

Ref: PP2020/0001

25 November 2020

Department of Planning, Industry & Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Ms Laura Locke  
Director Eastern & South Districts

cc. Mr Rob Drew

Dear Ms Locke,

**Subject: Planning Proposal - Strathfield Triangle Precinct**

On 19 May 2020 Council resolved to submit the Planning Proposal for Strathfield Triangle precinct to the Department of Planning, Industry and Environment for a Gateway determination.

The planning proposal seeks to amend the Canada Bay Local Environmental Plan 2013 to facilitate urban renewal within the Strathfield Triangle Precinct and create a vibrant and sustainable high density residential neighbourhood. This progresses the implementation of the Canada Bay LSPS Actions 6.1 and 17.1.

Council seeks the Departments consideration of the proposed changes to the LEP under the provisions of section 3.34 of the Act and it is requested that the Department allow 9 months for Council to submit the Planning Proposal for drafting.

As the Strathfield Triangle precinct includes land that is owned by Council, Council requests the Department of Planning, Industry and Environment to be the Planning Proposal Authority.

Should you have any questions, please do not hesitate to contact Helen Wilkins on 9911 6292.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Dewar'.

Paul Dewar  
Manager, Strategic Planning

**Attachments:**

Planning Proposal

Appendix A - Urban Design and Planning Review

Appendix B - Draft Strathfield Triangle Precinct Development Control Plan

Appendix C - Draft Infrastructure Strategy – Strathfield Triangle Precinct

Appendix D - Draft Section 7.11 Contributions Plan – Strathfield Triangle Precinct

Appendix E - Land Economics Analysis

Appendix F - Transport and Traffic Study

Appendix G - Community Needs Analysis

Appendix H - Urban Tree Canopy Coverage Assessment

Appendix J - QS Cost Estimates

Appendix K - Strathfield Triangle Better Planning Outcomes Study - 13 April 2021