

Appendix B

Clause Justification Table

Clause	SLEP 2012	Development Standard/Issue	Justification
CI 1.1 – Name of Plan	Strathfield Local Environmental Plan 2012	Name of plan refers to existing LEP 2012	Update to reference Strathfield LEP 2021.
CI 1.1AA – Commencement	Commences 14 days after it is published on NSW Website	Timing of commencement inconsistent with standard instrument	Updated to commence on the day on which it is published on the NSW legislation website and consistent with the Standard Instrument.
CI 1.2 - Aims		Compulsory - No issues	Retain clause in the LEP unchanged.
CI 1.3 – Land to which Plan Applies		Compulsory – Land Application Map	Maintain existing Map
CI 1.4 – Definitions		Compulsory – No issues	Maintain existing dictionary. SLEP 2021 does not introduce any new terms that require a definition.
CI 1.5 – Notes		Compulsory – Some notes are no longer relevant.	It has been proposed to delete some notes throughout the existing LEP as they are no longer relevant.
CI. 1.6 – Consent Authority		Compulsory – No issues	Retain clause in the LEP unchanged.

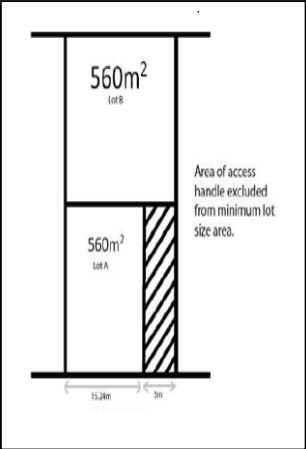
Clause	SLEP 2012	Development Standard/Issue	Justification
CI 1.7 – Maps		Compulsory – No issues	This is a mandated clause in the Standard Instrument. Retain clause in the LEP unchanged. Refer to justification relating to specific maps.
CI 1.8 Repeal of Planning Instruments	Repeals Strathfield Planning Scheme Ordinance	Compulsory – No change to mandated text, but update note to reflect current planning instrument.	This is a mandated clause in the Standard Instrument. Retain clause in the LEP unchanged. Amend note to reference SLEP 2012 as instrument being repealed.
CI 1.8A – Savings Provision		No issues with the Clause	Maintain existing provisions.
CI 1.9 – Application of SEPPs		Compulsory – No issues	This is a mandated clause in the Standard Instrument. Retain clause in the LEP unchanged.
CI 1.9A – Suspension of covenants, agreements and instruments		No issues with this Clause.	Retain clause in the LEP unchanged.
PART 2 – PERMITTED OR PROHIBITED DEVELOPMENT			
CI 2.1 – Land use zones		This is a compulsory introductory clause listing land use zones included under the LEP. As a result of the review of residential zones, an additional land use zone has been introduced.	This clause has been updated to reflect the zones to be included in the Strathfield LEP 2021, including the addition of the R1 – general Residential Zone. See further discussions below and explanatory paper for details on the introduction of this zone.
CI 2.2 – Zoning of land to which plan applies		Compulsory – No issues.	This is a mandated clause in the Standard Instrument. Retain clause in the LEP unchanged.

Clause	SLEP 2012	Development Standard/Issue	Justification
CI 2.3 – Zone objectives & land use table		Compulsory – No issues.	This is a mandated clause in the Standard Instrument. Retain clause in the LEP unchanged.
CI 2.4 – Unzoned land		Compulsory – No issues.	This is a mandated clause in the Standard Instrument. Retain clause in the LEP unchanged.
CI 2.5 – Additional permitted uses for particular land.		Compulsory – No issues.	This is a mandated clause in the Standard Instrument. Retain clause in the LEP unchanged.
CI 2.6 – Subdivision consent requirements		Compulsory – No issues.	This is a mandated clause in the Standard Instrument. Retain clause in the LEP unchanged.
CI 2.7 – Demolition requires consent		Compulsory – No issues.	This is a mandated clause in the Standard Instrument. Retain clause in the LEP unchanged.
CI 2.8 – Temporary use of land		Optional – No issues.	This is a mandated clause in the Standard Instrument, when used. Retain clause in the LEP unchanged.
LAND USE TABLE			
Zone R1 – General Residential	Not Applicable to SLEP 2021	With the proposed removal of RFB's from the R3 zone, there were locations of existing R3 zones that could accommodate multi-dwelling housing or RFB's and there was not a clear defined character.	With the review of the residential zones and in particular the existing R3 zones, the LHS proposed to remove RFB's from the R3 permitted uses and rezone existing R3 areas to either R4, R1 or maintain an R3 zone. Refer to Explanatory Paper and Site Specific Justification paper for detailed discussion and justification for the introduction of this zone. In addition to this, Council has resolved to seek an exemption to the mandated use of " <i>Places of public worship</i> " from the residential zones and as such has been removed from the draft instrument.

Clause	SLEP 2012	Development Standard/Issue	Justification
Zone R2 – Low Density Residential		No issues with existing provisions.	This zone is to be retained in the LEP unchanged, with the exception of the removal of “ <i>places of public worship</i> ” being removed from the R2 zone as resolved by Council.
Zone R3 – Medium density residential	RFB’s listed as permissible with consent	The allowance of RFB’s in the R3 zone discouraged the development of medium density housing (villas and townhouses).	As stated above (R1 zone), it is proposed to remove residential flat building from the permitted with consent use so as to encourage medium density housing in the R3 zone and concentrate RFB’s in the R4 or R1 zones. Refer to Explanatory Paper and Site Specific Justification Paper for detailed analysis and justification for the removal of this use and the introduction of the R1 zone. In addition to this, Council has resolved to seek an exemption to the mandated use of “ <i>Places of public worship</i> ” from the residential zones and as such has been removed from the draft instrument.
Zone R4 – High Density		No issues with existing provisions.	This zone is to be retained in the LEP unchanged.
Zone B1 – Neighbourhood Centre		No issues with existing provisions.	This zone is to be retained in the LEP unchanged.
Zone B2 – Local Centre		No issues with existing provisions.	This zone is to be retained in the LEP unchanged.
Zone B3 – Commercial Core		No issues with existing provisions.	This zone is to be retained in the LEP unchanged.
Zone B4 – Mixed Use		No issues with existing provisions.	This zone is to be retained in the LEP unchanged.
Zone B6 – Enterprise Corridor		No issues with existing provisions.	This zone is to be retained in the LEP unchanged.

Clause	SLEP 2012	Development Standard/Issue	Justification
Zone B7 – Business Park		No issues with existing provisions.	This zone is to be retained in the LEP unchanged.
Zone IN1 – General Industrial	Recreation facility (indoor) prohibited use	Council has received a number of enquiries about providing provisions for a gym/fitness centre in the IN1 and IN2 zones	Currently gyms are only permitted in B zones within the LGA which creates a potential conflict with gyms operating 24/7 and most B zones permitting some form of residential accommodation. Most metropolitan Councils either permit with development consent or do not prohibit “recreational facility (indoor)” within their IN1 and IN2 zones and this change will bring Strathfield in line and consistent with most Sydney metropolitan Councils. The use of gyms in industrial precincts will also activate the industrial zone outside of business hours with 24 hour use.
Zone IN2 – Light Industrial			<p>The <i>Strathfield Employment and Productivity Strategy for Urban Services Land</i> identified the need to clearly define and delineate the function of business and industrial zones. It noted there were some anomalies and duplications in some zones that could be improved. The Strategy recommended the removal of “general industry” and “water recycling facility” from the permitted with consent uses and the introduction of “specialised retail” and “office premises”.</p> <p>The permitted use of General Industries in the IN2 zone reduces the clarity and objective of the Zone. The introduction of specialised retail and office premises would assist in diversifying the types of uses enabled in the Zone and encourage intensive and creative job clusters. It also proposed to amend two objectives of the Zone to better reflect this.</p> <p>Similarly to the IN1, gyms are only permitted in B zones within the LGA which creates a potential conflict with gyms operating 24/7 and most B zones permitting some form of residential accommodation. Most Sydney metropolitan councils either permit with development consent or do not prohibit “recreational facility (indoor)” within their IN1 and IN2 Zones and this change will bring Strathfield in line and consistent with most Sydney metropolitan councils. The use of gyms in industrial precincts will also activate the industrial zone outside of business hours with 24 hour use.</p>

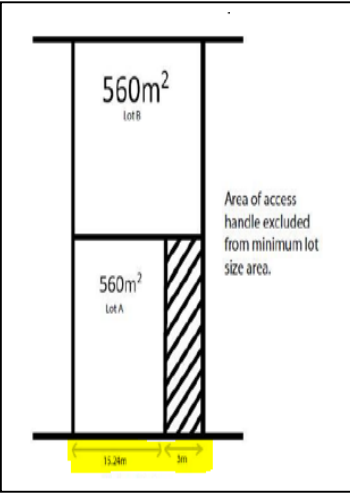
Clause	SLEP 2012	Development Standard/Issue	Justification
Zone SP1 – Special Activities		No issues with existing provisions.	This Zone is to be retained in the LEP unchanged.
Zone SP2 - Infrastructure		No issues with existing provisions.	This Zone is to be retained in the LEP unchanged.
Zone RE1 – Public Recreation		No issues with existing provisions.	This Zone is to be retained in the LEP unchanged.
Zone RE2 – Private Recreation		No issues with existing provisions.	This Zone is to be retained in the LEP unchanged.
Zone E2 – Environmental Conservation		No issues with existing provisions.	This Zone is to be retained in the LEP unchanged.
PART 3 – EXEMPT AND COMPLYING DEVELOPMENT			
CI 3.1 – Exempt Development		Compulsory – No issues.	This is a mandated clause in the Standard Instrument. Retain clause in the LEP unchanged.
CI 3.2 – Complying Development		Compulsory – No issues.	This is a mandated clause in the Standard Instrument. Retain clause in the LEP unchanged.
CI 3.3 – Environmentally sensitive areas excluded		Compulsory – No issues.	This is a mandated clause in the Standard Instrument. Retain clause in the LEP unchanged.

Clause	SLEP 2012	Development Standard/Issue	Justification
PART 4 – PRINCIPAL DEVELOPMENT STANDARDS			
CI 4.1 – Minimum subdivision lot size		<p><i>SLEP 2012</i> was contrary to the subdivision standards in <i>Strathfield Consolidated DCP 2005</i> and does not exclude the area of the access handle for the site area calculations of battle axe allotments.</p> <p>A battle axe allotment is already restricted in that no development generally occurs along the access handle (other than driveway and services) and that additional land area is required within the lot to allow vehicles to enter and exit in a forward direction. By currently including the area of the access handle you can end up with a very small rear allotment that is not capable of accommodating a comparable dwelling without compromising the amenity of the surrounding lots</p>	 <p>Add additional clause which specifically excludes the area of the access handle when calculating the size of the lot for the purposes of this clause.</p> <p>Clause 4.1 (4A) to read: <i>If a lot is a battle-axe or other lot with an access handle, the area of the access handle is not to be included when calculating the size of the lot for the purposes of this clause.</i></p> <p>This will correct a current anomaly with Council's DCP, which excludes the access handle in the lot size calculations, and the current LEP, which does not. It will bring the LEP into line with most councils who exclude the access handle in site area calculation.</p>
CI 4.1A – Minimum lot size for dual	560sqm for Dual	Permitting dual occupancies on smaller allotments results	Council intends to expand the R3 Medium Density Zone as part of <i>SLEP 2021 Amendment 1</i> . The expansion reflects recommended zoning outcomes for

Clause	SLEP 2012	Development Standard/Issue	Justification
occupancies, multi dwelling housing and residential flat buildings	<p>Occupancy in R3 Zone.</p> <p>No provisions for Boarding Houses in Residential Zones</p>	<p>in cramped outcomes that may negatively impact on local character.</p> <p>Permitting dual occupancies on smaller allotments may discourage amalgamation of several allotments for multi-dwelling housing.</p> <p>Council resolved to investigate mechanisms in <i>SLEP 2021</i> to restrict boarding houses in all residential zones. Action 53 of the <i>Strathfield 2040 LSPS</i> was to investigate the incorporation of minimum lot sizes for boarding house development in the R2 Residential Zone.</p>	<p>Housing Investigation Areas included in the <i>Strathfield Local Housing Strategy</i>. As medium density becomes a more prominent development type in Strathfield LGA, increasing the minimum lot size for dual occupancies in the R1/R3 zones to 650sqm will achieve improved urban design outcomes that are sympathetic to existing low density environments.</p> <p>The minimum lot size of 650m² for dual occupancies will achieve the following:</p> <ul style="list-style-type: none"> Increased density closer to centers and corridors: increasing the minimum lot size for dual occupancies will encourage amalgamation of allotments to deliver multi-dwelling housing, especially in Housing Investigation Areas where Floor Space Ratios and Height of Buildings will be increased slightly beyond the typical controls for detached dwellings. Improved urban design outcomes: currently dual occupancies are permitted with consent in Greenacre (in R2 zone) on allotments 560m². This has resulted in cramped outcomes that are unsympathetic to the existing low density character. <p>DCP controls must support intent of larger lots for dual occupancies with minimum frontage (15m), minimum landscaping and minimum setback requirements.</p> <p>DCP controls must further encourage multi-dwelling housing to be located in suitable areas (i.e. preferable not mid-block with detached dwellings either side).</p> <p>Boarding houses are generally more popular choices in the R3 and particularly in the R2 Residential Zones – which generally result in land use conflict and strong opposition towards such development. It is noted that boarding houses are typically more problematic in these Zones due to the above and their prominence/visibility in low density, conservative areas. In the R1/R3 zone, a minimum lot size may be applied that is between the minimum lot size for dual occupancy development (650m²) and multi-dwelling development/residential flat buildings (1,000m²). A minimum lot size of 800m² and a minimum frontage of 20m is proposed in the R1/R3 zones, to ensure that they are reflective in both bulk and scale of the RFB's and multi-unit developments permitted in the zone.</p>

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			<p>On site area alone, the inclusion of a minimum lot size will result in the elimination of 668 lots over 1059 lots (63%) in the existing R3 zone.</p> <p>The imposition of minimum lot size development standards is considered critical in the R2 zone due to the low density character of these areas and the introduction of much denser residential accommodation into these areas. The inclusion of a minimum lot size will:</p> <ul style="list-style-type: none"> • Discourage boarding house development on constrained sites with limited areas/widths • Encourage site amalgamation for such development, which is typically denser development than dwelling houses and semi-detached housing • Provide additional opportunities to improve boarding house development in terms of streetscape presentation, amenity, privacy and design – as it necessitates a larger lot. Accordingly, improved design and planning outcomes could be facilitated. <p>Councillors at a recent workshop requested a minimum lot size of 2,000m² and a minimum frontage of 32m and considered appropriate for the R2 zone. On site area alone, the inclusion of a minimum lot size will result in the elimination of 6026 lots over 6088 lots (99%) in the existing R2 zone.</p> <p>Existing LEPs with minimum lot sizes for boarding houses:</p> <ul style="list-style-type: none"> • <i>Bankstown Local Environmental Plan 2015</i>: 1,200m² (min area), 20m (min width) – R2 zone • <i>Canada Bay Local Environmental Plan 2013</i>: 800m² (min area), 20m (min width) – R2 zone • <i>Canterbury Local Environmental Plan 2012</i>: 1,200m² (min area), 20m (min width) – R2 zone; 1,000m² (min area), 20m (min width) – R3 zone, 1,000m² (min area), 20m (min width) – R4 zone. <p>Based on the above there are a number of adjoining Sydney metropolitan councils that have adopted minimum lot sizes for boarding houses.</p>

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CI 4.1B – Minimum subdivision lot size for dual occupancies	Not Applicable	<p>The current LEP does not permit the Torrens Title subdivision of dual occupancies. With the introduction of the Low Rise Housing Diversity Code, the Torrens Title subdivision of a dual occupancy or terrace housing is permitted under the Codes SEPP where a Complying Development Certificate has been issued for the development under the Low Rise Housing Diversity Code. If Council LEP does not have a specified minimum subdivision lot size, then the Codes SEPP specifies 200qm² per lot.</p>	<p>Dual occupancies will only be permitted within the R1 and R3 Zones. The purpose of this is to provide a diverse style of medium density housing. With the minimum lot size of 1000m² for multi-dwelling housing there is no encouragement to amalgamate sites within these zones to provide multi-dwelling housing and housing diversity. A more attainable option for residents would be to construct a dual occupancy and Torrens title subdivision. This type of development could then isolate adjoining sites from the potential to amalgamate and thus result in more dual occupancies and less housing diversity. In addition to increasing the minimum lot size for dual occupancies from 560 to 650m², which will exclude 40% of existing lots (separate discussion) it is also proposed to add a minimum lot size for the subdivision of a dual occupancy.</p> <p>It is proposed to allow the Torrens title subdivision of an existing dual occupancy where each lot will have a lot size of 360m². This will exclude 62% of all lots within the existing R3 Zone. It will ensure that dual occupancies do not become the simple development option in the medium density zone, ensuring that we achieve a greater housing diversity and choice.</p>

Clause	SLEP 2012	Development Standard/Issue	Justification
CI 4.1C – Minimum subdivision requirements in R2 low density residential zone	Not Applicable	The current LEP does not specify the minimum site width for the subdivision of land or access handles, however these standards are included in DCP 2005 Part R – Subdivision.	 <p>This is to correct an anomaly between the current LEP and Council DCP, which specifies a minimum site width for subdivision of 18.52m, which includes a site width of 15.24m for the street front lot and 3m for the access handle. Councillors have made a number of requests during LEP workshops to ensure that the LEP is amended to reflect the DCP controls.</p>
CI 4.1D – Minimum lot size for dual occupancies on land identified as “Area 1” on the lot size map	Not applicable	Minimum lot size for dual occupancies in Area 1 (Greenacre) reduced from the proposed 650sqm to 600sqm.	<p>Greenacre is the only HIA included in the SLHS which is currently zoned R2 and permits dual occupancies. Accordingly, the introduction of the R3 zone to this area will maintain dual occupancies as a permitted use and introduce multi-dwelling housing.</p> <p>This Planning Proposal includes an amendment to the minimum lot size for dual occupancies and increases the size from 560 to 650sqm. This had the ripple effect of ruling out 156 lots (69%) that could no longer accommodate dual occupancy developments within the Greenacre area. Council resolved that given the uniqueness of the area, existing subdivision pattern and the ability to provide housing affordability, that the minimum lot size for dual occupancies in the Greenacre area be reduced to 600sqm, which results in an additional 153 lots that can accommodate a dual occupancy and only a loss of 3 lots that can currently accommodate a dual occupancy with a site are between 560-600sqm.</p>

Clause	SLEP 2012	Development Standard/Issue	Justification
CI 4.3 – Height of buildings		No issues with this Clause.	Retain clause in the LEP unchanged. Height of Building Map will change in specific locations and see Appendix Site Specific Justification and Maps for detailed discussion and locations.
CI 4.3A – Exceptions to height of buildings (Parramatta Road Corridor)		No issues with this Clause.	Retain clause in the LEP unchanged.
CI 4.4 – Floor Space Ratio		No issues with this Clause.	Retain clause in the LEP unchanged. Floor Space Ratio map will change and see Explanatory notes for detailed discussion, justification and specific locations.
CI 4.4A – Exceptions to Floor Space Ratio (Parramatta Road Corridor)		No issues with this Clause.	Retain clause in the LEP unchanged. Floor Space Ratio and Key Sites Maps will change and see Explanatory Notes for detailed discussion, justification and specific locations.
CI 4.4B – Exceptions to floor space ratio (Strathfield Town Centre)		No issues with this Clause.	Retain existing clause unchanged. FSR map will change and see Explanatory notes for detailed discussion, justification and specific locations.
CI 4.5 – Calculation of floor space ratio and site area		Optional clause – No issues.	This is a mandated clause in the Standard Instrument. Retain existing clause, unchanged.
CI 4.6 – Exceptions to development standards		Compulsory – No issues.	This is a mandated clause in the Standard Instrument. Retain existing clause, unchanged.

Clause	SLEP 2012	Development Standard/Issue	Justification
PART 5 – MISCELLANEOUS PROVISIONS			
CI 5.1 – Relevant acquisition authority		Compulsory – No issues.	This is a mandated clause in the Standard Instrument. Retain existing clause unchanged.
CI 5.1A – Development on land intended to be acquired for public purposes		Optional clause – No issues.	Retain existing clause and map, unchanged.
CI 5.2 – Classification and reclassification of public land		Compulsory – No issues.	This is a mandated clause in the Standard Instrument. Retain existing clause, unchanged.
CI 5.3 – Development near zone boundaries		Optional clause – No issues	This is a mandated clause in the Standard Instrument Retain existing clause, unchanged.
CI 5.4 – Controls relating to miscellaneous provisions		Compulsory – No issues.	This is a mandated clause in the Standard Instrument. Retain existing clause unchanged.
CI 5.5	Repealed		
CI 5.6 – Architectural roof features		Optional clause – No issues	This is a mandated clause in the Standard Instrument Retain existing clause, unchanged.
CI 5.7 – Development below mean high water mark	Not Applicable		

Clause	SLEP 2012	Development Standard/Issue	Justification
CI 5.8 – Conversion of fire alarms		Compulsory – No issues.	This is a mandated clause in the Standard Instrument. Retain existing clause, unchanged.
CI 5.9, 5.9AA	Repealed		
CI 5.10 – Heritage conservation		Compulsory – No issues.	This is a mandated clause in the Standard Instrument. Retain existing clause unchanged. The LEP map will be updated to reflect changes to Schedule 5. See discussion in Explanatory paper in more detail.
CI 5.11 – Bush fire hazard reduction		Compulsory – No issues.	This is a mandated clause in the Standard Instrument. Retain existing clause, unchanged
CI 5.12 – Infrastructure development and use of existing buildings of the Crown		Compulsory – No issues.	This is a mandated clause in the Standard Instrument. Retain existing clause, unchanged.
CI 5.13 – Eco-tourist facilities	Not Applicable		
CI 5.14 – Sliding Spring Observatory – maintaining dark sky	Not Applicable		
CI 5.15 – Defence communications facility	Not Applicable		
CI 5.16 – Subdivisions of, or dwellings on, land in certain rural, residential or	Not Applicable		

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environmental protection zones			
CI 5.17 – Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations	Not Applicable		
CI 5.18 – Intensive livestock agriculture	Not Applicable		
CI 5.19 – Pond based, tank based and oyster aquaculture		Compulsory – No issues.	This is a mandated clause in the Standard Instrument. Retain existing clause, unchanged.
CI 5.20 – Standards that cannot be used to refuse consent – playing and performing music		Compulsory – No Issues	This is a mandated clause in the Standard Instrument. Retain existing clause, unchanged.
PART 6 – LOCAL PROVISIONS			
CI 6.1 – Acid sulfate soils		No issues with existing clause	The existing clause is generally in accordance with DPIE's model local clause and it is intended that this clause remain unchanged.
CI 6.2 - Earthworks		No issues with existing clause	As there is no mandated model clause provided by DPIE, it is intended to maintain the existing clause unchanged.

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CI 6.3 – Flood Planning		Insufficient flood mapping and details to identify flood areas and flood levels.	In the absence of any further detailed flood study/analysis for the Strathfield LGA, it is intended to maintain the existing clause which is generally based on the DPIE model clause and has been modified in the absence of any detailed flood mapping and areas. Will be addressed in future LEP reviews/amendments.
CI 6.4 – Essential Services		No issues with existing clause	It is intended that this clause remain unchanged.
CI 6.5 – Converting serviced apartments to residential flat building		No issues with existing clause	It is intended that this clause remain unchanged.
CI 6.6 – Erection or display of signage		No issues with existing clause	It is intended that this clause remain unchanged.
CI 6.7 – Design excellence for Strathfield Town Centre		No issues with existing clause	It is intended that this clause remain unchanged with the exception of some minor housekeeping changes where landscape design is added to objective (1) and the clarity around the criteria that triggers the need for an architectural design competition. This clause will be further reviewed in future LEP amendments at the completion of the <i>Strathfield Commercial Centres, Urban Design and Place Strategy</i> and Strathfield Town Centre Master Plan.
CI 6.8 – Additional provisions for development in Strathfield Town Centre		No issues with existing clause	It is intended that this clause remain and further reviewed in future LEP amendments and incorporate the recommendations of the <i>Strathfield Commercial Centres, Urban Design and Place Strategy</i> and Strathfield Town Centre Master Plan.
CI 6.9 – Additional provisions for development in Parramatta Road Corridor		No issues with existing clause	It is intended that this clause remain unchanged. This clause will be further reviewed in future LEP amendments following the completion of a precinct wide traffic study and the implementation of Stage 1 area (2016-2023 release) of PRCUTS.

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CI 6.10 – Location of sex services premises		No issues with existing clause	It is intended that this clause remain unchanged for this review with the exception of some minor housekeeping changes to include the R1 General Residential Zone in point (2)(a)(i) on land where premises should not be located. This additional conclusion is as a result of the introduction of an R1 Zone in the Strathfield LGA.
CI 6.11 – Terrestrial Biodiversity		No issues with existing clause	It is intended that this clause remain unchanged with the exception of some minor housekeeping amendments to Clause (2), with the removal of the specific reference to land at 38-50 Weeroona Road, Strathfield and to now reference land identified as Biodiversity on the Terrestrial Biodiversity map which will be added to SLEP 2021. This map has been prepared following the completion of a Biodiversity Strategy for the Strathfield LGA which was adopted by Council.
CI 6.12 – Creative Industries in Zone IN1 and IN2	Not applicable	The Employment Lands Strategy identified the need to provide for a greater diversity of employment and learning opportunities	<p>This local provision is intended to encourage a diverse range of industries (including creative and innovative industries) that do not compete with commercial centres and do not compromise industrial land and urban services within the IN1 and IN2 General and Light Industrial zones.</p> <p>This clause will allow office premises for the purposes of creative industries such as media, advertising, fine arts and craft, design, film and television, music, publishing, performing arts, cultural heritage and institutions and other related uses to be permitted in the IN1 General Industry and IN2 Light Industry zones.</p>
CI 6.13 – Value Sharing	Not Applicable	Council has adopted a policy to capture a % of the difference between the highest and best value of a site permitted under the SLEP and that resulting from an increase in development potential.	<p>The objective of this clause is to capture 30% of the difference between the highest and best use value of the site permitted by <i>SLEP 2021</i> and the value of the site as a result of the development on the site derived from a Planning Proposal or a proposal to increase the development potential of the site above that permitted under the Strathfield Local Environmental Plan</p> <p>75% of the monetary quantum collected under this provision will be used to acquire Council owned and managed affordable rental housing and the balance</p>

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			of 25% be used for the accelerated acquisition and embellishment of public reserves and open space in the Strathfield LGA.
PART 7 – INTENSIVE URBAN DEVELOPMENT AREAS			
CI 7.1 – Arrangements for designated State public infrastructure		No issues with existing clause	It is intended that this clause remain unchanged. The clause relates to satisfactory arrangements for the provision of state public infrastructure. Retention of this clause is crucial to ensuring that development within the Precincts is appropriately supported by state public infrastructure.
CI 7.2 – Relationship between Part and remainder of Plan		No issues with existing clause	It is intended that this clause remain unchanged. The clause outlines that in the event of an inconsistency, a provision of this Part prevails over any other provision of this Plan to the extent of any inconsistency.
SCHEDULES 1-6			
Sch.1 – Additional Permitted Uses	<p>1. Use of Certain Land at Greenacre</p> <p>3. Use of Certain Land at 218-220 and 222-242 Parramatta Road and 3-9 Smallwood Avenue.</p>	<p>1. Dual Occupancy is permitted with consent as an additional use.</p> <p>3. Warehouse or distribution centre is permitted with consent as an additional use.</p>	<p>Given the rezoning of Greenacre from R2 to R3 zone, where dual occupancies are permitted in the zone, there is no longer any need for additional permitted uses identified as Item 1.</p> <p>In Item 3 as the site 3-9 Smallwood Avenue has been redeveloped as a mixed use residential development, this site no longer needs to be identified in Item 3 for additional permitted uses.</p>
Sch.2 – Exempt development		This clause allows Council to nominate additional exempt development	The exempt provisions for signage were added to the Codes SEPP in February 2012, which is after the SLEP 2012 was drafted. As the same provisions are now in the SEPP and the provisions within the SEPP would override those within the

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		provisions to those specific in SEPPs, such as the Codes SEPP. When LEP 2012 was being drafted, there were no signage provisions within the Code SEPP 2008. In February 2012, the codes SEPP was amended to include exempt provisions for signage.	LEP, it is proposed that the Signage provisions within Schedule 2 – Exempt Development be deleted from SLEP 2021.
Sch.3 – Complying Development		This clause allows Council to nominate additional complying development provisions to those specific in SEPPs, such as the Codes SEPP. There are no current issues with this schedule.	It is intended that this Schedule remain unchanged for this review. No changes will be made to this Schedule or additional development added.
Sch.4 – Classification and reclassification of public land		This clause provides a location for Council to capture information on the classification and reclassification of public land.	It is intended that this Schedule remain unchanged. It will remain blank at the commencement of <i>SLEP 2021</i> , however it may be amended in the future, should changes to public land classification be adopted by Council.
Sch.5 – Environmental Heritage	Items listed in Part 1 and HCA listed in Part 2	No.36 Water Street removed from Part 1. Heritage Conservation Area C3 renamed to Burlington Road Conservation Area.	Council has undertaken a review of the heritage items and Heritage Conservation Areas within the LGA. It is proposed to remove 1 heritage item at 36 Water Street, increase the size of the Heritage Conservation Area C3 with the inclusion of three additional properties and the renaming of this area to Burlington Road Conservation Area. In addition, State Heritage items have been added to Schedule 5 Part 1 of the LEP.

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Sch.6 – Pond-based and tank-based aquaculture		Standard Compulsory Schedule	This is a mandated clause in the Standard Instrument. Retain existing clause unchanged.