

PE3 DRAFT PLANNING PROPOSAL - ADDITIONAL AND DIVERSE HOUSING PLANNING PROPOSAL – IMPLEMENTATION OF MEDIUM DENSITY HOUSING STRATEGY

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RECOMMENDATION

1. That Council forward *Planning Proposal – Additional and Diverse Housing Planning Proposal* (Attachment 1) to the Department of Planning, Housing and Infrastructure for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.
2. That the Acting Director – Planning & Environment be authorised to make minor editorial amendments to the Planning Proposal as required throughout the reporting process.
3. That Council endorse for public exhibition the Planning Proposal in accordance with the terms of the Gateway Determination issued by the Department of Planning, Housing and Infrastructure in accordance with the *Strathfield Council Community Engagement Strategy*.
4. That Council endorse the proposed minimum lots size controls for Dual Occupancy development and that these be confirmed to the Department of Planning, Housing and Infrastructure as the required lot size controls for dual occupancy permitted via complying development certification.

PURPOSE OF REPORT

To seek Council's endorsement of a new Planning Proposal that seeks to amend *Strathfield Local Environmental Plan 2012* to create capacity for additional and diverse housing (dual occupancy, manor houses, multi-dwelling housing & multi-dwelling housing (terraces) across the R2 Low Density Residential and R3 Medium Density Residential zones of the Strathfield LGA.

REPORT SUMMARY

This draft Planning Proposal (known as the Additional and Diverse Housing Planning Proposal), included at **Attachment 1**, seeks 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*.

The R2 Low Density Residential zone applies to a significant proportion of land in the Strathfield LGA. Currently, multi dwelling housing typologies are prohibited in the R2 zone. This is apart from dual occupancy development, which is now permitted across the LGA via an amendment to the Housing SEPP, however Council has no development standards (minimum lot size, minimum frontage and minimum subdivision size) for dual occupancy developments in the R2 zone. The restriction of housing typologies in the R2 zone contributes to a lack of housing diversity and choice for residents of the Strathfield LGA and is inconsistent with the NSW State Government's Low and Mid-Rise Housing Reforms.

This draft Planning Proposal responds to the Strathfield Medium Density Housing Strategy 2024 (MDHS) 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 2005 (DCP) to encourage more diverse housing typologies, including dual occupancy development, multi-dwelling housing (villas, townhouses and terraces) and manor houses within the R2 Low Density Residential and R3 Medium Density Residential zones.

This is a new planning proposal that has been prepared to respond to a Notice of Recission (255/24) by Council in October 2024 and **demonstrates Council's commitment to create capacity for additional and diverse housing choices through changes to local planning controls in lieu of the blanket controls proposed by the NSW Government's Low and Mid-Rise Housing Reform**. At the same time, the changes also respond to the protection of those areas that have a unique character of large allotment size.

Specifically, the proposal seeks to amend the Strathfield LEP 2012 as summarised below:

- Amend R2 Low Density Residential Zone Objectives.
- Amend R2 Low Density Residential and R3 Medium Density Residential Land Use Table, making dual occupancy development, manor houses and multi dwelling housing (including terraces) permitted with consent.
- Amend R4 High Density Residential Land Use Table to prohibit manor houses, multi dwelling housing and multi dwelling housing (including terraces) to ensure that the land is protected to encourage the orderly use of land for high density residential development.
- Amend Clause 4.1A Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings.
- Introduce a new clause for dual occupancy development in the R2 and R3 zone (Clause 4.1AB). It is proposed to introduce differing controls (minimum lot size, minimum frontage and subdivision lot requirements) for that part of the LGA where there is a large lot character (>800m²). These controls will aim to assist the protection of this character. This includes reduces lot size requirements for corners lots and lots with dual road frontage.
- Introduce minimum density provisions for multi dwelling housing and for multi dwelling housing (terraces) in R2 Low Density zone.
- 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.
- Introduce a new Part 6 Local Provisions clause to encourage tree canopy retention and landscaped areas in the R2 and R3 zones.
- Amend Schedule 1 to repeal Section 1 - Use of certain land in Greenacre.
- Update the Dictionary to insert in alphabetical order manor house and multi dwelling housing (terraces).
- Amend to SLEP 2012 Additional Permitted Uses mapping for dual occupancies in the Greenacre R2

zone by deleting the map for Greenacre.

- Introduce a Clause Application Map to define Area 1 and Area 2 (proposed Large Lot Area) specific to the proposed Clause 4.1AB Minimum lot sizes and special provisions for dual occupancies in the R2 and R3 zone.

It should be noted that if Council does not proceed with a Planning Proposal to introduce low and mid-rise housing across the LGA, then the State Government reforms, which propose a blanket approach, will apply.

BACKGROUND

The Strathfield Local Strategic Planning Statement - *Strathfield 2040* - prioritises greater housing diversity options for people of all ages. There are already several planning initiatives that will make a significant and material contribution to both housing diversity and supply.

1. Homebush Transport Orientated Development (TOD) 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

The Homebush TOD Masterplan and associated amendments to the Strathfield Local Environment Plan were gazetted on the 27 November 2024.

2. Strathfield Medium Density Housing Strategy

With the Homebush TOD Precinct providing the capacity for a significant supply of higher density housing, the focus of development outside of the northern growth area of the Strathfield LGA is toward providing opportunities for diversity in housing typologies suited to meet the needs of the current and future population.

Delivering housing diversity within the established character of the Strathfield LGA 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 (MDHS) by consultants SGS Economics, Architectus and Micromex in partnership with Council's own planning team. Copies of the draft Strathfield Medium Density Housing Strategy (the MDHS) 2024 and the Urban Design Report prepared by Architectus is included at **Attachment 2 & 3** respectively.

Community consultation for the MDHS commenced in November 2023 and closed in March 2024. The results of the engagement indicate that the Strathfield community is generally supportive of the delivery of housing diversity in the low and medium density zones in the forms of dual occupancy development, townhouses and terraces, 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.

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 at **Attachment 4**.

The Strathfield MDHS involved a detailed review of the SLEP 2012 as the LEP provisions apply to housing diversity in the low-density residential areas with the Strathfield LGA, and provides an appropriate evidence base to support the proposed amendments to the Strathfield LEP and DCP to:

- Encourage suitable medium density dwelling typologies.
- Facilitate and encourage change that maintains the character of existing neighbourhoods.
- Maintain the quality, look and feel of neighbourhoods and avoid causing rapid radical changes across the low-density residential areas.
- Ensure that design controls for diverse housing options limit the impact on adjoining low-density development.
- Encourage development that maximises access to schools, jobs and amenity.

A feasibility analysis was undertaken as part of the MDHS illustrates that suggested amendments to SLEP 2012 will stimulate gradual, but viable dual occupancy and 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.

3. NSW Government Low and Mid-Rise Housing Reforms

In late 2023, the NSW Government released a series of reform proposals to 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 Certificate (CDC) provisions for dual occupancy development under the Codes SEPP have been switched off.

As part of the Low & Mid-Rise Housing reforms, the Department of Planning, Housing & Infrastructure (DPHI) has written to Council requesting a position about minimum lot sizes for dual occupancy development. The Department has indicated that these provisions could be brought forward as a whole-scale amendments to LEPs for those Councils who do not currently have minimum lot size provisions for dual occupancy. This would occur before CDC controls for dual occupancy development is ‘turn on’ which is expected to occur on the 1st July 2025.

A draft position has been requested by 13th December 2024, with a confirmed position via Council resolution by 14 February 2025. This report seeks endorsement of the proposed lot size controls for dual occupancy development to be provided to DPHI for the purposes of CDC development. These would be implemented by a whole scale amendments to the Strathfield LEP initiated by the NSW Government.

In the absence of these controls, the standard would default to a minimum lot size of 400sq.m. This position is not recommended to Council.

4. Current Planning Context

The planning context for delivery of more diverse housing across the Strathfield LGA is influenced by the existing SLEP 2012 controls which limits dual occupancy and multi-dwelling housing in the R2 Low Density Residential zone. The existing requirements of the SLEP 2012 do not facilitate or encourage the delivery of medium density housing typologies across the Strathfield LGA, even where they are permitted to be constructed.

The current planning context can be summarised as follows:

- In the R2 Low Density Residential zone, dual occupancy development (attached and detached) are permissible by exception, as part of the amendment to the Housing SEPP (1 July 2024). However,

Council currently has no minimum lot size requirements in the SLEP 2012 other than for the suburb of Greenacre where dual occupancy development is permitted with consent (as an additional permitted use - Schedule 1) on lots with a minimum area of 560m². Only strata subdivision is permitted.

- In the R3 Medium Density Residential zone, dual occupancy development is currently permitted with consent and Clause 4.1A Minimum lot sizes for dual occupancies specifies a minimum lot size of 560 square metres.
- In the R2 Low Density Residential zone multi dwelling housing, multi dwelling housing (terraces) and manor homes are prohibited.
- In the R2 Low Density Residential zone, attached dwellings and semi-detached dwellings are permitted with consent, however Clause 4.1 minimum lot size controls of 560m² across the R2 zone require a minimum parent lot area of 1,120m² to create two (2) semi-detached dwellings of 560m² per new lot via Torrens Title subdivision (excluding Clause 4.6 variations).
- In the R3 Medium Density Residential zone, multi dwelling housing and residential flat buildings (RFBs) are both permitted with consent on lots with a minimum area of 1000m². In the few areas where these residential uses are permitted in Strathfield LGA, there is a preference of developers for RFBs over lower-yielding multi dwelling housing.

Further review of the MDHS by Council staff included testing of various planning controls to determine appropriate amendments to SLEP 2012 and Strathfield DCP, including numerical and non-numerical standards to facilitate greater housing choice and orderly development within Strathfield LGA. These amendments are discussed in detail below.

5. Planning Proposal – PP2024-2100

The Strathfield Local Planning Panel, at its meeting on 1 August 2024 considered a draft Planning Proposal. The objective of the Planning Proposal was to amend the SLEP 2012 to create capacity for additional and diverse housing across the residential zones of the Strathfield LGA, as well as:

- 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

In summary, the intended outcome of the Planning Proposal was as follows:

1. In the R2 Low Density Residential zone (R2 zone), introduce dual occupancy (attached and detached), manor houses, multi dwelling housing and terraces as permissible land uses and amend the objectives to reflect that these provisions facilitate the delivery of diversity of housing in the R2 zone.
2. In the R3 Medium Density Residential zone (R3 zone), introduce manor houses and 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.

3. In the R2 zone, introduce a minimum lot size of 560sqm and a minimum lot frontage of 15m for dual occupancy development.
4. In the R2 and R3 zones, introduce a minimum lot size of 560sqm and a minimum lot frontage of 18m for manor houses and multi dwelling housing.
5. In the R2, R3 and R4 zones, introduce a minimum lot size of 840sqm and a minimum lot frontage of 21m for multi-dwelling housing (terraces).
6. Permit the subdivision of dual occupancy development, manor houses, multi dwelling housing and terraces.
7. In the R2 and R3 zone, include a minimum subdivision lot size for dual occupancies of 280sqm.
8. In the R2 zone, introduce a maximum FSR of 0.65:1 for dual occupancy (attached and detached), manor houses, multi dwelling housing and terraces to offer greater development yield and greater development incentive.
9. In the R2 zone, introduce a minimum landscape LEP provision for dual occupancy, multi dwelling housing, manor houses and terraces to ensure that the landscape character of the low-density residential zone is protected and that the tree canopy is maintained and enhanced.
10. Repeal Schedule 1 – Additional Permitted Uses, Section 1 – Use of certain and at Greenacre and associated mapping.
11. Update the Dictionary to insert in alphabetical order manor house and multi-dwelling housing (terraces).

The SLPP considered that *the planning proposal has significant merit and should proceed to a gateway determination as it will enable a diversity of building types and choice to cater for the needs of different household types in Strathfield LGA.*

Following the report to the SLPP on 1 August 2024, Council, at its meeting on 13 August 2024 considered a report on the Planning Proposal for the implementation of the Strathfield Medium Density Housing Strategy (the MDHS) 2024 and resolved the following (215/24):

1. *That Council notes the advice provided by the Strathfield Local Planning Panel on 1 August 2024 regarding the drafting of a Planning Proposal in relation to the Strathfield Medium Density Housing Strategy.*
2. *That Council supports the intent of proposed amendments to the Strathfield Local Environmental Plan 2012 to facilitate medium density housing consistent with the NSW Low and Mid-Rise Housing Policy and Council's Medium Density Housing Strategy, as outlined in the body of the report and resolves to incorporate the proposed amendments into a Planning Proposal.*
3. *That Council endorses the draft Planning Proposal **Attachment 1** for lodgement with the Department of Planning, Housing and Infrastructure for Gateway determination.*
4. *That Council delegates authority to the General Manager to make necessary amendments to the Planning Proposal and supporting documents arising from a Gateway Determination and prior to public exhibition.*

5. *That should a Gateway Determination be issued which enables public exhibition, a further report is to be presented to Council following the exhibition period. The report is to address any submissions received. A further update on the progress of the Planning Proposal is to be provided at that time.*
6. *That the Strathfield Development Control Plan (DCP) be reviewed and updated concurrently with the Planning Proposal to ensure consistency with the objectives and controls contained in the Planning Proposal.*
7. *That a report be presented to Council which outlines the proposed amendments to the DCP prior to public exhibition.*
8. *That a further report be brought back to Council to seek endorsement of the proposed amendments to the Strathfield Local Environmental Plan 2012 and the adoption of amendments to the Strathfield Development Control Plan, following public exhibition.*

Following the endorsement of the Planning Proposal and in accordance with (3) of the above resolution, the Planning Proposal was submitted to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination on 19 September 2024 (PP-2024-2100).

At the Council meeting on 22 October 2024, a Notice of Recission was submitted by Councillors Blackmore, Baladi and Reddy with respect to the above resolution (Resolution 215/24).

The Councillors were concerned that some of the changes proposed in the Planning Proposal would have the potential to result in adverse impacts on the streetscape and landscape character of certain areas of the Strathfield LGA, and which are highly valued by the community and residents.

Subsequently, Council resolved the following (255/24):

1. *A Councillor Workshop be held in November 2024 to discuss finding alternative solutions which increases the Medium Density Housing Supply in Strathfield but does not destroy the Strathfield moniker of “Oasis in the West”.*
2. *That if any planning proposal that has been lodged with NSW Planning it be withdrawn and an alternate proposal be prepared after feedback from the Councillor Workshop.*
3. *That the new plan be prepared to meet any deadline that the NSW Planning has given to Council.*

In accordance with resolution 255/24, a Councillor Workshop was held on 12 November 2024 to discuss options for encouraging greater housing diversity across the LGA, while ensuring the protection of those areas that have a unique character and contribute to the identification of Strathfield as the “**Oasis in the West**”.

Council, at its meeting on 26 November 2024 considered a report on a way forward with respect to a review of the proposed dual occupancy development standards to ensure the protection of those areas that have a unique character of large lots with grand dwellings, while ensuring that there is capacity across the LGA for dual occupancy development and greater housing diversity. In this regard, Council resolved the following:

1. *That Council endorse the commencement of a review to be undertaken by the Planning & Place Team of the existing Planning Proposal (PP-2024-2100) relating to the Strathfield Medium Density*

Housing Strategy with the aim of encouraging greater housing diversity across the Local Government Area (LGA), while ensuring the protection of those areas that have a unique character.

- 2. That Council staff advise the Department of Planning, Housing and Industry of the proposed review of PP-2024- 2100 and advise that an amended Planning Proposal will be submitted once the review has been completed.*
- 3. That Council staff recommence the review of the Strathfield Development Control Plan as it relates to the Medium Density Housing Strategy to ensure controls will complement proposed changes to the Strathfield Local Environmental Plan 2012 and that these amendments be reported to a future Councillor Workshop and meeting for consideration, prior to public exhibition.*
- 4. That Council be provided with information, at the 10 December 2024 Ordinary Council Meeting, including an indicative boundary and a methodology for establishing an evidence base, in relation to the introduction of 'Unique Character Areas' (UCA) into the Strathfield Local Environmental Plan 2012.*
- 5. That Council engage with the Department of Planning, Housing and Industry in relation to draft minimum lots sizes for dual occupancy development and seek a pause on the implementation of Complying Development Certificate provisions until such time that the Medium Density Housing Strategy Planning Proposal can be endorsed by Council.*

A further report was presented to Council on 10 December 2024 which provided an outline of the methodology used in the review and identified an indicative boundary for the large lot area. Key to this review was to ensure that any proposed changes to the draft 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.

In this regard, Council resolved the following (295/24):

- 1. That Council write to the Department of Planning, Housing & Infrastructure (DPHI), requesting the withdrawal of the Planning Proposal for the Implementation of the Strathfield Medium Density Housing Strategy, dated 18 September 2024 (PP-2024-2100), in accordance with DPHI advice.*
- 2. That Council endorse the indicative boundary for alternate development standards for dual occupancy development, as outlined in Figure 5 (Large Lot Area) in the body of this report. That both sides Llandilo Avenue be included in the Large Lot area.*
- 3. That Council endorses the preparation of a new Planning Proposal to implement the Strathfield Medium Density Housing Strategy by amending the Strathfield Local Environmental Plan 2012. The revised draft Planning Proposal to include:*
 - a. The identification of alternate development standards for minimum lot size and lot frontage for the Large Lot Area; and*
 - b. A review of the dual occupancy development standards for the rest of the LGA, including on corner sites and properties with a dual street frontage.*
- 4. That Council write to the Department of Planning, Housing and Industry to request a deferral from the application of the proposed Low and Mid-Rise Housing Reform on the basis that:*

- a. *Council is committed to the provision of capacity for additional and diverse housing through changes to local planning controls.*
 - b. *Council will be submitting a new Planning Proposal in early 2025 for the Implementation of the Strathfield Medium Density Housing Strategy.*
5. *That a further report be brought back to Council in early 2025 to seek endorsement for the submission of the Planning Proposal to the Department of Planning, Housing & Infrastructure for a Gateway Determination.*

In accordance with Item 1 of Resolution 295/24, PP2024-2100 was withdrawn on 19 December 2024.

DUAL OCCUPANCY DEVELOPMENT – LARGE LOT AREA

Key to this review is ensuring that any proposed changes to the dual occupancy provisions create the capacity across the R2 Low Density Residential zone to 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.

Council, at its meeting on 10 December 2024 resolved to endorse an indicative boundary for alternate development standards for dual occupancy development including both sides of Llandilo Avenue. This area is known as Large Lot Area (refer to Figure 1 below).



Figure 1 – Proposed Large Lot Area

It is proposed that the development standards (minimum lot size, minimum frontage and minimum subdivision requirements be tailored to retain the diversity of large dwelling on large blocks within landscaped settings and protect existing tree canopy and to ensure that incompatible development does not occur to the rear of allotments (overlooking into rear yards).

The proposed development standards for the area identified as the Large Lot Area are proposed to be as follows:

- Minimum Lot Size: 800m²
- Minimum Lot Width: 15m
- Minimum Subdivision Requirement: 400m²

There are approximately 460 lots within the proposed large lot area that satisfy the proposed development standards.

INCENTIVISING DIVERSE HOUSING THROUGH FSR AMENDMENT

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 the R2 Zone 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.

LANDSCAPE REQUIREMENT

It is proposed that a landscaped area local provision be introduced into the Strathfield LEP 2012. This development standard 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 Local Strategic Planning Statement (LSPS) and the Community Strategic Plan (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 local provision into the LEP 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 apply to all residential development in the R2 Low Density and R3 Medium Density zones and aims to 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 is proposing to align this provision with the existing landscaped provisions for dual occupancy development under the Codes SEPP and Figure 2 below demonstrates that the proposed landscaped area requirements are achievable.

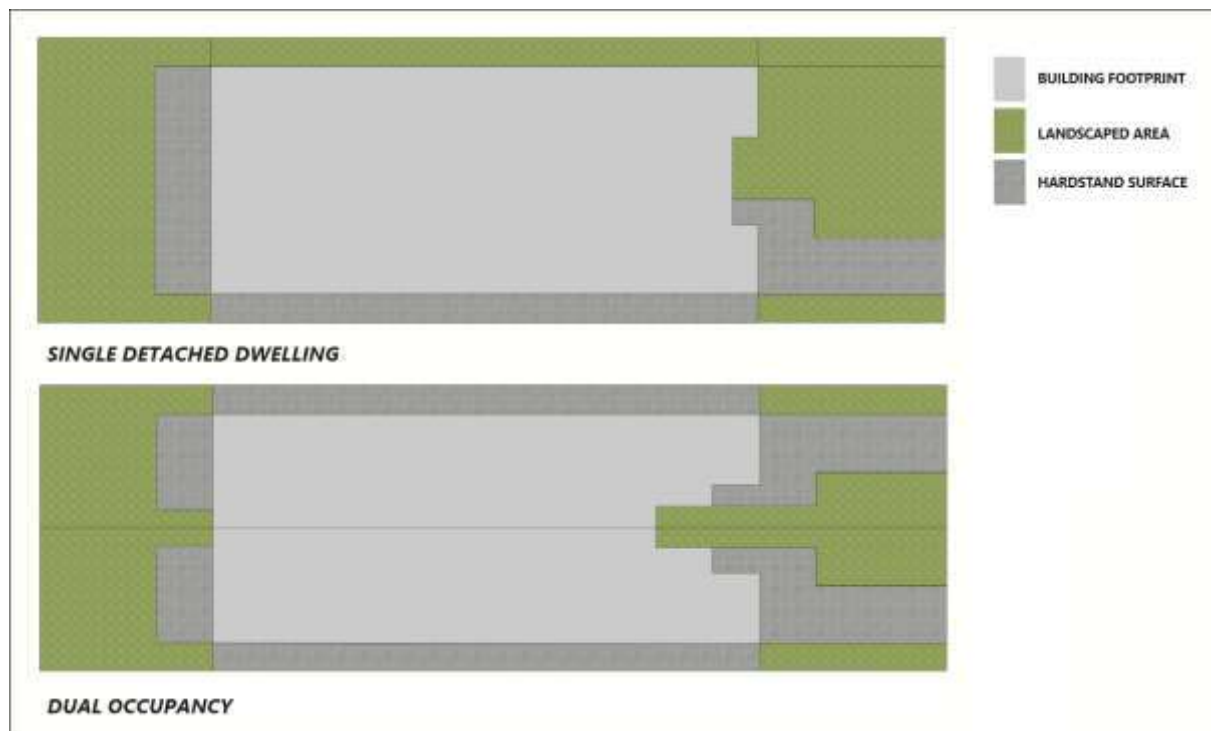


Figure 2: Landscaped area comparisons of single detached dwelling and dual occupancy

Strathfield DCP currently includes a landscaped requirement for dual occupancy development, as follows - *minimum of 40% of the site area is to be landscaped open space or private yard space.*

It is proposed that the landscaped provisions be incorporated into the LEP to strengthen their applicability. It is proposed to introduce a sliding scale landscaped area local provision, which is consistent with the existing

landscaped provision for dual occupancy development in the Codes SEPP (for Complying Development) and which ranges between 32% - 40% (for lots over 1000m²). This is generally consistent with the existing provision in the DCP and is reasonable in that it will be achievable on sites, coupled with the other development standards and provisions proposed.

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 for development applications and complying development certificates.

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.

PLANNING PROPOSAL – SCOPE OF AMENDMENTS

This draft Planning Proposal, titled the Additional and Diverse Housing 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, 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.**

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.

Table 2 below details the amendments to the SLEP 2012 proposed by this Planning Proposal:

Table 2 – Overview of Proposed SLEP 2012 amendments

Item	Amendment to SLEP 2012
Item 1: Amendment to the Land Use Table for the Zone R2 Low	Additions are shown in red text below

Draft Planning Proposal - Additional and Diverse Housing Planning Proposal –
Implementation of Medium Density Housing Strategy (Cont'd)

Item	Amendment to SLEP 2012
<p>Density Residential</p> <p>(a) Introduce dual occupancy, manor houses, multi-dwelling housing and multi-dwelling housing (terraces) as permissible land uses within the R2 zone, and</p> <p>(b) Amend the objectives of the R2 zone to reflect that these provisions facilitate the delivery of diversity of housing in the R2 zone.</p>	<p>1. Objectives of zone</p> <ul style="list-style-type: none"> 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. <p>2. Permitted with consent</p> <p>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</p>
<p>Item 2: Amendment to the Land Use Table for the Zone R3 Medium Density Residential</p> <p>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</p>	<p>Additions are shown in red text below</p> <p>3. Permitted with consent</p> <p>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.</p>
<p>Item 3: Amendment to the Land Use Table for the Zone R4 High Density Residential</p> <p>(a) Introduce manor houses, multi-</p>	<p>Additions are shown in red text below</p> <p>4. Prohibited</p> <p>Advertising structures; Agriculture; Air transport facilities;</p>

Draft Planning Proposal - Additional and Diverse Housing Planning Proposal –
Implementation of Medium Density Housing Strategy (Cont'd)

Item	Amendment to SLEP 2012
dwelling housing and multi-dwelling housing (terraces) as prohibited uses in the R4 High Density Residential zone so as to protect land for high density residential development and to promote the orderly and most efficient use of R4 zoned land	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.
<p>Item 4: Amendment to Clause 4.1A Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings</p> <p>Amend Clause 4.1A to:</p> <p>(a) Remove reference to dual occupancy, and</p> <p>(b) Include column 4 – width of lot at the front building line</p> <p>(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</p>	<p>Additions are shown in red text below</p> <p>(1) The objectives of this clause are as follows:</p> <p>(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,</p> <p>(b) to minimise any likely adverse impact of the development on the amenity of the area,</p> <p>(c) where an existing lot is inadequate in terms of its area or width—to require the consolidation of 2 or more lots.</p> <p>(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—</p>

Draft Planning Proposal - Additional and Diverse Housing Planning Proposal –
Implementation of Medium Density Housing Strategy (Cont'd)

Item	Amendment to SLEP 2012																								
<p>minimum frontage of 15m is proposed which is consistent with the average frontage of blocks across the Strathfield LGA</p>	<p>(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</p> <p>(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.</p> <table><tr><th>Column 1</th><th>Column 2</th><th>Column 3</th><th>Column 4</th></tr><tr><td>Manor houses</td><td>Zone R2</td><td>800m2</td><td>18m</td></tr><tr><td>Manor houses</td><td>Zone R3</td><td>500m2</td><td>15m</td></tr><tr><td>Multi dwelling housing</td><td>Zone R3</td><td>600m2</td><td>15m</td></tr><tr><td>Multi dwelling housing (terraces)</td><td>Zone R3</td><td>500m2</td><td>15m</td></tr><tr><td>Residential flat building</td><td>Zone R3 Zone R4</td><td>1000m2</td><td>18m</td></tr></table> <p>(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.</p>	Column 1	Column 2	Column 3	Column 4	Manor houses	Zone R2	800m2	18m	Manor houses	Zone R3	500m2	15m	Multi dwelling housing	Zone R3	600m2	15m	Multi dwelling housing (terraces)	Zone R3	500m2	15m	Residential flat building	Zone R3 Zone R4	1000m2	18m
Column 1	Column 2	Column 3	Column 4																						
Manor houses	Zone R2	800m2	18m																						
Manor houses	Zone R3	500m2	15m																						
Multi dwelling housing	Zone R3	600m2	15m																						
Multi dwelling housing (terraces)	Zone R3	500m2	15m																						
Residential flat building	Zone R3 Zone R4	1000m2	18m																						
<p>Item 5: Introduce a new clause for dual occupancy development in the R2 and R3 zone</p> <p>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.</p> <p>For the area defined as the large lot area (Area 2) identified in Figure 1 above: Minimum lot size: 800m2 Minimum frontage: 15m Minimum subdivision lot size: 400m2</p>	<p>4.1AB Minimum lot sizes and special provisions for dual occupancies in the R2 and R3 zone</p> <p>(1) The objectives of this clause are as follows—</p> <p>(a) to encourage housing diversity without adversely affecting residential amenity,</p> <p>(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,</p> <p>(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,</p>																								

Draft Planning Proposal - Additional and Diverse Housing Planning Proposal –
Implementation of Medium Density Housing Strategy (Cont'd)

Item	Amendment to SLEP 2012
<p>For the remainder of the LGA for land zoned R2 and R3 (Area 1): Minimum lot size: 560m² Minimum frontage: 15m Minimum subdivision lot size: 280m²</p> <p>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</p> <p>Require that all dwellings as part of a dual occupancy development have frontage to road and prohibit dual occupancy on battle axe blocks in the R2 Low Density Residential zone to ensure there is opportunity for landscaping to the rear of properties and to protect the amenity of adjoining neighbouring properties</p>	<p>(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—</p> <ul style="list-style-type: none"> (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. <p>(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—</p> <ul style="list-style-type: none"> (a) the lot is at least 800m², 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 400m² and there will be 1 dwelling on each lot created. <p>(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.</p> <p>(5) A <i>corner lot</i> has the same meaning as in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</p> <p>(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.</p>
Item 6: Introduce maximum density provisions for multi dwelling	Multi dwelling housing in the Zone R2 Low Density Residential

**Draft Planning Proposal - Additional and Diverse Housing Planning Proposal –
Implementation of Medium Density Housing Strategy (Cont'd)**


Item	Amendment to SLEP 2012																								
<p>housing and for multi dwelling housing (terraces) in R2 Low Density zone</p> <p>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.</p> <p>This ensures any new medium density development in the R2 zone is consistent with the desired future character by adhering to the same density as dual occupancies.</p> <p>It is also proposed to include a minimum frontage requirement of 18m for multi-dwelling housing in the R2 zone</p>	<p>(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.</p> <p>(2) In this clause –</p> <table><tr><th>Column 1</th><th>Column 2</th><th>Column 3</th></tr><tr><td>Specified development</td><td>Zone</td><td>Density</td></tr><tr><td>Multi dwelling housing</td><td>Zone R2</td><td>A maximum of 1 dwelling per 280 square metres of site area</td></tr><tr><td>Multi dwelling housing (terraces)</td><td></td><td></td></tr></table> <p>(3) 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.</p> <p>(4) In this clause –</p> <table><tr><th>Column 1</th><th>Column 2</th><th>Column 3</th></tr><tr><td>Specified development</td><td>Zone</td><td>Density</td></tr><tr><td>Multi dwelling housing</td><td>Zone R2</td><td>A maximum of 1 dwelling per 400 square metres of site area</td></tr><tr><td>Multi dwelling housing (terraces)</td><td></td><td></td></tr></table> <p>(5) The minimum frontage for multi-dwelling housing in the R2 Low Density Zone is 18m.</p>	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)			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)		
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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)																									
<p>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</p>	<p>Clause 4.4D Exceptions to floor space ratio for certain dwellings in the R2 zone</p> <p>(1) The objectives of this clause are:</p>																								

Item	Amendment to SLEP 2012
<p>Density Zone.</p> <p>It is proposed to allow a higher FSR for dual occupancy multi dwelling housing and manor houses in the R2 Low Density zone to incentivise these housing typologies. As part of the FSR consideration, Council staff have undertaken detailed built form and visual impact testing. The testing investigated the likely built form outcomes at various levels of density from 0.6: to 1:1. .</p> <p>The analysis found that when appropriate DCP controls are put in place, a density with an FSR of 0.65:1 can:</p> <ul style="list-style-type: none"> • 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. <p>The existing FSR requirements will continue to apply in all other zones.</p> <p>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.</p> <p>The built form testing which supports</p>	<p>(a) to ensure the bulk and scale of certain dwelling types is compatible with the character of the R2 Low density residential zone,</p> <p>(b) to promote good residential amenity.</p> <p>(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.</p>

Item	Amendment to SLEP 2012
<p>the proposed FSR is included at Attachment 5.</p>	
<p>Item 8: Introduce a new clause to encourage tree canopy retention and landscaped areas in the R2 and R3 zones</p> <p>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.</p> <p>Council's current requirement for landscaped areas for dual occupancy development is as follows - <i>minimum of 40% of the site area is to be landscaped open space or private yard space.</i> 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).</p> <p>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.</p>	<p>6.13 Landscaped areas in certain residential zones</p> <p>(1) The objectives of this clause are as follows—</p> <p>(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,</p> <p>(b) to minimise urban run-off by maximising permeable areas on the sites of development,</p> <p>(c) to ensure that the visual impact of development is minimised by sufficient and appropriately located landscaping that complements the scale of buildings,</p> <p>(d) to ensure that the use of surfaces that absorb and retain heat are minimised.</p> <p>(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—</p> <p>(a) Zone R2 Low Density Residential,</p> <p>(b) Zone R3 Medium Density Residential</p> <p>(3) Despite subclause (2), this clause does not apply to residential apartment development within the meaning of State Environmental Planning Policy (Housing) 2021.</p> <p>(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—</p> <p>(a) allows for the establishment of appropriate plantings—</p> <p>(i) that are of a scale and density commensurate with the height, bulk and scale of the buildings to which the development relates, and</p> <p>(ii) that will maintain and enhance the streetscape and the desired future character of the locality, and</p> <p>(b) maintains privacy between dwellings, and</p> <p>(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</p>

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Item	Amendment to SLEP 2012
	<p>(d) enables the establishment of indigenous vegetation and habitat for native fauna, and</p> <p>(e) integrates with the existing vegetation to protect existing trees and natural landscape features.</p> <p>(5) Development consent must not be granted to development on land to which this clause applies unless:</p> <p>(a) the minimum landscaped area is 50% of the parent lot minus 100sqm; and</p> <p>(b) at least 50% of the area required to be landscaped is located behind the building line</p> <p>(6) Each landscaped area must have a minimum width of 1.5m and a minimum length of 1.5m</p> <p>(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).</p> <p>(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.</p> <p>(9) In this clause— footprint has the same meaning as in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Part 9.</p>
<p>Item 9: Repeal Schedule 1 – Additional Permitted Uses, Section 1 – Use of certain land at Greenacre and associated mapping</p> <p>This clause permitted dual occupancy development in the R2 zone for the suburb of Greenacre as an additional permitted use. This additional permitted use of dual occupancy development in Greenacre will be redundant as a result of the aforementioned changes.</p>	<p>Additions are shown in red text below and deletions shown as strikethrough</p> <p>1 Use of certain land at Greenacre</p> <p>i) —</p> <p>(1) This clause applies to land at Greenacre, identified as “Item 1” on the Additional Permitted Uses Map.</p> <p>ii) —</p> <p>(2) Development for the purpose of a dual occupancy is permitted with development consent.</p>

Item	Amendment to SLEP 2012
	 <p><i>Figure 1: Extract from Additional Permitted Uses Map – APU_003 – 7100 COM APU 003 010 20121206 - Strathfield LEP 2012</i></p>
<p>Item 10: Update the Dictionary to insert in alphabetical order manor house and multi dwelling housing (terraces)</p>	<p>Additions are shown in red text below</p> <p>Update the Dictionary to insert in alphabetical order the following definitions:</p> <p><i>manor house</i> has the same meaning as in the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>.</p> <p><i>multi dwelling housing (terraces)</i> has the same meaning as in the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i></p>

The proposed amendments (and the reasons for the amendments) are detailed within the draft Planning Proposal report provided in Attachment 1.

ASSESSMENT AND INTENDED OUTCOME OF THE PLANNING PROPOSAL

This Planning Proposal seeks to address the housing shortage crisis by:

- Increasing opportunities to provide additional housing options that cater to the needs of the existing and future population of the Strathfield LGA; and
- Encouraging a range of housing typologies including dual occupancy development, multi-dwelling housing and manors house in the low-density zones across the Strathfield LGA; and
- Increasing the development capacity of land, particularly in the R2 Low Density Residential zone by permitting a range of low and mid-rise housing typologies
- Supporting public infrastructure by allowing for increases in density in urban areas where existing infrastructure is in place.

The DPHI's Local Environmental Plan Making Guidelines dated August 2023 outlines matters for consideration when describing, evaluating and justifying a planning proposal, including an assessment and justification of the strategic and site-specific merit of the proposed amendments

A detailed assessment of this Planning Proposal is provided in Attachment 1.

Consistency with strategic context

This draft Planning 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.

This Planning Proposal provides additional housing and increased housing diversity through up-zoning of existing low and medium density residential areas.

The introduction of a broader range of housing, including dual occupancy, multi dwelling housing, multi dwelling housing (terraces) and manor houses into the R2 and R3 zones allows a range of housing typologies **to be delivered in response to the community's needs for more housing choice.**

Preliminary community engagement was undertaken as part of the preparation of the Medium Density Housing Strategy which indicated that Strathfield residents are generally supportive of dual occupancy and multi dwelling housing such as terraces and townhouses in the R2 zone.

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.

This Planning Proposal is consistent with, and will give effect to the following Priorities and Actions of the Strathfield LSPS 2040:

- P1. Collaboration ensures growth is sustained by well-planned and accessible infrastructure (A3)
- P8. Diverse housing options provide for people at all lifecycles and connects them to jobs, recreation, services and transport (A50, A52, A53)
- **P18. Our community is involved in designing Strathfield's future (A114)**

Greater Sydney Region Plan – A Metropolis of Three Cities.

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.**

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.

Given the anticipated dwelling yield within the Homebush TOD precinct will likely deliver the majority of housing supply in the Strathfield LGA for the next 5 to 10 years, this Planning Proposal is focused less on rapid density increase, and more on creating a greater choice of housing types gradually in the Strathfield LGA over a 5-to-10-year period.

In this regard, this Planning Proposal will generally give effect to the following objectives:

- 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

The Eastern City District Plan

The Eastern City District Plan (ECDP) provides a 20-year vision to manage jobs and growth. Homebush is identified as a Planned Precinct to deliver additional capacity for housing supply.

The ECDP includes the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) as one of the State-led initiatives to address housing supply (Planning Priority E5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport).

This is the most direct reference to the Strathfield LGA, with the majority of the ECDP incorporating more generic priorities and actions such as place based planning and heritage conservation.

The Planning Proposal identifies mechanisms to facilitate the delivery and diversity of housing across the LGA and presents smart growth options within a low-density environment for:

- Dual occupancy development that is consistent with the streetscape character across the LGA
- Medium density development in the form of townhouses and terraces.

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.**

Low and Mid-Rise Housing Reforms

This Planning Proposal is consistent with the policy proposal as contained within the *Explanation of Intended Effect: Changes to create low and mid-rise housing* (DPHI, December 2023).

A detailed assessment of the alignment between this Planning Proposal and the relevant Greater Sydney Regional Plan (Region Plan), Eastern City District Plan planning priorities and the Strathfield Local Strategic Planning Statement 2040 is detailed as part of the draft Planning Proposal in Attachment 1

Consistency with SEPPs

This Planning Proposal is consistent with the following relevant SEPPs as assessed in Table 3 below:

Table 3: Consistency with State Environmental Planning Policies

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</p>

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SEPP	Consistency	Comment
		management works within the area subject to this planning proposal are proposed.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	<p>The Low-Rise Housing Diversity Code applies to dual occupancy, manor house development and multi dwelling (terraces) and the Proposal meets the various requirements of the SEPP.</p> <p>The Subdivision Code and Strata subdivision of dual occupancy development is permitted in certain circumstances.</p> <p>The Codes SEPP gives regard to the lot size requirements specified by LEPs for dual occupancies, manor house and terrace developments by mandating the development to comply with the minimum lot size area specified by the relevant LEP. The introduction of lot size development standards for 'manor houses' and 'multi dwelling housing (terraces)' within the R2 zone is consistent with the intent of this SEPP. The proposed lot width requirements for RFBs in the R3 zone will only be applicable to development applications and does not contradict or hinder the application of this SEPP.</p> <p>Accordingly, the Planning Proposal is not inconsistent with this SEPP.</p>
State Environmental Planning Policy (Housing) 2021	Yes	<p>The Planning Proposal does not propose any changes which will contradict or hinder the application of this SEPP in relation to the provision of affordable housing and diverse housing.</p> <p>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—Eastern	Yes	The Strathfield LGA is located within the Eastern City but does not contain any precincts or growth areas identified by this SEPP.

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SEPP	Consistency	Comment
Harbour City) 2021		Accordingly, the Planning Proposal is not inconsistent with the SEPP.
State Environmental Planning Policy (Resilience and Hazards) 2021	Yes	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. Accordingly, the Planning Proposal is consistent with this SEPP.
State Environmental Planning Policy (Resources and Energy) 2021	Yes	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.
State Environmental Planning Policy (Sustainable Buildings) 2022	Yes	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. Accordingly, the Planning Proposal is not inconsistent with the SEPP.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Yes	The Planning Proposal does not contain any planning provisions which will affect or hinder the delivery of infrastructure, educational establishment and childcare facilities or major infrastructure corridors. Accordingly, the Planning Proposal is not inconsistent with the SEPP.

Consistency with s9.1 Ministerial Directions

Ministerial Directions under Section 9.1 of the *environmental Planning & Assessment Act 1979* set out a range of matters to be considered when preparing an amendment to a Local Environmental Plan.

This Planning Proposal is consistent with the following relevant Ministerial Directions as assessed in Table 4 below:

Table 4: Consistency with S9.1 Ministerial Directions

Ministerial Direction	Consistency	Comment
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.

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Ministerial Direction	Consistency	Comment
1.3 Approval and Referral Requirements	Consistent	This 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	This Planning Proposal proposes amendments to the R2 and R3 zones generally and does not contain any restrictive site-specific controls.
1.4A Exclusion of Development Standards from Variation	Consistent	This Planning Proposal does not propose to introduce or alter an existing exclusion to Clause 4.6 of the Standard Instrument LEP or an equivalent provision of any other environmental planning instrument
Focus area 3: Biodiversity and Conservation		
3.2 Heritage Conservation	Consistent	<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>
3.10 Water Catchment Protection	Consistent	<p>This 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 that appropriate drainage systems are provided and integrated into Council's drainage network with minimal impact on existing users or catchment areas.</p>
Focus area 4: Resilience and Hazards		
4.1 Flooding	Consistent	This Planning Proposal does not seek to amend the existing flood planning provisions within LEP.
4.4 Remediation of Contaminated Land	Consistent	<p>This Planning Proposal applies to existing R2 and R3 zoned land. No additional land is proposed to be rezoned to residential as part of this planning proposal.</p> <p>The 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> <p>A review of the available history for the area gives no indication that the land associated with this Planning Proposal is contaminated. All land affected by this Planning Proposal is currently used for residential purposes.</p>

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Ministerial Direction	Consistency	Comment
4.5 Acid Sulfate Soils	Consistent	This Planning Proposal does not seek to introduce or change provisions relating to Acid Sulfate Soils.
Focus area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Consistent	<p>This planning proposal proposes to alter a provision relating to existing zoned urban land, however, is consistent with <i>Improving Transport Choice – Guidelines for planning and development</i>.</p> <p>Development categories to which <i>The Right Place for Business and Services – Planning Policy</i>, applies do not relate to development proposed to be permitted by this planning proposal.</p>
5.2 Reserving Land for Public Purposes	Consistent	This Planning Proposal does not propose to make any changes to land reservations.
Focus Area 6: Housing		
Residential Zones	Consistent	<p>This planning proposal seeks to provide increased capacity for additional housing in existing R2 and R3 zones. The introduction of dual occupancy, multi dwelling housing, multi dwelling housing (terrace) and manor houses in the R2 zones and multi dwelling housing (terrace) and manor houses in the R3 zones will significantly broaden housing choice in the LGA.</p> <p>The identification of a large lot area for a small portion of the R2 zone will ensure that there is a balance between providing additional dwellings and the preservation of existing character that the community highly values including the retention of the large lot subdivision, tree canopy cover and landscaping.</p> <p>The proposed introduction of density controls for multi dwelling housing in the R2 zone ensures development sites will have the capacity to accommodate a good design outcome.</p>

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.**

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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 (e.g. school sites, 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.

ADVICE OF THE STRATHFIELD LOCAL PLANNING PANEL

The Planning Proposal was considered by the Strathfield Local Planning Panel (LPP) at its meeting on 13 February 2025. The following advice was provided:

The LPP considers that the planning proposal has significant merit and should proceed to a Gateway Determination as it will enable a diversity of building types and choice to cater for the needs of different household types in Strathfield LGA.

The Panel notes that the community's views on increasing the mix of housing in the low-density residential zones has been sought and that there is general support for creating diversity in housing by allowing dual occupancy dwellings, terrace houses, town houses and manor houses.

The LPP advised that consideration should be given to not requiring a minimum lot size and minimum frontage where existing buildings are being retained and adapted for manor house developments, noting that any such application will be the subject of a merit assessment. They recommended that the Planning Proposal be updated to include this provision as part of the proposed manor house provisions.

This advice has been noted, and the Planning Proposal has been updated to include this provision.
Refer to Item 4 in Table 2 above.

The LPP supports the incorporation of landscaped provisions within the LEP to retain, protect and deliver greater and connected landscaping and tree canopy across the LGA.

The LPP also stressed the importance of the DCP controls to support the Planning Proposal and that these come into effect concurrently with the proposed changes to the LEP so as to ensure that diversity in housing typology is not delivered at the expense of amenity for residents and neighbours, landscaping (including canopy trees) and preservation or enhancement of the character of existing neighbourhoods.

The draft DCP controls for the different housing typologies are currently being prepared and will be reported to the March/April Council meetings

The LPP also suggests that Council review the controls in 12-18 months to assess whether they are achieving the desired objectives of achieving housing diversity while retaining the character and landscape qualities of the LGA. This would be following the commencement of the proposed amendments. This advice is noted and will be addressed in a future report to Council.

A copy of the Strathfield Local Planning Panel's advice is included at Attachment 6

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. It is also proposed that the draft development controls will be exhibited concurrently with the Planning Proposal to ensure that the package

is comprehensive. A separate report will be provided to Council with respect to the proposed amendments to the DCP should Council endorse to proceed with the Planning Proposal.

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.

**Draft Planning Proposal - Additional and Diverse Housing Planning Proposal –
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This Planning Proposal will be reported to Council with a recommendation to submit this Planning Panel to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

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

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

DEVELOPMENT CONTROLS

Draft DCP provisions are currently being drafted for the proposed housing typologies: dual occupancy, multi-dwelling housing, multi-dwelling housing (terraces) and manor houses and are proposed to be exhibited concurrently with the Planning Proposal once a Gateway Determination has been received.

The draft DCP chapters are proposed to include strong objectives and controls to ensure that the increase in density is not delivered at the expense of amenity for residents and neighbours, landscaping (including canopy trees) and preservation or enhancement of the character of existing neighbourhoods.

At a minimum, objectives and controls addressing the following will be included: building setbacks, separation and envelopes, solar access and overshadowing, site coverage and landscaped area including soft landscaping and deep soil areas, street, privacy, private open space, access, parking, driveways and garages and streetscape.

The draft DCP chapters will be presented to future Council meetings for consideration.

RISK IMPLICATIONS

The risk of not proceeding with this Planning Proposal is the likely implementation of the proposed Low and Mid-Rise Housing Reform.

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 Low and Mid-Rise Housing Reform offer significantly greater development potential than existing local planning controls, particularly for dual occupancy development (450m² minimum lot size & no minimum frontage requirements), and will enable development across the LGA without consideration of the LGA's unique local character and tree canopy targets.

The Low and Mid-Rise Housing Reform also does not consider the community's needs including public open space, community facilities, drainage and infrastructure generally.

FINANCIAL IMPLICATIONS

There are no financial implications, other than cost associated with the exhibition of the Planning Proposal. These costs will be determined following the receipt of a Gateway Determination.

ATTACHMENTS

1. [Draft Planning Proposal - Additional and Diverse Housing](#)
2. [Draft Strathfield Medium Density Housing Study \(SGS\)](#)
3. [Urban Design Strategy - Architectus](#)
4. [Micromex Report January 2024](#)
5. [Built Form Testing to Support Proposal FSR](#)
6. [Advice of the Strathfield Local Planning Panel - 13 February 2025](#)