

## Gateway Determination

**Planning proposal (Department Ref: PP-2025-355):** Additional and diverse housing – Implementation of Medium Density Housing Strategy

I, the Director, Local Planning (North, East and Central Coast) at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Strathfield Local Environmental Plan 2012 (LEP) to enable more diverse and additional housing options should proceed subject to the following:

The LEP should be completed on or before 14 August 2026.

### Gateway Conditions

1. Prior to exhibition, the planning proposal is to be amended to:
  - a. Remove proposed *Item 3 Amendment to the Land Use Table for the Zone R4 High Density Residential*
  - b. Consider a minimum lot size for multi-dwelling housing (terraces) and manor houses for the R4 zone.
  - c. Consider a minimum lot size for multi-dwelling housing and multi-dwelling housing (terraces) for the R2 zone.
  - d. Identify that provisions related to dual occupancy minimum lot size may be amended through changes being investigated by the Department relating to Low and Mid-Rise Housing Policy Stage 1 supporting provisions.
  - e. Remove proposed *Item 6 Introduce density provisions for multi dwelling housing and for multi dwelling housing (terraces) in R2 Low Density zone.*
  - f. Remove proposed provision *Item 8 Introduce a new clause to encourage tree canopy retention and landscaped areas in R2 and R3 zones.*
  - g. Remove all references to proposed minimum lot width provisions from the LEP.
  - h. Removal all references indicating that the proposal is a replacement for the NSW Low and Mid-Rise Housing Policy.
  - i. Include an advisory note confirming that recent State-led housing policies, particularly the NSW Low and Mid-Rise Housing Policy, applies to the subject land. The note must outline that the Stage 2 provisions in the Low and Mid-Rise Housing Areas prevail over local planning controls, and that wherever an inconsistency arises, the State Environmental Planning Policy (Housing) 2021 would apply in accordance with the statutory hierarchy of planning instruments.
  - j. Include an advisory to clarify that the draft clauses are indicative only and will be subject to drafting by Parliamentary Counsel's Office, should the proposal progress to finalisation.

2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - a) the planning proposal is categorised as complex as described in the Local Environmental Plan Making Guideline (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 30 working days; and
  - b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in Local Environmental Plan Making Guideline (Department of Planning and Environment, August 2023).
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act:
  - Transport for NSW
  - Relevant utility providers (Ausgrid, Sydney Water)

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 12 September 2025



**Jazmin van Veen**  
**Director, Local Planning (North, East and**  
**Central Coast)**  
**Planning, Land Use Strategy, Housing**  
**and Infrastructure**  
**Department of Planning, Housing and**  
**Infrastructure**

**Delegate of the Minister for Planning and**  
**Public Spaces**