

**TO:** Strathfield Local Planning Panel Meeting - 3 June 2021  
**REPORT:** SLPP – Report No. 19  
**SUBJECT:** PLANNING PROPOSAL - STRATHFIELD LOCAL ENVIRONMENTAL PLAN 2021  
**DA NO.** CONFIDENTIAL REPORT

## SUMMARY

**Proposal:** Planning Proposal- Strathfield Local Environmental Plan 2021 for Gateway Determination  
**Proponent:** Strathfield Municipal Council

## EXECUTIVE SUMMARY

1.0 The Planning Proposal seeks to prepare Stage 1 of the comprehensive review of the Local Environmental Plan (LEP) for the Strathfield Local Government Area (LGA), *Strathfield LEP 2021* that is the result of a comprehensive review of *Strathfield LEP 2012*

## BACKGROUND

The Planning Controls for the Strathfield LGA are currently comprised of the *Strathfield Local Environmental Plan (LEP) 2012*. The Strathfield Local Environmental Plan 2021 has been prepared so that:

- A consistent and current approach is applied to planning and development across the LGA with the resolution of anomalies and legacy issues
- The LEP is more closely aligned with local and state priorities and delivers quality planning outcomes for the Strathfield LGA and its current and future communities
- New controls are introduced to give effect to the Planning priorities and Actions of the Eastern City District Plan and Council's *Strathfield 2040 Local Strategic Planning Statement*.

Council has committed to the NSW Department of Planning, Industry and Environment (DPIE) that it will submit the final planning proposal for Gateway Determination by 30 June 2021.

The Planning Proposal was presented to Council's Planning, Policy and Urban Design Working Party Committee Workshop on 10 May 2021. At which Council resolved to support the proposed changes to *Strathfield Local Environmental Plan (LEP) 2012* with some amendments and further consideration. The minutes of the Committee will be considered by Council at its Ordinary Meeting on the 1 June 2021.

## PURPOSE OF STRATHFIELD LEP 2021

This Planning Proposal has been prepared in accordance with Section 3.3 of the *Environmental Planning & Assessment Act (EP&A Act) (1979)*, the *Environmental Planning and Assessment Regulation (2000)* and the following advisory documents prepared by the New South Wales (DPIE)

- *A guide to preparing planning proposals* (December 2018)
- *A guide to preparing local environmental plans* (December 2018).



## Planning Proposal - Strathfield Local Environmental Plan 2021 (Cont'd)

**STRATEGIC ALIGNMENT**

*Strathfield Local Environmental Plan 2021* is aligned with the priorities of the *Eastern City District Plan* and *Strathfield 2040* and is the first step in the implementation of achieving outcomes for Strathfield LGA's Infrastructure and Collaboration, Livability, Productivity and Sustainability.

Strathfield LEP 2021 will be delivered in stages which will continue to build this strategic direction. The current planning proposal focuses on the delivery of the LGA's 0-10 year housing target, employment and commercial lands as well as land affected by infrastructure. It will also resolve existing anomalies and address any housekeeping issues.

**AIMS & OBJECTIVES OF STRATHFIELD LEP 2021**

- aa) To protect and promote the use and development of land for arts and cultural activity, including music and other performance arts
- (a) To provide a diversity of housing choices to cater for changing population needs and promote accessible and diverse housing types to support people at all stages of life, including the provision and retention of affordable housing
- (b) To promote land uses that strengthen the LGA's strategic location within Greater Sydney and its role within the Eastern City District and the Greater Sydney Olympic Park
- (c) To achieve high quality urban form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of particular localities and neighbourhoods in Strathfield
- (d) To promote the efficient and spatially appropriate use of land, the sustainable revitalisation of centers, opportunities for the local community to connect the improved integration of transport and land use, and an appropriate mix of uses by regulating land use and development
- (e) To promote land uses that provide a wide range of employment, recreation, retail, cultural, service, educational and other facilities for the local community
- (f) To provide opportunities for economic growth in a planned and co-ordinated way to enhance the local community's District and Regional opportunities
- (g) To promote future development that integrates land use and transport planning, encourages the use of public transport use, cycling and walking and reduces the traffic and environmental impacts of private vehicle use
- (h) To identify and protect environmental, cultural and Aboriginal heritage and significant local character
- (i) To promote opportunities for social, cultural and community activities
- (j) To achieve a high-quality urban form and open space in the public and private domain by ensuring new development exhibits architectural and urban design excellence
- (k) To minimise risk to the community by identifying land subject to flooding and restricting incompatible development.

## Planning Proposal - Strathfield Local Environmental Plan 2021 (Cont'd)

**RECOMMENDATION**

That the Strathfield Local Planning Panel consider the following recommendation in its advice to Council:

- a) That the Strathfield Local Planning Panel endorse the Planning Proposal for *Strathfield Local Environmental Plan 2021* and recommend that it be forwarded to the Minister for Planning and Public Spaces for Gateway Determination under Section 3.34 of the *Environmental Planning & Assessment Act 1979*.
- b) That pursuant to Section 2.2.0 (4) of the *Environmental Planning & Assessment Act 1979*, Council staff are to carry out the administrative functions in relation to the *Strathfield Local Environmental Plan 2021*, including but not limited to public exhibition.
- c) That subject to Gateway Determination being given, the Planning Proposal for *Strathfield Local Environmental Plan 2021* be placed on public exhibition in accordance with the conditions of any gateway Determination by the Department of Planning, Industry and Environment.
- d) That public exhibition incorporate community engagement outlined within the draft Planning Proposal for *Local Environmental Plan 2021*, which incorporates Council's resolution of 4 May 2021.
- e) That subject to its approval from the DPIE that the Strathfield Housing Strategy be exhibited along with the draft Planning Proposal for *Local Environmental Plan 2021*.
- f) That following the conclusion of the public exhibition period the Minister for Planning and Public Spaces or their delegate undertake local plan-making authority functions in finalising the *Strathfield Local Environmental Plan 2021*.

**Planning Proposal - Strathfield Local Environmental Plan 2021 (Cont'd)****RESOLUTION**

The Strathfield Local Planning Panel endorse the Planning Proposal for *Strathfield Local Environmental Plan 2021* and recommend that it be forwarded to the NSW Department of Planning, Industry and Environment for Gateway determination under Section 3.34 of the *Environmental Planning & Assessment Act (EP&A Act) (1979)* and makes the following specific comments

- 1- The Panel specifically supports the Planning Proposals recommendations relating to dual occupancy, boarding houses, additional uses of creative industry in IN2 and IN1 zones and the concept of value sharing set out in the Planning Proposal

**FOR:**

Paul Stein QC AM

Paul Vergotis

Ian Stapleton

Alexander Ashely-Carrington

**ATTACHMENTS**

There are no attachments for this report.