

Appendix C

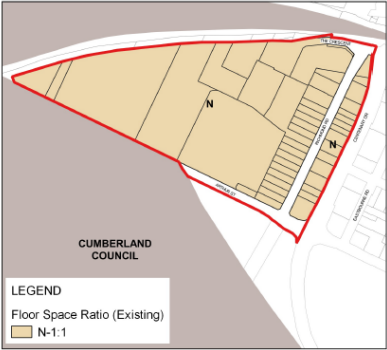
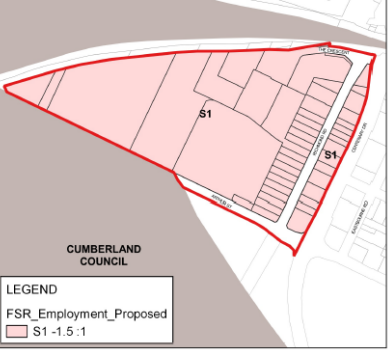
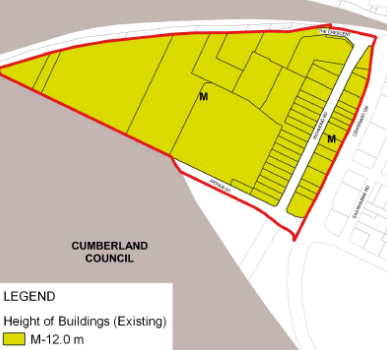
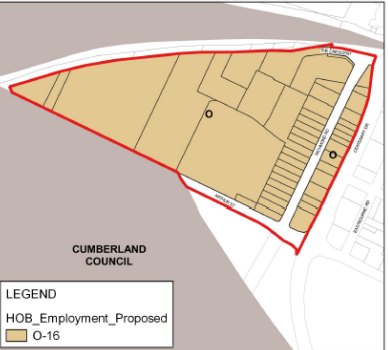
Site Specific Justification and Maps

Rezoning Employment Lands

Arthur Street Precinct

2- 42 Richmond Road, 1-39 Richmond Road, 130-131 The Crescent and 129-191 Arthur Street.

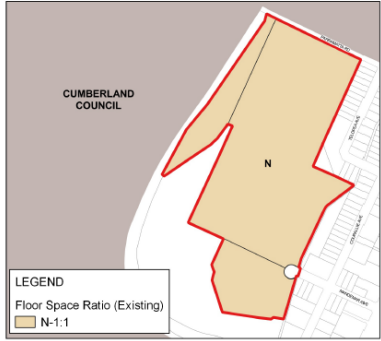
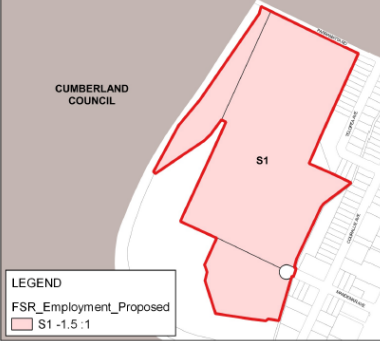
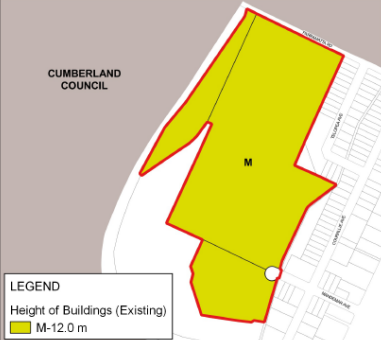

- Total land area of 17.1ha
- Currently 90,545m² of floor space
- Net demand of 27,213m²
- At 25% scenario deficiency of 24,375m² (27% of existing available floor space)
- Key Opportunities:
 - Strategic location on transport distribution network
 - Proximity to recreational and leisure areas for workers
 - Good mixture of lot sizes
 - Centenary Drive provides buffer to the residential uses on the eastern border
- Weakness:
 - presence of residential in the precinct
- Opportunity to increase Floor Space Ratio and height controls to cater for the additional demand and encourage redevelopment of site.
- Proposed to increase Floor Space Ratio from 1:1 to 1.5:1
- Proposed to increase height from 12m to 16m.

Existing (LEP 2012)	Proposed (LEP 2021)	Rationale
<p>Floor Space Ratio of 1:1</p> <p>Floor Space Ratio - Existing</p>  <p>CUMBERLAND COUNCIL</p> <p>LEGEND</p> <p>Floor Space Ratio (Existing)</p> <p>N-1:1</p>	<p>Floor Space Ratio 1.5:1</p> <p>Floor Space Ratio _ Proposed</p>  <p>CUMBERLAND COUNCIL</p> <p>LEGEND</p> <p>FSR_Employment_Proposed</p> <p>S1 -1.5:1</p>	<p>In accordance with the <i>Strathfield Employment and Productivity Strategy for Urban Services Land (2019)</i>, this precinct will not meet the future demands to cater for the growing population. Given its strategic location on transport distribution network, opportunity to increase floor space ratio to encourage redevelopment and growth to meet future demand.</p>
<p>Height of Building 12m</p> <p>Building Height - Existing</p>  <p>CUMBERLAND COUNCIL</p> <p>LEGEND</p> <p>Height of Buildings (Existing)</p> <p>M-12.0 m</p>	<p>Height of Building 16m</p> <p>Building Height _ Proposed</p>  <p>CUMBERLAND COUNCIL</p> <p>LEGEND</p> <p>HOB_Employment_Proposed</p> <p>O-16</p>	<p>Similarly to above, with the additional height required to accommodate the proposed additional floor space in this precinct.</p>

Homebush Business Park

350-374 Parramatta Road, 378 Parramatta Road and 22 Mandemar Avenue.

- Total land area of 16.4ha
- Currently 82,283m² of floor space
- Net demand of 28,055m²
- At 25% scenario deficiency of 10,475m² (13% of existing available floor space)
- Key Opportunities:
 - Strategic location on transport distribution network
 - Proximity to recreational and leisure areas for workers
 - Direct exposure and access to Parramatta Road
- Weaknesses:
 - Surrounded on two sides by residential
 - Reduction of buffer due to redevelopment of residential flats along Courallie Avenue
- Opportunity to increase Floor Space Ratio and height controls to cater for the additional demand and encourage redevelopment of site
- Proposed to increase Floor Space Ratio from 1:1 to 1.5:1
- Proposed to increase height from 12m to 16m.

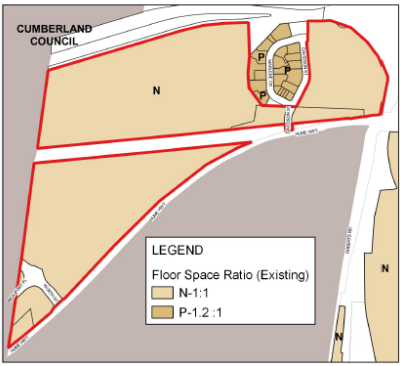
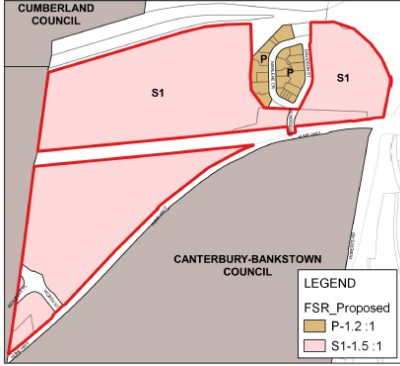
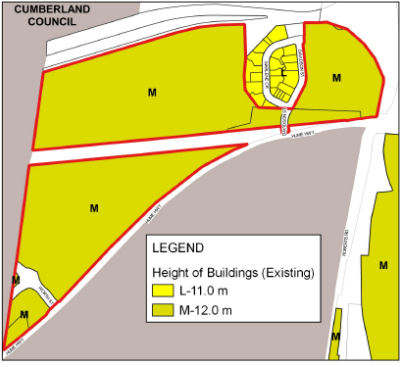
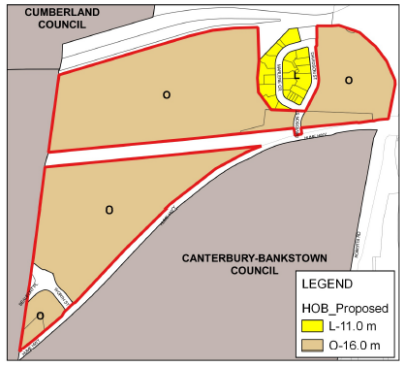
Existing (LEP 2012)	Proposed (LEP 2021)	Rationale
<p>Floor Space Ratio of 1:1</p> <p>Floor Space Ratio - Existing</p>  <p>LEGEND Floor Space Ratio (Existing) N-1:1</p>	<p>Floor Space Ratio 1.5:1</p> <p>Floor Space Ratio _ Proposed</p>  <p>LEGEND FSR_Employment_Proposed S1 -1.5:1</p>	<p>In accordance with the <i>Strathfield Employment and Productivity Strategy for Urban Services</i>, this precinct will not meet the future demands to cater for the growing population. Given its strategic location on the transport distribution network and direct access to Parramatta Road, there is an opportunity to increase floor space ratio to encourage redevelopment and growth to meet future demand.</p>
<p>Height of Building 12m</p>	<p>Height of Building 16m</p>	<p>Similarly to above, with the additional height required to accommodate the proposed additional floor space in this precinct.</p>
<p>Building Height - Existing</p>  <p>LEGEND Height of Buildings (Existing) M-12.0 m</p>	<p>Building Height _ Proposed</p>  <p>LEGEND HOB_Employment_Proposed O-16 m</p>	

It should be noted that 22 Mandemar Avenue, which is currently zoned IN1 is a reserve. It is a former Ford landfill site with contamination issues. It is unlikely that this site will ever be redeveloped and could be further looked at in the future in terms of a more appropriate zone. The site is still owned by Ford Motor Co. of Australia Pty Ltd.

Hume Highway Greenacre

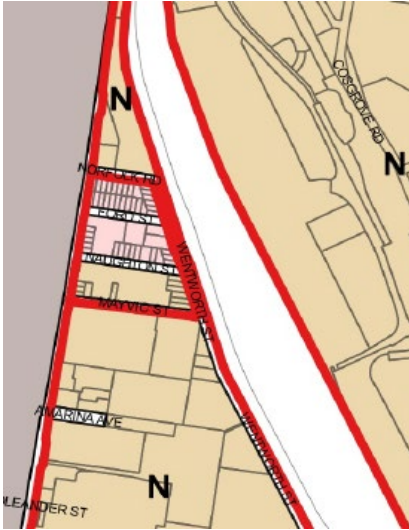
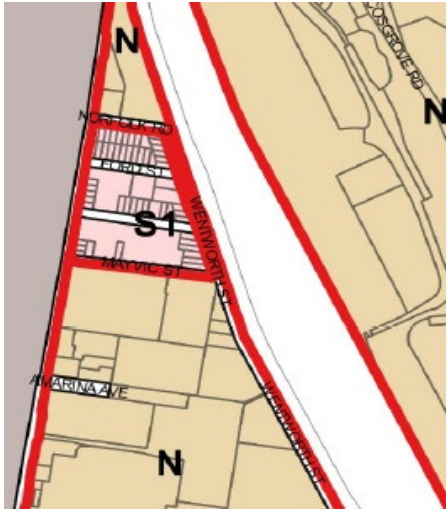
2-34 Davidson Street, 36 Davidson Street, 27 Davidson Street, Liverpool Road (PLT: 1 DP: 883526), Liverpool Road (PLT: 12 DP: 834734), Liverpool Road (Lot: 11 DP: 834734) and Railway Lands (Lot: 1 DP: 547215 – known as 204 Hume Highway Chullora).

- Total land area of 34.5ha
- Currently 71,693m² of floor space
- Net demand of 25,590m²
- At 25% scenario deficiency of 15,094m² (21% of existing available floor space)
- Key Opportunities:
 - Direct exposure and access to the Hume Highway and A3 Motorway
 - Large single ownership lots providing the opportunity for further intensification of development
- Weakness:
 - Land use conflicts from residential precinct. Parcels generally large enough to ensure buffer is maintained (Residential precinct to be discussed later on)
 - Rail Corporation NSW owns two of these large lots (27.4ha). This may limit intensification.
- Opportunity to increase Floor Space Ratio and height controls to cater for the additional demand and encourage redevelopment of site
- Proposed to increase Floor Space Ratio from 1:1 to 1.5:1
- Proposed to increase height from 12m to 16m.

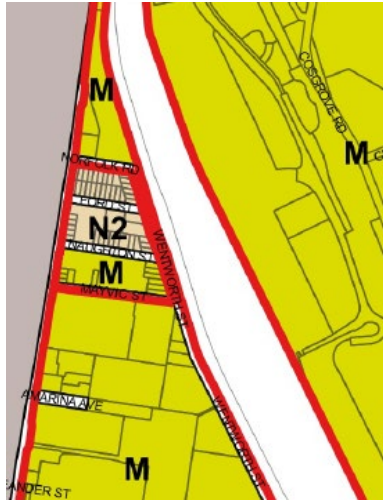
Existing (LEP 2012)	Proposed (LEP 2021)	Rationale
<p>Floor Space Ratio of 1:1</p> <p>Floor Space Ratio - Existing</p>  <p>LEGEND Floor Space Ratio (Existing) N-1:1 P-1.2:1</p>	<p>Floor Space Ratio 1.5:1</p> <p>Floor Space Ratio _ Proposed</p>  <p>LEGEND FSR_Proposed P-1.2:1 S1-1.5:1</p>	<p>In accordance with the <i>Strathfield Employment and Productivity Strategy for Urban Services</i>, this precinct will not meet the future demands to cater for the growing population. Given its direct exposure and access to the Hume Highway and A3 Motorway and the large single ownership of lots, there is an opportunity to increase floor space ratio to encourage redevelopment and growth to meet future demand.</p>
<p>Height of Building 12m</p> <p>Building Height - Existing</p>  <p>LEGEND Height of Buildings (Existing) L-11.0 m M-12.0 m</p>	<p>Height of Building 16m</p> <p>Building Height _ Proposed</p>  <p>LEGEND HOB_Proposed L-11.0 m O-16.0 m</p>	<p>Similarly to above, the additional height required to accommodate the proposed additional floor space in this precinct.</p>

South Strathfield/Enfield

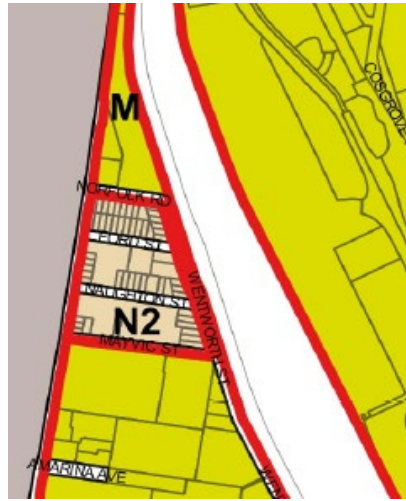
- Both the IN1 and B6 Zones can adequately cater for the future demands of the precinct and have surplus potential
- However, the B7 Zone does not have the capacity to accommodate the future demand and based on the current uses, does not function as a B7 Zone
- Opportunity to rezone the B7 Zone to IN2 to better reflect the existing uses of the site and extend this zone further south to Mayvic Street. This would prohibit shop-top housing and remove the possibility of residential uses and potential conflict
- Proposed additional uses in IN2 Zone of “specialized retail” and “office premises”
- Proposed to maintain the B7 Floor Space Ratio of 1.5:1 and apply to the whole proposed IN2 Zone
- Proposed to maintain the B7 height of 14m and apply to the whole proposed IN2 Zone.

Existing (LEP 2012)	Proposed (LEP 2021)	Rationale
<p>Existing Floor Space Ratio 1.5:1;</p> 	<p>Proposed Floor Space Ratio maintained as that for B7 but extended to increased IN2 Zone.</p> 	<p>It is proposed to retain the existing height and Floor Space Ratio from the B7 Zone for the new IN2 Zone and also apply these controls to the extended IN2 Zone. This will ensure that the site have the opportunity to expand and grow with the additional Floor Space Ratio and height compared to that of the adjoin IN1, which will meet the future demand for that Zone based on the existing controls.</p>

Existing Height of Building 14m



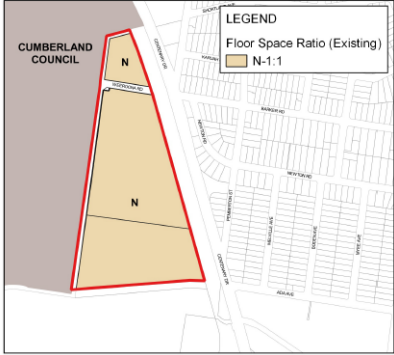
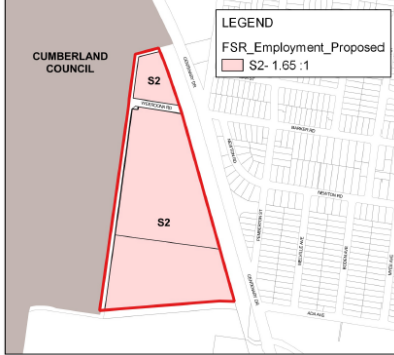
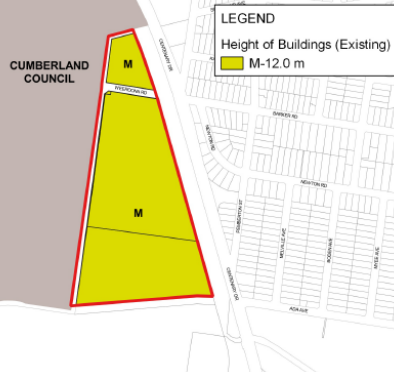
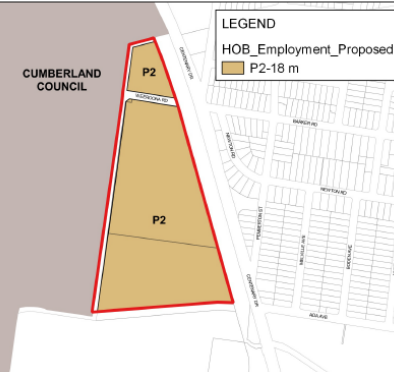
Proposed Height of Building 14m
maintained as that for B7 but
extended to increased IN2 Zone.



Strathfield Mail Precinct

1 Weeroona Road (Council Depot), 2-36 Weeroona Road (Aust.Post) and 38-50 Weeroona Road.

- Total land area of 13.7ha
- Currently 44,684m² of floor space
- Net demand of 31,350m²
- At 25% scenario deficiency of 23,936m² (54% of existing available floor space)
- Contains Strathfield Council Depot site
- Key opportunities:
 - Direct exposure and access to Parramatta Road, M4 Motorway, Centenary Drive and Homebush Bay Drive
 - Comprised of three (3) large lots for the purpose of redevelopment
 - No residential uses adjoining and good natural buffer.
- Weakness:
 - The large southern lot is occupied by large electricity substation which limits the redevelopment potential of this lot.
- Opportunity to increase Floor Space Ratio and height controls to cater for the additional demand and encourage redevelopment of site, considering lack of potential of southern lot.
- Proposed to increase Floor Space Ratio from 1:1 to 1.65:1
- Proposed to increase height from 12m to 18m.

Existing (LEP 2012)	Proposed (LEP 2021)	Rationale
<p>Floor Space Ratio of 1:1</p> <p>Floor Space Ratio - Existing</p> 	<p>Floor Space Ratio 1.65:1</p> <p>Floor Space Ratio _ Proposed</p> 	<p>In accordance with the <i>Strathfield Employment and Productivity Strategy for Urban Services</i>, this precinct will not meet the future demands to cater for the growing population. Given its strategic location on transport distribution network, direct access to Centenary Drive and separation from residential uses, there is an opportunity to increase floor space ratio to encourage redevelopment and growth to meet future demand.</p>
<p>Height of Building 12m</p> <p>Building Height - Existing</p> 	<p>Height of Building 18m</p> <p>Building Height _ Proposed</p> 	<p>Similarly to above, with the additional height required to accommodate the proposed additional floor space in this precinct.</p>

Water Street Industrial Precinct

Bounded by Water Street, Dean Street and RE1-Public Recreational Land (Cooks River).

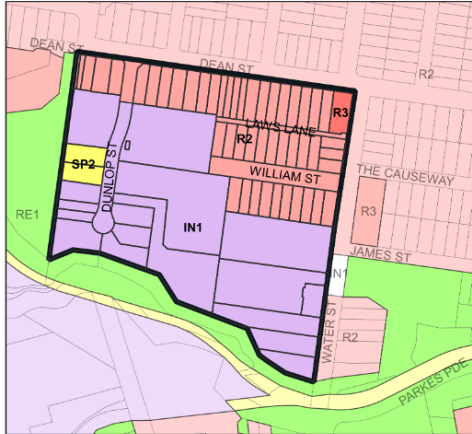
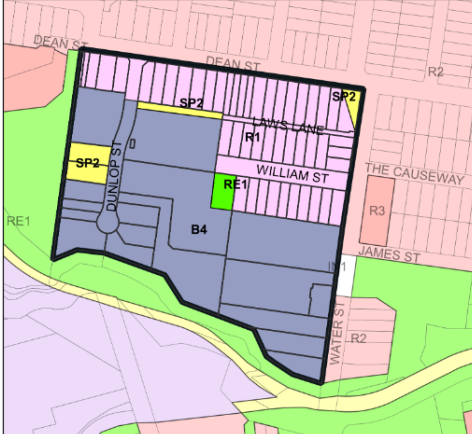
- Total of 5ha of industrial land area
- The precinct provides 26,700m² of industrial floor space
- The precinct is surrounded by Cooks River green corridor to the south and west and residential land uses to the east and north.
- Gateway Determination issued in February 2019 for the Water Street Planning Proposal (PP_2018_STRAT_001_00) to amend Strathfield LEP 2021 land zoning, height and floor space for 7-23 and 25-33 Water Street, with the condition that the proposal be updated to extend to all IN1 General industrial zoned land
- Originally proposed a zoning of R4 with a Floor Space Ratio of 1.85:1 and a height of 28 resulting in 360-370 residential units
- Planning Proposal was to be finalized by 19 February 2021
- Council to proceed with proposed re-zoning of Water Street Industrial Precinct as part of LEP 2021
- Introduce a mixed-use zone to encourage additional retail and commercial uses to support the local residential community, including a supermarket, shops and retail plaza
- Include the existing residential properties west of Water Street and south of Dean Street in proposal and increase to R4 Zone to provide a transition and buffer to the residential R2 Zones north of Dean Street and west of Water Street and the proposed B4 Zone to the south.
- Some of the key changes proposed:
 - Rezone IN1 to B4-Mixed Use Zone, increase Floor Space Ratio from 1:1 to 2:1 and increase height from 12m to 21m
 - Rezone residential land bounded by the IN1 Zone, Water Street and Dean Street from R2-Low Density to R1-General Residential Zone. Increase Floor Space Ratio from range 0.5:1-0.65:1 to range from 1:1 to 1.4:1 and an increase in height from 9.5m to a range of 11m to 18m
 - Extend Laws Lane to Dunlop Street
 - Realign the intersection of Homebush Road, Water Street and Dean Street with road widening/acquisition of 88 Dean Street
 - Further intersection treatment at Dunlop/Dean Street and James/Water Street
 - Creation of public open space at the western end of William Street.

Opportunities

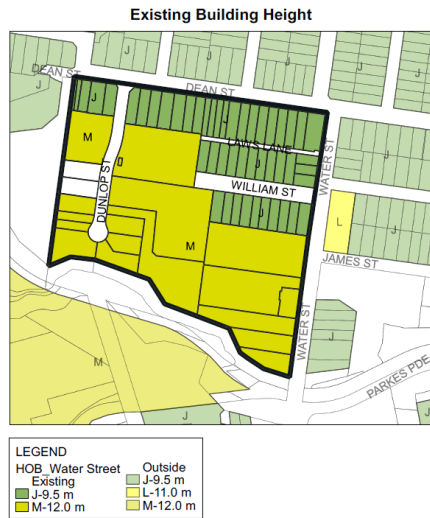
- Remove conflict between industrial precinct and surrounding residential land uses
- Proximity to recreational and leisure areas for residents
- Limited retail in surrounding residential areas
- Open space and green corridor provides natural buffer to industrial lands.

Weaknesses

- Potential contamination of the site
- Existing electricity substation and impact on residential amenity
- Lack of public transport and infrastructure and traffic impact
- Potential impact on existing industrial use and proposed residential uses if staged development occurs
- A couple of large sites that have already been strata subdivided, difficult to redevelop.

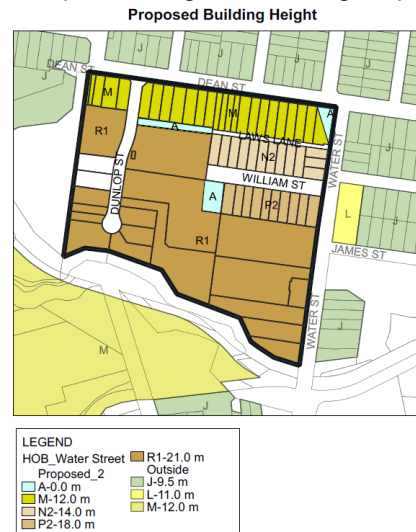
Existing (LEP 2012)	Proposed (LEP 2021)	Rationale																
<p>IN1 Zone, R2 and R3 zoned land</p> <p>Existing Zoning</p>  <p>LEGEND</p> <p>Zoning</p> <table><tr><td>IN1-General Industrial</td><td>R2-Low Density Residential</td></tr><tr><td>R2-Low Density Residential</td><td>R3-Medium Density Residential</td></tr><tr><td>R3-Medium Density Residential</td><td>RE1-Public Recreation</td></tr><tr><td>RE1-Public Recreation</td><td>SP2-Infrastructure</td></tr></table>	IN1-General Industrial	R2-Low Density Residential	R2-Low Density Residential	R3-Medium Density Residential	R3-Medium Density Residential	RE1-Public Recreation	RE1-Public Recreation	SP2-Infrastructure	<p>Change the Zoning from IN1 to B4-Mixed Use R2 and R3 to R1 General Density Residential Proposed Zoning</p>  <p>LEGEND</p> <p>Zoning</p> <table><tr><td>IN1-General Industrial</td><td>R2-Low Density Residential</td></tr><tr><td>R2-Low Density Residential</td><td>R3-Medium Density Residential</td></tr><tr><td>R3-Medium Density Residential</td><td>RE1-Public Recreation</td></tr><tr><td>RE1-Public Recreation</td><td>SP2-Infrastructure</td></tr></table>	IN1-General Industrial	R2-Low Density Residential	R2-Low Density Residential	R3-Medium Density Residential	R3-Medium Density Residential	RE1-Public Recreation	RE1-Public Recreation	SP2-Infrastructure	<p>During the Councillor workshops, it was requested that the re-zoning of Water Street Industrial Precinct be pursued, generally along the lines of the Gateway Determination allowing for large scale retail plates to encourage the redevelopment of a supermarket and other uses to service the demand of the surrounding localities, and to remove the conflict of uses between the industrial use and surrounding residential areas.</p> <p>The Planning Proposal which received a conditional gateway determination proposed the IN1 be rezoned to R4- High Density Residential Zone with an increase in height to 28m and Floor Space Ratio of 1.85:1.</p> <p>This area is located between the two housing investigation areas (Belfield and Strathfield South) of the Strathfield Local Housing Strategy. It will provide the necessary services to these two areas and provide a link between the two residential zones.</p> <p>To facilitate the redevelopment and accommodate the increased population, it is intended to extend Laws lane to Dunlop Street (SP2-Local Road) and re-align the intersection of Homebush Rd, Water Street and Dean Street and rezone the a portion of 88 Dean Street to accommodate this.</p> <p>An additional 1000m² of RE1 public open space has been proposed at the western end of William Street.</p>
IN1-General Industrial	R2-Low Density Residential																	
R2-Low Density Residential	R3-Medium Density Residential																	
R3-Medium Density Residential	RE1-Public Recreation																	
RE1-Public Recreation	SP2-Infrastructure																	
IN1-General Industrial	R2-Low Density Residential																	
R2-Low Density Residential	R3-Medium Density Residential																	
R3-Medium Density Residential	RE1-Public Recreation																	
RE1-Public Recreation	SP2-Infrastructure																	

Existing Height of Building map of the sites are:



Existing Floor Space Ratio of the sites is 0.9:1

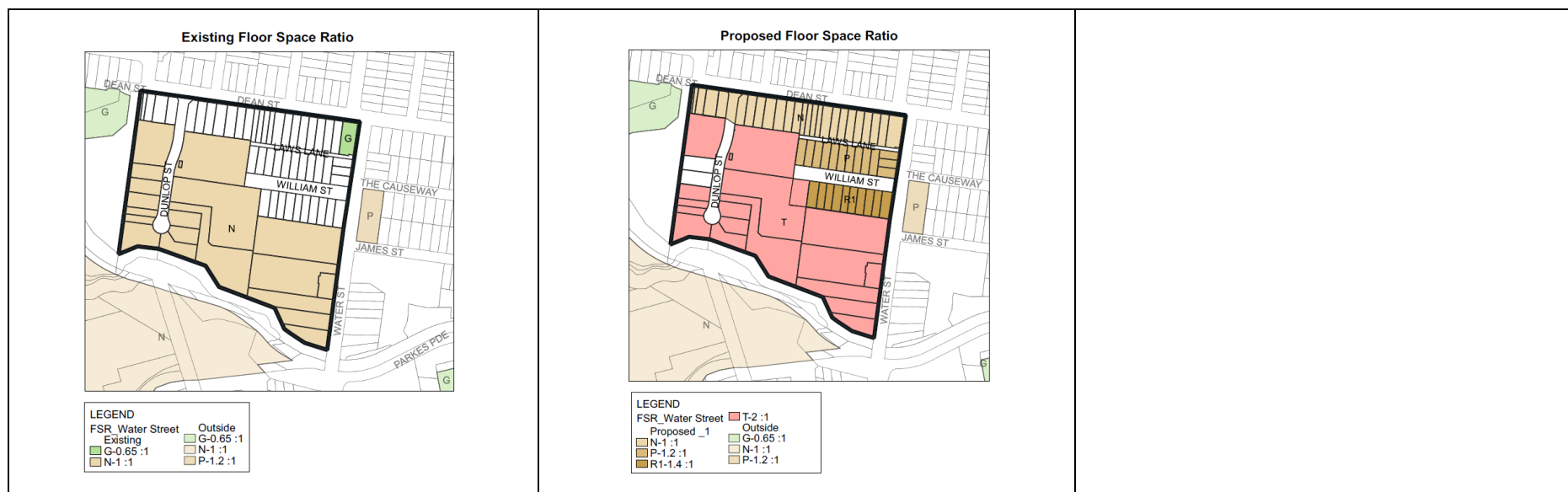
Proposed Height of Building Map:



It is proposed to increase the Floor Space Ratio as follows:

It is proposed to increase/provide heights that are comparative to that proposed under the Gateway Determination - Planning Proposal and range from 21m for the IN1 to B4 zoned land and 18m to 11m for the R2/R3 to R4 zoned lands.

Similarly to the Height of Building, It is proposed to increase/provide floor space ratios that are comparative to that proposed under the Gateway Determination - Planning Proposal and range from 2:1 for the IN1 to B4 zoned land and 1.4:1 to 1:1 for the R2/R3 to R4 zoned lands.



The Water Street Planning Proposal (2018_Strat_001_00) to amend zoning, Floor Space Ratio and height controls under the Strathfield LEP 2012 was given Gateway Determination with the condition that it consider the whole Water Street industrial precinct and not just 7-33 as lodged. While industrial lands in the Strathfield LGA is subject to the “Retain and Manage” provisions in the GSC “Greater Sydney Region Plan”, the site is subject to transitional arrangements with Information Note – SP2018-1. Council has requested an extension to the Gateway Determination, which lapsed in February 19, 2021. As part of the Councillor workshops for the *SLEP 2021* review, the Council has maintained its desire to rezone the Water Street industrial precinct to residential and mixed use development, which would remove the amenity and noise conflicts between the IN1 Zone and adjoining residential land, whilst still providing employment opportunities with the introduction of the mixed-use zone, allowing large plate retail and commercial developments.

The Water Street industrial precinct contains 5Ha of industrial zoned land and represents 1.76% of the total employment lands within the LGA. It generated 1.5% of the jobs and local economy within the LGA in 2016, which does not represent a significant contribution. Whilst this area will be lost, as stated both employment service and economy will still be provided/created through the B4 mixed-use Zone.

Further to this, it is intended/proposed to increase the height and Floor Space Ratio of a number of industrial precincts within the LGA, which will not only provide for the additional future demand of employment lands, but will also compensate for the loss of the Water Street industrial lands. Council is currently in the consultation process of relocating the Council depot to Hudson Park West, which is Crown Land and currently zoned

RE1. This will in turn allow for the current Council Depot site, which is over 10,000m² to be used for industrial purposes and leased or sold to interested parties, with Australia Post expressing interest in the site to expand their existing mail services. It is also proposed to increase the Height of Building and Floor Space Ratio of this IN1 site from 1:1 to 1.6:1, providing additional industrial zoned lands.

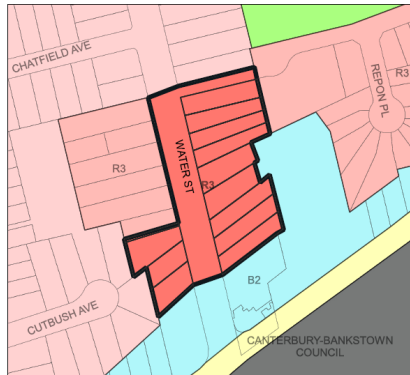
It is also proposed to increase the zoning of the adjoining residential land between Water Street and Dean Street. This will provide a transition between the mixed use zones and low rise residential zones, provide additional dwellings which will assist in Council meeting the short term housing targets and provide additional residents/population to use the services being provided in the mixed-use zone.

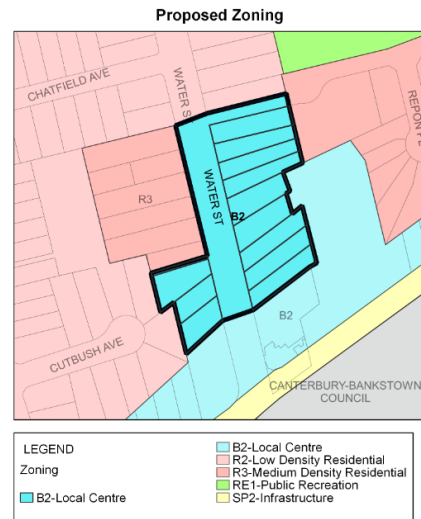
This section of Water Street sits between the Housing Investigation Areas of Belfield and Strathfield South. Both areas have been identified as potential increases in housing supply and Water Street will become a centre for these two areas.

Residential Land Zonings

Water Street, Belfield

- It is proposed to change the zoning of the land from R3-Medium density residential to B2-Local Centre and increase the height and floor space controls
- During the Councillor workshops, it was requested that the zoning of Water Street, adjoining the Belfield Commercial Centre be reviewed to enable greater residential density and contain the provision for a supermarket and shops to service the local community
- The proposed zoning, heights and Floor Space Ratio controls would be reflective of the existing/recent development approved and constructed on the corner of Water Street and Punchbowl Road
- The remaining portion of Water Street and surrounding areas forms part of the Belfield Housing Investigation Area identified in the *Strathfield Local Housing Strategy*
- It is intended that the remainder of the HIA will be considered in Amendment 1 to SLEP 2021. By bringing this area forward it will enable Council to meet the short term housing targets.

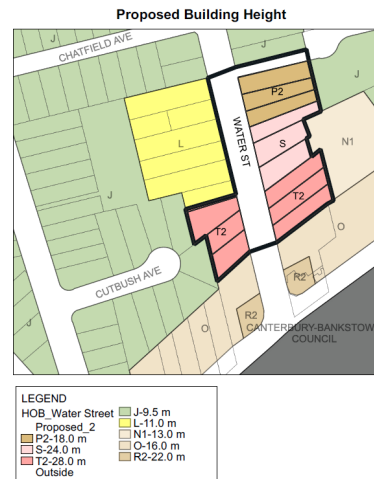
Existing (LEP 2012)	Proposed (LEP 2021)	Rationale										
<p>72-88 and 65-81 Water Street currently zoned R3-Medium Density</p> <p>Existing Zoning</p>  <p>LEGEND</p> <table><tr><td>Zoning_Water Street</td><td>R2-Low Density Residential</td></tr><tr><td>Existing_2</td><td>R3-Medium Density Residential</td></tr><tr><td>R3-Medium Density Residential</td><td>RE1-Public Recreation</td></tr><tr><td>Outside</td><td>SP2-Infrastructure</td></tr><tr><td>B2-Local Centre</td><td></td></tr></table>	Zoning_Water Street	R2-Low Density Residential	Existing_2	R3-Medium Density Residential	R3-Medium Density Residential	RE1-Public Recreation	Outside	SP2-Infrastructure	B2-Local Centre		<p>Change the Zoning from R3-Medium Density to B2- Local Centre</p>	<p>During the Councillor workshops, it was requested that the zoning of Water Street, adjoining the Belfield Commercial Centre be reviewed to enable greater residential density and contain the provision for a supermarket and shops to service the local community.</p> <p>The proposed zoning, heights and Floor Space Ratio controls would be reflective of the existing/recent development approved and constructed on the corner of Water Street and Punchbowl Road.</p> <p>The remaining portion of Water Street and surrounding areas forms part of the Belfield Housing Investigation Area identified in the <i>Strathfield Local Housing Strategy</i>.</p> <p>It is intended that the remainder of the HIA will be considered in Amendment 1 to <i>SLEP 2021</i>. By bringing this area forward it will enable Council to meet the short term housing targets.</p> <p>It should be noted that these sites are within the Belfield Local Centre and these controls will prevail should they be adopted.</p>
Zoning_Water Street	R2-Low Density Residential											
Existing_2	R3-Medium Density Residential											
R3-Medium Density Residential	RE1-Public Recreation											
Outside	SP2-Infrastructure											
B2-Local Centre												



Existing Height of Building map of the sites are:



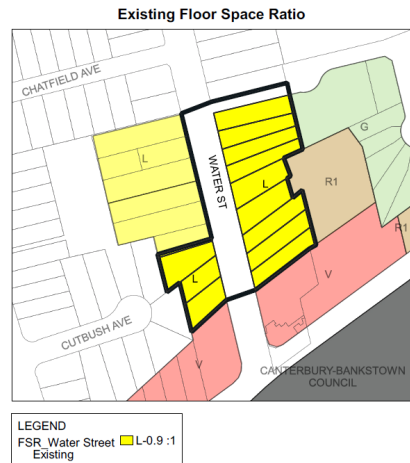
Proposed Height of Building Map:



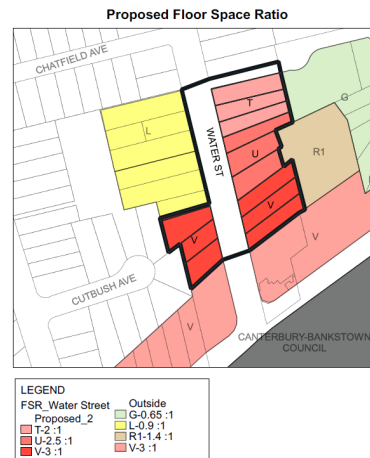
It is proposed to increase the heights so that they are comparative to the recently completed building on the north-eastern corner of Punchbowl Road and then transition them down to the existing R2 on Water Street to the north taking into consideration the topography of Water Street.

84-88 and 77-81 Water Street: HOB 28m
 78-82 Water Street: HOB 24m
 72-76 Water Street: HOB 18m

Existing Floor Space Ratio of the sites is
0.9:1



It is proposed to increase the Floor Space Ratio as follows:



Similarly to the Height of Building it is proposed to increase the Floor Space Ratio so that they are comparative to the recently completed building on the north-eastern corner of Punchbowl Road and then transition them down to the existing R2 on Water Street to the north take into consideration the topography of Water Street and proposed changes to the Height of Building.

84-88 and 77-81 Water Street:	FSR:	3:1
78-82 Water Street:	FSR:	2.5:1
72-76 Water Street:	FSR:	2:1

As part of the proposed changes in Floor Space Ratio and height, it is intended to incorporate consolidation patterns in the Development Control Plan (DCP) controls, to ensure that the developments are constructed on large sites allowing for a large commercial plate on the ground floor. The consolidation patterns will align with the change in height and Floor Space Ratio boundaries.

Residential Zones Review

The permissible uses within *SLEP2012* residential zones do not reflect the intended purpose of the residential zones or encourage the intended diversification and delivery of residential land uses. The R3 Zone is being reviewed, with the Local Housing Strategy recommending Residential Flat Buildings (RFBs) no longer being permissible with consent in the R3 Zone. This will allow the R3 Zone to more accurately represent medium density development outcomes.

The revised R3 Zone will be applied to truly medium density areas and the R4 zone to areas where high density outcomes are present or desired.

A number of areas within Strathfield are currently zoned R3 and due to existing Height and Floor Space Ratio allowances and existing development outcomes cannot be separated into the new R3 Zone or R4 Zone with certainty.

For these areas, the R1 General Residential Zone will apply. All existing permitted uses in the current R3 zone (including RFB's) will be included in the new R1 Zone.

All areas zoned R3 Medium Density are reviewed to determine the most appropriate zone being;

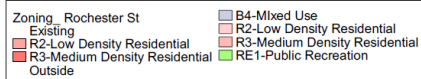
- R3 (without RFBs)
- R1 General Residential (RFB's permitted)
- R4 High Density Residential

The R3 areas within HIA boundaries will be reviewed as part of Amendment 1 with either the R1, R3 or R4 Zone applied to reflect the new height and Floor Space Ratio controls included in the SLHS. As this will occur as part of Amendment 1, these areas have been mapped as R1 in the interim to ensure they do not lose any development potential in the interim.

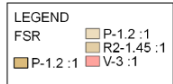
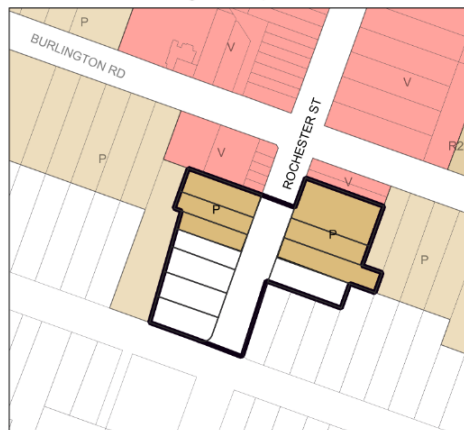
All sites to undergo a change in their zoning as part of the residential review are detailed below. Unless specified and additional maps provided, there are no changes to the Floor Space Ratio and Height of Building controls or maps.

Rochester Street

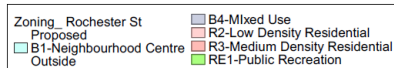
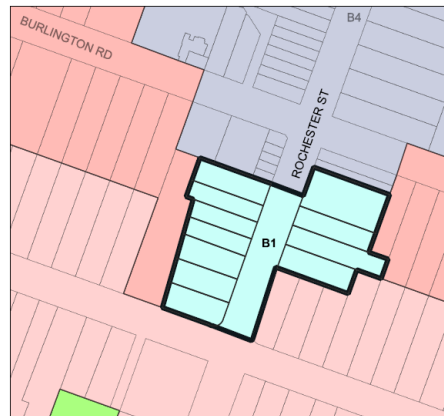
Existing Zoning



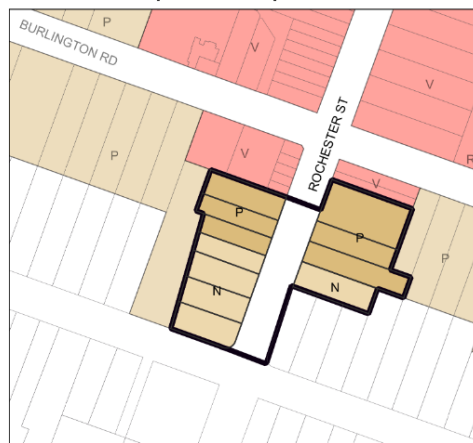
Existing Floor Space Ratio



Proposed Zoning



Proposed Floor Space Ratio

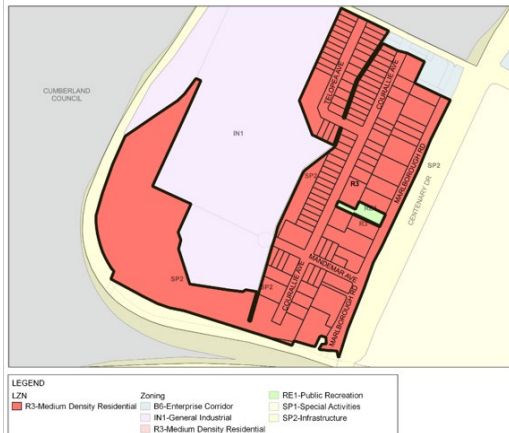


Analysis

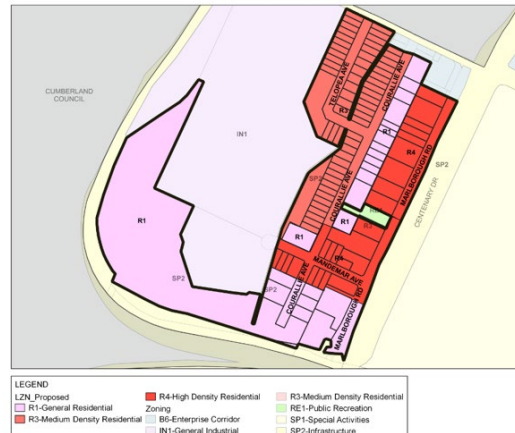
- Expansion of Homebush Town Centre creating a connection to Strathfield Library and an active travel link from Homebush Train Station resulting in an overall improved public experience
- The proposed rezoning is contrary to the recommendation of the Local Housing Strategy to rezone the area to B4 Mixed Use
- The new zoning is envisaged to:
 - value the heritage and environment that the people are proud of
 - connect transport infrastructure, an educational institution and a community facility with employment opportunities and localised shops that the community will benefit.
- With the existence of the heritage restrictions (i.e. HCA & Item) along Rochester Street, between Burlington and Abbotsford, the B1 Zone would be better suited to heritage restrictions than what is recommended in the Local Housing Strategy
- Height of Buildings (Height of Building) would remain the same across all properties (range from 9.5m to 11m).
- Introduction of Floor Space Ratio controls for the previously zoned R2 land, which does not have Floor Space Ratio mapped and is subject to a sliding scale based on site area.

Courallie Avenue

Existing Zoning



Proposed Zoning



Analysis

1. Telopea Ave and western side of Courallie Ave (north of Mandemar Ave)

- Heights and Floor Space Ratios clearly reflective of R3.

2. Eastern side of Courallie Ave, Mandemar Ave and Courallie Ave, south of Mandemar Ave

- RFBs are dominant land use which reflects Height of Building allowances of 11m - 14m.
- However, Mandemar and Courallie Avenues corner locations contain existing detached dwellings and former commercial corner stores across a number of smaller allotments. Detached dwellings also exist along the middle section of the eastern side of Courallie Avenue within a number of comparatively smaller lots.
- Multi-dwelling housing may be a desirable outcome for these undeveloped sites.
- R3 with Additional Permitted Use of RFB may be suitable in this location.

3. Marlborough Road

- Almost exclusively RFB developments
- Heights and Floor Space Ratios clearly promote RFBs

- Larger lots

- R4 recommended.

4. Courallie Private Development

- RFBs are dominant land use, however multi-dwelling housing exists.
- R1 may be suitable in this location.
- The presence of multi-unit or town house development within the Courallie private development area provides an example for where height and Floor Space Ratio allow for an RFB, but alternative types of development were delivered.

Abbotsford Road

Existing Zoning



LEGEND	
LZN	
 R2-Low Density Residential	 R3-Medium Density Residential
 R3-Medium Density Residential	 R3-Medium Density Residential
 B4-Mixed Use	

Proposed Zoning



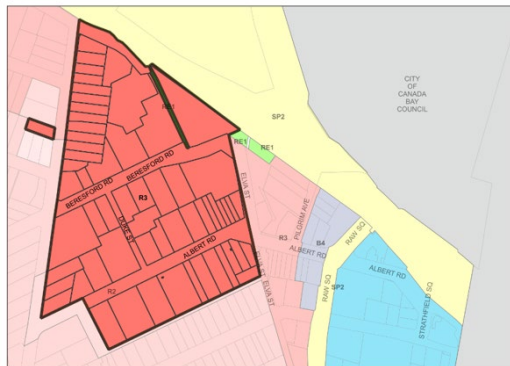
LEGEND	
LZN	
 R2-Low Density Residential	 R3-Medium Density Residential
 R4-High Density Residential	 R3-Medium Density Residential
 B4-Mixed Use	

Analysis - 37-39 Abbotsford Road

- Heights and Floor Space Ratios are suggestive of an R4 outcome.
- Existing development is consistent with a high density outcome.
- Therefore, recommendation is for rezoning to R4.

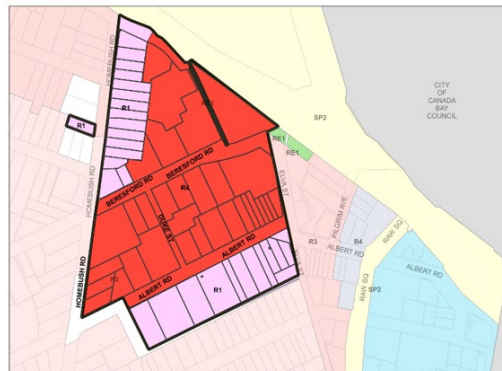
Homebush Rd/The Crescent/Elva St & Redmyre Road

Existing Zoning



LEGEND	
LZN	Zoning
R3-Medium Density Residential	B3-Commercial Core
R4-High Density Residential	B4-Mixed Use
R2-Low Density Residential	RE1-Public Recreation
	SP2-Infrastructure

Proposed zoning



LEGEND	
LZN_Proposed	Zoning
R1-General Residential	B3-Commercial Core
R4-High Density Residential	B4-Mixed Use
	RE1-Public Recreation
	SP2-Infrastructure

Analysis

1. South of The Crescent, north side of Beresford Rd, Homebush Road (between The Crescent and Beresford Road)

- A number of allotments along Homebush Road are less than 1,000m² and contain dwelling houses, some of which are heritage listed and/or form part of a conservation area.
- Although Floor Space Ratios and Heights are conducive to RFBs, recommended for R3 with APU along Homebush Road considering the above.
- Remaining Area – R4.

2. Between Beresford Road and Albert Road

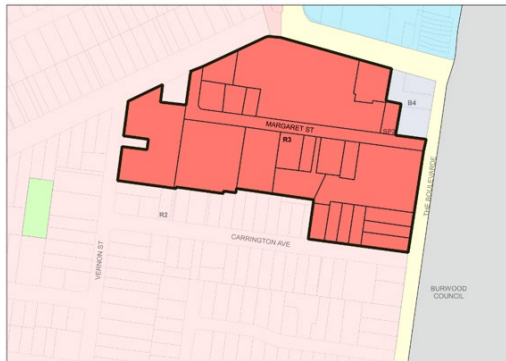
- Western side of Duke Street: entirely RFBs excluding St Anne's Church which is a Heritage item. R4 recommended.
- Eastern side of Duke Street: entirely RFBs excluding a number of allotments near Elva Street – These are not heritage listed. Considering scale of surrounding development (along Albert Road and further east towards Pilgrim) – recommended for R4.

3. Between Albert and Ardittos Lane

- Primarily RFBs. Some multi-dwelling housing near Stewart Place and smaller lots near Elva Street.
- Height limit of 11m limits RFB potential.
- Recommended as R1.

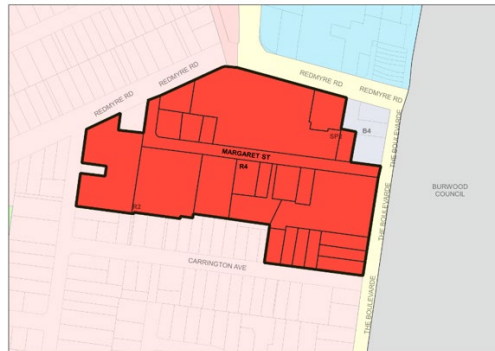
Margaret Street

Existing Zoning



LEGEND		
LZN	Zoning	
R3-Medium Density Residential	B3-Commercial Core	R3-Medium Density Residential
	B4-Mixed Use	RE1-Public Recreation
	R2-Low Density Residential	SP2-Infrastructure

Proposed Zoning



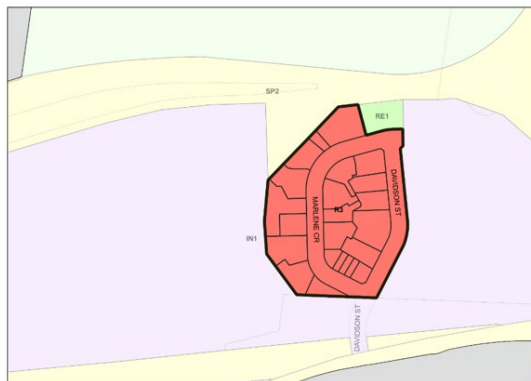
LEGEND		
LZN_Proposed	Zoning	
R4-High Density Residential	B3-Commercial Core	R3-Medium Density Residential
	B4-Mixed Use	RE1-Public Recreation
	R2-Low Density Residential	SP2-Infrastructure

Analysis

- Heights and Floor Space Ratios are suggestive of an R4 outcome (low-rise residential flat building or multi-dwelling schemes).
- Existing development outcomes are consistent with a high density outcome of lower height. See photos below of existing residential flat building development.
- It is noted that existing development comprises of two (2) / three (3) storey residential flat buildings (walk-ups), townhouses and retirement villages and educational establishments.
- Therefore, recommendation is for R3 to be changed to R4.

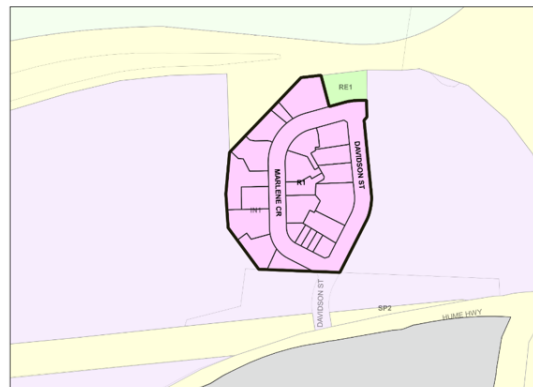
Marlene Crescent

Existing Zoning



LEGEND		
LZN	Zoning	
R3-Medium Density Residential	IN1-General Industrial	RE2-Private Recreation
	RE1-Public Recreation	SP2-Infrastructure

Proposed Zoning



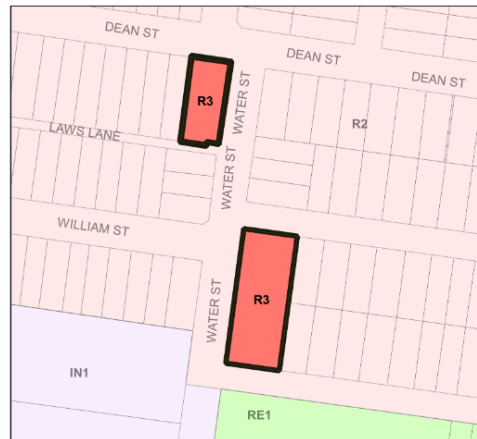
LEGEND		
LZN_Proposed	Zoning	
R1-General Residential	IN1-General Industrial	RE2-Private Recreation
	RE1-Public Recreation	SP2-Infrastructure

Analysis

- Heights and Floor Space Ratios allow for 3 storey (maximum) RFBs across majority of the area which is the predominant built form. R4 zoning recommended.
- A small pocket of town house style development is located at the corner of Davidson and Marlene.
- Given the diversity in development types, it is recommended for R1 Zone.

Water Street

Existing Zoning



LEGEND	
LZN	
R3-Medium Density Residential	R2-Low Density Residential
IN1-General Industrial	RE1-Public Recreation

Proposed Zoning



LEGEND	
LZN	
R1-General Residential	R2-Low Density Residential
R4-High Density Residential	RE1-Public Recreation
IN1-General Industrial	

Analysis - 88-90 Dean Street

- Heights and Floor Space Ratio are suggestive of an R3 outcome.
- Existing development is a residential flat building.
- Therefore, recommendation is for R1 Zone.
- The property also falls within the Water Street Industrial Precinct planning proposal and is subject to additional Height of Building and Floor Space Ratio controls, should that proposal proceed.
- However, if the Water Street Industrial Precinct proposal does not proceed, then the site will simply undergo a zoning change of R3 to R1 as per this component.

Analysis - 8-16 Water Street

- Heights and Floor Space Ratios are suggestive of an R4 outcome.
- Existing development outcomes is consistent with a high density outcome (RFB).
- Therefore, recommendation is for rezoning to R4.

Liverpool Road/Bennett Avenue

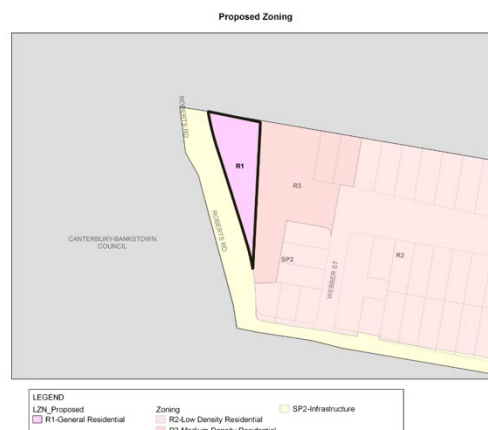
Analysis

- Heights and Floor Space Ratios are suggesting of R1 outcome (low-rise residential flat building or multi-dwelling schemes)
- Existing development outcomes are consistent with above development and streetscape/design outcomes but noted that both sides of Liverpool Road are predominantly older forms of development with limited local road access and a diverse range of development types – mostly residential. See photos below of existing residential flat building development along Liverpool Road.



- Therefore, recommendation is as per the map with R3 rezoned to R1, with the exception of large lot on southern end as per the map..

Roberts Road

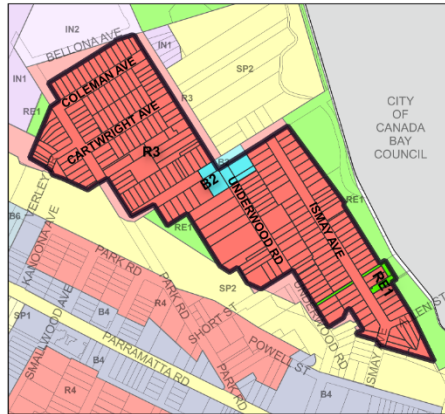


Analysis

- Heights and Floor Space Ratios are suggestive of an R3 outcome.
- Existing development is consistent with a medium density outcome.
- However, given the proximity to state road, RFB's could be a desirable future outcome. Recommend R1 Zone.

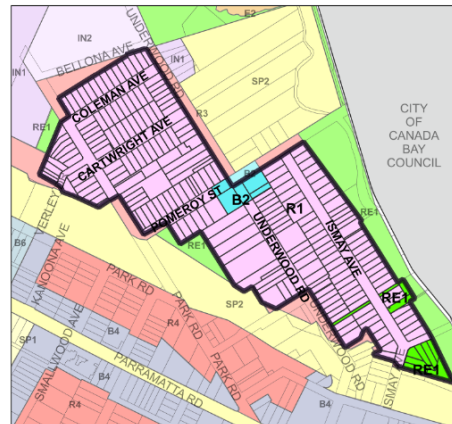
North Homebush

Existing Zoning



LEGEND	
Zoning	
B2-Local Centre	IN2-Light Industrial
R3-Medium Density Residential	R3-Medium Density Residential
RE1-Public Recreation	R4-High Density Residential
	RE1-Public Recreation
	SP1-Special Activities
	SP2-Infrastructure
B2-Local Centre	
B4-Mixed Use	
B6-Enterprise Corridor	
IN1-General Industrial	

Proposed Zoning



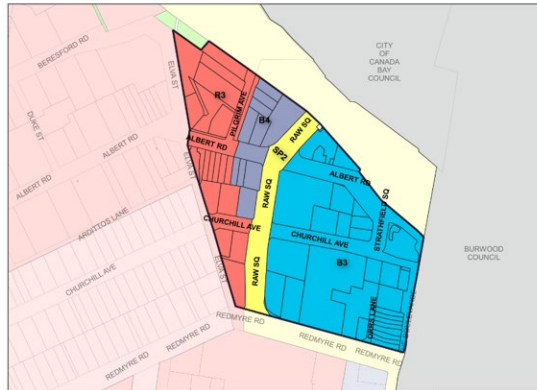
Zoning	
B2-Local Centre	IN1-General Industrial
R1-General Residential	IN2-Light Industrial
RE1-Public Recreation	R3-Medium Density Residential
	R4-High Density Residential
	RE1-Public Recreation
	SP1-Special Activities
	SP2-Infrastructure
B2-Local Centre	
B4-Mixed Use	
B6-Enterprise Corridor	
E2-Environmental Conservation	

Analysis

- Area is part of HIA and part of PRCUTs and Homebush Collaborative Precinct.
- Area is subject to further detailed assessment and analysis.
- In the interim, due to RFB's being removed from R3 Zone, rezone the R3 area to R1 to maintain the development potential of the area.
- Area of land south of Allen Street and Ismay, is legacy land from the West Connex which has been transformed to Open Space, hence it's rezoning to RE1.

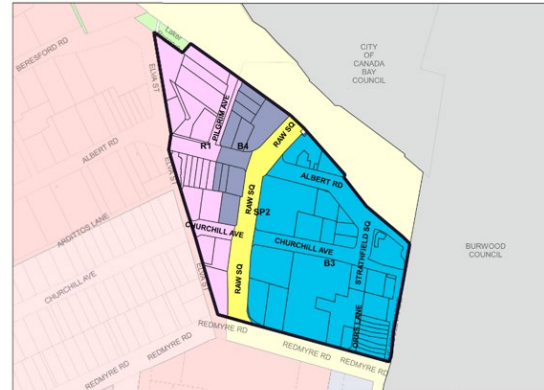
Strathfield Town Centre

Existing Zoning



LEGEND	
Zoning_Highlighted	Zoning
B2-Local Centre	B2-Local Centre
R3-Medium Density Residential	R3-Medium Density Residential
RE1-Public Recreation	RE1-Public Recreation
	B4-Mixed Use
	B5-Enterprise Corridor
	IN1-General Industrial
	IN2-Light Industrial
	R4-High Density Residential
	SP2-Infrastructure
	RE1-Public Recreation
	SP1-Special Activities

Proposed Zoning



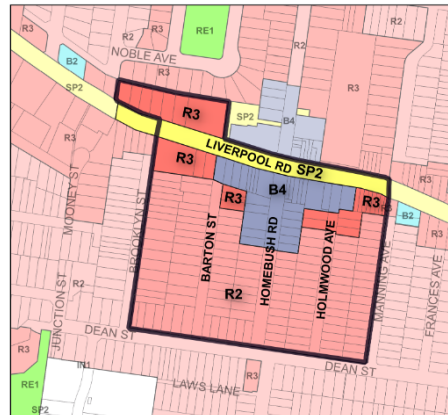
LEGEND	
Proposed Zoning	Zoning
B2-Local Centre	B2-Local Centre
R1-General Residential	R1-General Residential
RE1-Public Recreation	RE1-Public Recreation
	B4-Mixed Use
	B5-Enterprise Corridor
	IN1-General Industrial
	IN2-Light Industrial
	R3-Medium Density Residential
	R4-High Density Residential
	RE1-Public Recreation
	SP1-Special Activities
	SP2-Infrastructure

Analysis

- Strathfield Town Centre is part of HIA, Commercial Centres Strategy and Strathfield Town Centre Master Plan.
- Area is subject to further detailed assessment and analysis.
- In the interim, due to RFB's being removed from R3 Zone, rezone the R3 area to R1 to maintain the development potential of the area.

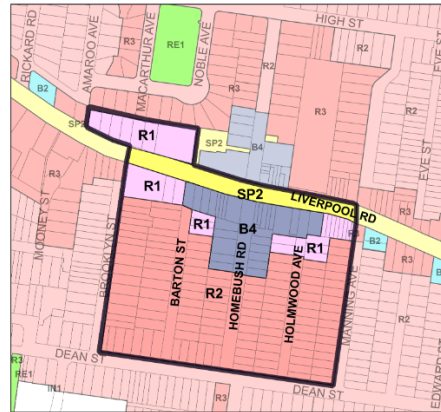
Liverpool Road Centre

Existing Zoning



LEGEND	
Zoning	
B2-Local Centre	B2-Local Centre
B4-Mixed Use	B4-Mixed Use
IN1-General Industrial	IN1-General Industrial
R2-Low Density Residential	R2-Low Density Residential
R3-Medium Density Residential	R3-Medium Density Residential
SP2-Infrastructure	SP2-Infrastructure
RE1-Public Recreation	RE1-Public Recreation
SP2-Infrastructure	SP2-Infrastructure

Proposed Zoning



LEGEND	
Zoning	
B2-Local Centre	B2-Local Centre
B4-Mixed Use	B4-Mixed Use
IN1-General Industrial	IN1-General Industrial
R1-General Residential	R1-General Residential
R2-Low Density Residential	R2-Low Density Residential
R3-Medium Density Residential	R3-Medium Density Residential
SP2-Infrastructure	SP2-Infrastructure
RE1-Public Recreation	RE1-Public Recreation
SP2-Infrastructure	SP2-Infrastructure

Analysis

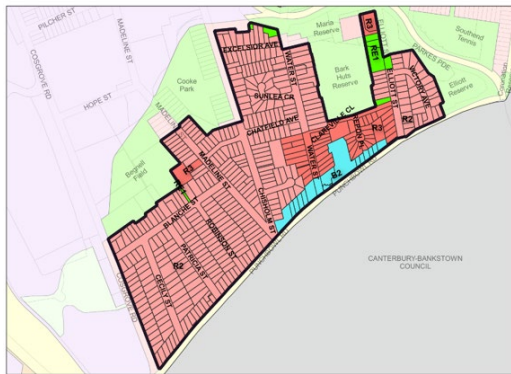
- Liverpool Road Centre is part of HIA and Commercial Centres Strategy.
- Area is subject to further detailed assessment and analysis.
- In the interim, due to RFB's being removed from R3 Zone, rezone the R3 area to R1 to maintain the development potential of the area.
- Council resolved in the interim, that the R3 Zone north of Liverpool Road (HIA) is to remain as R3, prohibiting RFB's and encouraging multi-dwelling housing.

Belfield Local Centre

Analysis

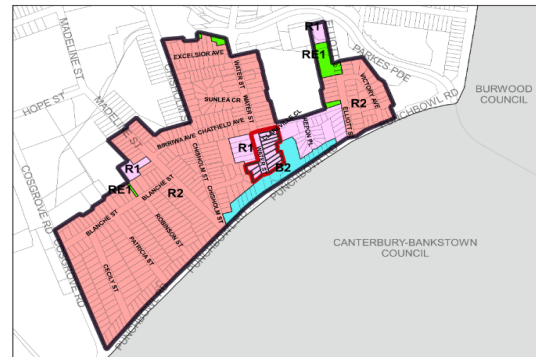
- Belfield Local Centre is part of HIA
- Area is subject to further detailed assessment and analysis
- In the interim, due to RFB's being removed from R3 Zone, rezone the R3 area to R1 to maintain the development potential of the area
- The area marked in red, within the proposed zoning changes is also subject to an additional site specific planning proposal, Water Street, Belfield which intends to expand the existing B2 Zone and increase the Floor Space Ratio and Height of Building in this immediate location.
- Should this specific proposal proceed, then the controls within that proposal will prevail, however, should the Water Street Belfield proposal not be

Existing Zoning



LEGEND		
Zoning_Highlighted	Zoning	
B2-Local Centre	B2-Local Centre	R3-Medium Density Residential
R3-Medium Density Residential	B4-Mixed Use	R4-High Density Residential
RE1-Public Recreation	B6-Enterprise Corridor	SP2-Infrastructure
	IN1-General Industrial	RE1-Public Recreation
	IN2-Light Industrial	SP1-Special Activities

PROPOSED ZONING

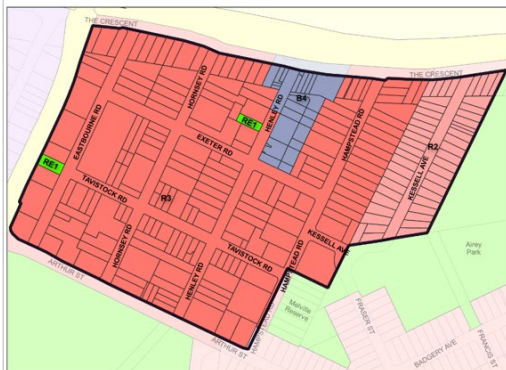


LEGEND	
Proposed Zoning	
B2-Local Centre	R2-Low Density Residential
R1-General Residential	RE1-Public Recreation

supported or proceed, then the proposed zoning changes only (R1) identified here will be adopted.

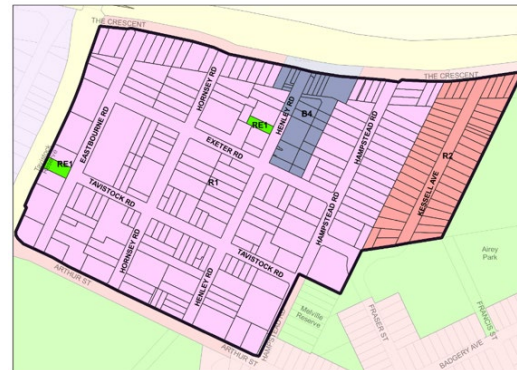
Homebush West Town Centre

Existing Zoning



LEGEND		
Zoning_Highlighted	Zoning	
B2-Local Centre	B2-Local Centre	R3-Medium Density Residential
R3-Medium Density Residential	B4-Mixed Use	R4-High Density Residential
RE1-Public Recreation	B6-Enterprise Corridor	SP2-Infrastructure
	IN1-General Industrial	RE1-Public Recreation
	IN2-Light Industrial	SP1-Special Activities

Proposed Zoning



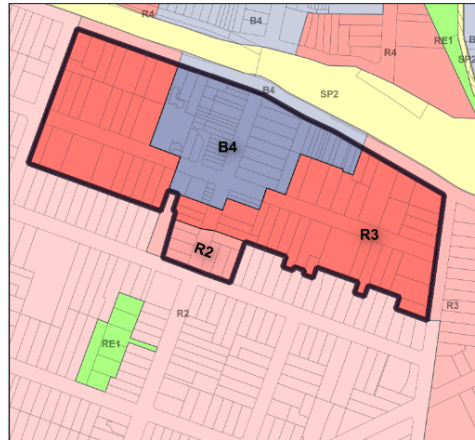
LEGEND	
Proposed Zoning	
B2-Local Centre	R3-Medium Density Residential
R1-General Residential	R4-High Density Residential
RE1-Public Recreation	B4-Mixed Use
	B6-Enterprise Corridor
	IN1-General Industrial
	IN2-Light Industrial

Analysis

- Homebush West is part of HIA and Commercial Centres Strategy
- Area is subject to further detailed assessment and analysis
- In the interim, due to RFB's being removed from R3 Zone, rezone the R3 area to R1 to maintain the development potential of the area.

Homebush Station

Existing Zoning

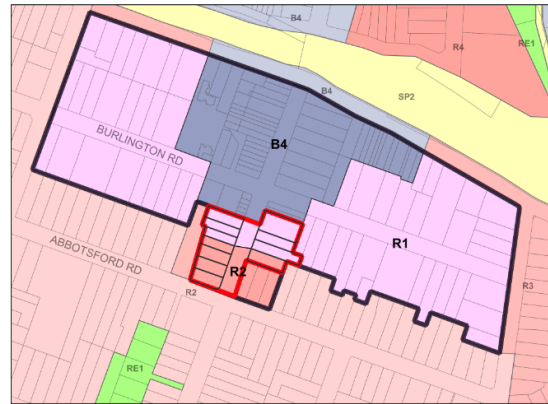


LEGEND

Zoning

B4-Mixed Use	B4-Mixed Use
R2-Low Density Residential	R2-Low Density Residential
R3-Medium Density Residential	R3-Medium Density Residential
R4-High Density Residential	R4-High Density Residential
RE1-Public Recreation	RE1-Public Recreation
SP2-Infrastructure	SP2-Infrastructure

PROPOSED ZONING



LEGEND

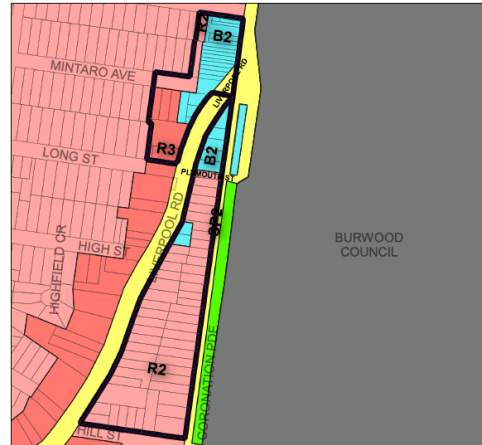
B4-Mixed Use	B4-Mixed Use
R2-Low Density Residential	R2-Low Density Residential
R3-Medium Density Residential	R3-Medium Density Residential
R4-High Density Residential	R4-High Density Residential
RE1-Public Recreation	RE1-Public Recreation
SP2-Infrastructure	SP2-Infrastructure

Analysis

- Homebush Station is part of HIA and Commercial Centres Strategy.
- Area is subject to further detailed assessment and analysis
- In the interim, due to RFB's being removed from R3 Zone, rezone the R3 area to R1 to maintain the development potential of the area
- It should be noted there is a separate proposal "Rochester Street" as marked in red, to change the zoning and controls for Rochester Street, south of the B4 area down to Abbotsford Road
- Should this separate proposal be supported and adopted, then the area will change in zoning and Floor Space Ratio as per the Rochester Street proposal, however should it not proceed, then the area in question will be rezoned to R1 (replacing R3) and maintaining the R2 Zones.

Coronation Parade

Existing Zoning



LEGEND

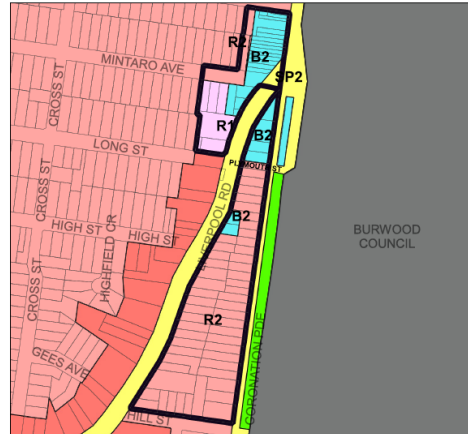
Zoning

- B2-Local Centre
- R2-Low Density Residential
- R3-Medium Density Residential
- SP2-Infrastructure

Zoning_Outside

- B2-Local Centre
- R2-Low Density Residential
- R3-Medium Density Residential
- RE1-Public Recreation
- SP2-Infrastructure

Proposed Zoning



LEGEND

Proposed Zoning

- B2-Local Centre
- R2-Low Density Residential
- R3-Medium Density Residential
- SP2-Infrastructure

Zoning_Outside

- B2-Local Centre
- R2-Low Density Residential
- R3-Medium Density Residential
- RE1-Public Recreation
- SP2-Infrastructure

Analysis

- Coronation Parade is part of HIA
- rea is subject to further detailed assessment and analysis
- In the interim, due to RFB's being removed from R3 Zone, rezone the R3 area to R1 to maintain the development potential of the area.

Existing Zoning



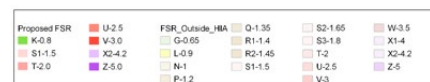
Existing Floor Space Ratio



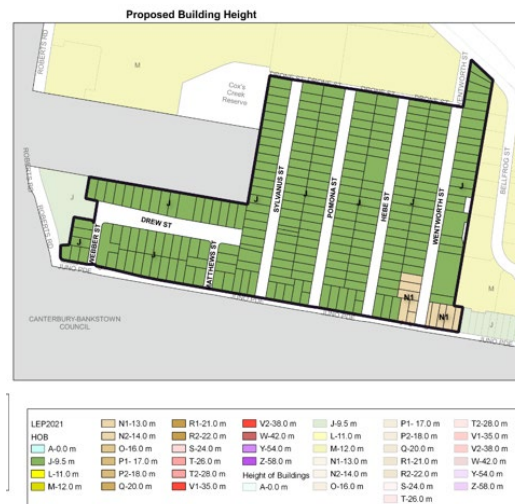
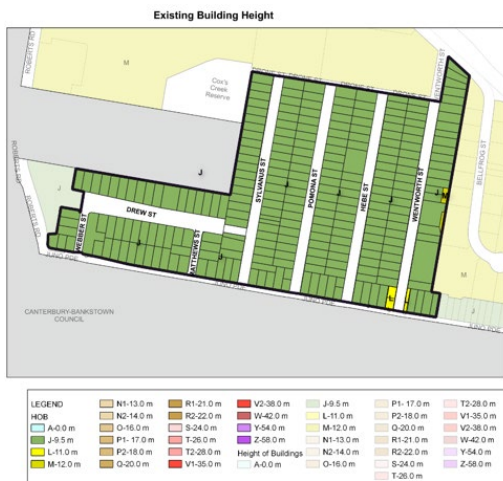
Proposed Zoning



Proposed Floor Space Ratio







- The SLHS identifies a need for additional housing supply to be delivered within the LGA as part of a 20 year housing target. Part of Greenacre has been identified in the *Strathfield Local Housing Strategy* as having capacity for additional housing supply.
- Application of the R3 Zone across the Greenacre HIA is proposed to increase the housing options available. Some minor increases to Height of Building and Floor Space Ratio controls at the junction of Juno Parade and Wentworth Street are proposed to promote expansion of local shops.
- The current subdivision pattern offers opportunities for consolidation. Introduction of multi-dwelling housing as a permitted use will capitalize on this strength
- Wentworth Street (near the intersection with Juno Parade provides local shops. Expansion of the B2 Local Centre Zone and increases to Floor Space Ratio and Height of Building controls will assist in addressing demand for local shops and services identified in the SLHS
- Greenacre is the only HIA included in the SLHS which is currently zoned R2 and permits dual occupancies. Accordingly, introduction of the R3 Zone will maintain dual occupancies as a permitted use and introduce multi-dwelling housing
- The Planning Proposal includes an amendment to the minimum lot size for dual occupancies for the whole LGA (650m²), but there will also be an additional provisions for Greenacre (identified as







Area 1) on the Lot Size Map, which will only require 600m² for dual occupancies in this area, hence not reducing the potential of the existing lots to accommodate a dual occupancy development.

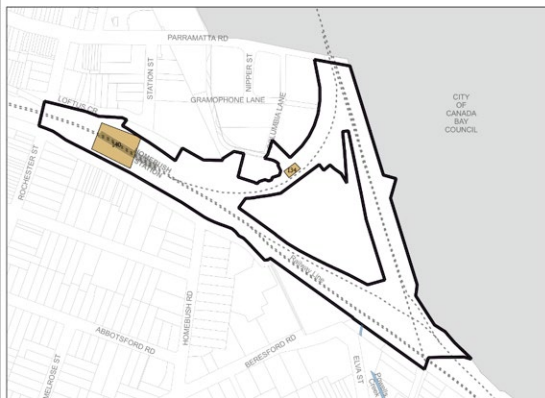
Heritage Review

As a result of the *Strathfield Heritage Review*, Council resolved to remove one item from the local listings, expand on of the heritage conservation areas and clarify/identify the State Heritage Items within the LGA and list them in the Strathfield LEP 2021- Schedule 5, Part 1. The areas affected are illustrated in the diagrams below;

<p>Delisting of a Heritage Item</p> <p>Existing Heritage Item General</p>  <p>LEGEND HER_Item General</p>	<p>Proposed Heritage Item General</p>  <p>LEGEND Proposed HER</p>	<ul style="list-style-type: none"> 36 Water Street (now known as 36A), Belfield was originally listed for historic and aesthetic significance, however, over time it has lost its aesthetic values Its removal will not impact on character or the historical representation of the Strathfield LGA.
<p>Heritage Conservation Area (C3) Extension</p>  <p>LEGEND Conservation Area - General HER_Item General</p>	 <p>LEGEND Conservation Area - General HER_Item General</p>	<ul style="list-style-type: none"> 61 Burlington Road currently contains a heritage-listed item 57-59 Burlington Road creates a rhythm of 4 houses on large lots with a similar form, garden setting and located with the same front and side setbacks The two properties contribute to the heritage garden character of the original "Village of Homebush" and should be added to the Heritage Conservation Area Rename the Heritage Conservation Area to Burlington Road Conservation Area (C3), Homebush from Pair of Federation Queen Anne Style Houses.

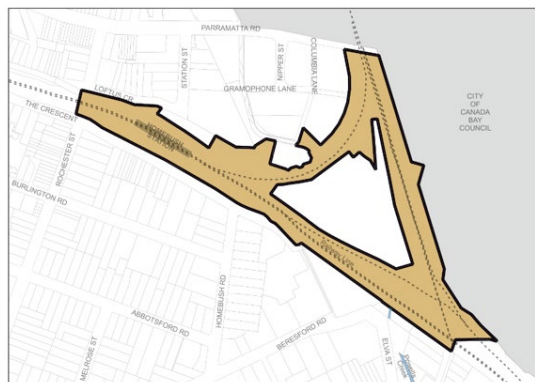
<p style="text-align: center;">Homebush West Existing Heritage Item General</p>  <p>LEGEND HER, Item General</p>	<p style="text-align: center;">Proposed Heritage Item General</p>  <p>LEGEND Proposed HER Proposed Heritage Item General</p>	<ul style="list-style-type: none"> • Discrepancy between the description on both the Heritage Map and the SLEP 2012, due to a previous amalgamation of the site • The item should be properly protected by ensuring it is correctly reflected • Change property description for Item 63 under Schedule 5 Part 1 – Heritage Items from Lot 1, DP 67209 to Lot 1 DP 1184509.
<p style="text-align: center;">State Heritage Items Existing Heritage</p>  <p>LEGEND Existing Heritage Item</p>	<p style="text-align: center;">Proposed Heritage</p>  <p>LEGEND Proposed Heritage Item</p>	<ul style="list-style-type: none"> • To list State listed heritage items (as Shown in Table 1) under Schedule 5 Environmental Heritage of the LEP and reflect this in the heritage layer of the corresponding mapping • The LEP needs to ensure that State heritage items are accurately reflected. Some are currently stipulated in the LEP as having local significance, which is incorrect • Amend Item 92 – 25A Barker Rd – change to be listed as a State item rather than a Local item • Amend Item 199 and 34 – Railway Land – change the name from Railway Viaduct over Powells Creek to Strathfield Rail under-bridges and the significance from Local to State • Add Item – Pressure Tunnel and Shaft - 30 Therry Street, West

Existing Heritage



LEGEND
Existing Heritage Item

Proposed Heritage



LEGEND
Proposed Heritage Item

- **Add Item – Pressure Tunnels and Shafts – Various Lots.**

Existing Heritage



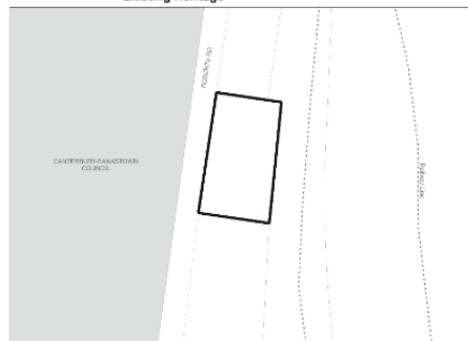
LEGEND
No Existing Heritage Items

Proposed Heritage



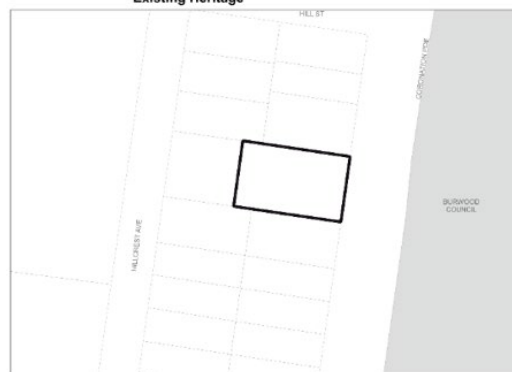
LEGEND
Proposed Heritage Item

Existing Heritage



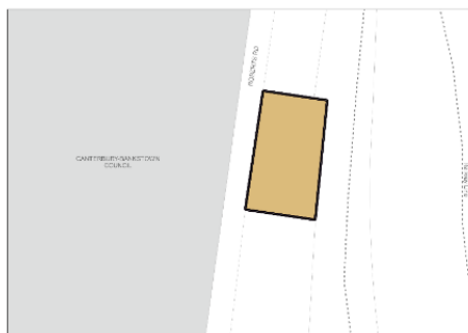
LEGEND
—

Existing Heritage



LEGEND
□ No Existing Heritage Items

Proposed Heritage



LEGEND
■ Proposed Heritage Item

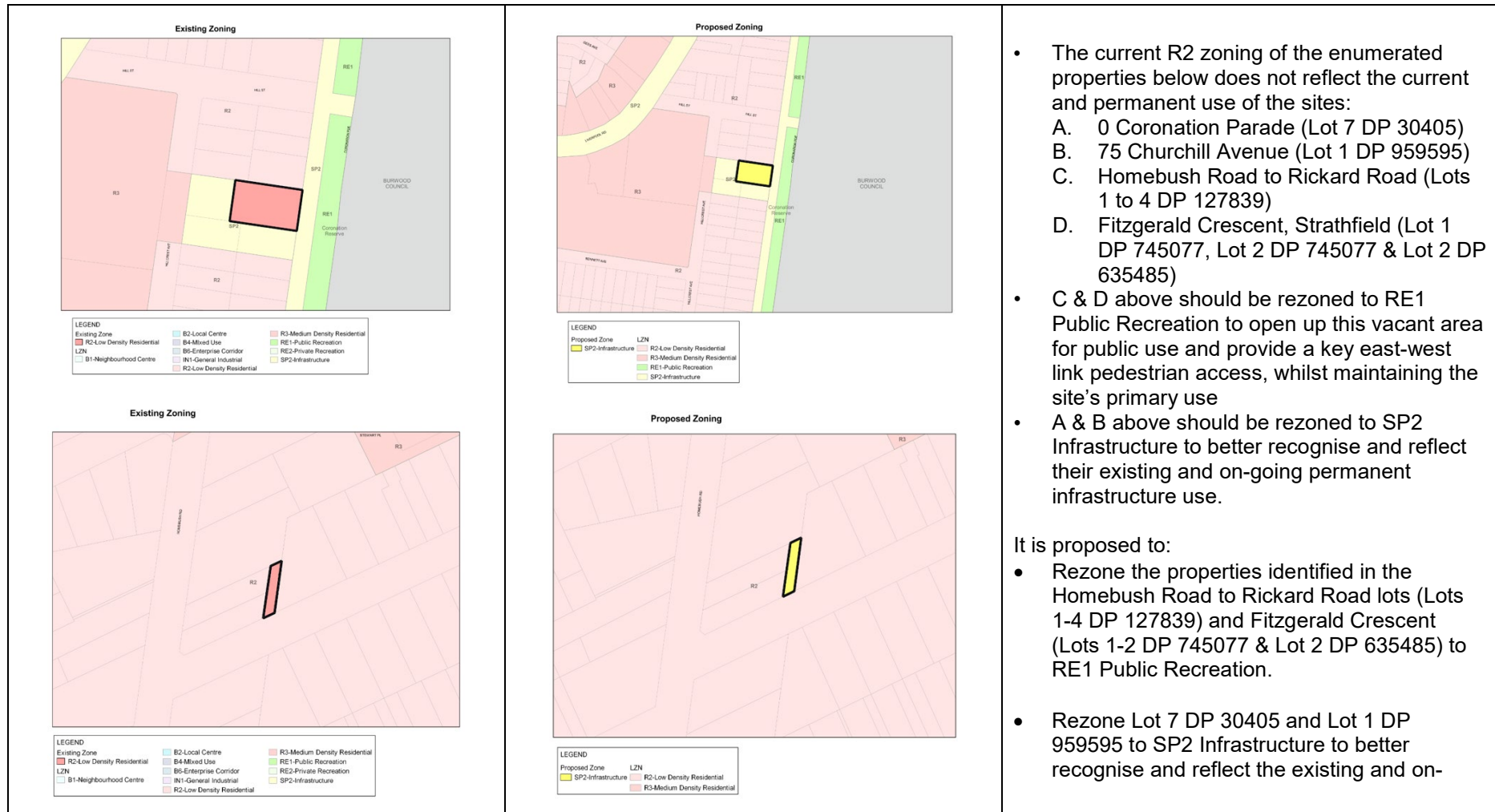
Proposed Heritage



LEGEND
■ Proposed Heritage Item

Sydney Water – Infrastructure Lands

During the exhibition of the *Strathfield 2040 - Local Strategic Planning Statement*, Sydney Water made a submission requesting that their infrastructure sites/land within the Strathfield LGA be rezoned to SP2 to better reflect their current and future use of the land. These have been reviewed and based on the current and on-going permanent use of the land, the following zoning changes are proposed.



Existing Zoning



LEGEND	
Existing Zone	
B2-Local Centre	R3-Medium Density Residential
B4-Mixed Use	RE1-Public Recreation
B6-Enterprise Corridor	RE2-Private Recreation
IN1-General Industrial	SP2-Infrastructure
IN2-General Industrial	
R2-Low Density Residential	

Proposed Zoning



LEGEND	
Proposed Zone	
B2-Local Centre	R2-Low Density Residential
B4-Mixed Use	R3-Medium Density Residential
B6-Enterprise Corridor	RE1-Public Recreation
IN1-General Industrial	RE2-Private Recreation
IN2-General Industrial	SP2-Infrastructure

going permanent infrastructure use of the site.

Terrestrial Biodiversity

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 the *Strathfield Biodiversity Strategy*.

