if that zone is a 'prescribed zone' which permits that type of infrastructure.

Where infrastructure adjoins multiple zones (that are prescribed zones), the following rules apply:

- all the land should be zoned the same (i.e. the zone boundary should not run down the middle of the site), unless there is an exceptional circumstance (e.g. large sites with multiple infrastructure uses), and
- adopt a zone that is **compatible with surrounding land uses**, having regard to:
 - existing adjacent land uses and preferred future uses
 - regional strategy priorities
 - availability of services and infrastructure to support new land uses
 - environmental impacts and risks.

An assessment will need to be made on a case-by-case basis to consider the appropriateness of the various adjacent zone types.

Principle 2.3—Rezoning existing 'special use' zones when there are no adjacent prescribed zones

Most existing infrastructure lands should be zoned according to what the adjacent land use zone is, if that adjacent zone is a prescribed zone for that infrastructure type.

If however none of the adjacent zones are 'prescribed zones' for that particular infrastructure type under the Infrastructure SEPP, then the site should be zoned SP2 Infrastructure.

All public infrastructure listed under the SEPP are permitted in SP1 Special Activities and SP2 Infrastructure zones. Regardless of what the surrounding land use zones are, if an existing facility is zoned SP2 Infrastructure it can continue to operate under the provisions of the SEPP.

As an example, an existing hospital may be located on land adjacent to an R2 Low Density Residential zone. As R2 is not a prescribed zone for hospitals under the Infrastructure SEPP, it is not possible to apply Principle 2.2 when rezoning the site. The hospital land should be zoned SP2 Infrastructure to ensure that the existing use remains permissible. (Note: In this case, if the site is to be redeveloped or becomes surplus public land, a rezoning would then be required.)

Principle 3—Certain special purpose zones should remain as special purpose zones

Principle 3.1—Where the land use is unlikely to change, land may be zoned 'special activities'

Infrastructure land that is unlikely to be used for a different purpose in the future should be zoned 'special activities'.

This includes land uses such as:

- cemeteries
- waste disposal or landfill sites.

These lands should be zoned SP1 Special Activities.

Principle 3.2—Large precinct sites should remain in special purpose zones

For complex infrastructure sites covering large areas, or sites of strategic importance, it may be preferable to maintain a special purpose zoning.

These sites may be zoned SP1 Special Activities or SP2 Infrastructure. Examples include major port or airports land covering large precincts.

Principle 4—Rules for using SP1 and SP2 zones

Principle 4.1—Maintain flexible zone boundaries

Where a council adopts an SP1 or SP2 zoning for infrastructure land in an LEP, then clause 5.3 of the Standard Instrument ('Flexible zone boundaries') must be adopted.

Clause 5.3 provides flexibility where the investigation of a site reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone. This clause applies to the land within the distance from the boundary nominated in the LEP.

Development permitted on the adjoining land would then be permitted on the SP1 or SP2 land if the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.

Principle 4.2—Generic land use map annotations

It is not necessary to specify a preferred land use for an SP1 Special Activities or SP2 Infrastructure zone. However, if a preferred land use is to be specified for a SP1 or SP2 zone, then broad infrastructure categories used in the Infrastructure SEPP should be used rather than specific types of infrastructure. For example, 'educational establishment' should be used rather than 'primary school'.

The following annotations should be used on the Land Zoning Map for land that may be zoned SP1 or SP2 in accordance with this practice note:

Infrastructure categories to be used on land zoning maps *	Examples of infrastructure type
Air transport facility	airports, heliport
Correctional centre	prisons, remand centre, detention centre
Educational establishment	high school, primary school, TAFE, university
Health services facility	hospitals, medical centres
Waste or resource management facility	landfill, waste transfer station, waste depot
Water supply system	dams, reservoirs, water treatment facilities

Note. * See Infrastructure SEPP for a full list.

Principle 5—Zoning surplus public land

Government land that is no longer required to provide services or infrastructure is sometimes classified as 'surplus' public land. The NSW Government has updated planning provisions in regard to 'surplus' public land. Previously, new residential or commercial developments as well as development that could be carried out on nearby land, could be approved on such land under the now repealed SEPP 8.

The Infrastructure SEPP provides a more tailored and local solution for such land, to ensure new land uses are appropriate and compatible with surrounding land. Councils are requested to follow the broad policy direction of the Infrastructure SEPP when preparing new LEPs covering surplus public land, by following the principles outlined below.

Principle 5.1—Zone surplus public land as a compatible land use

Surplus public land should be rezoned to be compatible with surrounding land uses having regard to:

- existing adjacent land uses and preferred future uses
- regional strategy priorities
- availability of services and infrastructure to support new land uses
- environmental impacts and risks.

Principle 5.2—If relevant, adopt the zone in the site compatibility certificate

If a valid **site compatibility certificate** applies to the infrastructure land, then the land should be zoned in the LEP according to the nominated land use in the certificate.

Note. Under the Infrastructure SEPP, additional uses may be undertaken on certain State land if the uses are permitted on adjacent land. To ensure that the additional land uses are appropriate, a site compatibility certificate must first be obtained from the Director-General of the Department of Planning before a development application can be lodged. For more information on site compatibility certificates please see *SEPP (Infrastructure) 2007: Director-General's site compatibility certificate—guideline for applications* on the Department's website at <http://www.planning.nsw.gov.au/planningsystem/infrastructuresepp.asp>.

In some rare instances, it may be more appropriate for a council to consider adopting a different zone type to the adjacent land use nominated in the site compatibility certificate (following consideration of the issues outlined in Principle 5.1 above). Where this is the case, it should be identified by councils in their section 64 and section 68 reports to the Director-General.

Principle 6—Avoid additional provisions in LEPs

The Infrastructure SEPP provides consistent state-wide provisions for considering the impacts of certain types of development on land adjacent to linear infrastructure and vice versa. These considerations include:

- the impact of road or rail noise or vibration on residential and other sensitive development adjacent busy roads and railway lines
- the impact of development with frontage to classified roads (impacts associated with traffic, access, safety)
- the impact of development involving excavation adjacent to classified road or railway line
- the impact on rail safety if a new public railway crossing is required or an old crossing needs to be upgraded
- the impact on safety if adjacent a gas pipeline
- the impact of development within a road easement reserved for future infrastructure purpose.

LEPs should not include provisions that deal with these matters addressed by the Infrastructure SEPP.

Where the Infrastructure SEPP does not deal with a particular type of local infrastructure likely to affect or be affected by an infrastructure development, it may be appropriate to include a local provision to address the issue.

Councils should discuss any proposed local infrastructure provision with the relevant regional office of the Department to determine whether the proposal is consistent with the SEPP and suitable for inclusion in the LEP.

Permissibility of private infrastructure

The Infrastructure SEPP principally focuses on providing for the delivery of infrastructure or services by local and State government authorities.

There are however certain types of infrastructure where the SEPP provisions apply equally to private or public infrastructure, including:

- electricity generating works
- licensed gas pipelines
- health services facilities (e.g. hospitals)
- group homes
- certain port-related development
- sewage treatment plants
- certain telecommunications infrastructure
- waste management and transfer facilities.

Most other private infrastructure remains regulated under local planning rules (e.g. LEPs), including where the infrastructure is permitted and whether development consent is required.

It is recommended that, if a council is zoning private infrastructure land, the above zoning principles be followed rather than automatically reverting to 'special purpose' zoning.

Further information

For more advice on the Infrastructure SEPP, see <http://www.planning.nsw.gov.au/planningsystem/infrastructuresepp.asp>.

For more advice on LEP preparation and the standard instrument, see <http://www.planning.nsw.gov.au/planningsystem/cal.asp>.

If you have further enquiries, please phone the Planning Information Centre 02 9228 6333 or email information@planning.nsw.gov.au.

Authorised by:
Sam Haddad
Director General

Important note

This note does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this note.

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DOP 08_004

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LEP practice note

STANDARD INSTRUMENT FOR LEPs

Local Planning

Ref No.	PN 10-001 (supersedes and replaces PN 08-002)
Issued	14 December 2010
Date	PN 06-002; PS 09-011

Zoning for Infrastructure in LEPs

The purpose of this practice note is to provide guidance to councils on zoning public infrastructure land in standard instrument local environmental plans. It supersedes and replaces the previous LEP Practice Note on this subject [LEP PN 08-002]. It also updates the information provided for Special Purpose 'SP' zones in PN 06-002.

Introduction

State Environmental Planning Policy (Infrastructure) 2007 (the Infrastructure SEPP) was introduced to facilitate the delivery of infrastructure across NSW by improving regulatory certainty and efficiency.

The Infrastructure SEPP, which came into effect on 1 January 2008, has specific planning provisions and development controls for 25 types (sectors) of infrastructure:

- air transport facilities
- correctional centres
- educational establishments
- electricity generating works
- electricity transmission and distribution
- emergency services facilities
- flood mitigation and bushfire hazard reduction
- forestry activities
- gas transmission and distribution
- health services facilities
- housing and group homes
- parks and other public reserves
- port, wharf and boating facilities
- public administration buildings
- rail infrastructure facilities
- research stations
- road and traffic facilities
- sewerage systems
- soil conservation works
- stormwater management systems
- telecommunications networks
- travelling stock reserves
- waste or resource management facilities

- water supply systems
- waterway or foreshore management activities.

Zoning public infrastructure

To complement the provisions of the Infrastructure SEPP, this practice note provides advice on zoning public infrastructure land when a council is preparing a local environmental plan (LEP).

A number of approaches have previously been taken in zoning infrastructure land in LEPs. These zoning methods often restricted new infrastructure developments, redevelopment of sites for alternative uses or disposal of surplus public land.

The new zoning approach advocated here provides greater flexibility and adaptive management of land used for the provision of public or private infrastructure. It moves away from zoning infrastructure land as 'special use' or 'special purpose' zones, which previously limited the ability of infrastructure providers to respond to changing demographic trends and provide the public with infrastructure and services outside existing locations.

Matters to consider upfront

Prior to zoning infrastructure land in new LEPs, the following steps should first be taken:

- Identify whether the **infrastructure type** is covered in the Infrastructure SEPP, including

whether the SEPP provisions are associated with public or private infrastructure.

- Identify whether the infrastructure is **currently operating** or is no longer used; whether the land is intended for other future infrastructure purposes or whether the land is now considered to be **surplus public land**.

The Infrastructure SEPP identifies the prescribed zones for various types of infrastructure. This should act as a guide when determining the choice of zone for particular uses.

Follow the principles for zoning infrastructure land in this practice note in *sequential* order, selecting the most appropriate principle for the land being zoned.

Six principles for zoning infrastructure

The following principles should be followed when zoning infrastructure land in new LEPs.

1. Where the infrastructure type is permitted on all land in the Infrastructure SEPP:
 - future infrastructure may be placed in any zone
 - existing 'special use' zones should be rezoned the same as the adjacent zone
 - roads must be zoned.
2. Where the infrastructure type is only permitted in certain prescribed zones in the Infrastructure SEPP:
 - provide for future infrastructure in prescribed zones rather than special use zones
 - existing 'special use' zones should be rezoned the same as the adjacent land (if a prescribed zone)
 - rezone land SP2 Infrastructure, if there is no adjacent prescribed zone.
3. If currently zoned 'special use', the following infrastructure land should remain zoned for a 'special purpose':
 - special purposes such as cemeteries, sewage treatment plants, waste disposal or landfill sites (rezone as SP2 Infrastructure)
 - strategic sites (rezone as SP2 Infrastructure)
 - large complexes (rezone as SP1 Special Activities).

It is anticipated that only a minority of TAFEs and schools across NSW could be considered a 'strategic site', however, to

assist in the initial assessment the following criteria should be used:

- is it 20 hectares or more in size; and/or
 - does it provide a wide range of facilities (meeting rooms, halls, pool, sports fields, tennis courts and the like) that can also be used by the surrounding community; and/or
 - is it of regional significance (i.e. the only school servicing a large region).
4. Where land is to be zoned SP1 Special Activities or SP2 Infrastructure:
 - include flexible zone boundary provisions where appropriate.
 - use generic land use map annotations.
 5. Where surplus public land is currently zoned 'special use':
 - where a valid site compatibility certificate exists, the land is to be rezoned consistent with the certificate, or
 - the land should be rezoned as a compatible land use, (e.g. to a prescribed zone).
 6. When preparing an LEP, avoid duplicating provisions in the Infrastructure SEPP (including those to manage impacts on infrastructure corridors).

Zoning principles explained

The infrastructure zoning principles are explained here. The principles are intended to support a zoning regime which provides greater flexibility and adaptive management of public infrastructure land. Councils should also take these zoning principles into account when zoning land for private infrastructure or services.

Principle 1 - Zoning for infrastructure that is permitted on all land

The Infrastructure SEPP identifies several types of infrastructure activities undertaken by public authorities that are permissible in all LEP zones, irrespective of the LEP zoning.

This includes:

- roads and railway lines
- utility distribution networks such as electricity lines, or gas, water and sewage pipelines
- certain environmental management works (e.g. bushfire management, flood mitigation, waterway and foreshore works and soil conservation works).

range of suitable 'prescribed zones'. It is therefore not necessary to include these infrastructure types as permitted uses in the LEP zoning table—they are automatically permitted through the Infrastructure SEPP.

As an example, when zoning a new land release area, it is unnecessary to set aside land to be zoned 'special use' for a new public school. Public schools are automatically permitted within residential and business zones under the Infrastructure SEPP.

Note: Given the Infrastructure SEPP applies only to certain private infrastructure types, zoning provisions may be required in the LEP zoning table to allow private infrastructure as a permitted use in nominated zones.

Principle 2.2 - Rezoning existing 'special use' zones to adjacent prescribed zones

Most existing infrastructure land currently zoned 'special use' should be rezoned in the LEP according to what the adjacent zone is, if that zone is a 'prescribed zone' in the ISEPP which permits that type of infrastructure.

Where infrastructure adjoins multiple zones (that are prescribed zones), the following rules apply:

- all the land should be zoned the same (i.e. the zone boundary should not run down the middle of the site), unless there is an exceptional circumstance (e.g. large sites with multiple infrastructure uses), and
- adopt a zone that is **compatible with surrounding land uses**, having regard to:
 - the nature and character of the subject site
 - existing adjacent land uses and preferred future uses
 - regional strategy priorities
 - availability of services and infrastructure to support new land uses
 - environmental impacts and risks

An assessment will need to be made on a case-by-case basis to consider the appropriateness of the various adjacent zone types.

Principle 2.3 - Rezoning existing 'special use' zones when there are no adjacent prescribed zones

Most existing infrastructure lands should be zoned according to what the adjacent land use zone is, if that adjacent zone is a prescribed zone for that infrastructure type.

However if none of the adjacent zones are 'prescribed zones' for that particular infrastructure type under the Infrastructure

SEPP, then the site should be zoned SP2 Infrastructure.

All public infrastructure listed under the SEPP are permitted in SP1 Special Activities and SP2 Infrastructure zones. Regardless of what the surrounding land use zones are, if an existing facility is zoned SP2 Infrastructure it can continue to operate under the provisions of the SEPP.

As an example, an existing hospital may be located on land adjacent to an R2 Low Density Residential zone. As R2 is not a prescribed zone for hospitals under the Infrastructure SEPP, it is not possible to apply Principle 2.2 when rezoning the site. The hospital land should be zoned SP2 Infrastructure to ensure that the existing use remains permissible. (Note: In this case, if the site is to be redeveloped or becomes surplus public land, a rezoning would then be required.)

Principle 3 – Certain special purpose zones should remain as special purpose zones

Principle 3.1 - Where the land use is unlikely to change, and where the use is not otherwise covered in this practice note, land may be zoned SP2 Infrastructure.

Infrastructure land that is highly unlikely to be used for a different purpose in the future should be zoned 'special purpose'. For example, cemeteries and sewage treatment plants.

These lands should be zoned SP2 Infrastructure.

Principle 3.2 - Large precinct sites should remain in special purpose zones

Major state infrastructure on large sites may be zoned SP2 Infrastructure.

Examples could include major hospitals and universities that constitute large precincts, making identification of appropriate zones more problematic. Other examples might include major:

- dams;
- sewage treatment plants;
- power stations;
- correctional centres; and
- airports.

Areas of Commonwealth land used for Defence purposes should be zoned SP2 (Defence).

Where a site consists of a mix of diverse uses not readily zoned SP2, e.g. research, education, business and accommodation, then these should, where possible, be zoned a standard zone which allows an appropriate mix of land uses. In cases where no suitable standard zone can be applied to the infrastructure use, only then should zone SP1 be applied. By applying a zone other than SP1, greater flexibility is provided for the precinct.

Principle 4 - Rules for using SP1 and SP2 zones

Principle 4.1 - Maintain flexible zone boundaries

Councils are advised that when adopting an SP1 or SP2 zoning for infrastructure land in an LEP, clause 5.3 of the Standard Instrument ('Development near zone boundaries') should generally be adopted.

Clause 5.3 provides flexibility where the investigation of a site reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone. This clause applies to the land within the distance from the boundary nominated in the LEP.

Development permitted on the adjoining land would then be permitted on the SP1 or SP2 land if the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.

Principle 4.2 - Generic land use map annotations

The land uses in zones SP1 Special Activities or SP2 zone-Infrastructure should be annotated on the Land Zoning Map. This annotation should use the infrastructure categories contained in the Infrastructure SEPP or the Standard Instrument dictionary, rather than the specific type of infrastructure.

For example, 'educational establishment' should be used rather than 'TAFE' or 'primary school'. Councils should note that the Infrastructure SEPP allows a range of infrastructure uses to occur within a special purpose zone regardless of the annotation on the map and therefore only one category should be used (no need to list any ancillary uses).

In general, the Standard Instrument definition for the primary use should be applied to the land

zoning map for any area zoned SP1 or SP2. Other uses will be ancillary to this primary use.

The following annotations should be used on the Land Zoning Map for land that may be zoned SP2 in accordance with this practice note.

Infrastructure categories to be used on land zoning maps *

Infrastructure categories to be used on land zoning maps *	Examples of infrastructure type
Air transport facility	airports, heliport
Correctional centre	prisons, remand centre, detention centre
Educational establishment	high school, primary school, TAFE, university
Health services facility	hospitals, medical centres
Waste or resource management facility	landfill, waste transfer station, waste depot
Water supply system	dams, reservoirs, water treatment facilities

Note. * See Infrastructure SEPP for a full list.

Principle 5 - Zoning surplus public land

Government land that is no longer required to provide services or infrastructure is sometimes classified as 'surplus' public land. The NSW Government has updated planning provisions in regard to 'surplus' public land.

The Infrastructure SEPP provides a more tailored and local solution for such land, to ensure new land uses are appropriate and compatible with surrounding land. Councils are requested to follow the broad policy direction of the Infrastructure SEPP when preparing new LEPs covering surplus public land, by following the principles outlined below.

Principle 5.1 - Zone surplus public land as a compatible land use

Surplus public land should be rezoned to be compatible with surrounding land uses having regard to:

- the nature and character of the subject site
- existing adjacent land uses and preferred future uses
- regional strategy priorities
- availability of services and infrastructure to support new land uses
- environmental impacts and risks.

An assessment will need to be made on a case-by-case basis to consider the appropriateness of the various adjacent zone types.

Principle 5.2 - If relevant, adopt the zone in the site compatibility certificate

If a valid **site compatibility certificate** applies to the infrastructure land, then the land should be zoned in the LEP *to be generally compatible with the nominated land use in the certificate*².

Note. Under the Infrastructure SEPP, additional uses may be undertaken on certain State land if the uses are permitted on adjacent land. To ensure that the additional land uses are appropriate, a site compatibility certificate must first be obtained from the Director-General of the Department of Planning before a development application can be lodged. For more information on site compatibility certificates please see *SEPP (Infrastructure) 2007: Director-General's site compatibility certificate— guideline for applications on the Department's website*.

In some rare instances, it may be more appropriate for a council to consider adopting a different zone type to the adjacent land use nominated in the site compatibility certificate (following consideration of the issues outlined in Principle 5.1 above). Where this is the case, it should be identified by councils in their section 64 and section 68 reports to the Director-General.

Principle 6—Avoid additional provisions in LEPs

The Infrastructure SEPP provides consistent state-wide provisions for considering the impacts of certain types of development on land adjacent to linear infrastructure and vice versa. These considerations include the impact:

- of road or rail noise or vibration on residential and other sensitive development adjacent busy roads and railway lines
- of development with frontage to classified roads (impacts associated with traffic, access, safety)
- of development involving excavation adjacent to a classified road or railway line
- on rail safety if a new public railway crossing is required or an old crossing needs to be upgraded
- on safety if adjacent to a gas pipeline
- of development within a road *corridor* in which an *easement* is reserved for a future infrastructure purpose.

² A site compatibility certificate may be provided for the purposes of clauses 18 or 57 of the ISEPP although the clause 18 provisions for State land are an Interim measure that will only apply until LEPs drafted under the Standard Instrument are in place and apply to the site.

LEPs should not include provisions that deal with these matters as they are already addressed by the Infrastructure SEPP.

Councils should discuss any proposed local infrastructure provision with the relevant regional office of the Department to determine whether the proposal is consistent with the SEPP and suitable for inclusion in the LEP.

It is advisable that no new or amending provisions for development that is covered by the Infrastructure SEPP be included in LEPs.

Permissibility of private infrastructure

The Infrastructure SEPP principally focuses on providing for the delivery of infrastructure or services by local and State government authorities.

There are however certain types of infrastructure where the SEPP provisions apply equally to private or public infrastructure, including:

- electricity generating works
- licensed gas pipelines
- health services facilities (e.g. hospitals)
- group homes
- certain port-related development
- sewage treatment plants
- certain telecommunications infrastructure
- waste management and transfer facilities.

Most other private infrastructure remains regulated under local planning rules (e.g. LEPs), including where the infrastructure is permitted and whether development consent is required.

It is recommended that, if a council is zoning private infrastructure land, the above zoning principles be followed rather than automatically reverting to 'special purpose' zoning.

Further information

For more advice on the Infrastructure SEPP, and LEP preparation and the standard instrument see <http://www.planning.nsw.gov.au>. If you have further enquiries, please phone the Planning Information Centre 02 9228 6333 or email information@planning.nsw.gov.au.

Authorised by:
Sam Haddad
Director General

APPENDIX I

Council's exhibition material for Strathfield Draft LEP 2012



Mr. John Bob
Courtesy of Some Place
65 Homebush Road
Strathfield NSW 2135

January 2012

Dear Resident,

PLANNING FOR STRATHFIELD'S FUTURE - NEW STRATHFIELD LEP

The new Strathfield Local Environmental Plan (LEP) will commence public exhibition period on 31 January 2012.

The new Strathfield LEP is a blueprint for how Strathfield Council will manage Strathfield's growth over the next ten years by establishing how land is best used to meet the needs of the community.

The LEP is a strategic document which sets out development controls for all properties in the Strathfield local government area including zoning, land use activities, height and density.

To assist the community in understanding the new LEP, Strathfield Council has developed a website featuring an interactive mapping tool where you can enter your property address to learn what the new LEP means for you.

You can view the LEP maps, documents and fact sheets at www.strathfieldlep.com.au or the public displays at Council's customer service centre and libraries until 23 March 2012.

The LEP plays an important part in planning a sustainable future for Strathfield and it is important to note that the LEP is a draft document. The public exhibition period is time for the community to give feedback before the plan is approved.

I would like to encourage the Strathfield community to read the enclosed information and if you would like more information or details on how to make a submission, visit www.strathfieldlep.com.au or come along to one of the information sessions.

Yours sincerely,

A handwritten signature in black ink that reads 'P Barron'.

Councillor Paul Barron
Mayor of Strathfield

For more information visit www.strathfieldlep.com.au

 STRATHFIELD
LEP
LOCAL ENVIRONMENTAL PLAN

Planning for Strathfield's future

PUBLIC EXHIBITION: 31 JANUARY - 23 MARCH

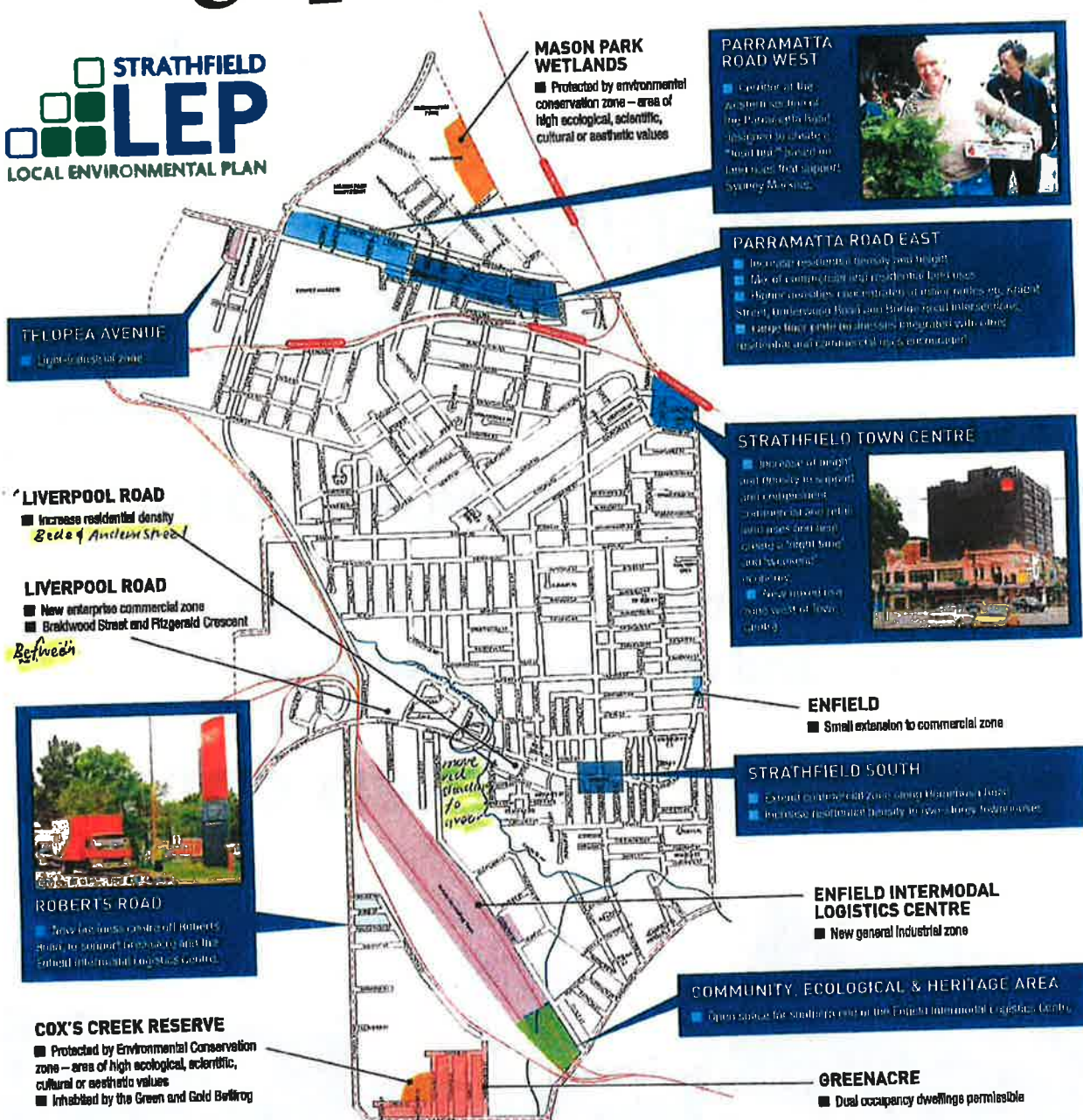
**View the draft LEP and maps
and make a submission at**

www.strathfieldlep.com.au



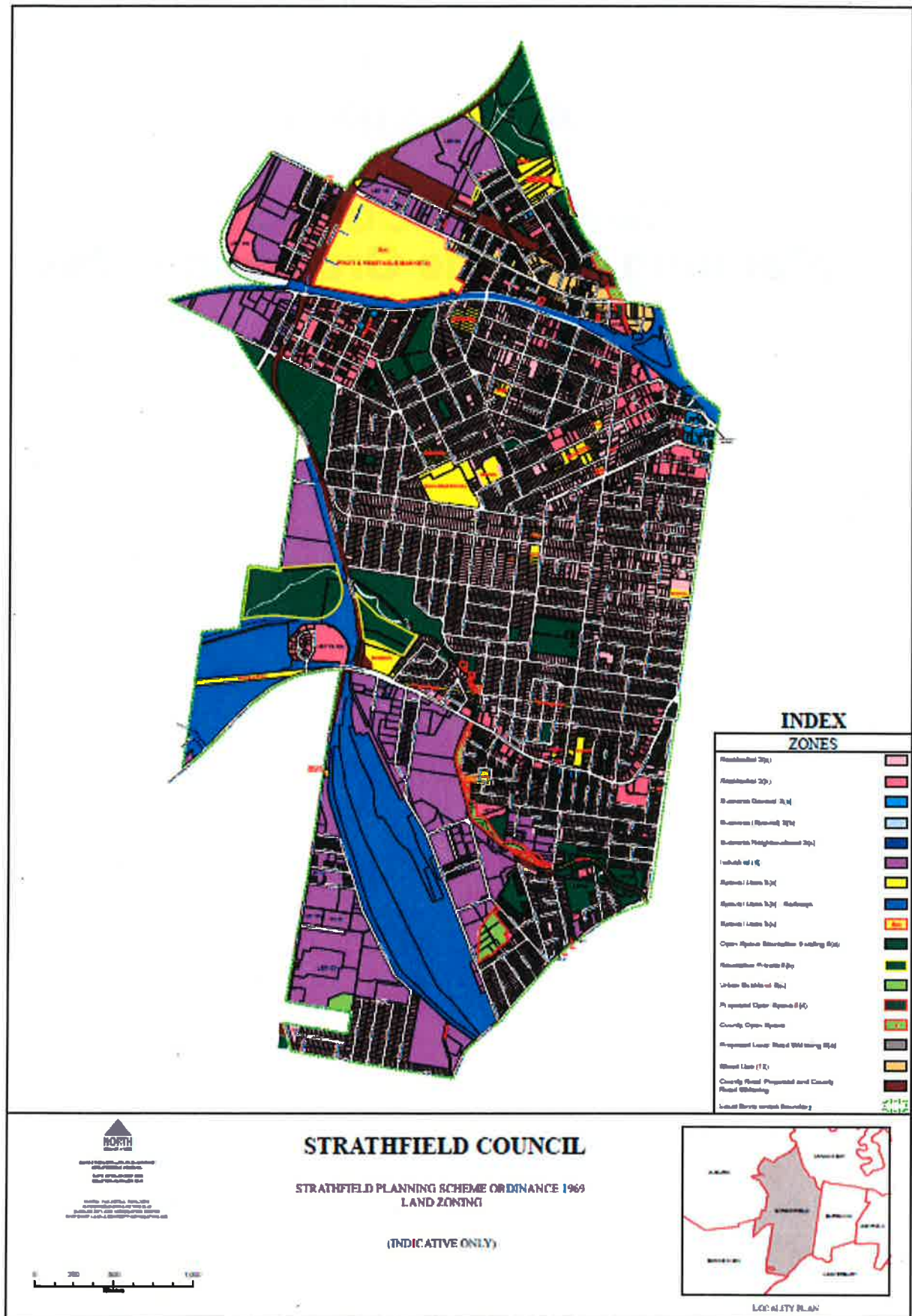
COUNCIL NEWS

Going up: next decade will



APPENDIX J

Strathfield Council's Planning Scheme Ordinance 1969



APPENDIX K

Section 117 Considerations

1. Employment and Resources

Direction	Applicable	Consistent	Reason for Inconsistency or Comment
1.1 Business and Industrial Zones	Yes	Consistent	This Planning Proposal aims to return the land to an industrial zone. As discussed in the body of the Planning Proposal, the land was erroneously rezoned from Industrial 4 under Strathfield's Planning Scheme Ordinance 1969 to Special Uses 2 (Electricity Distribution) under Strathfield Council's new LEP 2012. The site is well suited to an industrial zone, and the Planning Proposal is therefore in accordance with all requirements of this S.117 Direction.
1.2 Rural Zones	No	Not Applicable	The proposal does not relate to rural land.
1.3 Mining, Petroleum Production and Extractive Industries	No	Not Applicable	The proposal does not request redevelopment of the land and will return the site to its long standing Industrial zoning.
1.4 Oyster Aquaculture	No	Not Applicable	The subject site does not contain any Oyster Aquaculture areas.
1.5 Rural Lands	No	Not Applicable	The proposal does not relate to rural land.

2. Environment and Heritage

Direction	Applicable	Consistent	Reason for Inconsistency or Comment
2.1 Environment Protection Zones	No	Not Applicable	The proposal does not relate to land within an environmental protection zone.
2.2 Coastal Protection	No	Not	Does not affect Strathfield LGA.

Direction	Applicable	Consistent	Reason for Inconsistency or Comment
		Applicable	
2.3 Heritage Conservation	Yes	Consistent	The proposal does not propose redevelopment of the land and relates to a site that is subject to a long term lease with Ausgrid until 2065. In addition, it returns the land to its previous long term industrial zoning.
2.4 Recreation Vehicle Areas	Yes	Consistent	The proposal does not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the <i>Recreation Vehicles Act 1983</i>):

3. Housing, Infrastructure and Urban Development

Direction	Applicable	Consistent	Reason for Inconsistency or Comment
3.1 Residential Zones	No	Not Applicable	The proposal does not relate to any land zoned for residential purposes.
3.2 Caravan Parks and Manufactured Home Estates	No	Not Applicable	Caravan parks are permissible in the R4, B1, B2, B3, B4, B6 and B7 zones within Strathfield Council area and the proposal does not affect these zones.
3.3 Home Occupations	No	Not Applicable	This proposal does not relate to any residential development, or land zoned for residential purposes.
3.4 Integrating Land Use and Transport	Yes	Consistent	The site is located nearby the suburb of Strathfield and can be accessed by people walking or cycling through nearby local streets. The proposal has good access to the regional road network and would allow the efficient movement of freight (if redeveloped after expiry of the long term lease).

Direction	Applicable	Consistent	Reason for Inconsistency or Comment
3.5 Development Near Licensed Aerodromes	No	Not Applicable	The subject site is not located in the vicinity of an aerodrome.
3.6 Shooting Ranges	No	Not Applicable	The subject site is not located in the vicinity of a shooting range.

4 Hazard and Risk

Direction	Applicable	Consistent	Reason for Inconsistency or Comment
4.1 Acid Sulfate Soils	Yes	Consistent	The subject site is affected by Class 5 Acid Sulfate Soils and the possibility of adverse environmental impacts are therefore minimal. The proposal returns land to its previous and long term industrial zoning, and any required investigations can be carried out if the land is redeveloped after the expiry of the long term lease with Ausgrid.
4.2 Mine Subsidence and Unstable Land	No	Not Applicable	The subject site is not proclaimed as a Mine Subsidence District pursuant to section 15 of the Mine Subsidence Compensation Act 1961, or identified as unstable land.
4.3 Flood Prone Land	No	Not Applicable	The subject site is not identified as Flood Prone Land.
4.4 Planning for Bushfire Protection	No	Not Applicable	The subject site is not identified as Bushfire Prone Land.

5 Regional Planning

Direction	Applicable	Consistent	Reason for Inconsistency or Comment
5.1 Implementation of Regional Strategies	No	Not Applicable	The subject site is not affected.
5.2 Sydney Drinking Water Catchment	No	Not Applicable	The subject site is not affected.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	Not Applicable	The subject site is not affected.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	Not Applicable	The subject site is not affected.
5.5 Development in the Vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Revoked - 18 June 2010	Revoked	N/A – revoked
5.6 Sydney to Canberra Corridor	Revoked – 10 July 2008 (Refer to amended Direction 5.1)	Revoked	N/A – revoked
5.7 Central Coast	Revoked - 10 July 2008 (Refer to amended Direction 5.1)	Revoked	N/A – revoked

Direction	Applicable	Consistent	Reason for Inconsistency or Comment
5.5 Second Sydney Airport, Badgerys Creek	No	Not Applicable	The subject site is not affected.

6 Local Plan Making

Direction	Applicable	Consistent	Reason for Inconsistency or Comment
6.1 Approval and Referral Requirements	Yes	Consistent	Planning proposal is in accordance with all requirements of the S.117 Direction.
6.2 Reserving Land for Public Purposes	Yes	Consistent	The proposal to rezone the land from SP2 (Electricity Distribution) to IN1 General Industrial has the support of Ausgrid (refer to letter attached in Appendix E)
6.3 Site Specific Provisions	No	Not Applicable	The proposal is not for a site specific use, but proposes to rezone land to IN1 General Industrial and to allow all uses permissible within that zone.

7 Metropolitan Planning

Direction	Applicable	Consistent	Reason for Inconsistency or Comment
5.1 Implementation of the Metropolitan Strategy	Yes	Consistent	The proposal is consistent with the objectives of the Metropolitan Plan, specifically in that the rezoning would ensure that additional land could be available in the future for employment purposes within proximity to residents and existing transport.

APPENDIX L

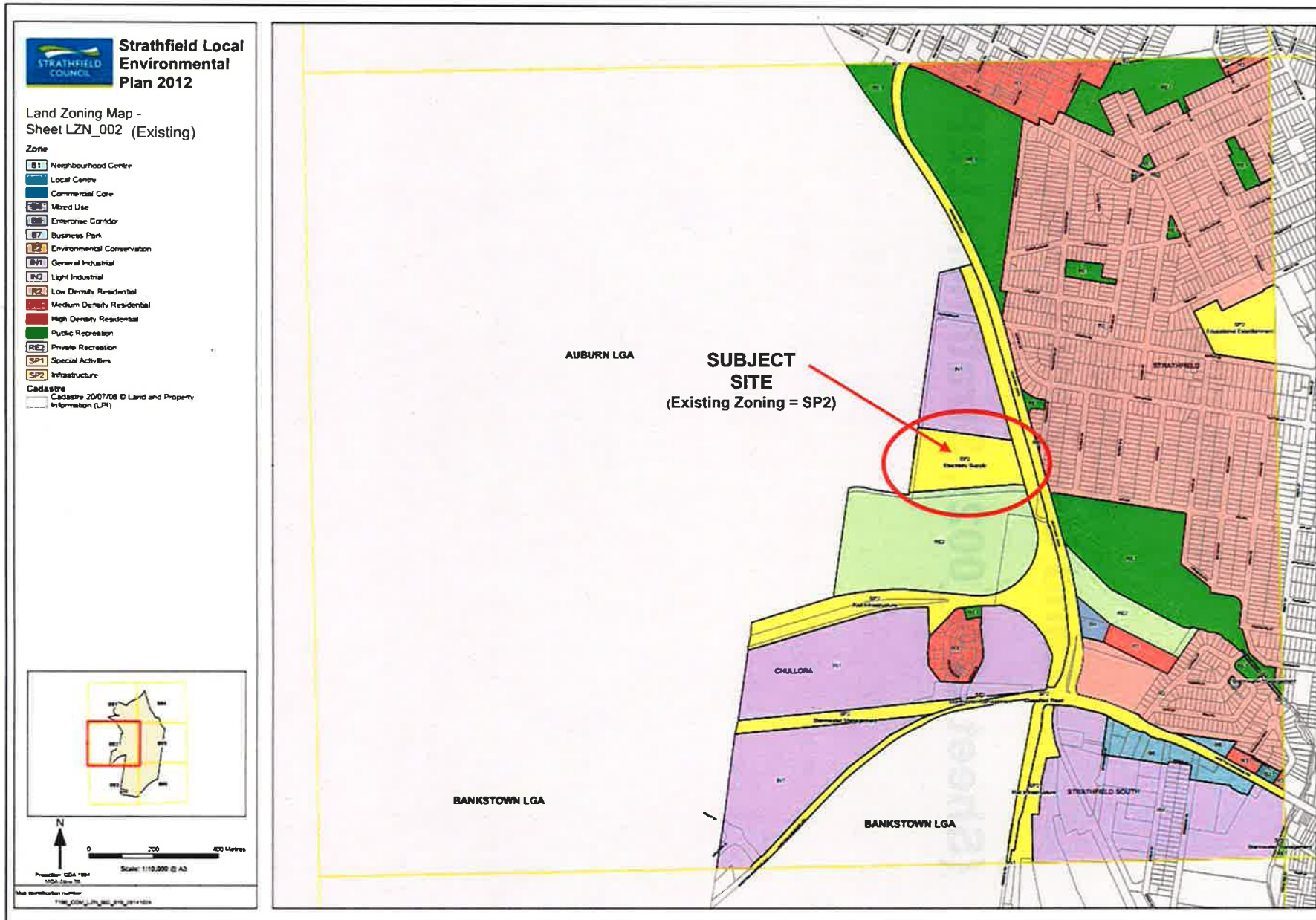
Site Location Plan (on Council's Land Application Map)



APPENDIX M

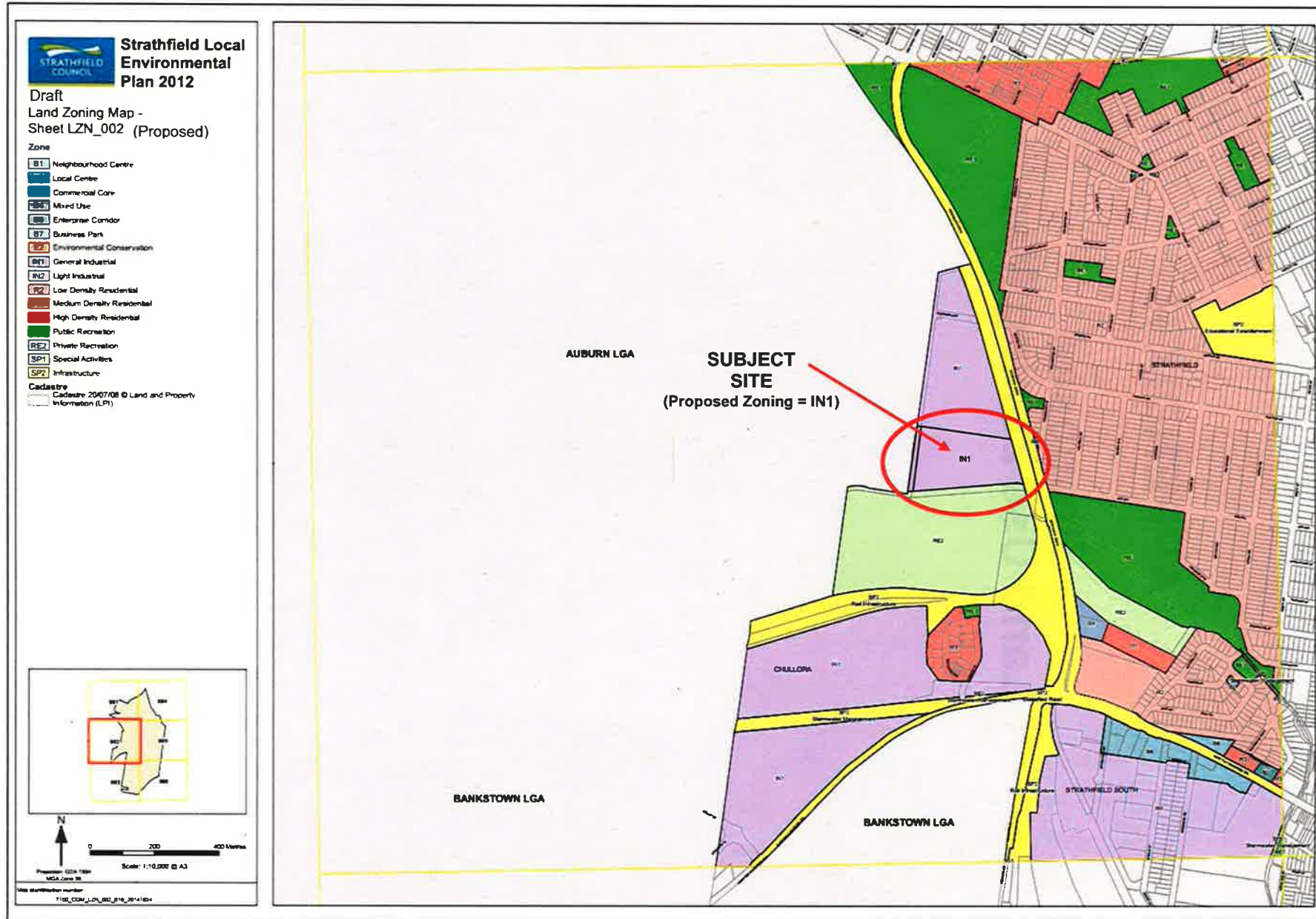
**Current
Land Use Zoning Map**

(Sheet LZN_002), Strathfield LEP 2012



APPENDIX N

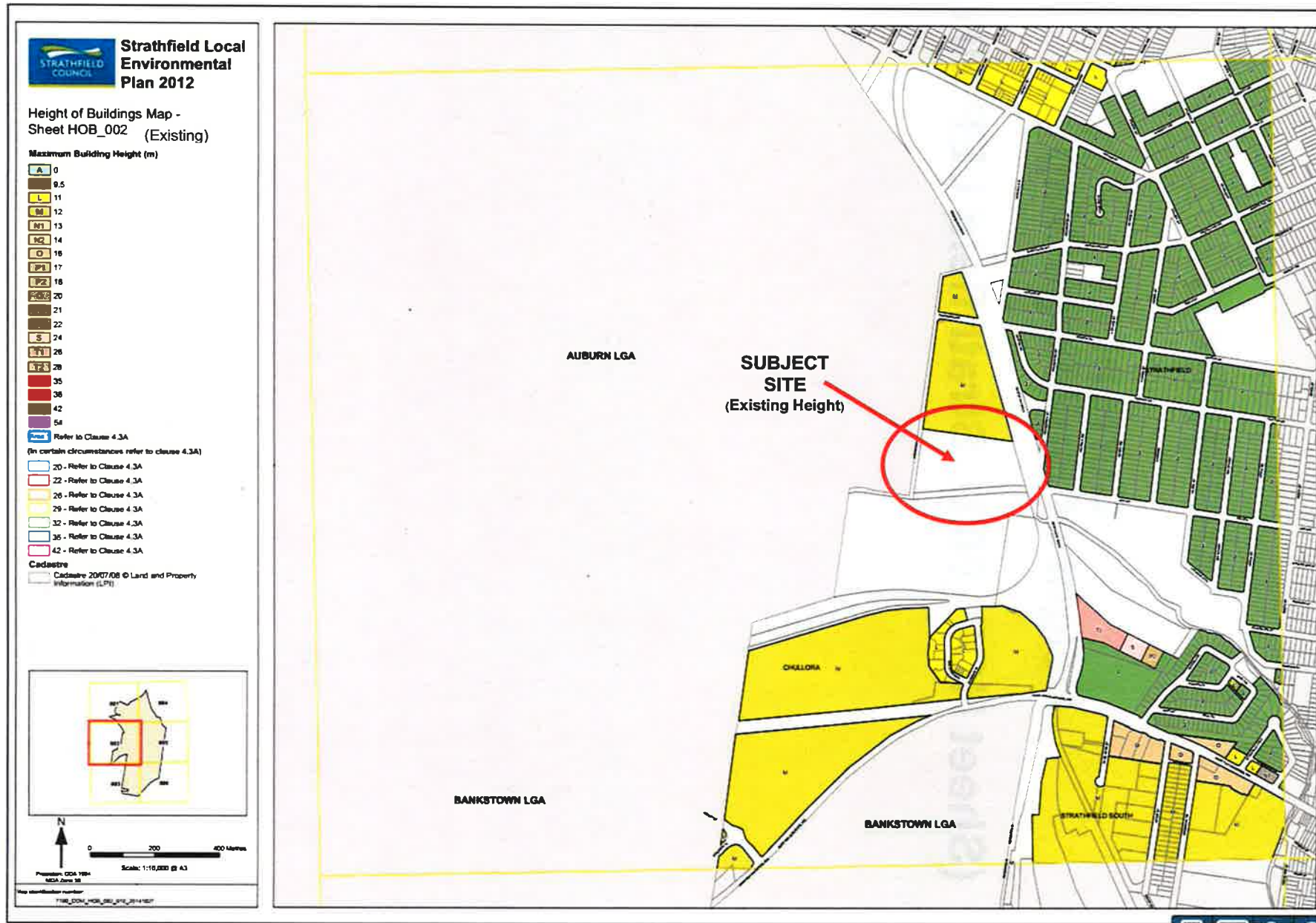
Proposed Land Use Zoning Map



APPENDIX O

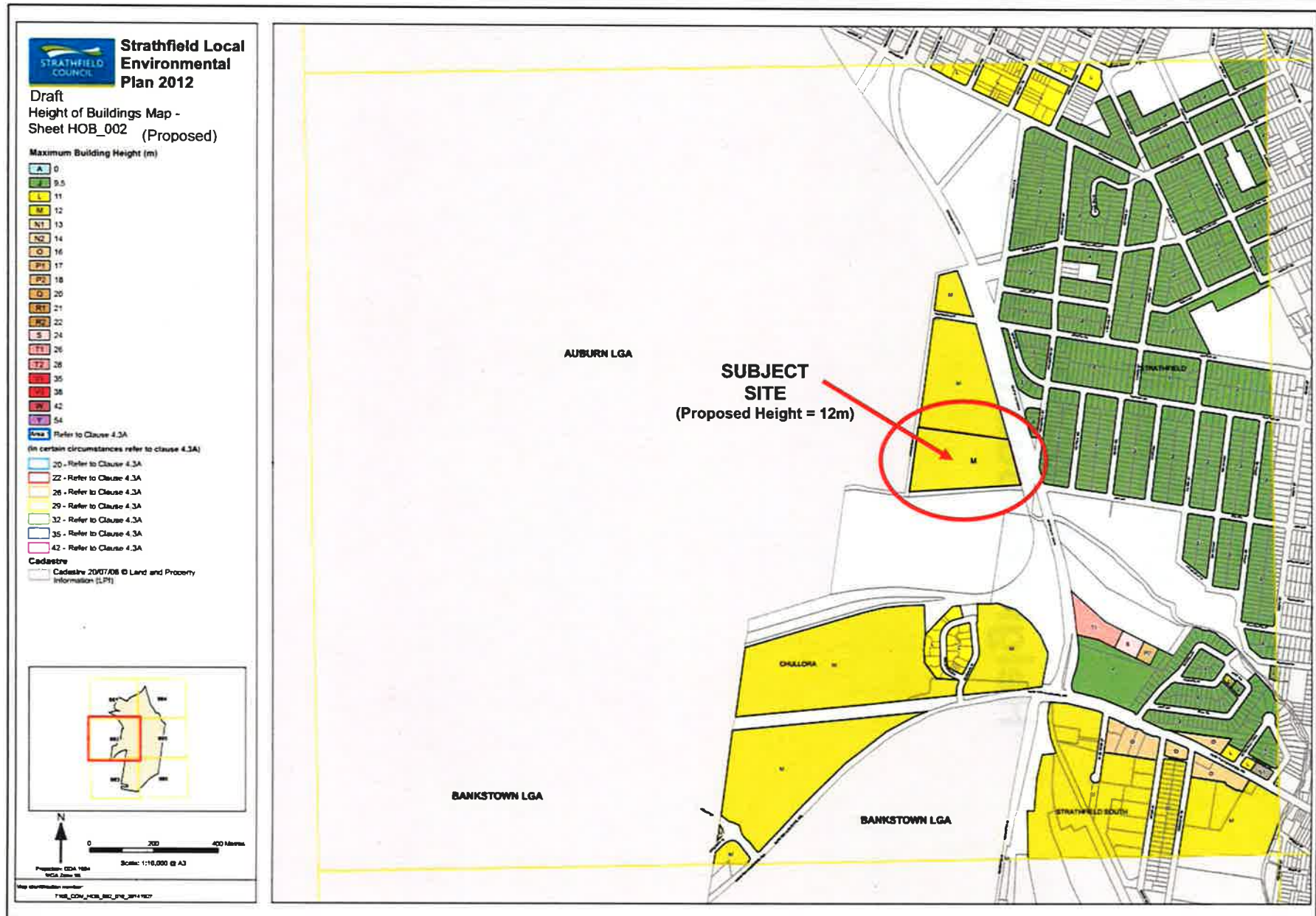
**Current
Height of Buildings Map**

(Sheet HOB_002), Strathfield LEP 2012



APPENDIX P

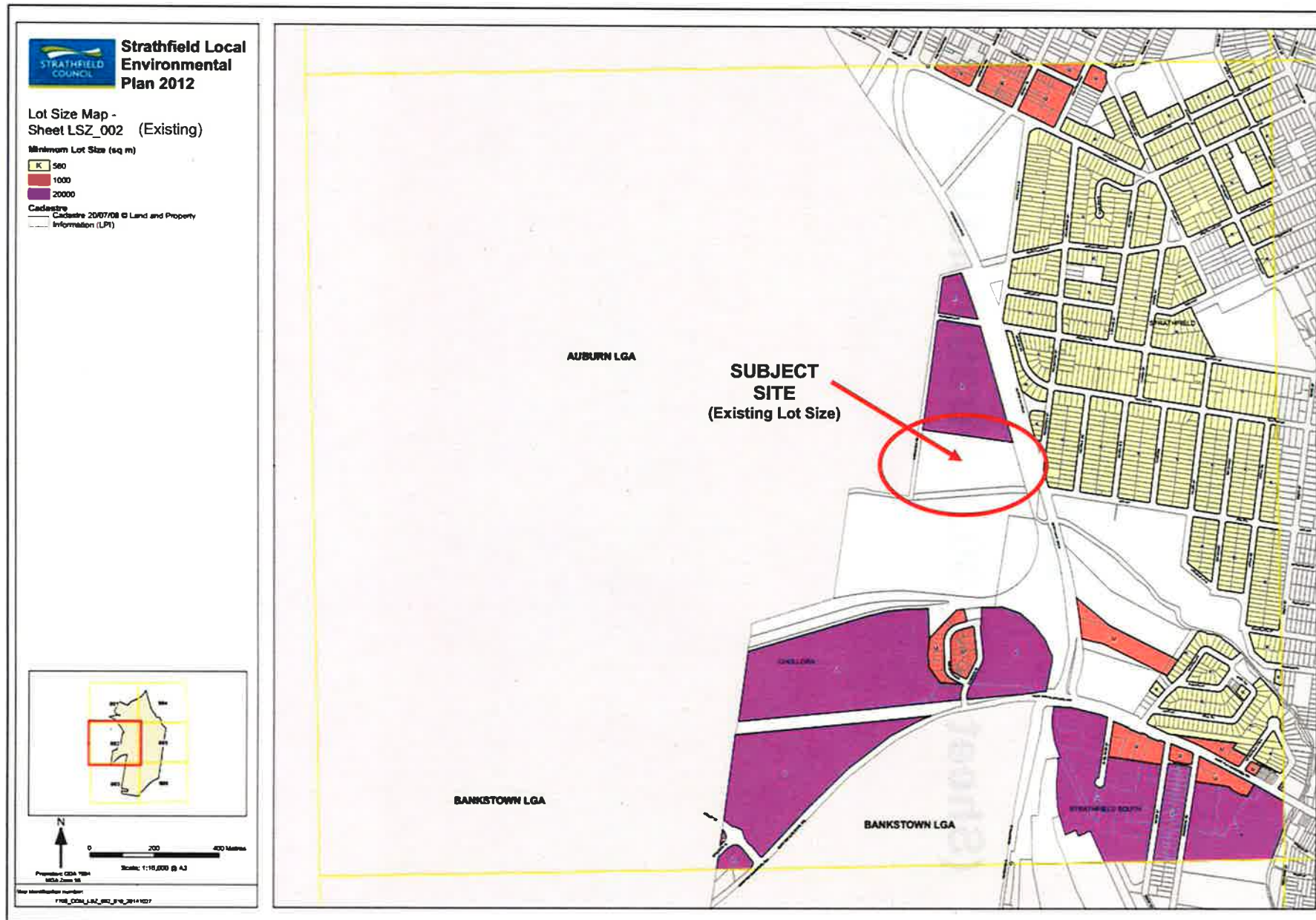
Proposed Height of Buildings Map



APPENDIX Q

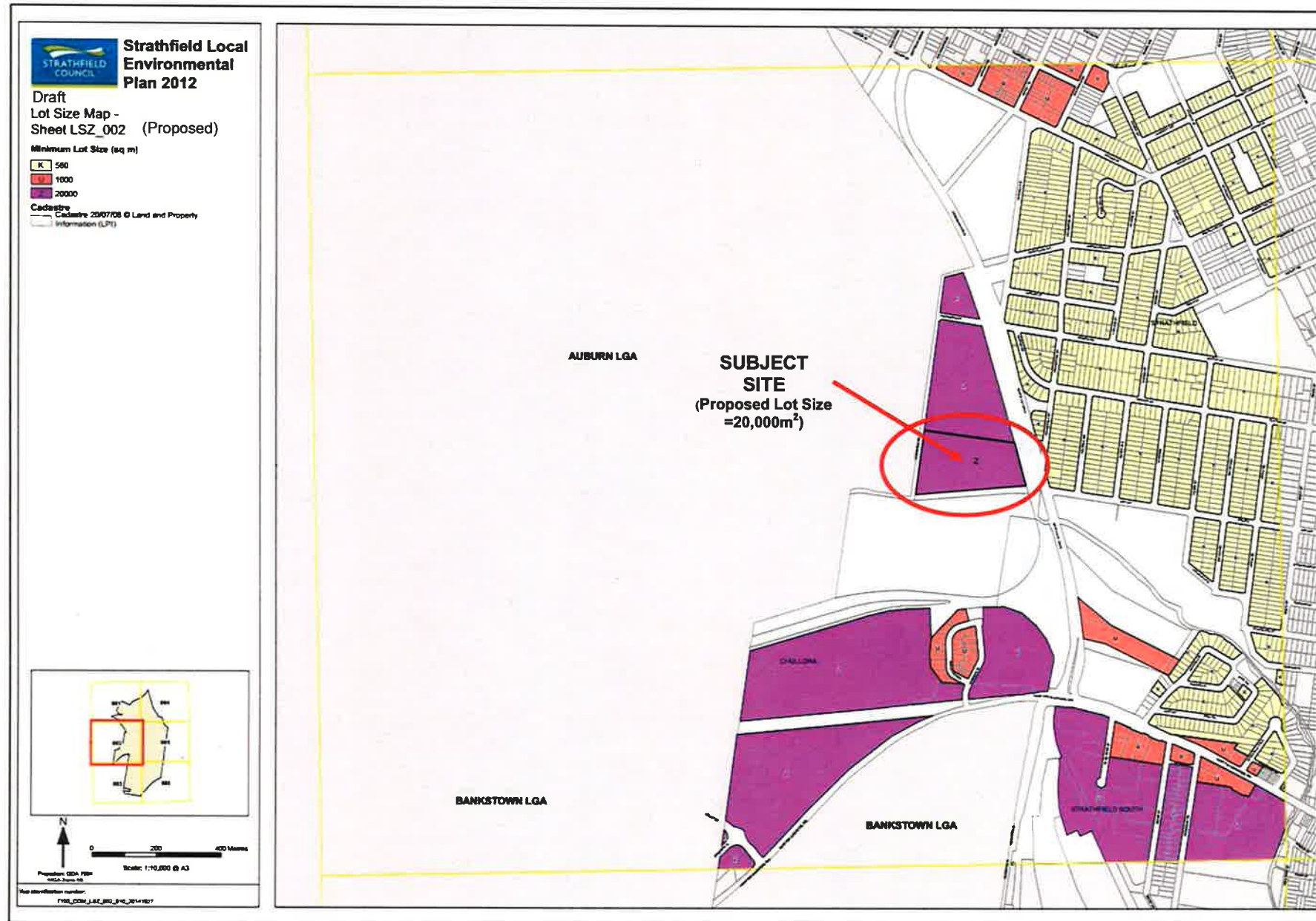
Current Lot Size Map

(Sheet LSZ_002), Strathfield LEP 2012



APPENDIX R

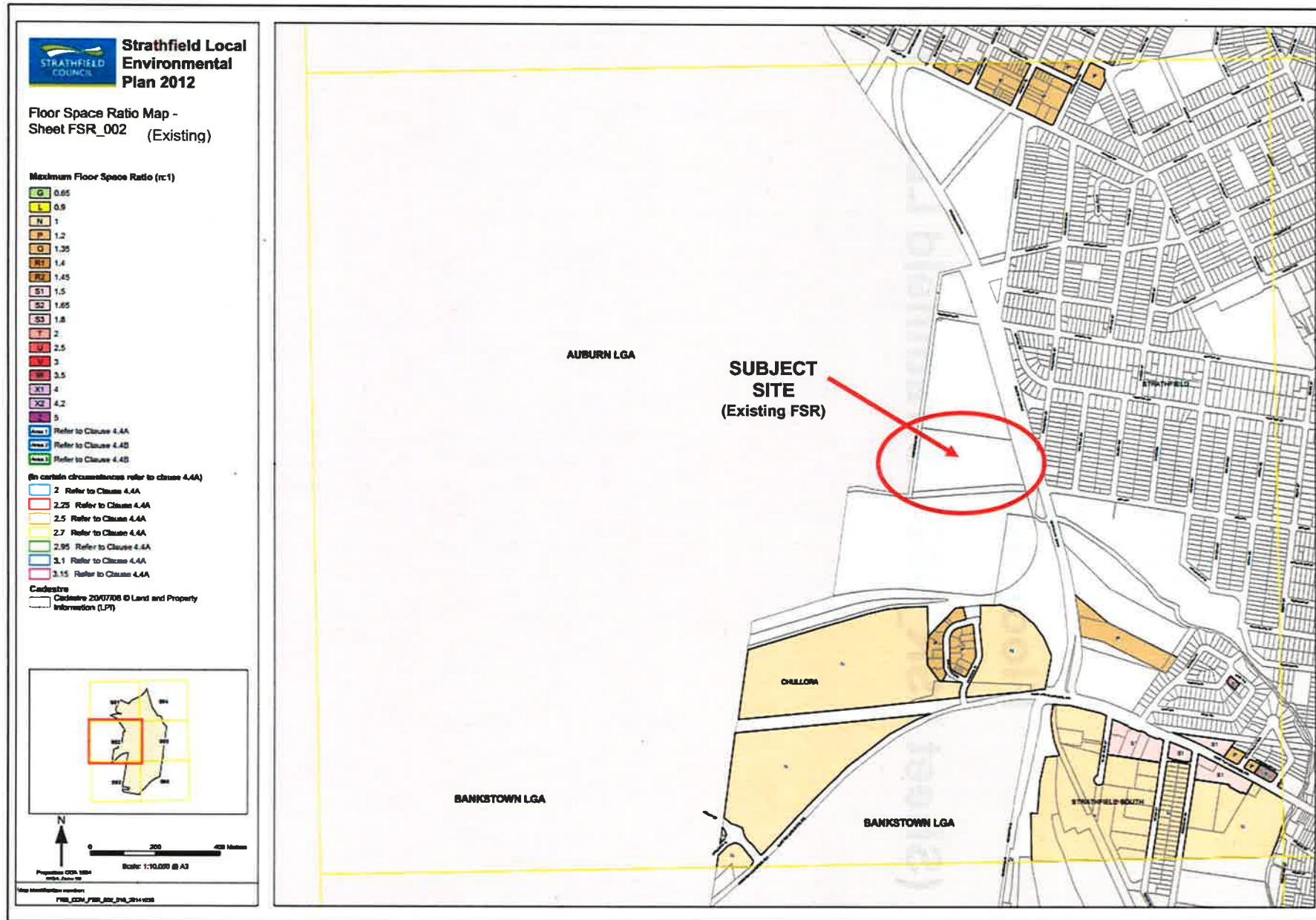
Proposed Lot Size Map



APPENDIX S

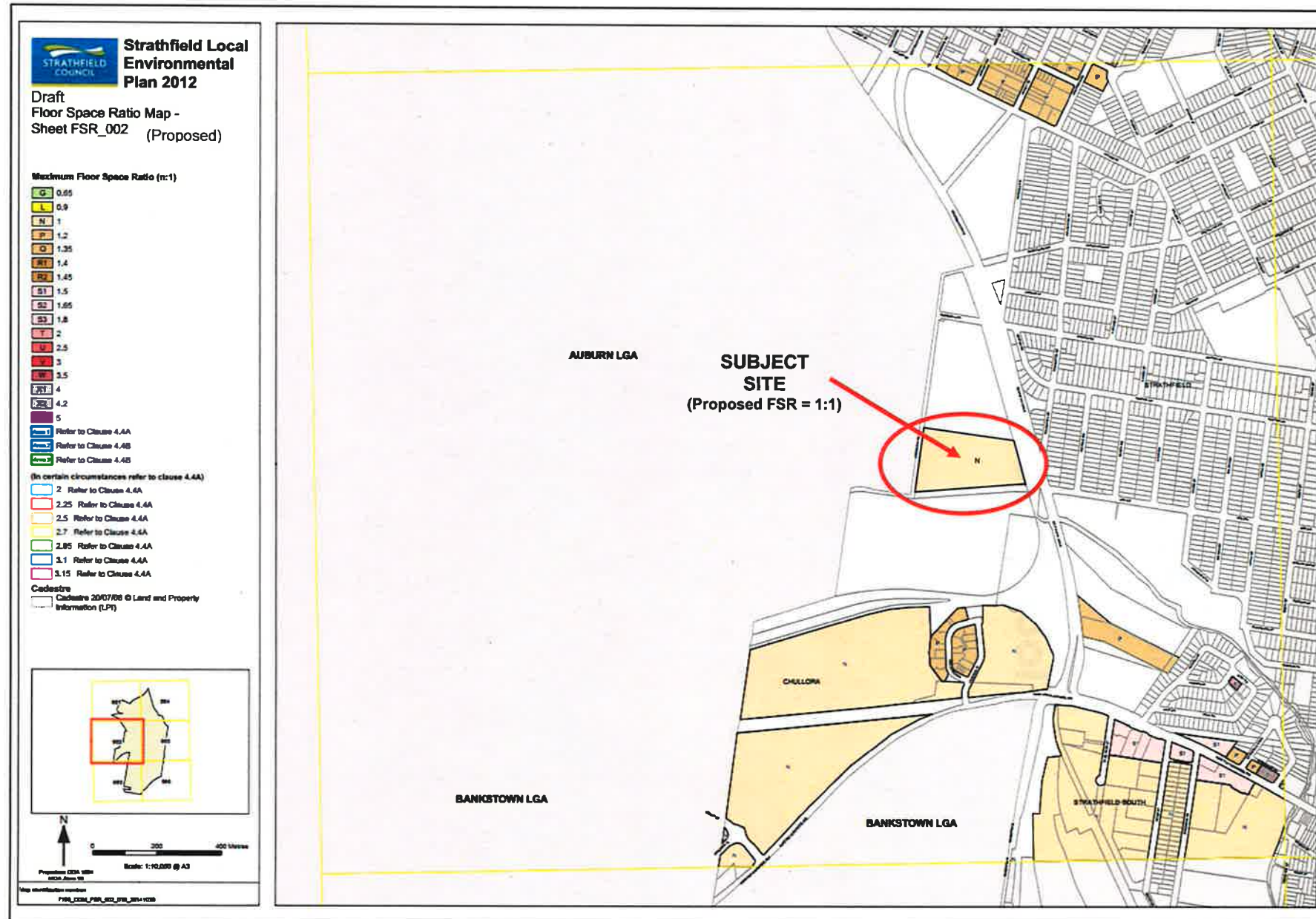
**Current
Floor Space Ratio Map**

(Sheet FSR_002), Strathfield LEP 2012



APPENDIX T

Proposed Floor Space Ratio Map



APPENDIX U

Owner's Consent to Lodge Planning Proposal

FLEMINGTON PROPERTIES PTY LIMITED

(A.C.N. 055 617 340)

P.O. BOX 564, MILSONS POINT N.S.W 1565

Telephone: +61 2 9929 3068

Facsimile: +61 2 9929 3069

24 September 2013

The General Manager
Strathfield Council
65 Homebush Road
STRATHFIELD NSW 2135

Dear Sir or Madam,

38-50 Weeroona Road Strathfield – Authority to Represent Owner

Flemington Properties Pty Limited is the registered owner of the above property, currently leased to AUSGRID.

This letter will confirm that we have appointed Ms Lynne Sheridan of Sheridan Planning to act as our consultant in relation to the re-zoning of the property and that she is authorized to act on our behalf in all dealings with Strathfield Council relating to the property.

Yours faithfully,



Bryan Weir
Director
Flemington Properties Pty Limited

APPENDIX V

Letter from Strathfield Council dated 9 February 2015

Council's initial review of the Planning Proposal

9 February 2015

Frankie Liang

Lynne Sheridan
Sheridan Planning
11 Woolcott Avenue
WAVERTON NSW 2060

Also by email: sheridan_lynne@hotmail.com

Dear Ms Sheridan,

RE: PLANNING PROPOSAL TO REZONE 38-50 WEEROONA ROAD, STRATHFIELD

I refer to your Planning Proposal application lodged on behalf of Flemington Properties received by Council on 30 December 2014.

Council has initially reviewed your Planning Proposal and provides the comments below as part of the preliminary assessment.

Overall, the Planning Proposal is of strategic merit, however there are a number of issues that need to be addressed, including (but not limited to):

- Further details on the zoning history
- Reference to the threatened species impact
- Inclusion of Community Consultation and Project Timeline
- Mapping requirement as per the Planning Proposal Guidelines
- Other minor wording anomalies for consistency

To assist in this process, Council has provided a table of issues to be addressed for your reference.

In accordance with the 'A guide to preparing local environmental plans', the 90 days assessment period would formally commence upon the receipt of sufficient information as required in this letter. Therefore, we require the updated Planning Proposal be forwarded to Council prior to Council formally considering supporting the Planning Proposal to be submitted to the DP&E for Gateway Determination.

Should you have any questions regarding this letter please don't hesitate to contact Council's Strategic Planner, Frankie Liang on 9748 9999.

Yours faithfully



DAVID HAZELDINE
DIRECTOR TECHNICAL SERVICES

Cc: Flemington Properties Pty Ltd
C/- Bruce Lane
By email: brucelane99@gmail.com

ISSUES TO BE ADDRESSED - 38-50 WEEROONA ROAD PLANNING PROPOSAL

Section	Description	Suggested Changes	Comment
Cover Page	(Ausgrid Site)	Change to (Lot 1 DP 803688)	provide specific land description
1.0 Introduction	...to rezone (As part of Council's housekeeping amendment to LEP 2012)...	removed '(As part of Council's house keeping amendment to LEP 2012)'	This is a separate Planning Proposal process lodged with Council on 30 December 2014.
2.0 Background	SP2 Infrastructure (Electricity Services)	SP2 Electricity Supply	Consistency with the SLEP 2012 Zoning Map reference. Please also apply changes to other sections of the Planning Proposal for consistency purpose
3.0 Site Location and Description	a goods railway line to the west Weeroona Road to the east	a goods railway line to the east Weeroona Road to the west	Minor edits to provide accurate locality description
4.2 Part 2 - Explanation of Provisions	IN1 Industrial General	IN1 General Industrial	zoning description
4.2 Part 2 - Explanation of Provisions		The applicant should also include the proposed changes to Floor Space Ratio map (i.e. to insert FSR of 1:1 to the subject site).	FSR control for IN1 General Industrial zoning in other parts of Strathfield is at 1:1
4.3 Part 3 - Justification	A1, A2, A3	Q1, Q2, Q3,	Please change consistent with the Planning Proposal Guidelines
4.3 Part 3 - Justification - Q1	The subject site was zoned Special Uses Railway under Strathfield Council's Planning Scheme Ordinance 1969 for 43 years until the land was rezoned SP2 Infrastructure under SLEP 2012	Please see comment on the right and update this section accordingly.	The site was originally zoned Special Uses 5(b) – (Railway) in the Strathfield Planning Scheme Ordinance (SPSO) 1969. In 1991, the current owner purchased the land based on the previous Special Uses 5(b) – (Railway) zoning (according to the Planning Proposal) and a 99 years lease until 2065 as registered to the land title. In 1999, the Strathfield Local Environment Plan No.86 instrument amended the zoning of the subject site from Special Uses 5(b) – Railway to Industrial (4).

ISSUES TO BE ADDRESSED - 38-50 WEEROONA ROAD PLANNING PROPOSAL

Section	Description	Suggested Changes	Comment
			It is recommended to make reference in the Planning Proposal by acknowledging the potential biodiversity impact. However, it is not necessary at this stage for the applicant to prepare a report to address the biodiversity concern until the Gateway Determination requires. Rare / endangered plant species such as <i>Wahlenbergia multicaulis</i> (Tadgells bluebell), <i>Acacia pubescens</i> (Downy Wattle), are located on or close to site. There is a variety of other species belonging to the endangered Cooks River Castlereigh Ironbark Forest (CRCIF) on or close to the site (eg: <i>Pomaderris lanigera</i>, <i>Acacia longissima</i>, <i>Hakea sericea</i>, <i>Pultenaea villosa</i>, <i>Dianella revoluta</i>). The site is likely to provide habitat for various frog species potentially including the endangered <i>Litoria aurea</i> (Green and Golden Bell Frog). Various small bird species would also use the site for foraging and nesting purposes. The shrub component of the vegetation community is valuable for small bird species. Another matter regarding the site is the presence of the noxious weed <i>Alternanthera philoxeroides</i> (Alligator Weed), which is classified as a Weed Of National Significance.
4.3 Part 3 - Justification - Q8 & Q9	C1. Is there any likelihood that critical habitat or threatened species... C2. Are there any other likely environmental effects...	Please see comments on the right and update this section accordingly. The applicant needs to acknowledge or address this matter in the Planning Proposal.	
4.3 Part 3 - Justification - Q10	C3. How has the planning proposal adequately addressed any social and economic effects?	Please update this section based on the Department's Guidelines 'A Guide to Preparing Planning Proposals'	The response to this question does not address this question.

ISSUES TO BE ADDRESSED - 38-50 WEEROONA ROAD PLANNING PROPOSAL

Section	Description	Suggested Changes	Comment
4.3 Part 3 - Justification - Q12	What are the views of State and Commonwealth...	Please see comment on the right and update this section accordingly. Department of Environment & Heritage will be consulted following the Gateway Determination to address any biodiversity concerns.	The Planning Proposal may also require concurrence to the Department of Environment & Heritage in light of the potential biodiversity impact indicated above.
4.4 Mapping	Appendix P	In addition to the current Land Use Zoning Mapping, the applicant should also prepare the current Height of Buildings, FSR and Minimum Lot Size mapping as in the Strathfield LEP 2012. Furthermore, the proposed Land Use Zoning, Height of Buildings, FSR and Minimum Lot Size mapping changes should also be prepared in accordance with Department's mapping guidelines – Standard Technical Requirements for LEP Maps.	The mapping should be clear and accurately identify the relevant aspects of the Planning Proposals (e.g. the above proposed development standards amendments) which is readily understandable by the public during community consultation.
4.5 Part 5 - Community Consultation	"Community consultation ... to the LEP"	Please see comment on the right and update the section accordingly	The applicant proposes that no community consultation is considered necessary. As previously advised by the Department of Planning & Environment regarding this zoning matter, it is not suitable to apply s73A of the Environmental Planning & Assessment Act 1979 as expedited amendments without public exhibition. The rezoning application will therefore be subject to Community Consultation and classified as low impact proposal (being consistent with the pattern of surrounding IN1 zoning) in accordance with the Guidelines with suggested exhibition period of 14 days.

ISSUES TO BE ADDRESSED - 38-50 WEEROONA ROAD PLANNING PROPOSAL

Section	Description	Suggested Changes	Comment
4.6 Part 6 - Project Timeline		Please see comments on the right and update this section accordingly. Please also refer to the section 2.6 Part 6 - Project Timeline in the Department's Guidelines 'A Guide to Preparing Planning Proposals'	This Planning Proposal does not include a timeline for this project. The project timeline provide a mechanism to monitor the progress of the Planning Proposal.
5.0 Conclusion	... to permit the ongoing use of the site by Ausgrid as a substation, however allow the land to be zoned IN1 General Industrial'	Please update this section consistent with section 4.1 Part 1 0 Objectives or Intended Outcomes.	The existing Ausgrid activity of electricity generating works could continue either under the current SP2 - Electricity Supply zoning or IN1 General Industrial zoning (through Infrastructure SEPP). Therefore the description of this section concerning the rezoning proposal is inaccurate.
5.0 Conclusion	...and it is therefore recommended that Council amend LEP 2012 accordingly.'	to replace with 'It is therefore recommended that Council provides initial support of this Planning Proposal and forwards to the Department of Planning & Environment to commence the Plan Making process under section 56 of the Environmental Planning & Assessment Act'.	The purpose of the Planning Proposal is to seek Council's initial support and to forward to Department of Planning & Environment under s.56 of the EP&A Act.
Appendix C	Title Seach	Please add it back on the appendix	The title search documents is missing from the Planning Proposal
Appendix E	Letter from Ausgrid to Strathfield City Council	Letter from Ausgrid to Strathfield Municipal Council	Please see suggested changes on the left
Appendix P	Mapping - Proposed mapping	Please see comments for 4.4 Mapping	Please see comments for 4.4 Mapping

Report by Frankie Liang, Acting Manager Strategic Planning

RECOMMENDATION

- 1. That Council support the Planning Proposal to rezone 38-50 Weeroona Road, Strathfield from SP2 Electricity Supply to IN1 General Industrial and the associated development standards.**
- 2. That Council forward the Planning Proposal to Department of Planning and Environment to commence the LEP plan making process under s56 of the Environmental Planning and Assessment Act 1979 (EP&A Act).**
- 3. That Council request the Department of Planning and Environment to issue written authorisation for Council to exercise delegation in accordance with s23 of the EP&A Act 1979 to prepare and make the LEP following Gateway determination (and public exhibition).**

PURPOSE OF REPORT

1. To inform Council of the Planning Proposal lodged by Flemington Properties Pty Ltd to amend the zoning (including the associated planning controls) of 38-50 Weeroona Road, Strathfield as detailed below:
 - a) Amend the zoning of the site from SP2 Electricity Supply to IN1 General Industrial;
 - b) Amend the building height control 12m; and
 - c) Amend the floor space ratio control to 1:1; and
 - d) Amend the minimum lot size control to 20,000sqm
2. To inform Council of the outcomes of the initial assessment of the Planning Proposal and of the recommendation to support the Planning Proposal to be submitted to the Department of Planning and Environment for Gateway determination.

REPORT

Background

During the preparation of the draft Strathfield LEP, Ausgrid lodged a submission in March 2010 requesting Council to rezone the subject site from Industrial (4) to SP2 Electricity on the assumption that they were the landowner as part of the section 62 consultation process. No submissions were made by the actual landowner.

Following the Strathfield Local Environmental Plan gazettal in March 2013, the landowner and his representative met with Council's officers in mid 2013 to seek to rectify the zoning anomaly for 38-50 Weeroona Road.

Council subsequently contacted the Department of Planning & Environment to verify the rezoning process for the subject site. The advice from the Department indicated that a new Planning Proposal was required to be lodged if the landowner sought to change the zoning back to an industrial zoning.

On 30 December 2014, the applicant lodged the Planning Proposal package for Council's assessment.

The site and its context

The subject site is commonly known as 38-50 Weeroona Road, Strathfield. It is generally rectangular in shape with a primary frontage of 201.5m to Weeroona Road. Total site area is 51,190m². It is currently leased by Ausgrid for electricity transmission purposes (e.g. high voltage transmission towers and power lines). It is also noted that the subject land is currently subject to a 99-year lease to Ausgrid until 2065.

The site is physically bound by Weeroona Road to the west, Centenary Drive and a freight railway line to the east and Strathfield Golf Club site to the south. The Australian Post Distribution Centre is located to its immediate north and Rookwood Cemetery located to its immediate west.

Statutory and Strategic Planning Framework

The site is currently zoned SP2 Electricity Supply under the Strathfield LEP 2012. Consistent with other Special Uses zoned sites in Strathfield, there are no numerical controls (e.g. height of building, floorspace ratio and minimum lot size) specific to the subject site.

The Planning Proposal

The Planning Proposal seeks to:

- Change the zoning from SP2 Electricity Supply to IN1 General Industrial;
- Apply the building height control at 12m; and
- Apply the floor space ratio control to 1:1; and
- Apply the minimum lot size control to 20,000sqm

The proposed controls will return the subject land to the equivalent industrial zoning. It is noted that the original site's Industrial (4) zoning under the Strathfield Planning Scheme Ordinance 1969 is equivalent to the IN1 General Industrial in the new Strathfield LEP. The proposed re-zoning will not hinder or conflict with the current operation of the site by Ausgrid to undertake Electricity Supply type of activities which is governed by the State Environmental Planning Policy (Infrastructure) 2007.

Following the formal lodgement of the Planning Proposal by the applicant on 30 December 2014, Council undertook a preliminary assessment. The assessment identified a number of issues that needed to be addressed prior to Council's formal consideration. These issues included:

- Further details on the zoning history
- Reference to the threatened species impact
- Inclusion of Community Consultation and Project Timeline
- Other minor wording anomalies for consistency

These above issues were raised with the applicant in writing (refer Appendix V of the Planning Proposal) on 9 February 2015 by Council.

On 19 March 2015 Council received the revised submission from the applicant of the Planning Proposal addressing Council's previous comment as outlined in the above letter. The revised submission also included the draft Plans and mapping amendments intended to be placed on public exhibition (see Attachment 2).

Assessment of Additional Information

Adequacy of Submission

The revised Planning Proposal has been prepared generally in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and relevant state government guidelines associated with preparing Local Environmental Plans and Planning Proposals.

Overall, the Planning Proposal is of strategic merit and sufficient information has been submitted with the Planning Proposal which is considered adequate to be forwarded to the Department of Planning and Environment to seek Gateway Determination.

Background History

There is a complex history of the zoning issues associated with the subject site as follows:

The site was originally zoned Special Uses 5(b) (Railway) in the Strathfield Planning Scheme Ordinance (SPSO) 1969.

In 1991, the current owner purchased the land based on the previous Special Uses 5(b) (Railway) zoning (according to the Planning Proposal) and a 99 years lease until 2065 as registered to the land title.

In 1999, the Strathfield Local Environment Plan No.86 instrument amended the zoning of the subject site from Special Uses 5(b) Railway to Industrial (4).

In March 2010, Ausgrid lodged a submission requesting Council to rezone the subject site from Industrial (4) to SP2 Electricity as part of the section 62 consultation process during the preparation of the draft Strathfield LEP 2011.

In January 2012, Council sent out notification letter to all landowners in Strathfield advising the public exhibition and providing a list of rezoning including the subject site. However, the owner of 38-50 Weeroona Road did not make a submission.

The revised Planning Proposal verifies the above historical information, and therefore it is considered that this is a minor zoning anomaly which does not require complex assessment to return the site to an industrial zoning.

Biodiversity Impact

The following facts were identified in regard to the potential biodiversity impact:

- Rare / endangered plant species such as *Wahlenbergia multicaulis* (Tadgells bluebell), *Acacia pubescens* (Downy Wattle), are located on or close to site.

- A variety of other species belonging to the endangered Cooks River Castlereigh Ironbark Forest (CRCIF) on or close to the site (eg: *Pomaderris lanigera*, *Acacia longissima*, *Hakea sericea*, *Pultenaea villosa*, *Dianella revoluta*).
- The site is likely to provide habitat for various frog species potentially including the endangered *Litoria aurea* (Green and Golden Bell Frog).
- Various small bird species would also use the site for foraging and nesting purposes. The shrub component of the vegetation community is valuable for small bird species.

The applicant acknowledged the biodiversity impact in their updated version of the Planning Proposal. It was also further justified by the applicant that:

- It is more appropriate for potential biodiversity impacts to be considered during the development assessment process if/when redevelopment is to occur.
- Redevelopment of the site is not planned and unlikely to occur within the next 50 years as the site is subject to an existing long term lease with Ausgrid until 2065.

Based on the updated Planning Proposal and the above justification, it is considered adequate at this stage for Council to forward to the Department of Planning and Environment for further assessment. Should a detailed Biodiversity Impact Assessment be required by the Department, this would be conditioned at a later stage or possibly further addressed should a Development Application for the site be lodged.

Conclusion

The proposed Planning Proposal to rezone the 38-50 Weeroona Road, Strathfield site intends to rectify a zoning anomaly in the Strathfield LEP 2012 caused by the Ausgrid submission. Additionally, the zoning change has merit to proceed given its location within an existing industrial precinct and the proposed industrial zoning is also consistent with the state government policy direction and Council's long term vision of protecting employment land and maintaining employment capacity in Strathfield.

It is therefore recommended that Council supports this Planning Proposal to be submitted to the Department for Gateway Determination. Subject to Council's approval, it is also intended to request the Department of Planning and Environment to authorise local delegation in accordance with s23 of the EP&A Act 1979 for Council to make the LEP subject to public exhibition stage. This delegation will enable Council to assume some of the Department's LEP plan making functions once the Gateway Determination has been approved by the Department.

The issues of biodiversity impact as identified in this report may possibly require further studies / additional information to be provided by the applicant before or following the Department's Gateway Determination.

REFERRAL FROM OTHER DEPARTMENT

Council's Community Lands and Services section has been consulted with regarding this matter and raises no objection for the Planning Proposal to proceed.

FINANCIAL IMPLICATIONS

There are no financial implications.