

STRATHFIELD COUNCIL

Planning Proposal Report

Implementation of the Strathfield Medium Density
Housing Strategy

18 September 2024



Strathfield Council respectfully acknowledges the Wangal people who are the traditional custodians of the land on which we live, work and play. We pay respect to Elders past, present and emerging.

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1. Introduction

This Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning & Assessment Act 1979 (EP&A Act), its Regulation 2021 and the Local Environmental Plan Making Guideline (August 2023) released by the NSW Department of Planning, Housing and Infrastructure (DPHI).

The purpose of this Planning Proposal is to amend the Strathfield Local Environmental Plan 2012 (SLEP 2012) to create capacity for additional and diverse housing, including dual occupancy (attached and detached), multi-dwelling housing, terraces and manor houses in the low-density residential zones of the Strathfield Local Government Area (LGA).

Noting the timing of the NSW Department of Planning, Housing and Infrastructure (DPHI) announcement of the low and mid-rise housing reforms (LMR), the Planning Proposal seeks to better align local planning controls with the proposed controls of the LMR SEPP to provide greater consistency between the two instruments – SEPP and SLEP – for residents, developers and other stakeholders.

2. Background

Council's Commitment to Housing and the DPHI's Housing Reforms

In late 2023, the NSW Government released a series of housing reform proposals, such as the Transit Oriented Development (TOD) Precincts and the Low & Mid-Rise Housing Reforms, to significantly increase the supply of housing through measures such as providing bonus height and floor space to developments that contain affordable housing, encouraging high density developments around key railway stations, and allowing for mid-rise housing in areas close to existing public transport, amenities and services.

The Strathfield Local Strategic Planning Statement - *Strathfield 2040* - prioritises greater housing diversity. In support of that objective Strathfield Council has two strategic planning projects underway that will make a significant and material contribution to both housing diversity and supply.

i. Homebush Transport Oriented Development (TOD) Precinct

Homebush has been identified as an accelerated precinct under the [Transport Oriented Development \(TOD\) Program](#). As part of the TOD Program, DPHI has reviewed planning controls in Homebush to identify areas of the precinct suitable to support more homes. The draft Homebush TOD rezoning proposal aims to implement the vision for Homebush outlined in the [Parramatta Road Corridor Urban Transformation Strategy](#), with some additional changes included to help deliver more diverse and well-located homes close to key public transport infrastructure. The proposal also provides a proactive approach to addressing the NSW housing crisis.

Key features of the Homebush TOD rezoning proposal include:

- capacity for up to 16,100 additional homes within the precinct (approximately 50% of total dwelling yield within Strathfield LGA)
- mandatory affordable housing contributions of between 5–10% for all new residential development in the precinct, delivering between 805 and 1,610 affordable homes in perpetuity and managed by a registered community housing provider
- the creation of up to 2,670 additional jobs
- potential for new open space, pathways and cycleways within the precinct

The state rezoning proposal to implement the Homebush TOD program is expected to be endorsed in November 2024.

ii. Strathfield Medium Density Housing Strategy

Given the anticipated but significant supply of higher density housing within the Homebush TOD Precinct, the focus of development outside of the northern growth area of the Strathfield LGA should prioritise improving housing diversity. It necessitates a more considered response to ensure an appropriate transition between established character and emerging housing typologies.

In 2023, Council allocated funds to the preparation of the Strathfield Medium Density Housing Strategy (MDHS) by consultants SGS Economics, Architectus and Micromex in partnership with Council's own planning team.

Community consultation for the MDHS commenced in November 2023 and closed in March 2024. Findings indicate that the Strathfield community is generally supportive of increased townhouse, terrace and dual occupancy development, and less supportive of low scale apartment developments (3 to 6 storeys) within existing low density residential areas. Concerns were raised regarding increased traffic, maintaining the aesthetic and landscape quality of the area, and sufficient provision of additional infrastructure and services to match development and growth in the LGA.

Importantly, the community survey results show broad support for increased housing diversity in residential areas. This aligns with concerns about housing affordability and the need to allow residents to transition between housing typologies, as their lifestyle circumstances change, while remaining in their established community. However, it is important to note that any proposal for increased housing diversity, must consider the need for new infill housing to achieve quality design and built form outcomes that are responsive to the prevailing characteristics of our areas.

The MDHS involves a detailed review of the SLEP 2012 as the LEP provisions apply to housing diversity in the low density residential areas within the Strathfield LGA, and provides an appropriate evidence base to support the amendments to the Strathfield Local Environmental Plan (LEP) and Development Control Plan (DCP) to:

- Encourage suitable medium density dwelling typologies.
- Facilitate and encourage change that preserves but enhances the character of existing neighbourhoods.
- Maintain the quality, look and feel of neighbourhoods and avoid causing rapid radical changes.
- Encourage development that maximises access to schools, jobs and amenity.

Under the projection of market conditions analysis, the viability testing undertaken as part of the MDHS (see **APPENDIX B** pages 72-97), illustrates that suggested amendments to SLEP will stimulate gradual, but viable medium density housing development over the next 5 to 10 years in R2 zoned land. Given the dwelling yield already anticipated to occur in the Homebush TOD precinct, it is recommended that Council focus less on rapid supply, and more on creating a greater choice of housing types in other parts of the Strathfield LGA over a 5-to-10-year period.

Current Planning Context in Strathfield

The planning context for medium density housing is influenced by the following controls of the Strathfield Local Environmental Plan 2012:

- In the R2 Low Density Residential zone, dual occupancies (both attached and detached) and multi dwelling housing are prohibited, with the exception of the suburb of Greenacre where dual occupancies are permitted with consent on lots with a minimum area of 560m² (Strata subdivision only).
- In the R2 Low Density Residential zone, semi-detached dwellings are permitted with consent, however Clause 4.1 minimum lot size controls of 560m² across the R2 zone require a minimum

parent lot area of 1,120m² to create two (2) semi-detached dwellings of 560m² per new lot via Torrens Title subdivision (excluding Clause 4.6 variations).

- In the R3 Medium Density Residential zone, dual occupancies are permitted with consent on lots with a minimum area of 560m².
- In the R3 Medium Density Residential zone, multi dwelling housing and residential flat buildings (RFBs) are both permitted with consent on lots with a minimum area of 1,000m². In the few areas where these residential uses are permitted in Strathfield LGA, there is a preference of developers for RFBs over lower-yielding multi dwelling housing.

The amendments sought by this Planning Proposal have been informed by the findings and recommendations of the Strathfield MDHS 2024 with the aim to increase housing choice and diversity within the Strathfield LGA. The outcomes of this Planning Proposal are consistent with the priorities and actions in the Strathfield 2040 Local Strategic Planning Statement.

3. Part 1 - Objectives and Intended Outcomes

Objective

To amend the SLEP 2012 to create capacity for additional and diverse housing across the residential zones of the Strathfield LGA.

The objectives of this planning Proposal are to:

- Increase additional housing choice options to cater for the needs of different household types.
- Encourage greater housing supply in the form of medium density residential development and address housing shortages
- Support public infrastructure by allowing for a moderate increase in density in urban areas where existing infrastructure is in place.
- Improve land use efficiency of established low-density residential areas.

Intended Outcomes

- (i) In the R2 Low Density Residential zone (R2 zone), introduce dual occupancy (attached and detached), manor houses, multi-dwelling housing and terraces as permissible land uses and amend the objectives to reflect that these provisions facilitate the delivery of diversity of housing in the R2 zone.
- (ii) In the R3 Medium Density Residential zone (R3) zone, introduce manor houses and terrace as permissible land uses and amend the objectives to reflect that these provisions facilitate the delivery of diversity of housing in the R3 zone.
- (iii) In the R2 zone, introduce a minimum lot size of 560sqm and a minimum lot frontage of 15m for dual occupancy development.

- (iv) In the R2 & R3 zone, introduce a minimum lot size of 560sqm and a minimum lot frontage of 18m for manor houses and multi dwelling housing.
- (v) In the R2, R3 and R4 zone, introduce a minimum lot size of 840sqm and a minimum lot frontage of 21m for multi-dwelling housing (terraces).
- (vi) Permit the subdivision of dual occupancy development, manor houses, multi-dwelling housing and terraces.
- (vii) In the R2 and R3 zone, include a minimum subdivision lot size for dual occupancies of 280sqm.
- (viii) In the R2 zone, introduce a maximum FSR of 0.65:1 for dual occupancy (attached and detached), manor houses, multi-dwelling housing and terraces to offer greater development yield and greater development incentive.
- (ix) In the R2 zone, introduce a landscape provision for dual occupancy, multi-dwelling housing, manor houses and terraces to ensure that the landscape character of the low-density residential zone is protected and that the tree canopy is maintained and enhanced.
- (x) Repeal Schedule 1 – Additional Permitted Uses, Section 1 – Use of certain and at Greenacre and associated mapping.
- (xi) Update the Dictionary to insert in alphabetical order *manor house* and *multi-dwelling housing (terraces)*.

4. Part 2 – Explanation of Provisions

To achieve the objectives and intended outcomes, this Planning Proposal seeks to amend the SLEP 2012. The draft amendments are itemised below with reference to the Standard Instrument LEP.

Item (i) & (ii): Amendments to the R2 Objectives and R2 and R3 Land Use Table

Proposed Amendment – R2 Objectives

Additions are shown in **red text** below

1 Objectives of zone

- To provide for the housing needs of the community within a low-density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that development of housing does not adversely impact the heritage significance of adjacent heritage items and conservation areas.
- **To provide a variety of housing types within a low-density residential environment.**

Justification

- To align R2 objectives with Strathfield LSPS planning priority 8 to facilitate the delivery and diversity of housing across the LGA.

Zone objectives establish the purpose of LEP zones and reflect the intended strategic land use direction of Strathfield LGA. Compulsory zone objectives are included in the Standard Instrument (SI) to ensure consistency on how zones are applied across NSW. As indicated in the SI, clause 2.3(2), Council must consider zone objectives to help determine if a development application is consistent with the strategic planning for the Strathfield area.

Refinements to local zone objectives are necessary when the compulsory SI objectives do not cover all major land use issues for land within the zone. The proposed amendments to Land Use Objectives are proposed to better address local planning issues and to align with the strategic planning framework for the Strathfield LGA.

Proposed Amendment – Land Use Table - R2

3. Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home businesses; Home industries; Manor houses; Multi-dwelling housing; Multi-dwelling housing (terraces); Oyster aquaculture; Places of public worship; Pond-based aquaculture; Public administration buildings; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Tank-based aquaculture; Water recycling facilities

Proposed Amendment – Land Use Table - R3

3. Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Group homes; Home businesses; Manor houses; Multi-dwelling housing; Multi-dwelling housing (terraces); Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Residential care facilities; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Tank-based aquaculture; Water recycling facilities

Justification

- To align R2 zone permissibility for dual occupancies consistent with NSW Low and mid-rise housing reforms.
- To increase permissibility of certain dwelling types within the R2 Low Density Residential zone.
- To create capacity for alternative housing options to deliver housing diversity in the Strathfield LGA.

The SLEP 2012 land use tables list the various forms of development that are considered to be compatible with the objectives of the R2 Low Density Residential zone and therefore permitted with or without consent. The land use table also lists development that is not compatible with each specific zone objectives are listed as prohibited development.

The Standard Instrument makes compulsory the inclusion of certain land uses as permissible or prohibited in each zone-. Additional land uses may be included if, in Council's opinion, the compulsory uses alone do not satisfactorily address the local intent of the zone.

The proposed amendments to the land use table enable greater flexibility for housing diversity within the R2 zone.

Item (iii), (iv), & (v): Amendments to Clause 4.1A - Minimum lot sizes for dual occupancies, manor houses, multi-dwelling housing, multi-dwelling housing (terraces) and residential flat buildings

Proposed Amendment – Clause 4.1A

Additions are shown in **red text** below and deletions shown as ~~strikethrough~~

4.1A Minimum lot sizes for dual occupancies, **manor houses, multi dwelling housing, **multi-dwelling housing (terraces)** and residential flat buildings**

~~(1) The objective of this clause is to achieve planned residential density in certain zones.~~

(1) The objectives of this clause are as follows—

- a) to ensure that lots for certain residential accommodation types are of sufficient size to accommodate proposed dwellings, setbacks to adjoining residential land, private open space and landscaped areas, driveways and vehicle manoeuvring areas,*
- b) to ensure that medium density dwelling types in Zone R2 Low Density Residential retain the general low-density scale and character of existing single dwelling development,*
- c) to minimise any likely adverse impact of the development on the amenity of the area, and*
- d) where an existing lot is inadequate in terms of its area or width—to require the consolidation of 2 or more lots.*

~~(2) Development consent may be granted to development on a lot in a zone shown in Column 2 of the Table to this clause for a purpose shown in Column 1 of the Table opposite that zone, only if the area of the lot is equal to or greater than the area specified for that purpose and shown opposite in Column 3 of the Table.~~

(2) Development consent must not be granted to development on a lot in a zone shown in Column 2 of the table to this clause for a purpose shown in Column 1 of the table opposite that zone unless—

- (a) the area of the lot is equal to or greater than the area specified for that purpose and shown in Column 3 of the table, and*
- (b) the width of the lot at the front building line is equal to or greater than the width specified for that purpose and shown opposite in Column 4 of the table.*

Column 1	Column 2	Column 3	Column 4
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Land use	Zone	Lot area (m ²)	Lot width (metres)
Dual occupancy	<i>Zone R2 Low Density Residential, Zone R3 Medium Density Residential</i>	560 square metres	<i>15 metres</i>
Manor houses	<i>Zone R2 Low Density Residential, Zone R3 Medium Density Residential</i>	<i>560 square metres</i>	<i>18 metres</i>
Multi dwelling housing	<i>Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone R4 High Density Residential</i>	1,000 square metres <i>560 square metres</i>	<i>18 metres</i>
Multi dwelling housing (terraces)	<i>Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone R4 High Density Residential</i>	<i>840 square metres</i>	<i>21 metres</i>

(3) Development consent must not be granted for the erection of a dual occupancy (attached) that provides for both dwellings facing a primary road unless the width of the lot at the front building line is at least 15 metres.

(4) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle and any right of carriageway is not to be included in calculating the lot size.

Justification

- To make permissibility consistent across all relevant clauses of the SLEP 2012.
- To reduce the minimum lot size requirement for certain medium density housing types in the R2 zones and R3 zones, therefore increasing the overall development potential of allotments across the Strathfield LGA.

Item (vi) & (vii): Insert a new Clause (Clause 4.1B) Minimum subdivision lot size for certain dwelling types

Proposed New Clause – Clause 4.1B

Additions are shown in **red text** below

4.1B Minimum subdivision lot size for dual occupancies and multi dwelling housing (terraces)

- (1) The objective of this clause is to ensure that the lot sizes for dual occupancies are appropriate for the environmental capability of the land, having regard to the land's topography and other natural features.*
- (2) Despite clauses 4.1 and 4.1A, development consent may be granted for the subdivision of land—*
 - (a) in Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone R4 High Density Residential if—*

- (i) there is a dual occupancy (attached) on the land that was lawfully erected, or*
- (ii) there are three (3) or more multi dwelling housing (terraces) on the land that was lawfully erected, and*
- (iii) the lot size for each resulting single dwelling lot will be at least 280 square metres;*
- (3) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle and any right of carriageway is not to be included in calculating the lot size.*
- (4) A reference in this clause to a lot does not include a reference to any lot comprising common property (within the meaning of the [Strata Schemes \(Freehold Development\) Act 1973](#)) or association property (within the meaning of the [Community Land Development Act 1989](#)).*

Justification

- To make permissibility consistent across all relevant clauses of the SLEP 2012.
- To reduce the minimum lot size for certain medium density housing types in the R2 zone and R3 zones, therefore increasing the overall development potential of allotments across the Strathfield LGA.
- To allow Torrens Title subdivision to create attached dual occupancy in the post-construction stage.
- To disallow Torrens Title subdivision to create undersized detached dwelling lots or undersized vacant lots in order to maintain the existing neighbourhood character.

Item (viii): Insert a new Clause (Clause 4.4D) Exceptions to floor space ratio for dual occupancies and multi-dwelling housing in the R2 zone

Proposed New Clause – Clause 4.4D

Additions are shown in **red text** below

(1) The objectives of this clause are

- (a) to ensure the bulk and scale of certain dwelling types is compatible with the character of the locality,*
- (b) to promote good residential amenity.*

(2) Despite Clause 4.4C, where a floor space ratio is not shown on the Floor Space Ratio Map, the maximum floor space ratio for a building used for a purpose specified in the table to this subclause on land in Zone R2 Low Density Residential is the floor space ratio specified opposite that land use in Column 2 of the table.

Column 1	Column 2
Land use	Floor space ratio

Dual occupancy; manor houses; multi dwelling housing & multi dwelling housing (terraces); semi-detached dwellings	0.65:1
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Justification

The proposed Clause 4.4D is intended to increase the allowable floor space for dual occupancy development and multi dwelling housing developments and terraces to incentivise a wider range of housing choice for the community in close proximity to transport facilities and local services. Some of the benefits of dual occupancy and multi dwelling housing development may include greater affordability, security and reduced maintenance when compared to single detached houses. Providing a wider range of housing choices allows our community members to move into a home that suits their changing needs without necessarily having to leave the area. This might include longstanding residents wishing to downsize and stay connected to their local community or families who have outgrown apartment living.

Item (ix): Insert a new local provision (Clause 6.12) for landscaping requirements for dual occupancy and multi-dwelling housing in the R2 zone.

Proposed New Clause – Clause 6.12

Additions are shown in red text below

6.12 Landscaped areas for certain dwelling types in the R2 zone

- (1) The objectives of this clause are as follows—*
 - (a) to ensure adequate opportunities exist for the retention or provision of deep soil and vegetation that contributes to biodiversity and, in the case of trees, enhances the tree canopy of Strathfield Local Government Area,*
 - (b) to minimise urban run-off by maximising permeable deep soil areas on the sites of development,*
 - (c) to ensure that the visual impact of dual occupancy and multi dwelling housing development is minimised by appropriate landscaping and that the landscaping is maintained,*
 - (d) to ensure that landscaping carried out in connection with development is sufficient to complement the scale of buildings, provide shade, screen parking areas and enhance neighbourhood amenity.*
- (2) This clause applies to land in the R2 Low Density Residential zone,*
- (3) The minimum percentage of the parent lot area on land to which this clause applies that is to consist*

of landscaped areas is shown in Column 3 of the table to this subclause opposite the parent lot area in Column 2 of the table for a specific land use as shown in Column 1.

Column 1	Column 2	Column 3
Land Use	Lot area (m ²)	Minimum landscaped area (% of lot area)
Dual occupancy; Manor houses	≤ 800	35
	800 ≥	40
Multi dwelling housing; Multi dwelling housing (Terraces)	≤ 800	30
	800 ≥	35

(4) Despite subclause (3), development consent may be granted to relevant development on land to which this clause applies, even though the percentage of the site area consisting of landscaped areas is less than the percentage shown in the sub clause 3 table in relation to the land if—

(a) the development will not result in a reduction of the percentage of the site area consisting of landscaped areas, and

(b) the consent authority is satisfied that—

(i) the tree canopy on the site area is maintained or enhanced, and

(ii) the landscaped area is protected and enhanced, and

(iii) the development does not have an adverse effect on the landscape quality of the site.

(4A) In subclause (4)—

relevant development means—

(a) the alteration of or addition to an existing dwelling house or any development ancillary to an existing dwelling house, or

(5) The minimum landscaped area for any lot of land to which this clause applies created by the subdivision of a lot containing a dual occupancy is the percentage shown on the table in the sub clause 3 in relation to the land.

(6) Subclause (5) does not apply to a subdivision of land under the Community Land Development Act 1989 or the Strata Schemes (Freehold Development) Act 1973.

(7) The following are taken to be excluded from the site area for the purposes of this clause—

(a) in the case of an internal lot—

This clause permitted dual occupancy development in the R2 zone for the suburb of Greenacre as an additional permitted use. This additional permitted use of dual occupancy development in Greenacre will be redundant as a result of the aforementioned changes.

Item (x): Update the Dictionary to insert in alphabetical order manor house and multi-dwelling housing (terraces)

Proposed Definitions

Additions are shown in red text below

Update the Dictionary to insert in alphabetical order the following definitions:

manor house has the same meaning as in the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

multi dwelling housing (terraces) has the same meaning as in the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

5. Part 3 – Justification of Strategic and Site-Specific Merit

The low and medium density residential zones apply to a significant proportion of land in the Strathfield LGA. The SLEP 2012 is the primary planning instrument that guides development on residential land within the Strathfield LGA. However, the provisions of this instrument are dated. They must be reviewed to ensure consistency with relevant priorities and principles in the Strathfield Local Strategic Planning Statement (LSPS) 2040 and other applicable local and regional plans and strategies.

When assessing the strategic merit of the Planning Proposal in terms of housing supply, consideration must also be given to relevant federal and state initiatives as they apply directly to the Strathfield LGA.

National Housing Accord

The agreement between Commonwealth and states and territories has updated the national target as of August 2023 to 1.2 million new well-located homes over five (5) years from mid-2024. The Accord is one component of the government's broader housing agenda which also includes significant funding for social and affordable housing and additional support for renters and homebuyers.

The NSW Government has committed to building 377,000 new homes across the state in the next five (5) years to align with the *National Housing Accord*. As part of this commitment, Strathfield Council has been allocated a new housing target of 3,500 new homes by 2029.

Transport Oriented Development (TOD) Program

Homebush has been identified as an accelerated precinct under the Transport Oriented Development (TOD) Program. As part of the TOD Program, DPHI has reviewed planning controls in Homebush to identify areas of the precinct suitable to support more homes.

The draft Homebush TOD rezoning proposal aims to implement the vision for Homebush outlined in the Parramatta Road Corridor Urban Transformation Strategy, with some additional changes included to help deliver more diverse and well-located homes close to key public transport infrastructure. The proposal also provides a proactive approach to addressing the NSW housing crisis.

Key features of the rezoning proposal include:

- Capacity for up to 16,100 additional homes within the precinct – 50% within the Strathfield LGA
- Mandatory affordable housing contributions of between 5–10% for all new residential development in the precinct, delivering between 805 and 1,610 affordable homes in perpetuity and managed by a registered community housing provider
- The creation of up to 2,670 additional jobs
- Potential for new open space, pathways and cycleways within the precinct

This Planning Proposal is guided by the Strathfield Medium Density Housing Strategy, developed from a comprehensive review of the SLEP 2012 provisions for low and medium density residential areas. It ensures alignment with the strategic framework for the Strathfield LGA. In accordance with the

Department of Planning and Environment's *Local Environmental Plan Making Guideline*, this section responds to the following issues:

Question		Considerations
Section A – need for the Planning Proposal		
1	Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?	<p>The proposal is informed by the Strathfield MDHS and seeks to implement outcomes of the strategy. In developing and structuring recommendations of the MDHS, consideration has been given to the existing policy and statutory environment and recent Council planning investigations, dwelling evidence base, existing urban design characteristics and neighbourhood character, yield analysis, and community consultation.</p> <p>As discussed elsewhere in this proposal, results from the MDHS representative community survey show that Strathfield residents are generally supportive of dual occupancy and multi dwelling housing such as terraces and townhouses in the R2 zone.</p> <p>The feasibility analysis undertaken as part of the MDHS illustrates that the proposed amendments to SLEP will, under the projection of market conditions analysis, stimulate gradual, but viable medium density housing development over the next 5 to 10 years in R2 zoned land.</p>
2	Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	<p>The proposed LEP amendments to the objectives, land use permissibility and minimum lot sizes are the appropriate mean for achieving the intended development outcomes for the subject land.</p> <p>These LEP objectives and controls are part of the fundamental mechanism which drives or restricts development activities in an LGA. There are no other means to achieve the objectives or intended outcomes of the MDHS.</p>
3	Will the Planning Proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?	<p><u>Greater Sydney Region Plan – A Metropolis of Three Cities.</u></p> <p>The Greater Sydney Region Plan sets out the 40-year vision, priorities and actions for Greater Sydney. Specifically, the plan seeks to create a 'three city metropolis' model, which includes The Western Parkland City, The Central River City and the Eastern Harbour City (Figure 13).</p>

	<p>The primary vision identified in The Plan is to promote a '30 Minute City' by 2056 across greater Sydney by way of developing greater housing choices in the vicinity of jobs and other key services.</p> <p>Given the anticipated dwelling yield within the Homebush TOD precinct will likely deliver the majority of housing supply in the Strathfield LGA for the next 5 to 10 years, this Planning Proposal is focused less on rapid density increase, and more on creating a greater choice of housing types gradually in the Strathfield LGA over a 5-to-15-year period.</p> <p>In this regard, the Planning Proposal will generally give effect to the following objectives:</p> <ul style="list-style-type: none"> • Objective 4 - Infrastructure use is optimised • Objective 7 - Communities are healthy, resilient and socially connected • Objective 10 - Greater housing supply • Objective 11 - Housing is more diverse and affordable <p><u>The Eastern City District Plan</u></p> <p>The Eastern City District Plan (ECDP) provides a 20 year vision to manage jobs and growth. Homebush is identified as a Planned Precinct to deliver additional capacity for housing supply.</p> <p>The ECDP includes the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) as one of the State-led initiatives to address housing supply (Planning Priority E5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport).</p> <p>This is the most direct reference to the Strathfield LGA, with the majority of the ECDP incorporating more generic priorities and actions such as place based planning and heritage conservation.</p> <p>The Planning Proposal identifies mechanisms to facilitate the delivery and diversity of housing across the LGA and presents smart growth options within a low density environment for:</p>
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		<ul style="list-style-type: none"> • Dual occupancy development that is consistent with the streetscape character across the LGA • Medium density development in the form of townhouses and terraces. <p>In this regard, the Planning Proposal is consistent with Planning Priority E5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport.</p>
4	Is the Planning Proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?	<p>The Planning Proposal is consistent with, and will give effect to the following Priorities and Actions of the Strathfield LSPS 2040:</p> <p>P1. Collaboration ensures growth is sustained by well-planned and accessible infrastructure (A3)</p> <p>P8. Diverse housing options provide for people at all lifecycles and connects them to jobs, recreation, services and transport (A50, A52, A53)</p> <p>P18. Our community is involved in designing Strathfield's future (A114)</p>
5	Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?	The Planning Proposal is consistent with the policy proposal as contained within the <i>Explanation of Intended Effect: Changes to create low-and mid-rise housing</i> (DPHI, December 2023).
6	Is the Planning Proposal consistent with the applicable SEPPs?	Refer to Table 2 below
7	Is the Planning Proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?	<p>An assessment of relevant Section 9.1 Directions against the Planning Proposal is provided in APPENDIX A.</p> <p>The assessment of the planning proposal against the applicable s9.1 Directions has not found any unjustified inconsistencies.</p>
Question		Considerations
Section C – environmental, social and economic impact		
8	Is there any likelihood that critical habitat or threatened	The proposal is not site specific and applies largely to land already occupied by existing low density housing stock in

	species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?	<p>an established urban setting, which is not adjacent to any critical habitat or threatened species, populations or ecological communities.</p> <p>Site specific environmental impacts would be assessed at the Development Application stage.</p>
9	Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?	<p>The Planning Proposal will have no impact on environmentally sensitive land or endangered ecological communities (EEC) as the changes will only affect established low density residential areas.</p> <p>The proposal involves a moderate increase in the density of future development for the purpose of dual occupancy or multi dwelling housing (including manor houses).</p> <p>Detailed built form testing has been conducted to examine potential environmental effects of the uplift before arriving at the proposed FSR values for dual occupancies or multi dwelling housing. The findings of the built form testing are provided in APPENDIX F.</p>
10	Has the Planning Proposal adequately addressed any social and economic effects?	<p>The Planning Proposal is unlikely to cause any significant adverse or negative social or economic impacts.</p> <p>As the proposal is to change the subdivision status of existing housing only, it will have no effect on items or places of non-Aboriginal or Aboriginal cultural heritage. Nor will it negatively affect the number of jobs or housing growth, nor impact existing social infrastructure, nor the need for public open space, nor existing retail centres.</p> <p>It offers exceptions to certain development controls to improve development viability and encourage for a variety of choices to meet the evolving housing needs of the community.</p> <p>By encouraging diverse housing choice in the residential areas, it will have a positive social impact by allowing different household types in the same neighbourhood to promote social inclusion and interactions.</p> <p>Due to current land economic conditions, new housing supply is expected to be delivered at a gradual pace (refer to APPENDICES B & D). The moderate increase in</p>

		residential density also brings positive economic benefits to help support local business and local infrastructure.
Question		Considerations
Section D – Infrastructure (Local, State and Commonwealth)		
11	Is there adequate public infrastructure for the Planning Proposal?	<p>This Planning Proposal seeks to encourage a wider choice of housing types in residential areas than is currently available by permitting alternative forms of housing within existing R2 zoned land, where public infrastructure is already established.</p> <p>The Planning Proposal will not generate additional demands on public infrastructure that cannot be addressed through forward infrastructure planning and includes provisions to limit further overdevelopment of residential land in R2 and R3 zones. The Planning Proposal, will, therefore, encourage the planning and delivery of housing in urban locations where it will make good use of existing and planned infrastructure and services.</p> <p>The Planning Proposal will enable a gradual supply of new dwellings and will not generate a spike in demand for additional public infrastructure.</p>
Question		Considerations
Section E – State and Commonwealth		
12	What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?	The objectives and intended outcome of this Planning Proposal align with the National Housing Accord and the recent low and mid-rise housing reforms. It is expected to help unlock development potential on existing low density residential areas to increase housing supply.

Table 1 Matters for consideration

Is the planning proposal consistent with applicable SEPPs?

This Planning Proposal has been considered against the relevant SEPPs and is determined to be consistent with the relevant provisions as set out in Table 2 below.

SEPP	Consistency	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Yes	The SEPP applies as the land to which this planning proposal applies is located within the Strathfield LGA, and within a zone specified by the SEPP. Vegetation management works within the affected area are

		<p>regulated by Part O of Strathfield DCP 2005 as permitted by clause 2.9 of the SEPP.</p> <p>No changes to the regulatory regime applicable to vegetation management works within the area subject to this planning proposal are proposed.</p>
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	<p>The Low-Rise Housing Diversity Code applies to dual occupancy, manor house development and multi dwelling (terraces) and the Proposal meets the various requirements of the SEPP.</p> <p>The Subdivision Code and Strata subdivision of dual occupancy development is permitted in certain circumstances.</p> <p>The Codes SEPP gives regard to the lot size requirements specified by LEPs for dual occupancies, manor house and terrace developments by mandating the development to comply with the minimum lot size area specified by the relevant LEP. The introduction of lot size development standards for 'manor houses' and 'multi dwelling housing (terraces)' within the R2 zone is consistent with the intent of this SEPP. The proposed lot width requirements for RFBs in the R3 zone will only be applicable to development applications and does not contradict or hinder the application of this SEPP.</p> <p>Accordingly, the Planning Proposal is not inconsistent with this SEPP.</p>
State Environmental Planning Policy (Housing) 2021	Yes	<p>The Planning Proposal does not propose any changes which will contradict or hinder the application of this SEPP in relation to the provision of affordable housing and diverse housing.</p> <p>Accordingly, the Planning Proposal is consistent with this SEPP.</p>
State Environmental Planning Policy (Industry and Employment) 2021	Yes	<p>The Strathfield LGA is not located within the Western Sydney employment area. The Planning Proposal does not propose any changes which will contradict or hinder the application of this SEPP in relation to advertising and signage.</p> <p>Accordingly, the Planning Proposal is not inconsistent with the SEPP.</p>
State Environmental Planning Policy (Planning Systems) 2021	Yes	<p>The Planning Proposal is not inconsistent with the SEPP as it does not affect state infrastructure.</p>
State Environmental Planning Policy (Precincts—Central	N/A	<p>Not applicable, the Strathfield LGA is not located within the Central River City.</p>

River City) 2021		
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	Yes	<p>The Strathfield LGA is located within the Central River City but does not contain any precincts or growth areas identified by this SEPP.</p> <p>Accordingly, the Planning Proposal is not inconsistent with the SEPP</p>
State Environmental Planning Policy (Precincts—Regional) 2021	N/A	Not applicable, the Strathfield LGA is not located within a regional area.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	N/A	Not applicable, the Strathfield LGA is not located within the Western Parkland City.
State Environmental Planning Policy (Primary Production) 2021	N/A	Not applicable, the Strathfield LGA does not contain land used for primary production
State Environmental Planning Policy (Resilience and Hazards) 2021	Yes	<p>The Planning Proposal does not propose any hazardous and offensive development. The land that is proposed to be rezoned and uplifted under the Planning Proposal is currently zoned residential; and is long established, urban land with historical residential use. Therefore, the areas proposed for uplift are unlikely to be contaminated.</p> <p>Accordingly, the Planning Proposal is consistent with this SEPP.</p>
State Environmental Planning Policy (Resources and Energy) 2021	Yes	<p>The Planning Proposal does not contain any planning provisions relating to development of mineral, petroleum and extractive material resources.</p> <p>Accordingly, the Planning Proposal is not inconsistent with the SEPP.</p>
State Environmental Planning Policy (Sustainable Buildings) 2022	Yes	<p>The Planning Proposal does not contain any planning provisions which will contradict or hinder the application of this SEPP in relation to BASIX for residential development or the SEPP's requirements for non-residential development.</p> <p>Accordingly, the Planning Proposal is not inconsistent with the SEPP.</p>
State Environmental Planning Policy (Transport and Infrastructure) 2021	Yes	<p>The Planning Proposal does not contain any planning provisions which will affect or hinder the delivery of infrastructure, educational establishment and child care facilities or major infrastructure corridors.</p> <p>Accordingly, the Planning Proposal is not inconsistent with the SEPP.</p>

6. Part 4 - Maps

The Planning Proposal will result in an amendment to the following SLEP maps:

- Additional Permitted Uses Map as shown in **Figure 2** below. It is proposed that the map be repealed as outlined in Section 4 above.

The amended SLEP maps in 'map sheets' format will be completed prior to the finalisation stage.

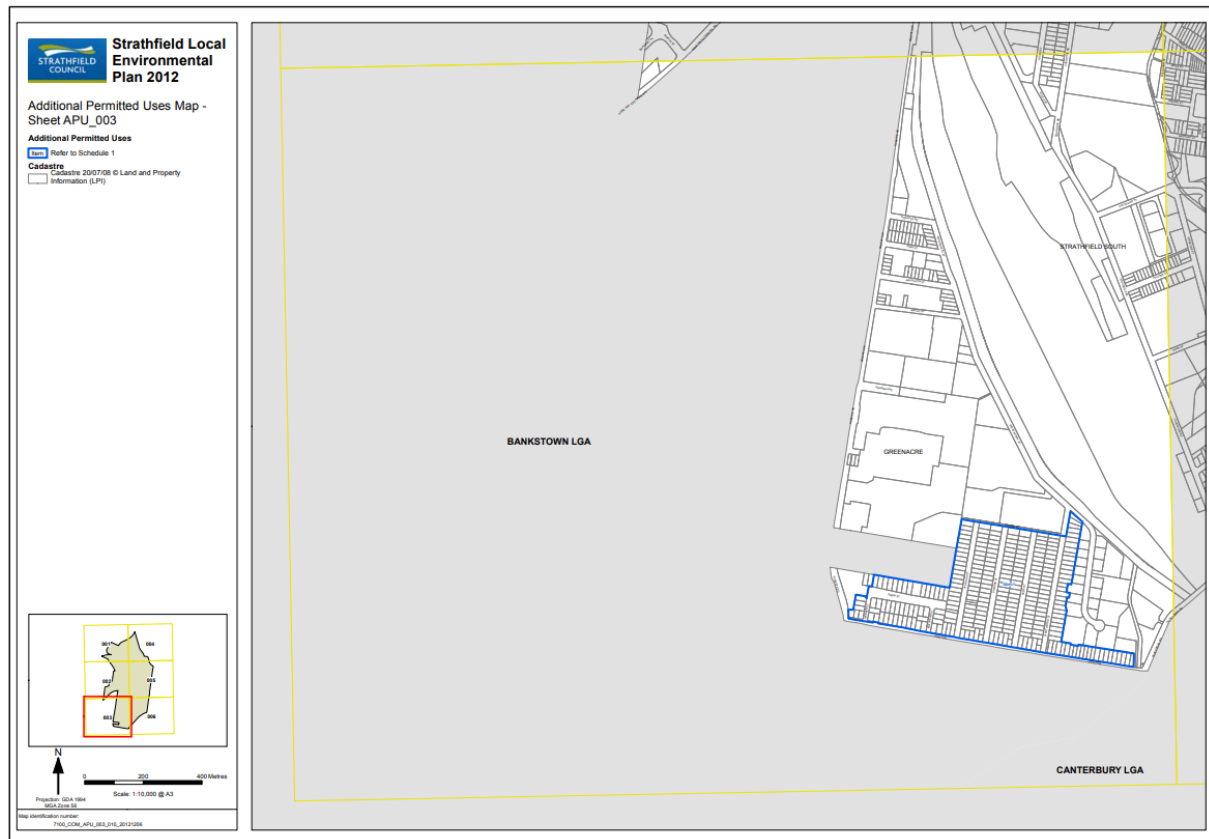


Figure 2: Additional Permitted Uses Map – APU_003 – 7100 COM APU 003 010 20121206 - Strathfield LEP 2012 section in blue to be repealed

7. Part 5 - Community Consultation

It is anticipated that this Planning Proposal will be exhibited for a minimum period of 28 days in accordance with the provisions of the EP&A Act 1979 and the Environmental Planning & Assessment Regulation 2021 and any requirements of the Gateway Determination.

Exhibition material, including plain English explanatory information, fact sheets, description of the objectives and intended outcomes, copy of the Planning Proposal and relevant maps will be available for viewing during the exhibition period on Council's website. Hard copies will also be available at Council offices and library for public viewing.

Notification of the public exhibition will be through:

- Exhibition notice on Council's website,
- Notices in Council offices and libraries,
- Community engagement project on Council's Have Your Say website,
- Council's social media platforms,
- Letters to landowners of properties affected by a proposed change in the planning controls, and
- Letters to State and Commonwealth Government agencies identified in the Gateway Determination.

Consultation already undertaken

Consultation with state agencies

There has been no formal pre-lodgement meeting held to discuss the details of this Planning Proposal with DPHI. However, through various communication means Strathfield Council has informed DPHI of the MDHS and expressed the intent to explore opportunities to encourage medium density housing in the LGA through potential LEP amendments. They include:

- In light of the Explanation of Intended Effect: Changes to create low- and mid-rise housing, which was publicly exhibited between 15 December 2023 and 23 February 2024, Strathfield Council made a submission to DPHI dated 28 March 2024, informing DPHI the work-in-progress MDHS at the time and the intent to make relevant LEP amendments to implement the MDHS.
- Appearing at the Parliamentary Enquiry on 20 May 2024.

Consultation with community

As part of the Strathfield MDHS, Micromex Research was engaged to undertake a random telephone survey with residents living in the Strathfield LGA between 30th November to 11th December 2023. Micromex surveyed a sample of 514 residents to determine 'general population sentiment' regarding planning in the Strathfield LGA (Stage 1). These respondents were recruited to participate in a follow

up survey (Stage 2) which involved receipt of an information package regarding the Strathfield Council Medium Density Housing Strategy.

Following the review of the information package, residents were asked to complete an online survey which sought to gauge residents' opinions regarding housing variety and choice within the community. At the conclusion of the study 261 residents had provided their feedback.

Detailed findings of the survey are provided in APPENDIX E.

8. Part 6 - Project Timeline

Based on the indicative timeline in the NSW LEP making guideline, the anticipated project timeline for completion of this Planning Proposal is shown below:

Stage	Anticipated Timeframe
Planning Proposal reported to Council (completed)	August 2024
Anticipated commencement date (date of Gateway Determination)	End of November 2024
Post Gateway actions: <ul style="list-style-type: none"> Additional studies (assumed none) Timeframe for government agency consultation Finalises infrastructure schedules or development contribution plan 	End of December 2024
Commencement and completion dates for public exhibition period (minimum of 28 days)	January 2025 – end of February 2025
Consideration of submissions and make revisions if necessary	End of March 2025
Consideration by Council of a proposal post exhibition	May 2025
Date of submission to the DPHI to finalise the LEP	May to June 2025

APPENDICES

APPENDIX A - Relevant Section 9.1 Ministerial Directions Checklist

Section 9.1 Ministerial Directions Checklist		
No.	Direction	Consistency and Implications
Focus area 1: Planning Systems		
1.1	Implementation of Regional Plans	Consistent. This Planning Proposal achieves the overall intent of the Greater Sydney Region Plan and does not undermine the achievement of the Regional Plan's vision, land use strategy, goals, directions or actions.
1.2	Development of Aboriginal Land Council land	Does not apply.
1.3	Approval and Referral Requirements	Consistent
1.4	Site Specific Provisions	Does not apply.
Focus area 1: Planning Systems – Place-based		
1.5	Parramatta Road Corridor Urban Transformation Strategy	Not relevant. No R2 zone land exists within the Homebush TOD precinct. Planning controls contained within the draft Homebush TOD rezoning proposal will prevail over the subject Planning Proposal on any R3 zoned land within the bounds Homebush TOD Precinct.
1.6 to 1.22 not relevant to the subject area		
Focus area 2: Design and Place (blank)		
Focus area 3: Biodiversity and Conservation		
3.1	Conservation Zones	Not relevant
3.2	Heritage Conservation	Consistent Clause 5.10 and Schedule 5 of SLEP 2012 contains heritage conservation provisions. This planning proposal applies to all R2 and R3 zoned land within Strathfield LGA including numerous individual sites containing heritage items as well as Heritage Conservation Areas listed under Schedule 5 of SLEP 2012. The heritage provisions within SLEP 2012 will continue to apply and provide sufficient protection for this item.

3.3	Sydney Drinking Water Catchments	Not relevant
3.5	Recreation Vehicle Areas	Not relevant
3.6	Strategic Conservation Planning	Not relevant The planning proposal does not apply to land identified as <i>avoided land</i> or a <i>strategic conservation area</i> under the provisions of State Environmental Planning Policy (Biodiversity and Conservation) 2021.
3.7	Public Bushland	Consistent
3.9	Sydney Harbour Foreshores and Waterways Area	Consistent
3.10	Water Catchment Protection	Does not apply to planning proposal. The land the subject of this planning proposal is not located within a regulated catchment within the meaning of State Environmental Planning Policy (Biodiversity and Conservation) 2021.
Focus Area 4: Resilience and Hazards		
4.1	Flooding	Consistent
4.2	Coastal Management	Does not apply to planning proposal. The land the subject of this planning proposal is not located within the <i>coastal zone</i> as defined by the Coastal Management Act 2016 – section 5.
4.3	Planning for Bushfire Protection	Not relevant
4.4	Remediation of Contaminated Land	Consistent Council's Contaminated Land Register was checked to determine whether any properties subject to this planning proposal were listed as contaminated land and unsuitable for residential development. A review of the available history for the area gives no indication that the land associated with this Planning Proposal is contaminated. All land

		affected by this Planning Proposal is currently used for residential purposes.
4.5	Acid Sulfate Soils	Consistent
4.6	Mine Subsidence and Unstable Land	Not relevant
Focus Area 5: Transport and Infrastructure		
5.1	Integrated Land Use and Transport	<p>This planning proposal proposes to alter a provision relating to existing zoned urban land and for this reason this Direction is considered to apply.</p> <p>Concentrating the potential for additional residential development within an existing centre is consistent with Principle 1 of the Accessible Development Principles nominated in <i>Improving Transport Choice – Guidelines for planning and development</i>.</p> <p>Development categories to which <i>The Right Place for Business and Services – Planning Policy</i>, applies do not relate to development proposed to be permitted by this planning proposal.</p>
5.2	Reserving Land for Public Purposes	<p>Not relevant</p> <p>This planning proposal does not propose to reserve land for a public purpose or remove an existing public purpose reservation.</p>
5.3	Development near Regulated Airports and Defence Airfields	<p>Not relevant</p> <p>The land the subject of this planning proposal is not located near a regulated airport or defence airfield.</p>
5.4	Shooting Ranges	<p>Not relevant</p> <p>The land the subject of this planning proposal is not located near an existing shooting range.</p>
Focus area 6: Housing		
6.1	Residential Zones	<p>Consistent</p> <p>This planning proposal aims to increase residential density within an existing residential zone.</p>

		Clause 6.4 Essential services of SLEP 2012 contains provisions relating to adequacy of services.
6.2	Caravan Parks and Manufactured Home Estates	Not relevant This planning proposal does not seek to alter any provisions relating to caravan parks or manufactured home estates.
Focus area 7: Industry and Employment		
7.1	Employment Zones	Not relevant This planning proposal does not relate to employment zones.
7.2	Reduction in non-hosted short term rental accommodation period	Does not apply
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	N/A
Focus area 8: Resources and Energy		
8.1	Mining, Petroleum Production and Extractive Industries	Not relevant
Focus area 9: Primary Production		
9.1	Rural Zones	Does not apply
9.2	Rural Lands	Does not apply
9.3	Oyster Aquaculture	Does not apply

APPENDIX B – Strathfield Medium Density Housing Strategy

APPENDIX C – Strathfield Medium Density Urban Design Report

APPENDIX D – Community Representative Survey (Stages 1) & Online Opt-in Survey (Stage 2)

APPENDIX E – Built Form Testing

APPENDIX F – Strathfield Local Planning Panel Report & Minutes

APPENDIX G – Strathfield Council Report 13 August 2024