

STRATHFIELD COUNCIL

Planning Proposal Report

Additional and Diverse Housing in the R2 and R3 Zones
Planning Proposal

(Endorsed by Council 25 February 2025)

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DRAFT

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.

1. Introduction

This Planning Proposal (known as the Additional and Diverse Housing in the R2 and R3 Zones 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 across the R2 Low Density Residential and R3 Medium density Residential zones of the Strathfield Local Government Area (LGA) and to implement the *Strathfield Medium Density Housing Strategy 2024*.

This Planning Proposal responds to the NSW Government Low and Mid-Rise Housing Reforms and seeks to implement *Strathfield Medium Density Housing Strategy 2024* which was prepared by SGS Economics and Planning. The study conducted a detailed review of the provisions contained in the SLEP 2012 and provides an appropriate evidence base to support the amendments to the SLEP 2012 and Strathfield Development Control Plan (DCP) to encourage more diverse housing typologies, including dual occupancy development, manor houses, multi-dwelling housing (villas, townhouses and terraces) and within the R2 Low Density Residential and R3 Medium Density Residential zones.

2. Background

The Strathfield Local Strategic Planning Statement - *Strathfield 2040* - prioritises greater housing diversity options for people of all ages. Strathfield Council presently has two strategic planning projects underway that will make a significant and material contribution to both housing diversity and supply.

Homebush Transit Oriented Development Precinct

On 27 November 2024 the *State Environmental Planning Policy Amendment (Homebush Transport Oriented Development Precinct) 2024* was made, under the provisions of the *Environmental Planning and Assessment Act 1979* (the Act).

The 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 18,000 additional homes within the precinct (50% of total dwelling yield within Strathfield LGA)
- mandatory affordable housing contributions of 3% for all new residential development in the precinct, delivering over 500 affordable homes in perpetuity and managed by a registered community housing provider
- the creation of up to 3,000 additional jobs
- potential for new open space, pathways and cycleways within the precinct

Strathfield Medium Density Housing Strategy

With consideration given to the presumptive, 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 is toward improving housing diversity. It necessitates a more considered response to ensure appropriate transition between established character and emerging housing typologies.

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

A copy of the MSH Strategy and the Urban Design Report prepared by Architectus has been included as part of the Planning Proposal documentation. The recommendations of the MSH Strategy have been used to inform the proposed amendments to the Strathfield LEP.

Community consultation for Strathfield MSH Strategy commenced in November 2023 and closed in March 2024. Findings indicate that the Strathfield community is generally supportive of increased dual occupancy, multi-unit 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 within existing residential areas. This responds to themes around housing affordability and the need to allow residents to transition between housing typologies as their circumstances change within their established community. 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. A copy of the Micromex Report is included as part of the Planning Proposal documentation.

The Strathfield MSH Strategy included a detailed review of the Strathfield LEP 2012 and provides an appropriate evidence base to inform the proposed amendments to the Strathfield Local Environmental Plan (LEP) and also assist to inform the objectives and controls for the new housing typologies in the Development Control Plan (DCP).

The Strathfield MSH Strategy sought 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 existing infrastructure, including open space, schools, jobs and services.

Under the projection of market conditions analysis, the feasibility analysis undertaken as part of the MDHS illustrates that suggested amendments to SLEP 2012 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.

NSW Government Low and Mid-Rise Housing Reforms

In late 2023, the NSW Government released a series of reform proposals to dramatically increase the supply of housing by providing bonus height and floor space to developments that contain affordable housing, mandating high density developments around key railway stations and allowing for medium rise housing in areas close to existing public transport, amenities and services.

Once in effect, the proposed changes will override all local controls specified by individual councils, unless local controls offer greater development potential e.g. more generous height and floor space provisions. In its current state, the provisions within the reforms offer significantly greater development potential than Strathfield LEP 2012.

One of the proposed reforms is the Low and Mid-Rise Housing (Housing Reform) which will increase the capacity for housing numbers and housing styles by permitting dual occupancies on 450m² lots across the LGA. The Housing Reform also seeks to permit multi dwelling housing and manor houses in the R2 zone and residential flat buildings (RFBs) in the R3 zone within “station and town centre precincts”.

On 1 July 2024, the first tranche of reforms under the low and mid-rise housing reforms were introduced via an amendment to the State Environmental Planning Policy (Housing) 2021. Part 12 of the Housing SEPP makes dual occupancy and semi-detached dwellings permissible with development consent in all R2 Low Density Residential zones, including the R2 zones across the Strathfield LGA. As part of this amendment the Complying Development provisions for dual occupancy development under the Codes SEPP have been switched off.

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

The preparation of a Planning Proposal will demonstrate Council's commitment to create capacity for additional and diverse housing through changes to local planning controls in lieu of the blanket controls proposed by the Low and Mid-Rise Housing Reform.

Council is committed to addressing the urgent need for increased housing capacity and diversity across the Strathfield LGA. However, there is a need to strive for balance between providing additional dwellings and the preservation of existing values such as local heritage, the local character of the LGA's residential suburbs, landscaping and tree canopy cover.

This Planning Proposal proposes to make amendments to Strathfield LEP 2012 for the purpose of demonstrating Council's commitment to create capacity for additional and diverse housing across the Strathfield LGA, particularly in the R2 Low Density Residential Zone while responding to and being sympathetic to the valued characteristics of those areas in the LGA that are distinctive and contribute to the identity of place.

3. Objectives and Intended Outcomes

Objective

To amend Strathfield LEP 2012 to create capacity across the Strathfield LGA to deliver greater housing diversity, particularly in the R2 Low Density Residential zone.

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 and ensure that land zoned for high density residential is not sterilised and allows for the orderly development of land.

Intended Outcomes

- (i) In the R2 Low Density Residential zone (R2 zone) introduce dual occupancy, 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 multi-dwelling (terraces) 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 R4 High Density Residential zone introduce manor houses, multi-dwelling housing, multi-dwelling housing (terraces) as prohibited uses so as to protect land for high density residential development and to promote the orderly and most efficient use of R4 zoned land.
- (iv) Amend Clause 4.1A to remove reference to dual occupancy and include column 4 – width of lot at the front building line and introduce other residential types with minimum lots sizes and frontage requirements – for manor house, multi dwelling housing and multi dwelling housing (terraces), the proposed minimum lot size is consistent with the requirements of the LMR Housing Reforms. A minimum frontage of 15m is proposed which is consistent with the average frontage of blocks across the Strathfield LGA
- (v) Introduce a new clause with requirements for dual occupancy development in the R2 and R3 zone that specifies the minimum lot size, minimum frontage and minimum subdivision lot size for Area 1 and Area 2 (Large Lot Area); provides specific requirements for dual occupancy on corner lots and restricts the development of a dual occupancy on a battle axe block

- (vi) Introduce minimum density provisions for multi dwelling housing and for multi dwelling housing (terraces) in R2 Low Density zone. The proposed density per dwelling for multi dwelling housing and multi dwelling housing (terraces) is consistent with the proposed subdivision lot size for dual occupancy developments in the R2 zone.
- (vii) Introduce a new clause to allow a floor space ratio of 0.65:1 for dual occupancy, multi dwelling housing and manor houses in the R2 Low Density Zone.
- (viii) Introduce a new Part 6 Local Provisions clause to encourage tree canopy retention and landscaped areas in the R2 and R3 zones. The landscaped area local provision has been introduced as a direct response to the Strathfield community's request for the protection of existing landscaping and tree canopy to be provided in new residential developments.
- (ix) Amend Schedule 1 to repeal Section 1 - Use of certain land in Greenacre and amend the Additional Permitted Uses mapping for dual occupancies in the Greenacre R2 zone by deleting the map for Greenacre.
- (x) 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.

Item 1: Amendment to the Land Use Table for the Zone R2 Low Density Residential

- (a) Introduce dual occupancy, manor houses, multi-dwelling housing and multi-dwelling housing (terraces) as permissible land uses within the R2 zone, and
- (b) Amend the objectives of the R2 zone to reflect that these provisions facilitate the delivery of diversity of housing in the R2 zone.

Proposed Amendment

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.**

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

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.

- *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 and 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 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 SI 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 2: Amendment to the Land Use Table for the Zone R3 Medium Density Residential

Introduce manor houses and multi-dwelling housing (terraces) as permissible land uses within the R3 zone to provide housing diversity within those areas where multi-unit dwellings are already permitted

Proposed Amendment

Additions are shown in **red text** below

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 R3 zone permissibility for manor houses and multi-dwelling housing (terraces) consistent with NSW Low and mid-rise housing reforms.*
- *To increase permissibility of certain dwelling types within the R3 Medium Density Residential zone and create capacity for alternative housing options to deliver housing diversity in the Strathfield LGA.*

Item 3: Amendment to the Land Use Table for the Zone R4 High Density Residential

Introduce manor houses, multi-dwelling housing and multi-dwelling housing (terraces) as prohibited uses in the R4 High Density Residential zone to protect land for high density residential development and to promote the orderly and most efficient use of R4 zoned land.

Proposed Amendment

Additions are shown in **red text** below

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; **Manor houses**; Marinas; Mooring pens; Moorings; Mortuaries; **Multi dwelling housing**; **Multi dwelling housing (terraces)**; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Semi-detached dwellings; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Water recreation structures; Water treatment facilities; Wholesale supplies

Item 4: Amendment to Clause 4.1A Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings

Amend Clause 4.1A to:

- (a) Remove reference to dual occupancy, and
- (b) Include column 4 – width of lot at the front building line
- (c) Introduce other residential types with minimum lots sizes and frontage requirements – for manor house, multi dwelling housing and multi dwelling housing (terraces), the proposed minimum lot size is consistent with the requirements of the LMR Housing Reforms. A minimum frontage of 15m is proposed which is consistent with the average frontage of blocks across the Strathfield LGA

Proposed Amendment

Delete Clause 4.1A Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings and replace with the following:

4.1A Minimum lot sizes for manor houses, multi dwelling housing and residential flat buildings

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

- (a) to ensure that lots for residential accommodation 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 minimise any likely adverse impact of the development on the amenity of the area,
- (c) 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 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
Manor houses	Zone R2	800m ²	18m
Manor houses	Zone R3	500m ²	15m
Multi dwelling housing	Zone R3	600m ²	15m
Multi dwelling housing (terraces)	Zone R3	500m ²	15m
Residential flat building	Zone R3 Zone R4	1000m ²	18m

(3) Despite the minimum lot size and minimum frontage requirement for manor houses in Zone R2 and R3 above, where an existing dwelling is being retained and adapted for a manor house, the minimum lot size and minimum frontage requirement does not apply.

Item 5: Introduce a new clause for dual occupancy development in the R2 and R3 zone

This Planning Proposal seeks to introduce dual occupancy development as a permissible land use in the R2 zone to create the capacity for more housing, as well as facilitating greater housing diversity.

Council is committed to addressing the urgent need for increased housing capacity and diversity across the Strathfield LGA. However, there is a need to strive for balance between providing additional dwellings and the preservation of existing values such as local heritage, the local character of the LGA's residential suburbs, landscaping and tree canopy cover.

Key to this review is ensuring that any proposed changes to the dual occupancy provisions encourage housing diversity, while being sympathetic to the valued characteristics of those areas in the LGA that are distinctive and contribute to the identity of place.

These characteristics include:

- Preserving the character of places where there are large lot sizes, homes and backyards.
- Acknowledgement of how the dwelling presents within a streetscape.
- Landscaping of a site and how it contributes to the streetscape and character of the area.
- Minimising driveway crossovers.
- Retaining the existing tree canopy and vegetation, and minimising loss of the “green, leafy setting” that reflects Strathfield’s character.
- Ensuring that development controls respond to and deliver a positive contribution to streetscape.

It is proposed to introduce a new clause that specifies the minimum lot size, minimum frontage and minimum subdivision lot size for dual occupancy development in the R2 and R3 zone based on 2 areas – Large lot area and remainder of the LGA.

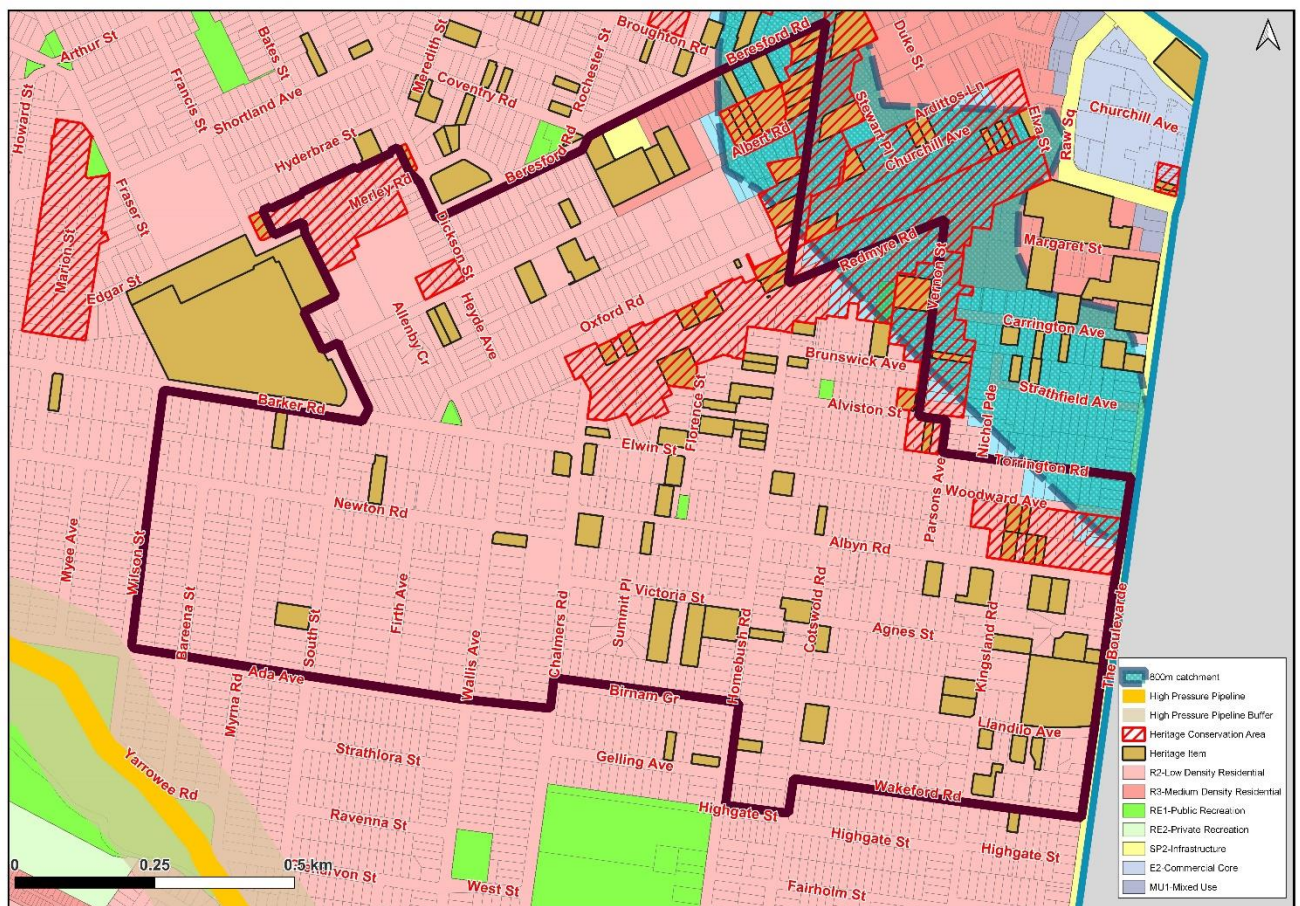


Figure 1 – Large Lot Area (Area 2)

The Large Lot Area (identified as Area 2) is identified as the area in Figure 1 above and it is proposed to have the following development standards:

- Minimum lot size: 800m²
- Minimum frontage: 15m

- Minimum subdivision lot size: 400m²

For the remainder of the LGA for land zoned R2 and R3 (identified as Area 1):

- Minimum lot size: 560m²
- Minimum frontage: 15m
- Minimum subdivision lot size: 280m²

It is proposed to introduce a minimum lot width of 15m for Area 1 and 18m for Area 2. Although this control is slightly more restrictive than the minimum lot width of the LMRH Reform, an assessment of land across the LGA indicates that the majority of lots across the R2 zone have a minimum lot width of 15m or greater. It is considered that reducing the lot width requirement to align with the LMRH Reform is likely to lead to an increase in driveways and the removal of street trees and on street parking to accommodate these additional driveways.

It is also proposed to allow dual occupancy to occur on corner lots and lots which have dual access, either from a lane or two streets, in the area defined as the large lot area on blocks with a minimum lot size of 560m²

In order to ensure there is opportunity for landscaping to the rear of properties and to protect the amenity of adjoining neighbouring properties, it is also proposed to require that all dwellings as part of a dual occupancy development have frontage to road and to prohibit dual occupancy on battle axe blocks in the R2 Low Density Residential zone.

Proposed Amendment

4.1AB Minimum lot sizes and special provisions for dual occupancies in the R2 and R3 zone

- (1) The objectives of this clause are as follows—
 - (a) to encourage housing diversity without adversely affecting residential amenity,
 - (b) to ensure that lots for residential accommodation are of sufficient size to accommodate proposed dwellings, setbacks to adjoining residential land, private open space and landscaped areas, driveways and vehicle manoeuvring areas,
 - (c) to ensure that dual occupancies in Zone R2 Low Density Residential retain the general low-density scale and subdivision character of existing single dwelling development,
- (2) Development consent must not be granted to development for the purposes of dual occupancies on a lot in Zone R2 and Zone R3 on land identified as “Area 1” on the Clause Application Map unless—
 - (a) the lot is at least 560m², and
 - (b) the width of the lot at the front building line is at least 15m, and
 - (c) each dwelling will have frontage to a road, and

- (d) where subdivision of a dual occupancy is proposed, each resulting lot will be at least 280m² and there will be 1 dwelling on each lot created.
- (3) Development consent must not be granted to development for the purposes of dual occupancies on a lot in Zone R2 and Zone R3 on land identified as “Area 2” on the Clause Application Map unless—
 - (a) the lot is at least 800m², and
 - (b) the width of the lot at the front building line is at least 18m, and
 - (c) each dwelling will have frontage to a road, and
 - (d) where subdivision of a dual occupancy is proposed, each resulting lot will be at least 400m² and there will be 1 dwelling on each lot created.
- (4) Despite the provisions of (3) above, development consent may be granted to development for the purposes of a dual occupancy development on a lot in Zone R2 and Zone R3 on land identified as “Area 2” on the Clause Application Map on a corner lot or a lot with dual frontage if the lot is at least 560m².
- (5) A *corner lot* has the same meaning as in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- (6) Despite any other provisions of this plan, the consent authority must not grant development consent to a dual occupancy on a battle-axe lot in Zone R2 Low Density Residential.

Item 6: Introduce maximum density provisions for multi dwelling housing and for multi dwelling housing (terraces) in R2 Low Density zone

It is proposed to introduce density requirements for multi-dwelling housing in the R2 Low Density zone to ensure any new multi dwelling development in the R2 zone is consistent with the desired future character by adhering to the same density as dual occupancies.

The proposed density of 275sqm per dwelling for multi dwelling housing and terraces is consistent with the proposed subdivision lot size for dual occupancy developments in the R2 zone.

Existing allotments in the R2 zone typically have a site area of 500sqm to 800sqm (with the exception of the large lot area) with lot widths averaging 15m. The 275sqm per dwelling requirement directly responds to the existing allotment sizes to encourage development. For example, a multi dwelling housing development with 3 dwellings requires a minimum of 825sqm in total development site area. This will generally require the amalgamation of two dwelling house sites – equating to an increase of 50% dwelling capacity across the applicable R2 zoned areas. Due to the requirement for amalgamation for medium density development to occur in the R2 zone, no lot width requirement is required.

Within the large lot area, where lot sizes range between 800 – greater than 1000sqm, a multi dwelling housing development could be developed on a single allotment, providing a significant increase in dwelling capacity for these lots. It is proposed that the density requirements for multi-dwelling

housing in the Large Lot Area be 400sqm per dwelling to also be consistent with the proposed subdivision lot size for dual occupancy developments in the R2 Large Lot Area.

It is also proposed to introduce a minimum frontage requirement of 18m for multi-dwelling housing in the R2 Low Density Residential zone to ensure that sites are wide enough to accommodate access to parking without the reduction of on-street parking and loss of street trees.

Proposed Amendment

Multi dwelling housing in the Zone R2 Low Density Residential

(1) For land identified as “Area 1” on the Clause Application Map development consent must not be granted to development for a purpose specified in Column 1 of the table to this clause on land in the zone or area shown opposite that development in Column 2 of that table unless the development complies with the density requirement specified in Column 3 of that table.

(2) In this clause –

Column 1	Column 2	Column 3
Specified development	Zone	Density
Multi dwelling housing	Zone R2	A maximum of 1 dwelling per 280 square metres of site area
Multi dwelling housing (terraces)		

(4) For land identified as “Area 2” on the Clause Application Map development consent must not be granted to development for a purpose specified in Column 1 of the table to this clause on land in the zone or area shown opposite that development in Column 2 of that table unless the development complies with the density requirement specified in Column 3 of that table.

(5) In this clause –

Column 1	Column 2	Column 3
Specified development	Zone	Density
Multi dwelling housing	Zone R2	A maximum of 1 dwelling per 400 square metres of site area
Multi dwelling housing (terraces)		

(5) The minimum frontage for multi-dwelling housing in the R2 Low Density Zone is 18m.

Item 7: Introduce a new clause to allow a floor space ratio of 0.65:1 for dual occupancy, multi dwelling housing and manor houses in the R2 Low Density Zone.

This planning proposal seeks to amend the FSR requirements for dual occupancy, multi dwelling housing,

multi dwelling housing (terraces) and manor houses to incentivise development of these housing typologies in the R2 zone.

An assessment of applications has been undertaken between the existing Strathfield LEP 2012 development standards for R2 FSR against the Exempt and Complying Development Codes SEPP 2008 (the Codes SEPP) development standards for dual occupancy development. Table 1 provides a comparison of the FSR, which demonstrates that the current FSR under the Strathfield LEP 2012 is substantially less than that provided by the complying development pathway under the Codes SEPP.

Lot size m ²	SLEP 2012 Sliding scale FSR & GFA	Codes SEPP 2008 25% x lot size + 300m ²	% difference
<500	0.65:1 325m ²	0:85:1 425m ²	-31%
599	0.625:1 374.375m ²	0.75:1 449.75m ²	-20%
699	0.6:1 419.4m ²	0.679:1 474.75m ²	-13%
799	0.575:1 459.425m ²	0.625:1 499.75m ²	-9%
899	0.55:1 494.45m ²	0.583:1 524.75m ²	-6%
999	0.525:1 524.475m ²	0.55:1 549.75m ²	-5%
≥ 1000	0.5:1 500m ²	0.55:1 550m ²	-10%
> 2000	0.5:1 1000m ²	Max. capped 800m ²	+20%

Table 1: Comparison of floor space between existing SLEP and Codes SEPP 2008.

It is proposed to increase in the maximum FSR to 0.65:1 for dual occupancy, multi dwelling housing, multi dwelling housing (terraces) and manor houses for the R2 Low Density Residential Zone which results in a moderate increase from the existing FSR development standards for dwelling houses. This change also aligns with the proposed FSR development standards for dual occupancy development under the Low and Mid-Rise reforms.

This amendment will be supported by appropriate DCP controls to ensure that development can:

- Achieve a similar bulk and scale to existing dwelling houses when viewed from the street.
- Maintain a compatible streetscape character in terms of front setback, spacing between dwellings, roof form and landscaped front garden setting.
- Maintain and improve the opportunities for tree planting and landscaping in R2 zones.
- Ensure a good level of amenity can be provided to future occupants and existing neighbours.

The existing FSR requirements will continue to apply in all other zones and there is no change proposed to the FSR controls for dwelling houses.

It is hoped that the higher FSR will assist in encouraging a wider range of housing types in the R2 zone providing greater choice in housing, and allowing residents to age in place, staying connected to their local community and families.

Proposed Amendment

Clause 4.4D Exceptions to floor space ratio for certain dwellings in the R2 zone

- (l) The objectives of this clause are:

- (a) to ensure the bulk and scale of certain dwelling types is compatible with the character of the R2 Low density residential zone,
 - (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 dual occupancy, manor house, multi dwelling housing, multi dwelling housing (terraces) on land in Zone R2 Low Density Residential is 0.65:1.

Item 8: Introduce a new clause to encourage tree canopy retention and landscaped areas in the R2 and R3 zones

The landscaped area local provision has been introduced as a direct response to the Strathfield community's request for the protection of existing landscaping and tree canopy to be provided in new residential developments.

As part of the consultations undertaken for the preparation of the LSPS and the CSP, the 'green and leafy' characteristics of the LGA's residential suburbs have been consistently highlighted by the Strathfield community as a valued local character and concerns were raised regarding the loss of landscaping because of new development, particularly evident through recent knock-down rebuilds of dwellings on large blocks.

The LSPS 2040 commits to Liveability priorities to ensure that development balances growth with best practice planning to deliver sustainable, liveable and well-designed neighbourhoods. To realise this priority, it is proposed to include a LEP provision to ensure that development includes landscaping to soften buildings, shade paved areas, reduce heat, minimise wind and bring life and greenery to local urban areas.

This local provision will ensure that new developments that intensify the capacity of the land provide sufficient landscaping to soften and complement the built form and assist in protecting the existing tree canopy and biodiversity within the LGA. It also assists in mitigating heat island effects across the LGA.

Council has prepared modelling to demonstrate that the proposed landscaped area requirements are achievable and are not more onerous than the existing landscaped provisions for dual occupancy development under the Codes SEPP. The diagrams below (refer Figures 1 and 2) illustrate that the minimum landscaped area requirements for dual occupancy development is achievable

Council's current requirement for landscaped areas for dual occupancy development is as follows - *minimum of 40% of the site area is to be landscaped open space or private yard space*. The proposed landscaped area local provision is proposed to introduce a sliding scale for the provision of landscaping, which is consistent with the existing landscaped provision for dual occupancy development in the Codes SEPP (for CDC) and which ranges between 32% - 40% (for lots over 1000m²).

For clarity, it is also proposed to specify what constitutes the landscaped area, consistent with the requirements under the Codes SEPP. This will ensure consistency across the LGA with respect to the calculation of landscaped area

The proposed landscaped development standard aims 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 LGA,
- Minimise urban run-off by maximising permeable areas on the sites of development,
- Ensure that the visual impact of dual occupancy and multi dwelling housing development is minimised by appropriate landscaping and that, where achievable existing landscaping and tree canopy is maintained,
- 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.

Proposed Amendment

6.13 Landscaped areas in certain residential zones

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

- (a) to ensure adequate opportunities exist for the retention or provision of vegetation that contributes to biodiversity and enhances the tree canopy of the Strathfield local government area,
- (b) to minimise urban run-off by maximising permeable areas on the sites of development,
- (c) to ensure that the visual impact of development is minimised by sufficient and appropriately located landscaping that complements the scale of buildings,
- (d) to ensure that the use of surfaces that absorb and retain heat are minimised.

(2) This clause applies to development involving the erection of a new building, or external alterations or additions to an existing building, resulting in an increased building footprint on land in the following zones—

- (a) Zone R2 Low Density Residential,
- (b) Zone R3 Medium Density Residential

(3) Despite subclause (2), this clause does not apply to residential apartment development within the meaning of [*State Environmental Planning Policy \(Housing\) 2021*](#).

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

(a) allows for the establishment of appropriate plantings—

(i) that are of a scale and density commensurate with the height, bulk and scale of the buildings to which the development relates, and

(ii) that will maintain and enhance the streetscape and the desired future character of the locality, and

(b) maintains privacy between dwellings, and

- (c) does not adversely impact the health, condition or structure of existing trees, tree canopies or tree root systems that are to be retained as part of the development on the land or adjacent land, and
- (d) enables the establishment of indigenous vegetation and habitat for native fauna, and
- (e) integrates with the existing vegetation to protect existing trees and natural landscape features.
- (5) Development consent must not be granted to development on land to which this clause applies unless:
 - (a) the minimum landscaped area is 50% of the parent lot minus 100sqm; and
 - (b) at least 50% of the area required to be landscaped is located behind the building line
 - (6) Each landscaped area must have a minimum width of 1.5m and a minimum length of 1.5m
 - (7) 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 site area for the purposes of subclause (5).
 - (8) This clause does not apply to a subdivision of land under the [Community Land Development Act 2021](#) or the [Strata Schemes Development Act 2015](#).
 - (9) In this clause—

footprint has the same meaning as in [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), Part 9.

Item 9: Repeal Schedule 1 – Additional Permitted Uses, Section 1 – Use of certain land at Greenacre and associated mapping

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 because of the aforementioned changes.

Proposed Amendment

Deletions shown as ~~strikethrough~~

~~1 Use of certain land at Greenacre~~

- ~~(1) This clause applies to land at Greenacre, identified as “Item 1” on the [Additional Permitted Uses Map](#).~~
- ~~(2) Development for the purpose of a dual occupancy is permitted with development consent.~~



Figure 1: Extract from Additional Permitted Uses Map – APU_003 – 7100 COM APU 003 010 20121206 - Strathfield LEP 2012

Item 10: Update the Dictionary to insert in alphabetical order manor house and multi dwelling housing (terraces)

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

~~(2) Development for the purpose of a dual occupancy is permitted with development consent.~~

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

Strategic Merit

This Planning Proposal responds to the National Housing Accord and the immediate housing crisis by providing capacity for additional and diverse housing through immediate changes to the Strathfield LEP.

Consistency with relevant Key Government Priorities

This Planning Proposal is consistent with the NSW Government's priority of delivering 377,000 well located new homes across the State by 2029 by creating significant additional housing capacity in the existing R2 and R3 zones to deliver diverse housing in the form of dual occupancy and multi-dwelling housing.

The 5-year targets respond to the NSW Government's commitment under the National Housing Accord Strathfield LGA's housing target, as identified by the DPHI is 3,500 new homes to be delivered by 2029.

The Department wrote to Council in November 2024 seeking clarification on the proposed minimum lot size for dual occupancy development:

Stage 1 of the LMR policy aims to encourage housing supply by making dual occupancies permissible in the R2 Low Density Residential Zone across the state. Setting appropriate controls for dual occupancies is also important to create certainty and to ensure they are delivered at contextually appropriate densities and are well designed. Based on a review of minimum lot sizes for dual occupancies across a range of NSW Council's, it is expected that the minimum lot size is set so that at least 50% of R2 lots will be compliant (i.e. the median R2 lot size, or lower).

The proposed amendments outlined in this Planning Proposal will deliver:

- Capacity for an additional 2,600 dwellings (48%) in the R2 zone from dual occupancy (approximate, based on 100% take up of land zoned for dual occupancy and meeting the proposed development standards), based on the following breakdown:

	Total number of lots	Lots capable of redevelopment	
Large lot area	1134	483	
Remainder of R2 zone	4319	2155	
Total	5,453*	2,638	48%

*Note: total number of lots in the R2 zone includes sites which may not be residential lots (eg educational establishments, places of worship etc) so this total number is not accurate with respect to total residential lots

As outlined in the table above, Council's proposed controls will result in 48% of lots within the R2 zone being capable of delivering dual occupancy development. It should be noted that this total number may be less if sites currently used as educational establishments etc are excluded from the calculation. It is considered that the capacity would be greater than 50% if these land uses were excluded.

An uplift which applies to 48% of the R2 zone is considered to represent a significant uplift to the

capacity in the existing R2 Low Density Zone. In determining the minimum lot size and minimum frontage requirement, Council has tested and modelled a number of scenarios, including reduced minimum frontage requirements. It is considered that the proposed minimum lot size and 15m frontage requirement will allow for well-designed dual occupancy developments, that will not detract from the established low density residential character.

- Capacity for additional dwellings in the R3 zone from permitting multi dwelling houses (terraces) and manor houses and decreasing the minimum lot size for multi dwelling housing from 1,000m² to 500m²-600m², therefore increasing feasibility of redevelopment on a single allotment.

This planning proposal will assist in achieving the delivery of this target in the period 2025 – 2030 by ensuring that there is adequate capacity to redevelop land for dual occupancy and multi-dwelling housing across the Strathfield LGA.

Table 1: Strategic Merit Assessment

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> <p>The Planning Proposal is also 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>

Question		Considerations
		<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>
2	Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	<p>This Planning Proposal is the best means of delivering additional housing and housing choice by creating capacity through the local planning framework (i.e. the Strathfield LEP). The Planning Proposal contributes towards the shared responsibility of delivering new homes under the National Housing Accord.</p> <p>Amendments to the Strathfield DCP will be prepared to support the Planning Proposal to ensure appropriate built form outcomes are achieved by the additional housing.</p>
Section B – Relationship to strategic planning framework		
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.</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 on creating the capacity for delivery of housing choice and diversity in the low and medium density zones, which make up a significant proportion of the Strathfield LGA. It is anticipated that take up of sites will occur immediately and will allow for a pipeline of development capacity for the next 10 years.</p> <p>This Planning Proposal seeks to provide capacity for additional dwellings in the R2 and R3 zones. These areas are</p>

Question	Considerations
	<p>generally within walking distance of local and neighbourhood scale open space and are well serviced by existing infrastructure.</p> <p>In this regard, this 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.</p> <p>This Planning Proposal provides additional housing and increased housing diversity through the up-zoning of existing low and medium density residential areas. The introduction of dual occupancy, manor houses and multi dwelling housing into the R2 zone allows a range of housing typologies to be delivered in response to the Strathfield community's need for more housing choice.</p> <p>Furthermore, the inclusion of density controls in the R2 zone for multi-dwelling residential development will enable the provision of a diverse selection of housing products that are consistent with the LGA's character.</p> <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>
<p>4</p> <p>Is the Planning Proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or</p>	<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>

Question		Considerations
	another endorsed local strategy or strategic plan?	<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 Table 3 below.</p> <p>The assessment of the planning proposal against the applicable s9.1 Directions has not found any unjustified inconsistencies.</p>
Section C – environmental, social and economic impact		
8	Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?	<p>The proposal is not site specific and applies largely to land already occupied by existing low density housing stock in 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>This Planning Proposal has been prepared with the aim of balancing the provision of additional dwellings with the protection of the landscaped character of the LGA.</p> <p>The proposed amendments encourage housing diversity while being sympathetic to the valued characteristics of those areas in the LGA that are distinctive and contribute to the identity of place.</p>

Question	Considerations
	<p>These characteristics include:</p> <ul style="list-style-type: none"> • Preserving the character of places where there are large lot sizes, homes and backyards. • Acknowledgement of how the dwelling presents within a streetscape. • Landscaping of a site and how it contributes to the streetscape and character of the area. • Minimising driveway crossovers. • Retaining the existing tree canopy and vegetation, and minimising loss of the “green, leafy setting” that reflects Strathfield’s character. • Ensuring that development controls respond to and deliver a positive contribution to streetscape. <p>A Large Lot Area has been identified – this area still permits dual occupancy and multi-dwelling housing; however, the minimum lot size, frontage and density requirements are slightly larger to ensure protection of the landscaped character</p> <p>This Planning Proposal also seeks to include a landscaped area requirement to ensure sufficient site area is provided to allow tree planting and deep soil zones. The proposed development standards are consistent with the requirements of the Codes SEPP for similar development typologies and have been tested to ensure development can occur</p> <p>This 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>Any land identified as being flood affected will need to implement flood mitigation measures in future developments in accordance with the Strathfield DCP and Council’s Stormwater Management Policy.</p>
<p>10 Has the Planning Proposal adequately addressed any social and economic effects?</p>	<p>This Planning Proposal seeks to provide greater housing capacity and choice, in response to the existing housing crisis and Council’s shared responsibility under the National</p>

Question		Considerations
		<p>Housing Accord to build 1.2 million new, well-located homes over 5 years from 1 July 2024.</p> <p>The subject Planning Proposal is anticipated to provide significant capacity for additional dwellings across the LGA. The proposed uplift is likely to incentivise greater development take up across the LGA.</p> <p>There are many positive economic and social benefits associated with new housing developments, including revitalisation of existing residential areas, more efficient use of existing infrastructure, as well as opportunities for improvement of infrastructure through the collection of development contributions.</p> <p>Additionally, the 'green and leafy' character of the LGA is highly valued by the Strathfield community. The adoption of a tailored set of development standards in lieu of the Low and Mid-Rise Housing proposal controls will enable the provision of new housing while respecting the LGA's existing local character.</p>
Section D – Infrastructure (Local, State and Commonwealth)		
11	Is there adequate public infrastructure for the Planning Proposal?	<p>The Planning Proposal, will 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>This Planning Proposal will result in an increase in density across the R2 and R3 zones through the introduction of new housing typologies. In these areas, public infrastructure is already established.</p> <p>Depending on the rate of take up on new development, there may be a need to review Council's Local Infrastructure Contributions Plan framework to ensure new housing is accompanied by adequate local infrastructure.</p>
Section E – State and Commonwealth		
12	What are the views of state and federal public authorities and government agencies consulted	As this Planning Proposal is yet to be forwarded to the Minister for Planning and Public Spaces for a Gateway Determination, the appropriate State and Commonwealth public authorities have not yet been consulted.

Question		Considerations
	in order to inform the Gateway determination?	However, State and Commonwealth public authorities will be consulted in accordance with a Gateway Determination and will be given at least 28 days to comment on this Planning Proposal.

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.

Table 2 – Consistency with applicable SEPPs

SEPP	Consistency	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Yes	<p>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 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>

SEPP	Consistency	Comment
		Accordingly, the Planning Proposal is not inconsistent with this SEPP.
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>The introduction of minimum lot size and lot width provisions for development is consistent with the objective of this SEPP by reinforcing the importance of designing housing in a way that reflects and enhances its locality.</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 (Precincts—Central River City) 2021	N/A	Not applicable, the Strathfield LGA is not located within the Central River City.
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	N/A	Not applicable, the Strathfield LGA is not located within the Western Parkland City.

SEPP	Consistency	Comment
Parkland City) 2021		
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. 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>

Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

This Planning Proposal has been considered against the relevant Ministerial Directions as set out in Table 3 below.

This Planning Proposal is also consistent with the key government priority of delivering at least 314,000 new homes by 2029 by creating capacity for additional dwellings in the R2 and R3 zones across the

Table 3: Assessment of Ministerial Directions (section 9.1 Directions)

Section 9.1 Ministerial Directions		
No.	Direction	Consistency and Comments
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	Not applicable, the Strathfield LGA does not contain Aboriginal Land Council land.
1.3	Approval and Referral Requirements	Consistent The Planning Proposal 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 Planning Proposal is comprised of amendments to LGA-wide planning provisions and does not contain any restrictive site specific planning controls.
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.
Focus area 2: Design and Place		
		This Focus Area was blank when the Directions were made
Focus area 3: Biodiversity and Conservation		
3.1	Conservation Zones	Not relevant
3.2	Heritage Conservation	Consistent

Section 9.1 Ministerial Directions

No.	Direction	Consistency and Comments
		<p>The Planning Proposal does not seek to amend existing heritage conservation provisions.</p> <p>Clause 5.10 and Schedule 5 of SLEP 2012 contains heritage conservation provisions.</p> <p>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.</p> <p>The heritage provisions within SLEP 2012 will continue to apply and provide sufficient protection for this item.</p>
3.3	Sydney Drinking Water Catchments	Not relevant
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	<p>Not relevant</p> <p>This Direction applies to the Ballina, Byron, Kyogle, Lismore and Tweed LGAs.</p>
3.5	Recreation Vehicle Areas	<p>Not relevant</p> <p>The Planning Proposal does not contain amendments which will impact the ability for land to be developed for the purpose of a recreation vehicle area (within the meaning of the Recreation Vehicles Act 1983).</p>
3.6	Strategic Conservation Planning	<p>Not relevant</p> <p>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.</p>
3.7	Public Bushland	<p>Not relevant</p> <p>The Planning Proposal seeks to provide capacity for additional housing in existing R2, R3 zones and does not propose any changes to existing controls protecting bushland in urban areas.</p>

Section 9.1 Ministerial Directions

No.	Direction	Consistency and Comments
3.8	Willandra Lakes Region	Not relevant The Strathfield LGA is not located within the Willandra Lakes Region.
3.9	Sydney Harbour Foreshores and Waterways Area	Not relevant The Planning Proposal does not affect land within the Foreshores and Waterways Area as defined in the State Environmental Planning Policy (Biodiversity and Conservation) 2021.
3.10	Water Catchment Protection	Consistent The Planning Proposal seeks to provide capacity for additional housing in existing R2 and R3 zones. Any development within the Strathfield LGA must comply with Council's Stormwater Management Policy to ensure appropriate drainage systems are provided and integrated into Council's drainage network with minimal impact on existing users or catchment areas.
Focus Area 4: Resilience and Hazards		
4.1	Flooding	Consistent This Planning Proposal does not seek to amend the existing flood planning provisions within the Strathfield LEP.
4.2	Coastal Management	Not relevant 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 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

Section 9.1 Ministerial Directions

No.	Direction	Consistency and Comments
		<p>residential use. Therefore, the areas proposed for rezoning are unlikely to be contaminated.</p> <p>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.</p>
4.5	Acid Sulfate Soils	<p>Consistent</p> <p>The Planning Proposal does not seek to introduce or change provisions relating to Acid Sulfate Soils.</p>
4.6	Mine Subsidence and Unstable Land	<p>Not relevant</p> <p>The Strathfield LGA does not contain land that is within a declared mine subsidence district.</p>
Focus Area 5: Transport and Infrastructure		
5.1	Integrated Land Use and Transport	<p>Consistent</p> <p>The Planning Proposal proposes minor alterations to provisions relating to urban land, however, is consistent with Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and The Right Place for Business and Services – Planning Policy (DUAP 2001).</p>
5.2	Reserving Land for Public Purposes	<p>Consistent</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	Not relevant

Section 9.1 Ministerial Directions		
No.	Direction	Consistency and Comments
		The land the subject of this planning proposal is not located near an existing shooting range.
Focus area 6: Housing		
6.1	Residential Zones	<p>Consistent</p> <p>The Planning Proposal seeks to provide capacity for additional housing in existing R2 and R3 zones. The introduction of dual occupancy, manor houses, multi dwelling housing and terraces in the R2 zone and , manor houses, multi dwelling housing and terraces in the R3 zone will broaden the housing choice in the LGA.</p> <p>The LGA-wide approach to residential intensification enables the increased demand on existing infrastructure and services to be distributed. The proposed introduction of density controls for medium density development in the R2 zone ensures new development sites have the physical capacity to accommodate a good design outcome.</p> <p>This planning proposal aims to increase residential density within an existing residential zone.</p>
6.2	Caravan Parks and Manufactured Home Estates	<p>Not relevant</p> <p>This planning proposal does not seek to alter any provisions relating to caravan parks or manufactured home estates.</p>
Focus area 7: Industry and Employment		
7.1	Employment Zones	<p>Not relevant</p> <p>This planning proposal does not relate to employment zones.</p>
7.2	Reduction in non-hosted short term rental accommodation period	Not relevant

Section 9.1 Ministerial Directions		
No.	Direction	Consistency and Comments
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	Not relevant
Focus area 8: Resources and Energy		
8.1	Mining, Petroleum Production and Extractive Industries	<p>Not relevant</p> <p>This Planning Proposal provides additional housing capacity on existing residential-zoned land and will not impact the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials.</p>
Focus area 9: Primary Production		
9.1	Rural Zones	Not relevant
9.2	Rural Lands	Not relevant
9.3	Oyster Aquaculture	Not relevant
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	Not relevant

6. 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.

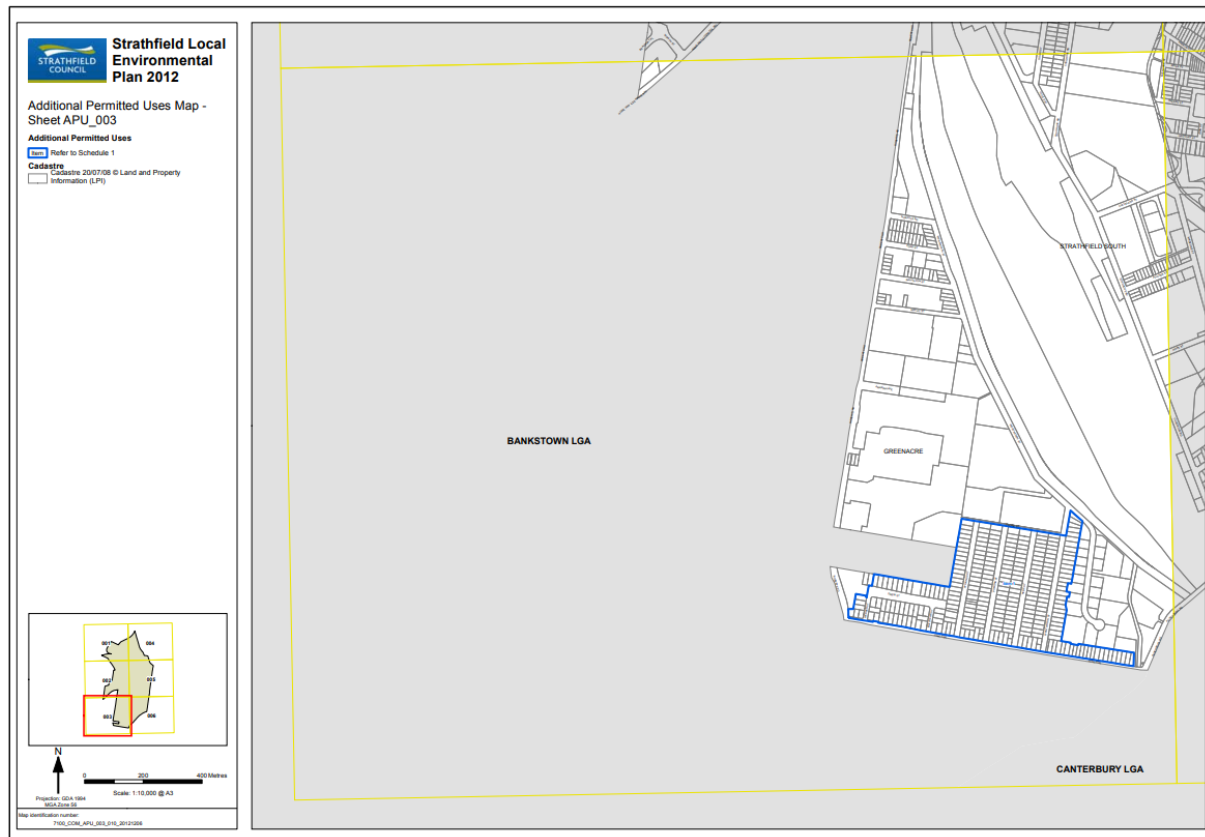


Figure 2: Additional Permitted Uses Map – APU_003 – 7100 COM APU 003 010 20121206 - Strathfield LEP 2012 section in blue to be repealed

7. Community Consultation

Should the Planning Proposal be supported it will be forwarded to the Minister for Planning & Public Spaces requesting a Gateway Determination

If a Gateway Determination (Approval) is issued, it is anticipated that the Planning Proposal will be exhibited for a minimum of 28 days in accordance with the provisions of 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.

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8. Project Timeline

The anticipated project timeline for the preparation of this Planning Proposal is outlined in Table 4 below:

Table 4: Anticipated Project Timeline

Stage	Anticipated Timeframe
Referral to Strathfield LPP in accordance with Ministerial Direction	February 2025
Reporting to Council on the Planning Proposal seeking endorsement to forward Planning Proposal for a Gateway Determination	February 2025
Planning Proposal to be forwarded to DPHI for a Gateway Determination	March 2025
Anticipated commencement date (date of Gateway Determination)	May 2025
Timeframe for government agency consultation (pre and post exhibition as required by Gateway Determination)	June – July 2025
Commencement and completion dates for public exhibition period (minimum of 28 days)	June – July 2025
Timeframe for consideration of submissions	August 2025
Timeframe for the consideration by Council of a proposal post exhibition	October 2025
Date of submission to the DPHI to finalise the LEP	October 2025