

STRATHFIELD COUNCIL

Planning Proposal Report

Strathfield Local Environmental Plan 2012 –
Housekeeping Amendments 2024

(PP2024/02)

October 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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Amendment #	Amendment
Amendment #1	Amended in April 2025 to address Gateway Determination Conditions. Gateway Determination – 17 March 2025
Amendment #2	Amended 30 April 2025 to address DPHI letter dated 24 April 2025

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 respond to a range of administrative and housekeeping issues to the instrument and accompanying mapping which were identified as part of a previous Planning Proposal, which was subsequently withdrawn by Council.

2. Background

In 2021, Council lodged a draft Planning Proposal with the Department of Planning and Environment (DPE) for the preparation of a new Strathfield Local Environmental Plan (Strathfield LEP 2021). The draft Planning Proposal included a long list of items for consideration.

On 29 April 2022, DPE issued a Gateway Determination which identified an extensive list of matters that should not be progressed, or required significant, additional work.

On 4 April 2023, Council resolved to withdraw the Comprehensive LEP 2021 Planning Proposal (PP-2021-3803). Council also resolved that it:

Be provided with a briefing, at a Councillor Workshop, to confirm next steps for progressing key components contained within the draft Local Environmental Plan 2021, in a new Planning Proposal to amend the Strathfield Local Environmental Plan 2012.

On 6 April 2023, a letter was sent to the DPE requesting the formal withdrawal of the Planning Proposal. The reasons for withdrawal can be broadly summarised as follows:

1. More evidence base needed
2. Non-compliances with Ministerial Direction requirements

On 24 October 2023, a Councillor Workshop was held to brief the Councillors on a way forward to progress several amendments to the Strathfield LEP.

On 14 November 2023, Council considered a report that outlined several amendments to the Strathfield LEP 2012 that could be progressed as a Housekeeping Amendment following the withdrawal of the Comprehensive LEP 2021 Planning Proposal (PP-2021-3803).

In this regard, Council resolved in part the following (289/23):

That:

1. *In accordance with the provisions of the Environmental Planning and Assessment Act 1979, Council endorse the preparation of a draft Planning Proposal to amend the Strathfield Local Environmental Plan 2012 in relation to the following eight (8) items:*
 - a) *Exclusion of access handles when calculating site area for battle-axe lot or any lot with an access handle for the purposes of minimum subdivision lot size*
 - b) *Introduction of 'Creative Industries' as Permitted with Consent in E4 General Industrial Zone. (N.B. Creative Industries are a type of Light Industry)*
 - c) *Removal of signage from Schedule 2 – Exempt Development*
 - d) *Terrestrial Biodiversity – remove specific land mentioned in LEP Clause and reference new Terrestrial Biodiversity Map/s*
 - e) *Amend Schedule 5 as follows:*
 - Part 1 – Add existing State Heritage Items*
 - Part 2 – Expand the Burlington Road Heritage Conservation Areas*

- f) Rezoning selected Sydney Water lands from R2 Low Density Residential to SP2 Infrastructure and REI Public Recreation*
 - g) Introduction of 'Recreation Facility (indoor)' as Permitted with Consent in the E4 General Industrial zones*
 - h) Editorial and mapping updates to remove / update references to old legislation and update all mapping*
- 2. The draft Planning Proposal be reported to a future Council Meeting to obtain approval to lodge it with the Department of Planning and Environment to seek a Gateway Determination.*

A copy of the Council report is included at Appendix 1.

3. Objectives and Intended Outcomes

Objective

The objective of the Planning Proposal is to amend Strathfield Local Environmental Plan 2012 to improve its operation and accuracy by correcting identified anomalies and inconsistencies to existing provisions and maps, updating property descriptions and expanding permissibility

Specifically, the Planning Proposal seeks to

- improve SLEP 2012 operation and accuracy by correcting identified anomalies and inconsistencies to existing provisions and maps,
- implement the outcomes of Council's endorsed Biodiversity Conservation Strategy and Action Plan 2020-2030,
- respond to a request by Sydney Water to rezone existing Sydney Water infrastructure from R2 Low Density Residential to SP2 to better reflect their current and future use of the land.
- expand the permitted uses in the E4 General Industrial zone to enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers, consistent with the objectives of the zone
- ensure that heritage items and significant properties are correctly identified and protected.

Intended Outcomes

- (i) Amend *Clause 4.1 – Minimum subdivision lot size* to include a sub-clause that clarifies the exclusion of the calculation of the access handle for a battle axe block for the purposes of subdivision
- (ii) Amend *Clause 4.1A Minimum lot size for dual occupancies, multi dwelling housing and residential flat buildings* to include a sub-clause that clarifies the exclusion of the calculation of the access handle for a battle axe block for the purposes of subdivision (so as to ensure consistency)
- (iii) Amend *Schedule 2 Exempt development* to remove the signage provisions
- (iv) Amend *Clause 6.11 Terrestrial biodiversity* by deleting subclause (2) that references land at 38–50 Weeroona Road, Strathfield, being Lot 1, DP 803688, and introduce a Terrestrial Biodiversity Map that identifies the key biodiversity areas identified in the *Strathfield Biodiversity Conservation Strategy and Action Plan 2020-2030*
- (v) Amend *Schedule 5 Environmental Heritage – Part 1 Heritage items* to:
 - update the item name from Australian Catholic University, Strathfield Campus (includes former “Mount Royal”)—various buildings and landscape to Mount St Mary Campus of the Australian Catholic University and significance from local to State
- (vi) Rezone in accordance with the request from Sydney Water land in its ownership and control from R2 Low Density Residential to SP2 Infrastructure.
- (vii) Amend the Land Use Table to the E4 General Industrial zone to include *recreation facility (indoor)* as a permitted use

4. Part 2 – Explanation of Provisions

To achieve the objectives and intended outcomes, the PP proposes to amend the SLEP 2012 via a number of instrument and mapping amendments as explained in the following sections.

Explanatory Note: The drafting of the instrument is subject to the legal drafting process by Parliamentary Counsel.

Instrument only amendments

Items 1–4 are amendments to the SLEP 2012 affecting the written instrument only, and do not affect any of the SLEP map sheets. The proposed housekeeping amendments are explained below with proposed changes identified in red.

Item 1 – Amendment to the Land Use Table to the E4 General Industrial zone to include recreation facility (indoor) as a permitted use. (refer to Intended Outcome (viii) above)

Proposed Amendment – Land Use Table – E4 General Industrial

3 Permitted with consent

Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Car parks; Depots; Environmental protection works; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Recreation areas; Recreation facility (indoor); Research stations; Roads; Sex services premises; Signage; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies

Justification

The Greater Sydney Commission's A Metropolis That Works defines urban services as a wide range of industries that enable the city to develop and its businesses and residents to operate. This encompasses an eclectic landscape of panel beaters, home renovation services, glass makers, small-scale manufacturing companies, redistribution centres, kids indoor play zones, food preparation and catering facilities, repair workshops, gyms and the like.

The primary purpose of land in the E4 zone is to support industrial and warehousing land uses with non-industrial land uses such as retail being limited to meeting the daily needs of businesses and workers. An objective of the E4 zone in Strathfield LEP 2012 is *to enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers*. The amendment is consistent with this objective.

The *Toolkit – Employment Zones Reform (November 2021)* prepared by the then Department of Planning, Industry and Environment identified that indoor recreation, including gymnasiums and play

centres, in industrial areas may be suitable for the broader E4 General Industrial zone, if future applications can demonstrate compatibility with the dominant industrial character.

The inclusion of recreation facility It is noted that recreation facility (indoor) is a permitted use in E4 zone in adjoining councils' LEPs (Canada Bay LEP, Inner West LEP 2022 (E4) and IN2 Light Industrial Zone in Canterbury-Bankstown LEP 2023).

The inclusion of recreation facility (indoor):

- Is consistent with the Department's consideration for land uses within the E4 zone
- Meets the existing objectives of the E4 zone by *enabling limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers*; and
- Is consistent with the permitted land uses in the E4 zones of the adjoining councils

Additional controls will be incorporated into the DCP to ensure that this use does not become a dominant use in the E4 zone

Item 2- Amendment to Clause 4.1 Minimum subdivision lot size to include a sub-clause that requires the exclusion of the calculation of the access handle for a battle axe block for the purposes of subdivision. (refer to Intended Outcome (i) above)

4.1 Minimum subdivision lot size

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

(a) *to promote consistent subdivision and development patterns that reflect and reinforce the predominant subdivision pattern of the area,*

(b) *to ensure a variety of lot sizes are maintained of sufficient size and shape to accommodate a variety of development types,*

(c) *to preserve large industrial lots in order to provide a range of large-scale sites suitable for industrial activities that require integrated and large floorplates.*

(2) *This clause applies to a subdivision of any land shown on the [Lot Size Map](#) that requires development consent and that is carried out after the commencement of this Plan.*

(3) *The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the [Lot Size Map](#) in relation to that land.*

(3A) 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 for the purposes of subclause (3).

(4) *This clause does not apply in relation to the subdivision of any land—*

(a) *by the registration of a strata plan or strata plan of subdivision under the [Strata Schemes Development Act 2015](#), or*

(b) *by any kind of subdivision under the [Community Land Development Act 2021](#).*

Justification

This will correct a current anomaly between the Strathfield Consolidated Development Control Plan (DCP) 2005, which excludes the access handle in the lot size calculations. It is currently silent in the LEP.

The proposed amendment does not propose any changes to the minimum allotment size and aims to ensure that the subdivision of land does not result in an allotment that does not allow for the orderly development of the land.

The proposed amendment is also consistent with our neighbouring Councils LEPs (Canterbury Bankstown and Canada Bay) which exclude the access handle in site area calculation for the purposes of subdivision.

Item 3- Amending Clause 4.1A Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings to include a sub-clause that requires the exclusion of the calculation of the access handle for a battles axe block for the purposes of subdivision. (refer to Intended Outcome (ii) above)

4.1A Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings

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

(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.

Column 1	Column 2	Column 3
Dual occupancy	Zone R3 Medium Density Residential	560 square metres
Multi dwelling housing	Zone R3 Medium Density Residential or Zone R4 High Density Residential	1,000 square metres
Residential flat building	Zone R3 Medium Density Residential, Zone R4 High Density Residential, Zone E1 Local Centre, Zone E2 Commercial Centre or Zone MUI Mixed Use	1,000 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 for the purposes of subclause (2).

Justification

This will correct a current anomaly between the Strathfield Consolidated Development Control Plan (DCP) 2005, which excludes the access handle in the lot size calculations. It is currently silent in the LEP and will be consistent with Clause 4.1

The proposed amendment does not propose any changes to the minimum allotment size for the relevant development types and aims to ensure that the minimum lots size for dual occupancy, multi-dwelling housing and residential flat buildings does not result in an allotment that does not allow for

the orderly development of the land.

Item 4 - Amend Schedule 2 Exempt development to remove the signage provisions (refer to Intended Outcome (iii) above)

Schedule 2 Exempt development

(Clause 3.1)

Note 1—

[State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#) specifies exempt development under that Policy. The Policy has State-wide application. This Schedule contains additional exempt development not specified in that Policy.

Note 2—

Exempt development may be carried out without the need for development consent under the Act. Such development is not exempt from any approval, licence, permit or authority that is required under any other Act and adjoining owners' property rights and the common law still apply.

~~Signage—general requirements~~

~~(1) Must not cover mechanical ventilation inlet or outlet vents.~~

~~(2) Must relate to an approved use carried out on the land.~~

~~(3) If containing red, amber, green or blue lighting—must not obstruct, or be able to be confused with, traffic control signals.~~

~~Signage—business identification signs in Zones E1, E2, E3 and MUI~~

~~(1) Must meet the general requirements for signage.~~

~~(2) Must not be on a heritage item or in a heritage conservation area.~~

~~(3) Maximum—1 sign per premises.~~

~~(4) Flush/painted wall signs~~

~~(a) Maximum area—2.5m².~~

~~(b) Must not project above the top of the wall to which it is attached.~~

~~(5) Premises with no awning~~

~~(a) Maximum height—3m above ground level on front or side walls.~~

~~(b) Maximum area of display—2.5m².~~

~~(6) Suspended under awning signs~~

~~(a) Maximum 2.5m in length and 1.5m² in area.~~

~~(b) If extending over a public footpath—must be suspended at least 2.6m above pavement level and at least 600mm from kerb edge.~~

~~(7) Top hamper signs~~

~~(a) Maximum area—2.5m².~~

~~(b) Must not extend below the level of the head of the doorway or window.~~

~~(c) Must not extend more than 3.7m above natural ground level.~~

~~(8) Vertical or horizontal projecting wall signs~~

~~(a) Maximum area—2.5m².~~

~~(b) If extending over a public footpath—must be suspended at least 2.6m above pavement level and at least 600mm from kerb edge.~~

~~Signage—business identification signs in Zone E4~~

~~(1) Must meet the general requirements for signage.~~

~~(2) Must not be on a heritage item or in a heritage conservation area.~~

~~(3) Maximum area for multiple and single occupancy premises—1m².~~

~~(4) Maximum—1 sign per premises.~~

~~Signage—business identification signs (residential zones)~~

~~(1) Must meet the general requirements for signage.~~

~~(2) Must not be on a heritage item or in a heritage conservation area.~~

~~(3) Must only contain the name and occupation of the resident.~~

~~(4) Maximum—1 sign per premises.~~

~~(5) Must be located on the premises to which the sign relates.~~

~~(6) Maximum area—0.75m².~~

~~Signage—business identification signs (Sydney Markets)~~

~~Must not be visible from external locations (eg surrounding streets and railway).~~

~~Signage—painted wall signs or flush wall signs~~

~~(1) Must meet the general requirements for signage.~~

~~(2) Must be located below the level of the awning.~~

~~(3) Maximum area—2.5m².~~

~~Signage—real estate signs (residential, employment and mixed use zones)~~

~~(1) Must advertise that the premises on which it is displayed is for sale, auction or lease.~~

~~(2) Must be wholly on the site or flush against the boundary.~~

~~(3) Maximum—1 sign per premises.~~

- ~~(4) Must be removed within 7 days of sale, lease or auction date.~~
- ~~(5) May be statically illuminated only by back projection by solar power.~~
- ~~(6) Maximum area for residential zones—2.5m².~~
- ~~(7) Maximum area for business and industrial zones—3.5m².~~

~~Signage—window signs~~

~~(1) Must be located behind, painted on or consisting of letters stuck on the front glass of a shop, business or industry that is ancillary to a use of the premises for which development consent is, or has been, granted if it is required.~~

~~(2) Must not occupy more than 25% of the area of the window.~~

Justification

The exempt provisions for signage were added to the Codes SEPP in February 2012, which is after the SLEP 2012 was drafted. As the same provisions are now included in the Codes SEPP and the provisions in the SEPP override the LEP, it is proposed to delete these provisions to ensure clarity and reduce inconsistency.

Instrument only amendments – Schedule 5 Environmental Heritage

Instrument only amendments – Schedule 5 Environmental Heritage are amendments to the SLEP 2012 affecting the written instrument only, and do not affect any of the SLEP map sheets.

Item 5 - Amending Schedule 5 Environmental Heritage – Part 1 Heritage items for Item I92 to update the item name from Australian Catholic University, Strathfield Campus (includes former “Mount Royal”)—various buildings and landscape to Mount St Mary Campus of the Australian Catholic University and significance from local to State (Item No I92) (refer to Intended Outcome (v) above)

Strathfield	Australian Catholic University, Strathfield Campus (includes former “Mount Royal”)— various buildings and landscape	25A Barker Road (formerly 179 Albert Road)	Lot 11, DP 869042	Local State	I92
	Mount St Mary Campus of the Australian Catholic University				

Justification

Item I92 in Schedule 5 Environmental Heritage – Part 1 is proposed to be updated to be consistent

with the State Heritage listing for the property. It is also proposed to amend the item's significance from 'local' to 'State' consistent with the State Heritage Register.

Instrument and map amendments.

Item 6 - Amend Clause 6.11 Terrestrial biodiversity by deleting subclause (2) that references land at 38–50 Weeroona Road, Strathfield, being Lot 1, DP 803688, and introduce a Terrestrial Biodiversity Map that identifies the key biodiversity areas identified in the Strathfield Biodiversity Conservation Strategy and Action Plan 2020–2030 (refer to Intended Outcome (iv) above)

6.11 Terrestrial biodiversity

(1) The objective of this clause is to maintain terrestrial biodiversity by—

- (a) protecting native fauna and flora, and
- (b) protecting the ecological processes necessary for their continued existence, and
- (c) encouraging the conservation and recovery of native fauna and flora and their habitats.

~~(2) This clause applies to land at 38–50 Weeroona Road, Strathfield, being Lot 1, DP 803688.~~

(2) This clause applies to land identified as “Biodiversity” on the [Terrestrial Biodiversity Map](#).

(3) In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider—

- (a) whether the development is likely to have—
 - (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and
 - (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and
 - (iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and
 - (iv) any adverse impact on the habitat elements providing connectivity on the land, and
- (b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—

- (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
- (b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

Justification

The *Strathfield Biodiversity Conservation Strategy and Action Plan 2020-2030* (the Strategy) has been endorsed by Council and includes key biodiversity areas across the LGA. The Strategy ensures that Council prioritises its biodiversity management approach whilst remaining considerate of the environmental, social and economic outcomes for the community. Strathfield LEP should also reflect these outcomes. A copy of the Strategy is included at Appendix 2.

Currently, Clause 6.11(2) includes reference to one (1) property, being land at 38–50 Weeroona Road, Strathfield, being Lot 1, DP 803688.

The Strategy identifies additional properties, as identified in Figure 1 below.

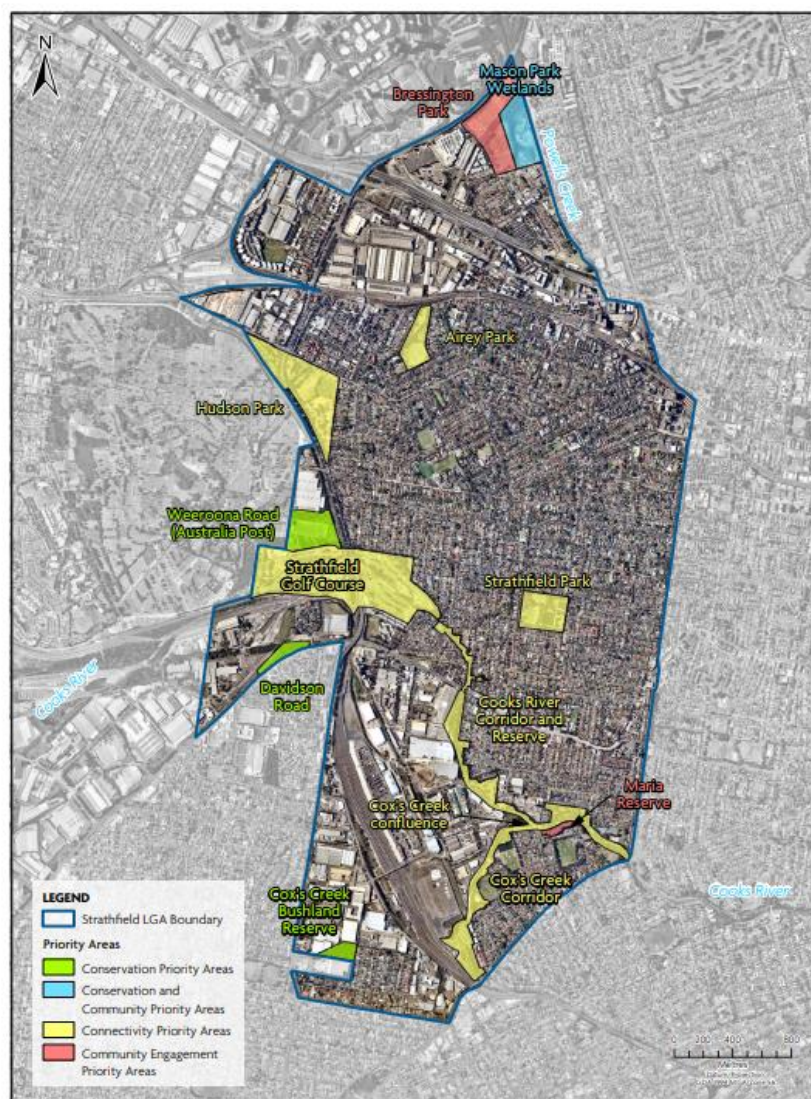


Figure 1: Priority biodiversity areas in Strathfield LGA (Source: Strathfield Biodiversity Conservation Strategy and Action Plan 2020-2030)

In order to ensure that this provision reflects the recommendations of the Council endorsed Strategy, it is proposed to amend Clause 6.11(2) to remove the specific reference to land at 38-50 Weeroona

Road, Strathfield and introduce a Terrestrial Biodiversity map, that maps the identified properties.

The proposed amendment to the Clause and the introduction of the Terrestrial Biodiversity map (refer to Figure 2 below) will ensure that high priority biodiversity areas in the LGA consistent with Council's Strategy are identified, preserved and protected

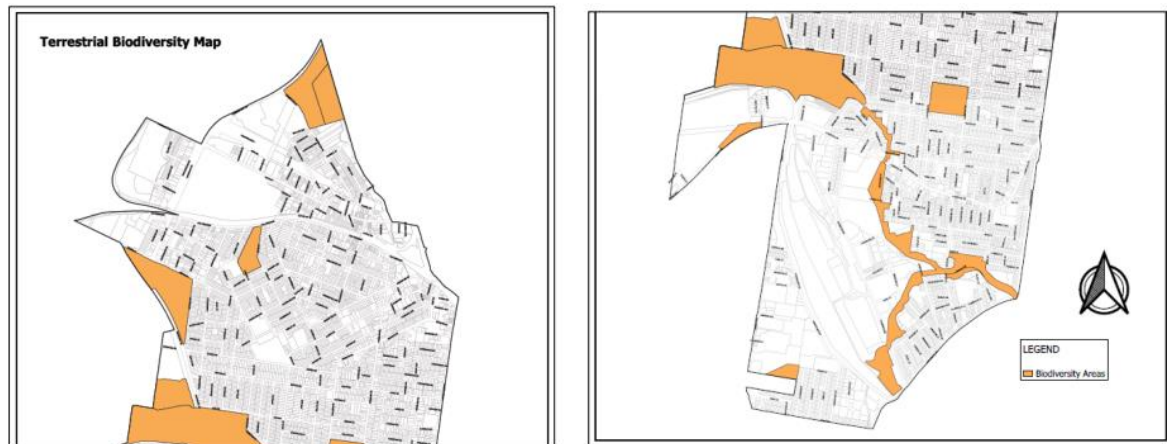


Figure 2: Proposed Terrestrial Biodiversity Map to be incorporated into Strathfield LEP 2012

Item 7 – Rezone identified Sydney Water sites to SP2 – Infrastructure to better recognise and reflect the existing and on-going permanent infrastructure use of the site (refer to Intended Outcome (vii))

During the exhibition of the Strathfield 2040 - Local Strategic Planning Statement, Sydney Water made a submission requesting that infrastructure land within their ownership within the Strathfield LGA be rezoned to SP2 to better reflect their current and future use of the land, which is for water infrastructure. A copy of the Sydney Water submission is included at Appendix 3.

Council subsequently prepared a Planning Proposal for a comprehensive review of the Strathfield LEP 2012 titled Strathfield LEP 2021. This Planning Proposal proposed to rezone:

- Coronation Parade (Lot 7 DP 30405) and 75 Churchill Avenue (Lot 1 DP 959595) from R2 Low Density Residential to SP2 Infrastructure to better recognise and reflect their existing and on-going permanent infrastructure use; and
- Homebush Road to Rickard Road (Lots 1 to 4 DP 127839) and Fitzgerald Crescent, Strathfield (Lot 1 DP 745077, Lot 2 DP 745077 & Lot 2 DP 635485) from R2 Low Density Residential to RE1 Public Recreation to open up this vacant area for public use and provide a key east-west link pedestrian access, whilst maintaining the site's primary use.

The Gateway Determination was issued by DPHI on 29 April 2022, however as outlined above the Planning Proposal was not progressed and was withdrawn.

Prior to the preparation of this Planning Proposal, a meeting was held with the property arm of Sydney Water on 24 January 2024 to discuss the rezoning of their sites. At this meeting Sydney Water indicated that their preferred option for their sites currently is to retain the existing R2 Low Density Residential zone for the subject sites. The reason for this is to retain the zone that will facilitate the highest and best use for these sites.

The current R2 zoning of the properties in Sydney Water ownership does not reflect the current and permanent use of the sites. It is proposed to rezone the sites identified in Table 1 below to SP2 – Infrastructure to better reflect the use of the land as water infrastructure as initially requested by Sydney Water.

The SP2 zone also clearly identifies that the land is used for infrastructure purposes, and this zoning provides transparency and clarity.

Consultation with Sydney Water (as owner of the land) will be required as part of any future public exhibition of the Planning Proposal and it is proposed that Sydney Water provide sufficient justification for an alternate rezoning of land that is currently used for water infrastructure.

Figures 3 -6 below identifies the Sydney Water sites and the existing zoning for each site under Strathfield LEP 2012:



Figure 3: Coronation Parade (Lot 7 DP 30405) – Existing Zoning (Strathfield LEP 2012)



Figure 4: 75 Churchill Avenue (Lot 1 DP 959595) – Existing Zoning (Strathfield LEP 2012)

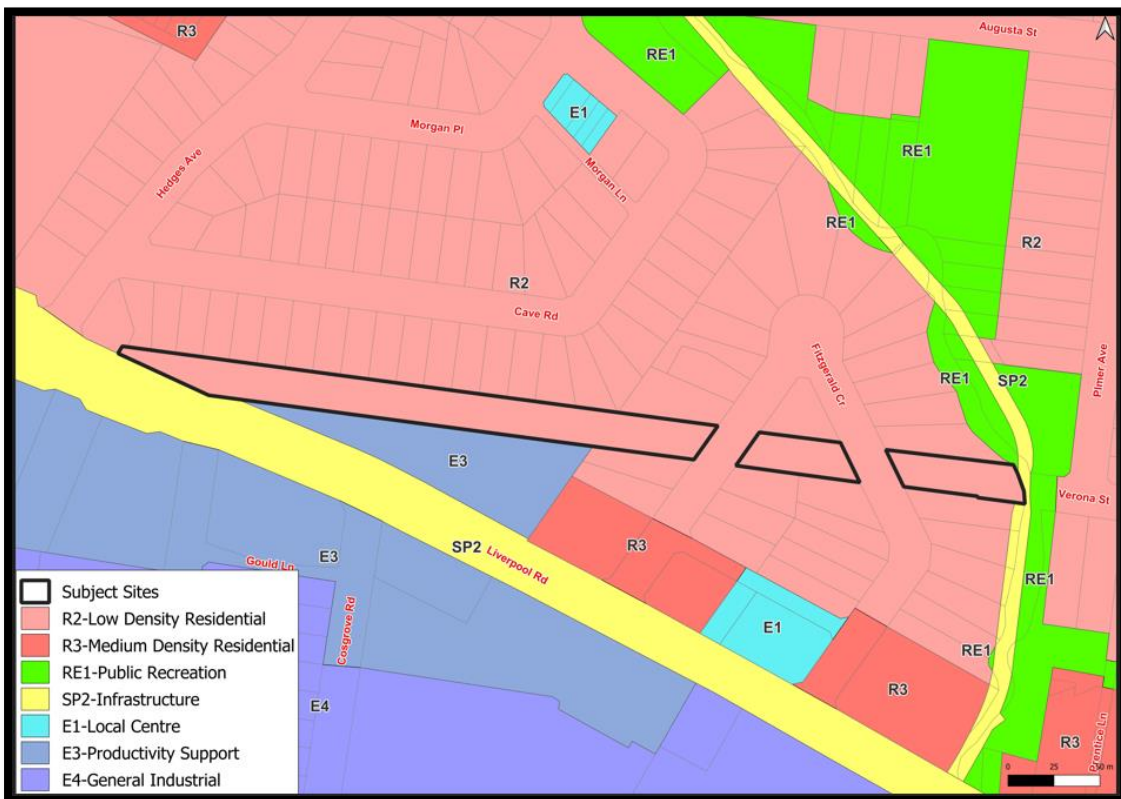


Figure 5: Fitzgerald Crescent, Strathfield (Lot 1 DP 745077, Lot 2 DP 745077 & Lot 2 DP 635485) – Existing Zoning (Strathfield LEP 2012)

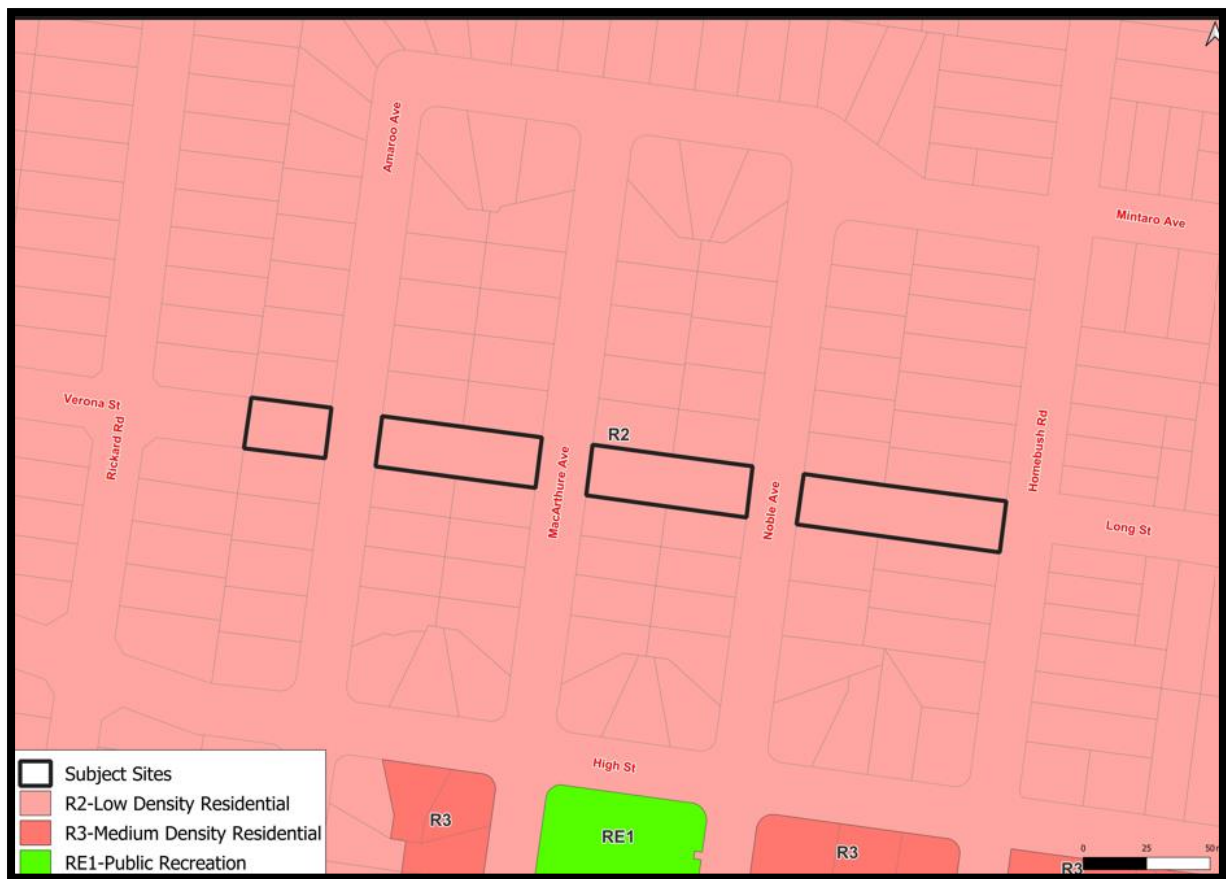


Figure 6: Homebush Road to Rickard Road (Lots 1 to 4 DP 127839) – Existing Zoning (Strathfield LEP 2012)

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

Table 2: Section A – Need for the Planning Proposal

Question	Considerations
1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?	<p>The proposed amendments cover a range of instrument and mapping related matters which have been identified as administrative or housekeeping issues that need to be addressed to improve the operation of SLEP and to ensure that there is clarity with respect to the provisions</p> <p>The PP is consistent with the endorsed LSPS and other strategic studies which have been undertaken by Council.</p>
2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	Yes, the PP is the best and only means of addressing the administrative and housekeeping related matters that have been identified within the SLEP 2012.

Table 3: Section B – Relationship to the strategic planning framework

Question	Considerations
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>Yes. The PP gives effect to the following objectives within the Greater Sydney Region Plan – A Metropolis of Three Cities and planning priorities in the Eastern City District Plan:</p> <p><i>Objective 1. Infrastructure supports the three cities.</i> <i>Planning Priority E1: Planning for a city supported by infrastructure.</i></p> <p>Noting the recent discussions with Sydney Water and their verbal request to retain the zoning of the land as R2 Low Density Residential, the PP gives effect to this objective by zoning existing Sydney Water infrastructure SP2 to better reflect the current and future use of the land, which is water infrastructure. It also ensures that the land is retained for use as important infrastructure. Should the subject sites become redundant to Sydney Water's needs then a separate rezoning process can be undertaken. The SP2 zoning also provides certainty for the community that the land is currently being utilised for infrastructure purposes.</p> <p><i>Objective 13. Environmental heritage is identified, conserved and enhanced.</i> <i>Planning Priority E6: Creating and renewing great places and local centres, and respecting the District's heritage</i></p>

Question	Considerations
	<p>The PP gives effect to this objective by amending Schedule 5 Environmental Heritage within the SLEP 2012 so that all property descriptions, item names and maps are accurate for all local and State heritage items within the Strathfield LGA.</p> <p><i>Objective 23: Industrial and urban services land is planned, retained and managed.</i> <i>Planning Priority E12: Retaining and managing industrial and urban services land</i></p> <p>The PP gives effect to this objective by expanding permitted uses in the E4 General Industrial zone to allow for recreation facilities (indoor), which is consistent with the existing objectives of the E4 zone, namely, <i>to enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers</i>. The <i>Toolkit – Employment Zones Reform (November 2021)</i> prepared by the then Department of Planning, Industry and Environment identified that indoor recreation, including gymnasiums and play centres, in industrial areas may be suitable for the broader E4 General Industrial zone, if future applications can demonstrate compatibility with the dominant industrial character. The proposed use is consistent with adjoining Council's LEPs (Canada Bay LEP, Inner West LEP 2022 (E4) and IN2 Light Industrial Zone in Canterbury-Bankstown LEP 2023).</p> <p><i>Objective 27. Biodiversity is protected, urban bushland and remnant vegetation is enhanced.</i> <i>Planning Priority E15: Protecting and enhancing bushland and biodiversity</i></p> <p>The <i>Strathfield Biodiversity Conservation Strategy and Action Plan 2020-2030</i> has been endorsed by Council and includes key biodiversity areas across the LGA. The PP gives effect to this objective by amending the current Clause 6.11 Terrestrial Biodiversity to delete reference to a site-specific property and by broadening the application of the provision to land across the LGA that has biodiversity value via the mapping of these sites on a Terrestrial Biodiversity Map. This is consistent with the recommendations of the Strategy and Action Plan and the aims of Chapter 2 of the SEPP (Biodiversity and Conservation) 2021.</p>
4. Is the planning proposal consistent with a council LSPS that has been	Yes. The PP is consistent with the endorsed Strathfield 2040 Local Strategic Planning Statement 2040 ('LSPS 2040'), specifically the following planning priorities:

Question	Considerations
<p>endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?</p>	<p>P7. Quality urban design complements all heritage and neighbourhood character</p> <p>P10. Industrial land and precincts deliver District and local urban services and provide activated spaces with minimal impact on neighborhoods</p> <p>P13. Biodiversity and ecological health and resiliency is conserved, restored and enhanced</p> <p>Biodiversity Strategy prepared. The Planning Proposal identifies additional areas within Clause 6.11 Terrestrial Biodiversity to better reflect the extent of biodiversity areas within Strathfield. The mapping of these areas will assist in better conservation, protection and enhancement of these areas</p> <p>P18. Our community is involved in designing Strathfield's future Part 5 sets out the details of public exhibition and engagement which will include a range of mechanisms to ensure that landowners, stakeholders and the broader community are informed about the proposed changes and aware they can make a submission if they choose to.</p>
<p>5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?</p>	<p>The PP is consistent with the recommendations of:</p> <ul style="list-style-type: none"> - The <i>Toolkit – Employment Zones Reform (November 2021)</i> prepared by the then Department of Planning, Industry and Environment - The <i>Strathfield Biodiversity Conservation Strategy and Action Plan 2020-2030</i>
<p>6. Is the planning proposal consistent with applicable SEPPs?</p>	<p>Refer to Table 4 below</p>
<p>7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?</p>	<p>Refer to Table 5 below</p>

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 4 below.

Table 4: Consistency with applicable SEPPs

SEPP	Consistency	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Yes	The PP proposes to broaden the application of the biodiversity provision to land across the LGA that has biodiversity value via the mapping of these sites on a Terrestrial Biodiversity Map. This is consistent with the recommendations of the Strategy and Action Plan and the aims of Chapter 2 of the SEPP (Biodiversity and Conservation) 2021.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	<p>The PP proposes to delete the exempt provisions for signage which were added to the Codes SEPP in February 2012. To ensure that there is no confusion around the exempt provisions relating to signage, it is proposed to delete these provisions to ensure clarity and reduce inconsistency.</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	The Planning Proposal is not inconsistent with the SEPP as it does not affect state infrastructure.
State Environmental Planning Policy	N/A	Not applicable, the Strathfield LGA is not located within the Central River City.

SEPP	Consistency	Comment
(Precincts—Central 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	Yes	The Planning Proposal does not contain any planning provisions which will contradict or hinder the

SEPP	Consistency	Comment
(Sustainable Buildings) 2022		<p>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>

Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?

Table 5: Consistency with Ministerial Directions

Section 9.1 Ministerial Directions Checklist		
No.	Direction	Consistency and Implications
Focus area 1: Planning Systems		
1.1	Implementation of Regional Plans	<p>Consistent.</p> <p>The PP is consistent with:</p> <ul style="list-style-type: none"> • A Metropolis of Three Cities – Greater Sydney Region Plan – see previous discussion under Part 5, Table 3 • Eastern City District Plan – see previous discussion under Part 5, Table 3
1.2	Development of Aboriginal Land Council land	Consistent – The PP does not affect land shown on the Land Application Map of State Environmental Planning Policy (Planning Systems) 2021.
1.3	Approval and Referral Requirements	Consistent – The PP does not seek to make any additional provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority.
1.4	Site Specific Provisions	Consistent – The PP does not seek to include

Section 9.1 Ministerial Directions Checklist		
No.	Direction	Consistency and Implications
		any site specific provisions.
Focus area 1: Planning Systems – Place-based		
1.5	Parramatta Road Corridor Urban Transformation Strategy	Consistent - The proposed Housekeeping Amendment does not propose to make any changes to the zoning of land within the area identified within the Parramatta Road Corridor
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A
1.10	Implementation of the Western Sydney Aerotropolis Plan	N/A
1.11	Implementation of Bayside West Precincts 2036 Plan	N/A
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	N/A
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	N/A
1.14	Implementation of Greater Macarthur 2040	N/A
1.15	Implementation of the Pyrmont Peninsula Place Strategy	N/A
1.16	North West Rail Link Corridor Strategy	N/A
1.17	Implementation of the Bays West Place Strategy	N/A
1.18	Implementation of the Macquarie Park Innovation Precinct	N/A
1.19	Implementation of the Westmead Place Strategy	N/A
1.20	Implementation of the Camellia-Rosehill Place Strategy	N/A
1.21	Implementation of the South West Growth Area Structure Plan	N/A

Section 9.1 Ministerial Directions Checklist		
No.	Direction	Consistency and Implications
1.22	Implementation of the Cherrybrook Station Place Strategy	N/A
Focus area 2: Design and Place		
Focus area 3: Biodiversity and Conservation		
3.1	Conservation Zones	<p>Consistent – The PP does not affect land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP</p> <p>The PP is seeking to protect land that has been identified as having biodiversity via the introduction of the Biodiversity Terrestrial Map</p>
3.2	Heritage Conservation	Consistent - The PP seeks to make minor administrative amendments to Schedule 5 Environmental Heritage within the SLEP 2012 to ensure property descriptions, item names and maps are accurate for all local and State heritage items within the Strathfield LGA.
3.3	Sydney Drinking Water Catchments	N/A
3.5	Recreation Vehicle Areas	Consistent – The PP does not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the Recreation Vehicles Act 1983)
3.6	Strategic Conservation Planning	N/A
3.7	Public Bushland	Consistent – The PP does not propose any changes to existing controls protecting bushland in urban areas.
3.8	Willandra Lakes Region	N/A
3.9	Sydney Harbour Foreshores and Waterways Area	Consistent
3.10	Water Catchment Protection	<p>Does not apply to planning proposal.</p> <p>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)</p>

Section 9.1 Ministerial Directions Checklist		
No.	Direction	Consistency and Implications
		2021.
Focus Area 4: Resilience and Hazards		
4.1	Flooding	Consistent
4.2	Coastal Management	N/A – The PP does not propose any changes to controls that would impact on water catchments
4.3	Planning for Bushfire Protection	Consistent – The Strathfield LGA does not include land that is identified as bushfire prone land.
4.4	Remediation of Contaminated Land	Consistent – The PP does not affect any known contaminated land.
4.5	Acid Sulfate Soils	Consistent – The PP does not seek to introduce or change provisions relating to Acid Sulfate Soils.
4.6	Mine Subsidence and Unstable Land	Consistent – The PP does not permit development on land that: (a) is within a mine subsidence district, or (b) has been identified as unstable in a study, strategy or other assessment undertaken: (i) by or on behalf of the relevant planning authority, or (ii) on behalf of a public authority and provided to the relevant planning authority.
Focus Area 5: Transport and Infrastructure		
5.1	Integrated Land Use and Transport	Consistent – The PP does not propose any changes to provisions relating to urban land.
5.2	Reserving Land for Public Purposes	Consistent – The PP does not propose to include any additional land for a public purpose or remove an existing public purpose reservation.
5.3	Development near Regulated Airports and Defence Airfields	NA – The PP does not create, alter or remove a zone or a provision relating to land near a regulated airport which includes a defence airfield
5.4	Shooting Ranges	NA – The PP does not seek to affect, create, alter or remove a zone or a provision relating

Section 9.1 Ministerial Directions Checklist		
No.	Direction	Consistency and Implications
		to land adjacent to and/ or adjoining an existing shooting range
Focus area 6: Housing		
6.1	Residential Zones	Consistent - The PP does not propose any changes to any residential zone; it is consistent with the objectives of the Direction to encourage a variety of housing types to provide for existing and future housing needs, make efficient use of existing infrastructure and minimise the impact of residential development on the environment and resource lands.
6.2	Caravan Parks and Manufactured Home Estates	Consistent – The PP does not propose to permit development for the purposes of a caravan park or manufactured home estate
Focus area 7: Industry and Employment		
7.1	Employment Zones	<p>Consistent - The PP proposes to amend the Land Use Table to the E4 General Industrial zone to include <i>recreation facility (indoor)</i> as a permitted use.</p> <p>The inclusion of recreation facility It is noted that recreation facility (indoor) is a permitted use in E4 zone in adjoining councils' LEPs (Canada Bay LEP, Inner West LEP 2022 (E4) and IN2 Light Industrial Zone in Canterbury-Bankstown LEP 2023).</p> <p>The inclusion of recreation facility (indoor):</p> <ul style="list-style-type: none"> - Is consistent with the Department's consideration for land uses within the E4 zone - Meets the existing objectives of the E4 zone by <i>enabling limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers;</i> and

Section 9.1 Ministerial Directions Checklist		
No.	Direction	Consistency and Implications
		<ul style="list-style-type: none"> - Is consistent with the permitted land uses in the E4 zones of the adjoining councils <p>Additional controls will be incorporated into the DCP to ensure that this use does not become a dominant use in the E4 zone. A separate report will be presented to Council in this regard.</p>
7.2	Reduction in non-hosted short term rental accommodation period	NA – The PP does not cover the Byron Shire Council area or identify or reduce the number of days that non-hosted short-term rental accommodation may be carried out within the LGA.
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	NA – The PP does not have the effect of: (a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or (b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.
Focus area 9: Primary Production		
9.1	Rural Zones	N/A
9.2	Rural Lands	N/A
9.3	Oyster Aquaculture	N/A

Table 6: Section C – Environmental, social and economic impact

Question	Considerations
8. Is there any likelihood that critical habitat or threatened species,	No, the PP only proposes to make amendments to the LEP that are of a minor administrative or housekeeping nature so it is not expected that any critical habitat or threatened species,

populations or ecological communities, or their habitats, will be adversely affected because of the proposal?	<p>populations or ecological communities, or their habitats, will be adversely affected because of the proposal.</p> <p>Clause 6.11 – Terrestrial Biodiversity of the Strathfield Local Environmental Plan 2012 is proposed to be amended to ensure that any significant biodiversity areas indicated in the Strathfield Biodiversity Conservation Strategy and Action Plan 2020 are captured and reflected in the relevant mapping. This will ensure that key biodiversity areas are preserved and protected.</p>
9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?	<p>Apart from the proposed changes to Clause 6.11 – Terrestrial Biodiversity, there are no other amendments that form part of this PP that will likely result in other environmental impacts.</p> <p>The following existing clauses and mapping, which are linked to environmental impacts, are proposed to remain unchanged:</p> <ul style="list-style-type: none"> • Clause 5.11 – Bush Fire Hazard Reduction • Clause 6.1 – Acid Sulfate Soils • Clause 6.3 – Flood Planning
10. Has the planning proposal adequately addressed any social and economic effects?	Yes, the PP is likely to have positive social and economic effects due to the LEP operating in a more efficient and accurate manner which will better align the objectives of the instrument with appropriate development

Table 7: Section D – Infrastructure (Local, State and Commonwealth)

Question	Considerations
11. Is there adequate public infrastructure for the planning proposal?	The PP does not create additional requirements for public infrastructure.

Table 8: Section E – State and Commonwealth Interests

Question	Considerations
12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway Determination?	Council has not yet consulted with relevant State and/or Commonwealth public authorities but will do so in accordance with the conditions of the Gateway Determination

6. Maps

The Planning Proposal will result in an amendment to the following maps of the Strathfield LEP 2012:

- Land Zoning (LZN) map

The Planning Proposal also seeks the introduction of a Terrestrial Biodiversity Map.

The proposed amendments to existing maps and the proposed Terrestrial Biodiversity Map are shown in Part 4 – Explanation of Provisions.

7. 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 directly affected by a proposed change in the planning controls and/or heritage affectation, and
- Letters to State and Commonwealth Government agencies identified in the Gateway Determination.

Consultation will also be undertaken with any relevant public authorities/organisations as conditioned by the Gateway Determination. It is also proposed to specifically consult with Sydney Water and Heritage NSW with respect to the provisions relevant to these authorities

The project timeframe responds to the Gateway Determination issued on 17 March 2025.

Table 8: Project Timeline

Stage	Timeframe/date
Consideration by the Strathfield Local Planning Panel	10 October 2024
Report to Council seeking endorsement to forward the PP for a Gateway Determination	22 October 2024
Gateway Determination	17 March 2025
Commencement and completion of public exhibition (minimum 20 working days). Commenced following April School holidays	April – May 2025
Consideration of submissions	June 2025
Post-exhibition review and additional studies	June 2025
Report to Council on the results of the community consultation and	July 2025

Stage	Timeframe/date
finalisation of the PP	
Submission to the Department for finalisation	August 2025
Gazettal of LEP amendment	By December 2025