



# **Strathfield Local Environmental Plan 2021**

**Planning Proposal**

**June 2021**

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# Introduction

## a) Background

This Planning Proposal is the product of a review of *the Strathfield Local Environmental Plan (LEP) 2012*. The purpose of the review was to ensure alignment with Local, State and Regional land use planning priorities and consistency in controls across the Strathfield LGA (LGA).

This Proposal has been prepared in accordance with Section 3.3 of the *Environmental Planning & Assessment Act (EP&A Act) 1979*, the *Environmental Planning & Assessment Regulation 2000* and the following advisory documents prepared by the New South Wales Department of Planning, Industry and Environment (DPIE):

- *A guide to preparing Planning Proposals* (December 2018)
- *A guide to preparing local environmental plans* (December 2018).

## b) Existing Planning Controls

The planning controls for the Strathfield LGA is currently comprised of the *Strathfield Local Environmental Plan (LEP) 2012*.

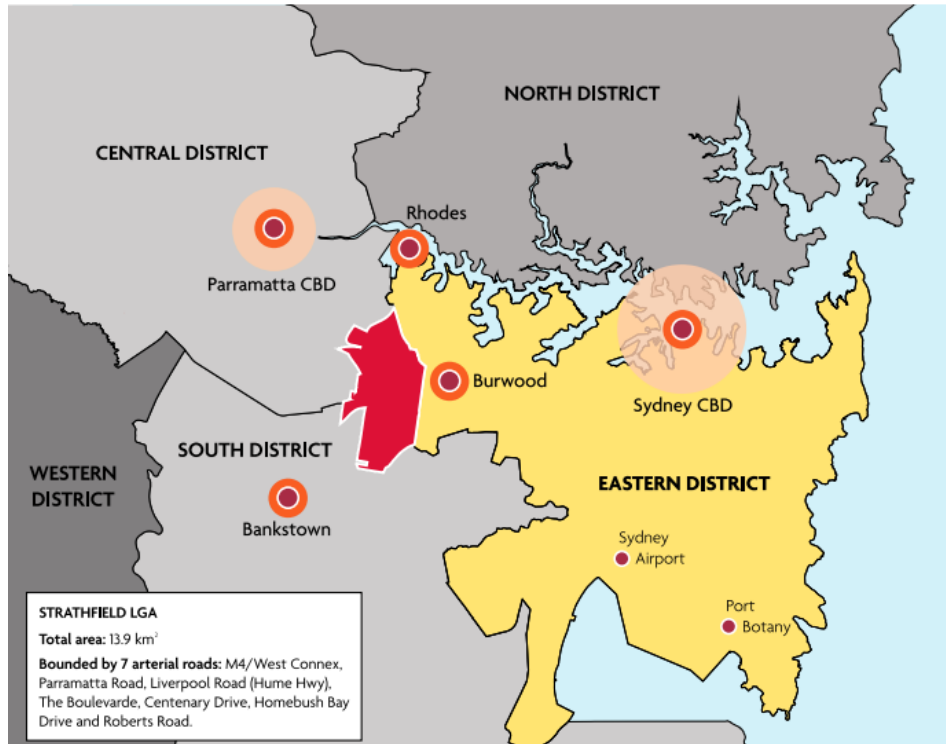
## c) Strathfield LGA

The LGA has a total area of 13.9km<sup>2</sup> and is located half way between the Parramatta and Sydney Central Business Districts.



## d) Eastern City District

The *Strathfield* LGA is part of the Greater Sydney Region and its Eastern City District.



## e) Strategic Context

To inform the preparation of SLEP 2021 Council has undertaken a series of strategies and studies. This evidence base is used to support decision making on SLEP 2021.

- *Strathfield Biodiversity Strategy (2019)*
- *Strathfield Employment and Productivity Strategy for Urban Services Land (2019)*
- *Strathfield Heritage Review (2020)*
- *Strathfield Inclusive Housing Strategy (2020)*
- *Strathfield Local Access and Movement Strategy (2021)*
- *Strathfield Local Housing Strategy (2021)*
- *Strathfield Social Infrastructure Strategy (incorporating open space) (2021).*

We are currently undertaking the *Strathfield Commercial Centres, Urban Design and Place Strategy (2020)*, which will include a Masterplan for the Strathfield town centre.

# Strathfield

## Local Environmental Plan 2021

### Part 1 – Objectives or Intended Outcomes

This Planning Proposal will establish the *Strathfield LEP 2021*, which is the first stage in the implementation of the *Strathfield 2040, Local Strategic Planning Statement*. The overriding objective of the Planning Proposal is to create an updated comprehensive LEP for the Strathfield LGA which gives effect to Local, District and Regional planning priorities. It is intended that the *Strathfield Local Environmental Plan 2021 (SLEP 2021)* will achieve the following outcomes and objectives.

Intended outcomes:

- Carry forward most of the provisions contained in *Strathfield Local Environmental Plan 2012 (SLEP 2012)*
- Create an updated and consistent set of objectives, land use tables and clauses for the Strathfield LGA
- Reflect the objectives of the *Greater Sydney Region Plan: A Metropolis of Three Cities*, and the priorities of the *Eastern City District Plan*
- Implement the relevant Priorities and Actions of the *Strathfield 2040, Local Strategic Planning Statement*
- Address anomalies in the written instruments and rectify mapping errors.



The specific objectives of the Planning Proposal are contained in Table 1 below.

### **Table 1: Objectives of SLEP 2021**

(aa) To protect and promote the use and development of land for arts and cultural activity, including music and other performance arts

(a) To provide a diversity of housing choices to cater for changing population needs and promote accessible and diverse housing types to support people at all stages of life, including the provision and retention of affordable housing

(b) To promote land uses that strengthen the LGA's strategic location within Greater Sydney and its role within the Eastern City District and the Greater Sydney Olympic Park

(c) To achieve high quality urban form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of particular localities and neighbourhoods in Strathfield

(d) To promote the efficient and spatially appropriate use of land, the sustainable revitalisation of centres, opportunities for the local community to connect, the improved integration of transport and land use, and an appropriate mix of uses by regulating land use and development

(e) To promote land uses that provide a wide range of employment, recreation, retail, cultural, service, educational and other facilities for the local community

(f) To provide opportunities for economic growth in a planned and co-ordinated way to enhance the local community's District and Regional opportunities

(g) To promote future development that integrates land use and transport planning, encourages the use of public transport, cycling and walking, and reduces the traffic and environmental impacts of private vehicle use

(h) To identify and protect environmental, cultural and Aboriginal heritage and significant local character

(i) To promote opportunities for social, cultural and community activities

(j) To achieve a high-quality urban form and open space in the public and private domain by ensuring new development exhibits architectural and urban design excellence

(k) To minimise risk to the community by identifying land subject to flooding and restricting incompatible development

## Part 2 – Explanation of Provisions

SLEP 2021 will include savings provisions, which means the proposed amendments will not affect current development applications or appeal processes.

### Clauses

SLEP 2021 will incorporate both the ‘compulsory’ and ‘optional’ clauses prescribed by the Standard Instrument and make amendments to these, where necessary.

A comprehensive comparative analysis of each clause has been undertaken, which can be viewed in *Appendix B – Clauses Justification Table* which:

- Explains and justifies the retention of each clause and whether they need to be amended or updated.
- Explains and justifies the inclusion of each additional/new clause.

### Land Uses

Some minor changes involving certain land uses that are either permitted or prohibited in some zones are proposed. The proposed changes are examined in detail in the following appendices:

Clause Justification Table	(refer Appendix B)
Site Specific Justification and Maps	(refer Appendix C)
SLEP 2021 Land Use Matrix	(refer Appendix D)
Explanatory Discussion Paper	(refer Appendix E)

A detailed overview of the changes to the land use table are outlined overleaf.

## **Introduction of an R1- General Residential Zone**

The R3 Medium Density Residential Zone has been revised, with Residential Flat Buildings (RFBs) no longer permissible with consent. This will allow the R3 Zone to more accurately represent medium density development outcomes. The revised R3 Zone will be applied to true medium density areas and the R4 High Density Residential Zone to areas where high density outcomes are present or desired.

A number of areas within Strathfield are currently zoned R3 and due to existing Height and FSR allowances and existing development outcomes these cannot be separated into the new R3 Zone or R4 Zone with certainty. For these areas, the R1 General Residential Zone will apply. All permitted uses in the current R3 Zone will be included in the new R1 Zone. This change will rationalise the R3 Zones that are outside the Housing Investigation Areas.

## **Increasing Minimum Lot Size for Dual Occupancies to 650sqm**

It is intended to modify Clause 4.1A and increase the minimum lot size for dual occupancies from 560sqm to 650sqm. We have found that permitting dual occupancies on smaller allotments has resulted in undesirable streetscapes and cramped outcomes that may negatively impact on the local character. Further, by allowing dual occupancies on smaller allotments it may discourage the amalgamation of allotments for the provision of multi-dwelling housing, reducing housing diversity in the LGA. Council intends to expand the R3 Medium Density Zone as part of Amendment 1. The expansion reflects recommended zoning outcomes for Housing Investigation Area's included in the Strathfield Local Housing Strategy. As medium density becomes a more prominent development type in Strathfield, increasing the minimum lot size for dual occupancies in the R1/R3 zones will achieve improved urban design outcomes that are sympathetic to existing low density environments.

The minimum lot size of 650sqm for dual occupancies will achieve the following:

- Increased density closer to centers and corridors: Increasing the minimum lot size for dual occupancies will encourage amalgamation of allotments to deliver multi-dwelling housing, especially in Housing Investigation Areas where FSRs and HOB will be increased slightly beyond the typical controls for detached dwellings.
- Improved urban design outcomes: Currently dual occupancies are permitted with consent on allotments sized 560sqm. This has resulted in cramped outcomes that are unsympathetic to the existing low density character.

## **Reducing Minimum Lot Size for Dual Occupancies to 600sqm for Greenacre**

Greenacre is the only Housing Investigation Area included in the Strathfield Local Housing Strategy which is currently zoned R2 and permits dual occupancies. Accordingly, the introduction of the R3 Zone to this area will maintain dual occupancies as a permitted use and introduce multi-dwelling housing.

The Planning Proposal as discussed above includes an amendment to the minimum lot size for dual occupancies and increases the size from 560 to 650sqm. This had the ripple effect of ruling out 156 lots (69%) that could no longer accommodate dual occupancy developments within the Greenacre area.

Council resolved that given the uniqueness of the area, existing subdivision pattern and the ability to provide housing affordability, that the minimum lot size for dual occupancies in the Greenacre area be reduced to 600sqm, which results in an additional 153 lots that can accommodate a dual occupancy (compared to 650sqm) and only a loss of 3 lots that can currently accommodate a dual occupancy with a site area between 560-600sqm.

## **Introduction of Minimum Lot Size and Site Width for Boarding Houses in R2 and R3 Zones**

The Strathfield LSPS identified the need to investigate the incorporation of a minimum lot size into SLEP 2021 for boarding houses in R2-Low Density Residential Zones (Action 53). There are a number of Sydney metropolitan councils that have adopted a minimum lot size and width for boarding houses in residential zones, including Bankstown, Canada Bay and Canterbury Councils.

Council resolved to implement a minimum lot size of 2000sqm and site frontage of 32m for boarding houses in the R2 zone. This will virtually prohibit boarding houses in the R2 zone as there is only 1% of lots within the R2 zone that satisfy this criteria. Given the Affordable Rental Housing State Environmental Planning Policy's limit of 12 boarding rooms in a R2 zone, it would make it economically unviable to consolidate lots to achieve this criteria. This criteria emphasizes Council's position and intention to seek an exemption to the permissibility of Boarding Houses in the R2 zone.

It also intended to implement a minimum lot size of 800sqm and frontage of 20m in the R1/R3 zones. On site area alone, the inclusion of a minimum lot size results in the elimination of 63% of the existing lots (without amalgamation) in the R3 Zone.

## **Removal of Greenacre from Schedule 1 – Additional Permitted Uses**

The area of Greenacre is currently zoned R2-Low Density residential and is defined as Area 1 in Schedule 1 – Additional Permitted uses. This is to allow for the construction of dual occupancies with consent, which are otherwise prohibited in the R2 Zone. This area is also identified as a Housing Investigation Area within the Strathfield Local Housing Strategy. It is intended to re-zone this area to R3-Medium Density in accordance with the Strategy as part of this SLEP 2021. As a result, there is no longer any need for the additional permitted uses as dual occupancy development is a permissible use in the R3 Zone. Note, the re-zoning to R3 and increase in site area for dual occupancy development are separate discussions.

## **Removal of ‘Residential Flat Buildings’ from the ‘Permitted With Consent’ List in the R3-Medium Density Zone**

Residential Flat Buildings (RFBs) are permissible with consent within the R3 Medium Density Zone. This can encourage RFB's in areas where medium density development such as multi-dwellings is the preferred and most appropriate form of development. A number of areas in Strathfield are zoned R3, however HOB and FSR controls restrict the feasibility of delivering RFBs.

The *Strathfield Local Housing Strategy* recommends RFBs be removed from the R3 Zone to facilitate improved urban design outcomes in areas suitable for medium density development, especially where FSR and HOB controls that allow for small scale RFBs, however other forms of development is preferable (multi-dwelling housing, dual occupancies etc).

Whilst further detailed investigation will be required for the Housing Investigation Areas, which is to be considered as part of Amendment 1 to SLEP 2021, the removal of RFBs from the R3 zones creates some issues/anomalies for the existing R3 zones where residential flat buildings are prominent in the locality or are considered the desired future outcome based on the HOB and FSR controls. To overcome this scenario, a number of R3 Zones are proposed to be re-zoned to R1 or R4. These specific sites can be found in *Appendix C – Site Specific Justification and Maps*.

## **Introduction of ‘Recreation Facility (indoor)’ in the IN1 and IN2 Zones**

Currently gyms are only permitted in B Zones within the LGA which creates a potential conflict with gyms operating 24/7 and most B Zones permitting some form of residential accommodation. Most metropolitan Councils either permit with development consent or do not prohibit “recreational facility (indoor)” within their IN1 and IN2 Zones and this change will bring Strathfield in line and consistent with most Sydney metropolitan councils; satisfying an existing demand in the Strathfield LGA. It will also not conflict with other permissible uses within the IN zones.

## **Removal of ‘General Industries’ and ‘Water Recycling Facilities’ and the addition of ‘Office Premises’ and ‘Specialised Retail (bulky goods)’ in the IN2 Zone**

The Employment Lands Strategy identified the need to clearly define and delineate the function of business and industrial zones. It noted there were some anomalies and duplications in some zones that could be improved. The strategy recommended the removal of “general industry” and “water recycling facility” from the permitted with consent uses and the introduction of “specialised retail” and “office premises”. The permitted use of General Industries in the IN2 Zone reduces the clarity and objective of the zone. The introduction of specialised retail and office premises would assist in diversifying the types of uses enabled in the zone and encourage intensive and creative job clusters.

## **Exclusion of Access Handle when calculating site area for a Battle-Axe lot or any lot with an Access Handle for the Purposes of Minimum Subdivision Lot Size**

The current LEP does not exclude the area of the access from the site area for a battle-axe allotment. A battle axe allotment is already restricted in that no development generally occurs along the access handle (other than driveway and services) and that additional land area is required within the lot to allow vehicles to enter and exit in a forward direction.

The current controls require including the area of the access handle, which results in a very small and highly constrained rear allotment that is not capable of accommodating a comparable dwelling without compromising the amenity of the surrounding lots. This will correct a current anomaly within the *Strathfield Consolidated Development Control Plan (DCP) 2005*, which excludes the access handle in the lot size calculations, and the current LEP, which does not. It will bring the LEP into line with most councils that exclude the access handle in site area calculation.

## **Introduction of Minimum Subdivision Lot Size for Dual Occupancies**

The current LEP does not incorporate reduced lot sizes for the Torrens title subdivision of dual occupancies, and hence would need to satisfy the minimum subdivision lot size. With the introduction of the Low Rise Housing Diversity Code (LRHDC), the Torrens title subdivision of a dual occupancy or terrace housing is permitted under the Codes SEPP where a CDC has been issued for the development under the LRHDC. If Council LEP does not have a specified minimum subdivision lot size for dual occupancies, then the Codes SEPP specifies 200sqm per lot.

It is proposed that dual occupancies will only be permitted within the R1 and R3 zones. The purpose of this is to provide a diverse style of medium density housing. With the minimum lot size of 1000sqm for multi-dwelling housing there is no encouragement to amalgamate sites within these zones to provide multi-dwelling housing and housing diversity. A straightforward option would be to construct a dual occupancy and Torrens Title subdivision however, this type of development could then isolate adjoining sites from the potential to amalgamate and thus result in more dual occupancies and less housing diversity. In addition to increasing the minimum lot size for dual occupancies from 560 to 650sqm, which will exclude 40% of existing lots (separate discussion), it is also proposed to add a minimum lot size for the subdivision of a dual occupancy. It is proposed to allow the Torrens title subdivision of an existing dual occupancy where each lot will have a lot size of 360sqm. This will exclude 62% of all lots within the existing R3 zones. This will ensure that dual occupancies do not become the simple development option in the medium density zone, ensuring that we achieve a greater housing diversity and choice.

## **Introduction of Minimum Subdivision Requirements in R2 Low Density Residential**

The current LEP does not specify the minimum site width for the subdivision of land or access handles, however these standards are included in the SCDCP 2005, Part R – Subdivision.

This is to correct an anomaly between the current LEP and Council DCP, which specifies a minimum site width for subdivision of 18.52m, which includes a site width of 15.24m for the street front lot and 3m for the access handle. This anomaly was raised a number of times during LEP workshops to ensure that the LEP is amended to reflect the DCP controls.

## **Introduction of Creative Industries in Zones IN1 and IN2 as a Local Provision**

The Employment Lands Strategy identified the need to provide for a greater diversity of employment and learning opportunities.

This local provision is intended to encourage a diverse range of industries (including creative and innovative industries) that do not compete with commercial centres and do not compromise industrial land and urban services within the IN1 and IN2 General and Light Industrial zones.

This clause will allow 'Office Premises' for the purposes of creative industries such as media, advertising, fine arts and craft, design, film and television, music, publishing, performing arts, cultural heritage and institutions and other related uses to be permitted in the IN1 General Industry and IN2 Light Industry zones.

## **Removal of Signage from Schedule 2 – Exempt Development**

The exempt provisions for signage were added to the Codes SEPP in February 2012, which is after the SLEP 2012 was drafted. As the same provisions are now in the SEPP and the provisions within the SEPP would override those within the LEP, it is proposed that the signage provisions within Schedule 2 – Exempt Development be deleted from SLEP 2021.



## **Amendment to Schedule 5 – Part 1 - Heritage Items, Part 2 – Heritage Conservation Areas and the Addition of State Heritage Items to Part 1**

As part of the Heritage Review, Council resolved to remove one item from the local listings, expand one of the heritage conservation areas and clarify/identify the State Heritage Items within the LGA by listing them in the Strathfield SLEP 2021- Schedule 5, Part 1.

No.36 Water Street (now known as 36A), Belfield was originally listed for historic and aesthetic significance, however, over time it has lost its aesthetic values. Its removal will not impact on character or the historical representation of the Strathfield LGA.

Heritage Conservation Area (C3) has been extended to include an additional three properties and the Conservation Area has been renamed to *Burlington Road Conservation Area*.

Details of the above changes and identification of State Heritage Items, which are to be listed in Part 1, Schedule 5 of SLEP 2021 can be found in *Appendix C – Site Specific Justification and Maps*.

## **Site Specific Changes to Zoning, HOB and FSRs**

The *SLEP 2021* will also propose to re-zone land and change the permissible heights and floor space ratios for strategic sites and locations within the LGA based on a number of strategies completed by Council. These strategies include but were not limited to the *Strathfield Local Housing Strategy* and the *Employment and Productivity Strategy for Urban Services Land*. As part of *SSLEP 2021*, some of the changes will include:

### **Increasing Height and Floor Space Ratio Controls within Certain Industrial Precincts**

As part of the Strathfield Local Employment and Productivity Strategy, it was identified that a number of the existing industrial precincts would not be able to meet the future demand for industrial land (in terms of gross floor area) based on the increased population within the LGA. It was also identified that the existing height controls were an impediment on the redevelopment of the site and an increasing demand for flexible and adaptable spaces that can be easily transitioned based on changing requirements. As a result of this, it is proposed to increase the HOB and FSR for industrial precincts which had been identified as unlikely to meet the future demand. These areas are discussed in detail in the *Appendix C – Site Specific Justification and Maps*, and includes Arthur Street Industrial Precinct, Homebush Business Park, Hume Highway Greenacre, South Strathfield/Enfield and Strathfield Mail.

### **Re-zoning the Water Street Industrial Precinct and Adjoining Residential Land**

During the Councillor workshops, it was requested that the re-zoning of the Water Street Industrial Precinct be pursued, generally along the lines of the Gateway Determination allowing for large scale retail plates to encourage the redevelopment of a supermarket and other uses to service the demand of the surrounding localities.

The Planning Proposal (*PP\_2018\_STRAT\_001\_00*) which received a conditional Gateway Determination proposed the IN1 re-zone to R4 High Density Residential with an increase in height to 28m and FSR of 1.85:1. This area is located between the two housing investigation areas (Belfield and Strathfield South) identified in the *Strathfield Local Housing Strategy*. It will provide the necessary services to these two areas and provide a link between the two residential zones.

To facilitate the redevelopment and accommodate the increased population, it is intended to extend Laws Lane to Dunlop Street (SP2-Local Road) and re-align the intersection of Homebush Rd, Water Street and Dean Street and re-zone the a portion of No.88 Dean Street to accommodate the change

An additional 1000sqm of RE1 zoned public open space has been proposed at the western end of William Street to accommodate the additional population, in accordance with the Premier's Priorities and overall access to open space.

### **Re-zoning the Southern End of Water Street, Belfield**

During the Councillor workshops, it was requested that the zoning of Water Street, adjoining the Belfield Commercial Centre be reviewed to enable greater residential density and contain the provision for a retail supermarket and shops to service the local community needs.

The proposed zoning, heights and FSR controls would be reflective of the existing and recent developments approved and constructed on the corner of Water Street and Punchbowl Road. The remaining portion of Water Street and surrounding areas form part of the Belfield Housing Investigation Area identified in the *Strathfield Local Housing Strategy*.

It is intended that the remainder of the Housing Investigation Area will be considered in *SLEP 2021 Amendment 1*. By bringing this area forward it will enable Council to meet its short term housing targets.

## Re-zoning of the Greenacre Housing Investigation Area

The *Strathfield Local Housing Strategy* identifies a need for additional housing supply to be delivered within the LGA as part of a 20 year housing target. Part of Greenacre has been identified in the *Strathfield Local Housing Strategy* as having capacity for additional housing supply.

Application of the R3 zone across the Greenacre Housing Investigation Area is proposed to increase the housing options available. The current subdivision pattern offers opportunities for consolidation. Introduction of multi-dwelling housing as a permitted use will capitalise on this strength. Expansion of the B2 local centre zone and some minor increases to HOB and FSR controls at the junction of Juno Parade and Wentworth Street are proposed to promote expansion of local shops.

Greenacre is the only Housing Investigation Area included in the *Strathfield Local Housing Strategy* which is currently zoned R2 and permits dual occupancies. Accordingly, introduction of the R3 zone will maintain dual occupancies as a permitted use and introduce multi-dwelling housing. However, the Planning Proposal includes an amendment to the minimum lot size for dual occupancies and increases the size from 560 to 650sqm. This had the ripple effect of ruling out 156 lots (69%) that could no longer accommodate dual occupancy development.

Council resolved that given the uniqueness of the area, existing subdivision pattern and the ability to provide affordable housing, that the minimum lot size for dual occupancies in the Greenacre area be reduced to 600sqm, which results in an additional 153 lots that can accommodate a dual occupancy and only a loss of three lots that can currently accommodate a dual occupancy with a site are between 560-600sqm.

A copy of the draft written instrument is provided in *Appendix A*. It should be noted that the proposed draft LEP instrument is for exhibition purposes only and will be subject to change as part of the legal review and drafting by Parliamentary Council of the final LEP.

It should also be noted that Council is currently considering a number of Planning Proposal that affect specific sites in the LGA (see Table 2 – Existing Planning Proposals below). It is intended to continue to progress these Planning Proposal concurrently with, but separate to, this LEP review process. Where these site-specific LEP amendments are made prior to the finalisation of this ELP, it is intended they will be incorporated in the new LEP. Where a separate LEP amendment is made after the finalisation of this LEP, it will be included as an amendment to the new LEP.

**Table 2 - Existing Planning Proposals**

<b>Planning Proposal – Site Address</b>	<b>Proposed LEP Amendment</b>	<b>Current Status (as at 25.05.2021)</b>
7-33 Water Street, Strathfield South	Re-zone IN2 to R4 HOB from 12m to 28m FSR from 1:1 to 1.84:1	Not proceeding - Refused
10-16 Loftus Crescent, 2 Subway Lane, 5 & 9-11 Knight Street and 88-92A Parramatta Road, Homebush	HOB from 16m & 29m to 80m FSR from 2:1, 2.7:1 & 3.15:1 to 5.0:1 Amend Key Site FSR to 7.0:1	Pre-Gateway
125 Parramatta Road and 52-54 Powell Street, Homebush	HOB from 22m to 75m FSR from 1.65:1 & 2:1 to 3.6:1	Pre-Gateway
1 Loftus Crescent, Homebush	Re-classification of land from community land to operational	With DPIE for finalisation
200-206 Parramatta Road, Homebush	HOB from 16m & 29m to 75m FSR from 2:1 to 3.6:1	Pre-Gateway
17-20 Loftus Crescent, Homebush	HOB to 75m FSR to 3.6:1	Pre-Gateway
204 Hume Highway, Chullora	Amend Schedule 1 – Additional Permitted Uses	With DPIE for Gateway Determination Decision
2 & 5 Strathfield Square, Strathfield Square, 5 Churchill Avenue, 4-10 and 12-18 Albert Road, Strathfield	HOB to 184m FSR to 4.9:1 Amend Clause 6.7 and 6.8	Pre-Gateway

## LEP Maps

The LEP review process will necessitate minor changes to a majority of the maps due to the review/housekeeping exercise that forms part of the process. Additional, more detailed, changes include those referred to above. Extracts of the areas affected and changes in mapping can be found in *Appendix B – Site Specific Justification and Maps*. A full set of maps will be included in the final submission. These maps will be:

- *Additional Permitted Uses Map*
- *Floor Space Ratio Map*
- *Heritage Map*
- *Height of Building Map*
- *Land Reservation Acquisition Map*
- *Lot Size Map*
- *Land Zoning Map*
- *Terrestrial Biodiversity Map.*

***Disclaimer:*** While the maps have been created with all due care, Strathfield Council cannot guarantee the maps are free from errors or omissions.

## Part 3 - Justification

### A. Need for the Planning Proposal

#### Q1 Is the Planning Proposal a result of any strategic study or report?

This Planning Proposal has been prepared in response to the need to ensure alignment with Local, State and Regional land use planning priorities and ensure consistency in controls across the Strathfield LGA (LGA).

#### Q2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A Planning Proposal is the only means of delivering a relevant, consistent Local Environmental Plan which delivers quality planning outcomes for the Strathfield LGA. The provisions outlined in this Planning Proposal are necessary to achieve greater consistency in Council's planning policy framework and alignment with Local, District and Regional Planning Priorities.

Table 3 below provides an assessment of this Planning Proposal against the Greater Sydney Region Plan.

**Table 3: Consistency with the Greater Sydney Regional Plan**

<b>Infrastructure and Collaboration</b>		
<p>1. A city supported by infrastructure</p>	<p><b>Objective 1:</b> Infrastructure supports the three cities</p> <p><b>Objective 2:</b> Infrastructure aligns with forecast growth – growth infrastructure compact</p> <p><b>Objective 3:</b> Infrastructure adapts to meet future needs</p> <p><b>Objective 4:</b> Infrastructure use is optimised</p>	<p>It is proposed in Amendment 1 to increase SP2 – Infrastructure Zones in areas that are currently used for the purpose of delivering essential water and sewerage infrastructure. The re-zoning of these areas to SP2 will better protect the lands intended and permanent use which is to provide services and infrastructure to support population growth.</p> <p>These objectives will also be considered as part of the preparation of a consolidated development contributions plan for the Strathfield LGA, which will align forecasted growth with infrastructure.</p>
<p>2. A collaborative city</p>	<p><b>Objective 5:</b> Benefits of growth realised by collaboration of governments, community and business.</p>	<p>Collaboration has commenced on the Master planning for Strathfield Town Centre through the Commercial Centres, Urban Design and Place Strategy which will be addressed in <i>SLEP 2021 Amendment 1</i>.</p>
<b>Liveability</b>		
<p>3. A city for people</p>	<p><b>Objective 6:</b> Services and infrastructure meet communities' changing needs</p> <p><b>Objective 7:</b> Communities are healthy, resilient and socially connected</p> <p><b>Objective 8:</b> Greater Sydney's communities are culturally rich with diverse neighbourhoods</p>	<p>Review of existing social and recreation infrastructure was undertaken in Social Infrastructure Strategy. Strategy identifies current and future demand for social infrastructure across the LGA and mechanisms to support the additional demand.</p> <p>No changes are being made to the permissibility of community facilities, educational establishments and child care centres. These land uses are</p>

	<p><b>Objective 9:</b> Greater Sydney celebrates the arts and supports creative industries and innovation</p>	<p>currently permissible in a wide range of zones in SLEP 2012. This will allow for the continued delivery for social infrastructure within the Strathfield LGA.</p>
4. Housing the city	<p><b>Objective 10:</b> Greater housing supply</p> <p><b>Objective 11:</b> Housing is more diverse and affordable</p>	<p>It is proposed to amend floor space ratio, building height and minimum lot size provisions in Housing Investigation Areas to facilitate the increased delivery and diversity of housing development, in line with short-term housing supply targets.</p> <p>Further commentary is provided in relation to the Planning Proposal's consistency with Section 9.1 Ministerial Direction 3.1 – Residential Zones.</p>
5. A city of great places	<p><b>Objective 12:</b> Great places that bring people together</p> <p><b>Objective 13:</b> Environmental heritage is conserved and enhanced</p>	<p>To assist with the revitalisation of key streets, it is proposed in Amendment 1 to add in active street frontage provisions in SLEP 2021. These provisions can enhance the use and enjoyment of public spaces within our LGA.</p> <p>Existing heritage items and conservation areas will be retained in SLEP 2021 with the exception of one item to be de-listed and the expansion of one heritage conservation area.</p>
<b>Productivity</b>		
6. A well connected city	<p><b>Objective 14:</b> A metropolis of three cities – integrated land use and transport creates walkable and 30-minute cities</p> <p><b>Objective 15:</b> The Eastern, GOP and Western Economic Corridors are better connected and more competitive</p>	<p>Proposed additional housing is concentrated in locations with high accessibility to jobs, transport and services.</p>



	<p><b>Objective 16:</b> Freight and logistics network is competitive and efficient</p> <p><b>Objective 17:</b> Regional transport is integrated with land use</p>	
7. Jobs and skills for the city	<p><b>Objective 18:</b> Harbour CBD is stronger and more competitive</p> <p><b>Objective 19:</b> Greater Parramatta is stronger and better connected</p> <p><b>Objective 20:</b> Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City</p> <p><b>Objective 21:</b> Internationally competitive health, education, research and innovation precincts</p> <p><b>Objective 22:</b> Investment and business activity in centres</p> <p><b>Objective 23:</b> Industrial and urban services land is planned, protected and managed</p> <p><b>Objective 24:</b> Economic sectors are targeted for success</p>	<p>Proposed removal of building height controls and increase to floor space ratio in key employment precincts to enhance capacity and encourage the re-vitalisation of underutilised sites.</p> <p>Retention and management of industrial land considered in SLEP 2021. Upward redevelopment encouraged through proposed uplifts of existing FSR and height provisions to accommodate additional future demand.</p> <p>Removal of general industry land use in IN2 to only allow for industries that do not interfere with amenity.</p> <p>Recreation areas (indoor) proposed as a permissible use in the IN1 and IN2 Zone to encourage complementary uses that are of a 24 hour nature.</p>
<b>Sustainability</b>		
8. A city in landscape	<p><b>Objective 25:</b> The coast and waterways are protected and healthier</p> <p><b>Objective 26:</b> A cool and green parkland city in the South Creek corridor</p>	<p>The Planning Proposal seeks to identify additional areas within Clause 6.11 Terrestrial Biodiversity to better reflect the extent of biodiversity areas within Strathfield. The mapping of these areas will assist in better conservation, protection and</p>

	<p><b>Objective 27:</b> Biodiversity is protected, urban bushland and remnant vegetation is enhanced</p> <p><b>Objective 28:</b> Scenic and cultural landscapes are protected</p> <p><b>Objective 29:</b> Environmental, social and economic values in rural areas are maintained and enhanced</p> <p><b>Objective 30:</b> Urban tree canopy cover is increased</p> <p><b>Objective 31:</b> Public open space is accessible, protected and enhanced</p> <p><b>Objective 32:</b> The Green Grid links parks, open spaces, bushland and walking and cycling paths</p>	<p>enhancement.</p>
<p>9. An efficient city</p>	<p><b>Objective 33:</b> A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change</p> <p><b>Objective 34:</b> Energy and water flows are captured, used and re-used</p> <p><b>Objective 35:</b> More waste is re-used and recycled to support the development of a circular economy</p>	<p>These objectives will be dealt with at a micro level as part of the preparation of a revised Development Control Plan for the LGA, which will include controls to address natural hazards and climate change.</p>
<p>10. A resilient city</p>	<p><b>Objective 36:</b> People and places adapt to climate change and future shocks and stresses</p> <p><b>Objective 37:</b></p>	<p>These objectives will be dealt with at a micro level as part of the preparation of a revised Development Control Plan for the LGA, which will include controls to address natural hazards and climate change.</p>

	<p>Exposure to natural and urban hazards is reduced</p> <p><b>Objective 38:</b> Heatwaves and extreme heat are managed</p>	
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## Eastern City District Plan (March 2018)

The *Eastern City District Plan* identifies a range of planning priorities for the District, in line with the four categories identified in the Greater Sydney Region Plan 2056:

- Infrastructure and collaboration
- Liveability
- Productivity and
- Sustainability.

The Planning Proposal’s consistency with the District Plan priorities are discussed in further detail in *Table 4 below: – Consistency with Eastern District Plan.*

<b>Table 4: Consistency with Eastern District Plan</b>		
<b>Infrastructure and Collaboration</b>		
<b>E1</b>	<b>Planning for a city support by infrastructure</b>	<p>It is proposed in Amendment 1 to increase SP2 – Infrastructure Zones in areas that are currently used for the purpose of delivering essential water and sewerage infrastructure. The re-zoning of these areas to SP2 will better protect the lands intended and permanent use which is to provide services and infrastructure to support population growth.</p> <p>These objectives will also be considered as part of the preparation of a consolidated development contributions plan for the Strathfield LGA, which will align forecasted growth with infrastructure.</p>
<b>E2</b>	<b>Working through collaboration</b>	<p>Collaboration has commenced on the Master planning for Strathfield Town Centre through the Commercial Centres, Urban Design and Place Strategy which will be addressed in Amendment 1.</p>

## Liveability

E3	<b>Providing services and social infrastructure to meet people's changing needs</b>	No changes are being made to the permissibility of community facilities, educational establishments and child care centres. These land uses are currently permissible in a wide range of zones in SLEP 2012. This will allow for the continued delivery for social infrastructure within the Strathfield LGA.
E4	<b>Fostering healthy, creative, culturally rich and socially connected communities</b>	No changes are being made to the permissibility of community facilities, educational establishments and child care centres. These land uses are currently permissible in a wide range of zones in SLEP 2012. This will allow for the continued delivery for social infrastructure within the Strathfield LGA.
E5	<b>Providing housing supply, choice and affordability, with access to jobs, services and public transport</b>	<p>The Planning Proposal includes several provisions relevant to housing supply and choice. Further detailed commentary on this issue is provided in <i>Appendix F – Consistency with Section 9.1 Ministerial Directions</i> and in particular Section 3.1 – Residential Zones.</p> <p>It is proposed to prohibit residential flat buildings in the R3 Medium Density Residential Zone. This will help to clearly distinguish medium density development outcomes from high density development outcomes.</p>
E6	<b>Creating and renewing great places and local centres, and respecting the District's heritage</b>	<p>Proposed removal of building height controls and increase to floor space ratio in key employment precincts to enhance capacity and encourage the revitalisation of underutilised sites.</p> <p>Medical centres, health consulting rooms, community facilities and educational establishments will continue to be permissible with consent in the business zones. This will allow the co-location of health, education and community facilities.</p> <p>All heritage items and conservation areas will be retained in SLEP 2021 with the exception of one item.</p>

## Productivity

E7	<b>Growing a stronger and more competitive Harbour CBD</b>	Not applicable.
E8	<b>Growing and investing in health and education precincts and the Innovation Corridor</b>	Not applicable.

E9	<b>Growing international trade gateways</b>	Growth and management of industrial land considered in SLEP 2021. Upward redevelopment encouraged through proposed FSR and height changes to accommodate additional future demand.
E10	<b>Delivering integrated land use and transport planning and a 30-minute city</b>	Proposed additional housing is concentrated in locations with high accessibility to jobs, transport and services.
E11	<b>Growing investment, business opportunities and jobs in strategic centres</b>	Proposed removal of building height controls and increase to floor space ratio in key employment precincts to enhance capacity and encourage the revitalisation of underutilised sites.
E12	<b>Retaining and managing industrial and urban services land</b>	Upward redevelopment of industrial and urban services land encouraged through proposed FSR and height changes. This will offset the loss of industrial land in the Water Street precinct and accommodate additional future demand across the LGA.
E13	<b>Supporting growth of targeted industry sectors</b>	Upward redevelopment of industrial and urban services land encouraged through proposed FSR and height changes. This will offset the loss of industrial land in the Water Street precinct and accommodate additional future demand across the LGA.
<b>Sustainability</b>		
E14	<b>Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways</b>	Not applicable.
E15	<b>Protecting and enhancing bushland and biodiversity</b>	The Planning Proposal seeks to identify additional areas within Clause 6.11 Terrestrial Biodiversity to better reflect the extent of biodiversity areas within Strathfield. The mapping of these areas will assist in better conservation, protection and enhancement.
E16	<b>Protecting and enhancing scenic and cultural landscapes</b>	Not applicable.
E17	<b>Increasing urban tree canopy cover and delivering Green Grid connections</b>	This will be considered as part of the preparation of a consolidated development control plan for the LGA, which will include controls to address natural hazards and climate change.
E18	<b>Delivering high quality open space</b>	Addressed through the Social Infrastructure Strategy.

E19	<b>Reducing carbon emissions and managing energy, water and waste efficiently</b>	This planning priority will also be considered as part of the preparation of a consolidated development control plan for the LGA, which will include controls to address natural hazards and climate change.
E20	<b>Adapting to the impacts of urban and natural hazards and climate change</b>	This planning priority will also be considered as part of the preparation of a consolidated development control plan for the LGA, which will include controls to address natural hazards and climate change.
<b>Implementation</b>		
E21	<b>Preparing Local Strategic Planning statements informed by local strategic planning</b>	Council has prepared and adopted the Strathfield Local Strategic Planning Statement (LSPS) in accordance with the guidance provided by the NSW Department of Planning, Industry and Environment.
E22	<b>Monitoring and reporting on the delivery of the Plan</b>	Part 6 of the LEP sets out a Project Timeline for the delivery of the LEP. Council will also work closely with the DPIE to ensure that the LEP delivery is progressed as quickly as possible.

## **B. Relationship to Strategic Planning Framework**

**Q3 Is the Planning Proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?**

### **Premier's Priorities 2015-2019**

The 'Premier's Priorities' set out 12 priorities which reflect a 'whole-of-government' approach to tackling important issues for the people of NSW, from helping vulnerable children and raising the performance of school students, to improving housing affordability and building local infrastructure.

The 12 priorities are:

1. Creating jobs
2. Delivering infrastructure
3. Driving public sector diversity
4. Improving education results
5. Improving government services
6. Improving service levels in hospitals
7. Keeping our environment clean
8. Making housing more affordable
9. Protecting our kids
10. Reducing domestic violence reoffending
11. Reducing youth homelessness
12. Tackling childhood obesity.

The implementation of SLEP 2021 will ensure that the respective objectives of these LEPs will continue to reflect the Premier's Priorities where possible by:

- Providing a range of housing types to meet the needs of the community
- Providing a range of retail, business and community uses that serve the needs of people
- Ensuring that development does not detract from the economic viability of commercial centres
- Maximising public transport patronage and encourage walking and cycling
- Accommodating population growth through high density mixed use development that complements the role of retail, commercial, civic and cultural premises

- Integrating suitable business, office, residential, retail, social infrastructure and services, as well as other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling
- Encouraging employment opportunities to support the viability of centres
- Providing a range of recreational settings, activities and compatible land uses.

### **Future Transport Strategy 2056**

The Future Transport Strategy 2056 (Strategy) is an update of the 2012 Long Term Transport Master Plan for NSW. It is a 40 year strategy supported by plans for regional NSW and Greater Sydney. It outlines a vision, strategic directions and customer outcomes, with infrastructure and services plans underpinning the delivery of these directions across the state.

The vision is built on the following six outcomes:

1. Customer Focused
2. Successful Places
3. A Strong Economy
4. Safety and Performance
5. Accessible Services
6. Sustainability.

Strathfield SLEP 2021, where possible, reflects the outcomes of the FutureTransport Strategy by:

- Integrating suitable employment and commercial, residential, retail lands and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling
- Connecting social infrastructure with public transport via active transport options
- Providing for infrastructure and related uses
- Preventing development that is not compatible with or that may detract from the provision of infrastructure.

### **NSW State Infrastructure Strategy 2018-2038**

The *NSW State Infrastructure Strategy 2018-2038* (SIS) sets out the State Government's priorities for the next 20 years. This Strategy in conjunction with the *Future Transport Strategy 2056*, the *Greater Sydney Region Plan* and the *Regional Development Framework*, brings together infrastructure investment and land-use planning for Sydney's cities and regions. The SIS looks beyond the current projects and identifies policies and strategies needed to provide the infrastructure that meets the needs of a growing population and a growing economy.



The Strategy sets out six overarching strategic directions to instil best practice approaches across NSW's infrastructure sectors:

1. Continuously improve the integration of land and infrastructure planning
2. Plan, prioritise and deliver an infrastructure program that represents the best possible investment and use of public funds
3. Optimise the management, performance and use of the State's assets
4. Ensure NSW's existing and future infrastructure is resilient to natural hazards and human-related threats
5. Improve state-wide connectivity and realise the benefits of technology
6. Drive high quality consumer-centric services and expand innovative service delivery models in infrastructure sectors.

Strathfield SLEP 2021, where possible, reflects the above objectives by:

- Providing for infrastructure and related uses
- Preventing development that is not compatible with or that may detract from the provision of infrastructure
- Providing a range of recreational settings and activities and compatible land uses
- Enabling the efficient movement of freight and operation of employment lands
- Appropriately zoning infrastructure land to reflect its current uses
- Integrating suitable residential, employment lands, commercial lands, creative industries and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.

#### **Q4 Is the Planning Proposal consistent with Council's local strategy or other local strategic plan?**

In March 2020 *Strathfield 2040 Local Strategic Planning Statement (LSPS)* was made by Council in accordance with the guidance provided by the NSW Department of Planning, Industry and Environment. Council has aligned the LSPS Priorities to the Greater Sydney Region Plan – A Metropolis of Three Cities (the Regional Plan) and the Planning Priorities in the Eastern City District Plan.

Table 5 provides an assessment of this Planning Proposal against Council's LSPS.

**Table 5: Consistency with *Strathfield 2040 LSPS***

**Infrastructure and Collaboration**

<b>P1</b>	<b>Collaboration ensures growth is sustained by well planned and accessible infrastructure</b>	Collaboration has commenced on the Master planning for Strathfield Town Centre through the Commercial Centres, Urban Design and Place Strategy which will be addressed in <i>SLEP 2021 Amendment 1</i> .
<b>P2</b>	<b>Connected, integrated, efficient and accessible transport options connect Strathfield's people to their neighbourhoods, centres, jobs, community and recreation areas</b>	Medical centres, health consulting rooms, community facilities and educational establishments will continue to be permissible with consent in the business zones. This will allow the co-location of health, education and community facilities.  Indoor recreation facilities land use included in IN1 and IN2 zones.
<b>P3</b>	<b>Freight corridors and local servicing meets needs with minimal impact on neighborhoods and centres</b>	Considered as part of the Local Access and Movement Strategy.
<b>P4</b>	<b>Digital infrastructure enables our community, businesses and service providers to grow</b>	Not applicable.

**Liveability**

<b>P5</b>	<b>Well located and designed social and recreation infrastructure connects us and supports healthy and active lifestyles for people of all ages and abilities</b>	No changes are being made to the permissibility of community facilities, educational establishments and child care centres. These land uses are currently permissible in a wide range of zones in SLEP 2012. This will allow for the continued delivery for social infrastructure within the Strathfield LGA.
<b>P6</b>	<b>Development balances growth with best practice planning and infrastructure provision to deliver sustainable, liveable and well-designed neighbourhoods</b>	Review of existing social and recreation infrastructure undertaken in Social Infrastructure Strategy. The Strategy identifies current and future demand for social infrastructure across the LGA and mechanisms to support the additional demand.  No changes are being made to the permissibility of community facilities, educational establishments and child care centres. These land uses are currently permissible in a wide range of zones in SLEP 2012. This will allow for the continued delivery for social

		infrastructure within the Strathfield LGA.
P7	<b>Quality urban design complements all heritage and neighbourhood character</b>	<p>All heritage items and conservation areas will be retained in SLEP 2021 with the exception of one item to be de-listed and one heritage conservation area to be expanded.</p> <p>Design excellence will be one of the focuses of Amendment 1.</p>
P8	<b>Diverse housing options provide for people at all lifecycles and connects them to jobs, recreation, services and transport</b>	<p>The Planning Proposal includes several provisions relevant to housing supply and choice. Further detailed commentary on this issue is provided in <i>Appendix F – Consistency with Section 9.1 Ministerial Direction</i>, section 3.1 – Residential Zones and <i>Appendix C – Site Specific Justification and Maps</i>.</p> <p>It is proposed to prohibit residential flat buildings in the R3 Medium Density Residential Zone. This will help to clearly distinguish medium density development outcomes from high density development outcomes.</p> <p>Minimum subdivision lot size provisions for the purpose of dual occupancy development and boarding houses will assist in delivering better planning outcomes.</p>
<b>Productivity</b>		
P9	<b>Our centres are easy to get around, deliver activated social spaces, opportunities to connect, nearby housing and local employment opportunities</b>	<p>Proposed additional housing is concentrated in locations with high accessibility to jobs, transport and services.</p> <p>Commercial Centres, Urban Design and Place Strategy prepared and Strathfield Town Centre Masterplan.</p>
P10	<b>Industrial land and precincts deliver District and local urban services and provide activated spaces with minimal impact on neighbourhoods</b>	<p>Growth and management of industrial land considered in SLEP 2021.</p> <p>Proposed uplift/increase to building height and floor space ratio provisions in key employment precincts to enhance capacity and encourage the revitalisation of under-utilised sites to accommodate additional future demand.</p> <p>This will offset the proposed loss of industrial land in the Water Street precinct and accommodate additional future demand across the LGA.</p>

P11	<b>Strathfield's unique experiences provide a central meeting point for Strathfield residents and visitors</b>	This will be considered as part of Amendment 1 through place making and the Strathfield Town Centre Masterplan.
P12	<b>Our specialised education cluster provides opportunities for learning, innovation and collaboration</b>	Collaboration opportunities have been identified through the Social Infrastructure Strategy.
<b>Sustainability</b>		
P13	<b>Biodiversity and ecological health and resiliency is conserved, restored and enhanced</b>	Biodiversity Strategy prepared. The Planning Proposal identify additional areas within Clause 6.11 Terrestrial Biodiversity to better reflect the extent of biodiversity areas within Strathfield. The mapping of these areas will assist in better conservation, protection and enhancement of these areas.
P14	<b>The Cooks River and Parramatta River catchments and waterways are healthy and accessible</b>	Not applicable.
P15	<b>Quality open spaces and thriving green corridors offset the impacts of growth across the LGA</b>	<i>Strathfield Social Infrastructure Strategy</i> prepared, incorporating current and future demand and provision of open space.  Proposed re-zoning of specific Sydney Water Infrastructure sites to reflect their current and ongoing infrastructure use will support quality open space.
P16	<b>A healthy built environment delivers sustainable and resource efficient outcomes</b>	This will be considered as part of the preparation of a consolidated development control plan for the LGA, which will include controls to reduce carbon emissions and manage water, waste and energy efficiently.
P17	<b>Hazards are minimised and infrastructure supports resiliency</b>	This planning priority will also be considered as part of the preparation of a consolidated development control plan for the LGA, which will include controls to address natural hazards and climate change.
<b>Underpinning Priority</b>		
P18	<b>Our community is involved in designing Strathfield's future</b>	Part 5 sets out the details of public exhibition and engagement which will include a range of mechanisms to ensure that landowners,

stakeholders and the broader community are informed about the proposed changes and aware they can make a submission if they choose to.

**Q5 Is the Planning Proposal consistent with applicable State Environmental Planning Policies (SEPPs)?**

Table 6 provides an assessment of this Planning Proposal against applicable SEPPs.

<b>Table 6: Consistency with applicable SEPPs</b>	
<b>SEPPs</b>	<b>Consistency</b>
<b>SEPP No 1 - Development Standards</b>	Not applicable. As per Clause 1.9 of the Standard Instrument – SEPP 1 does not apply. Clause 4.6 of the LEP supersedes this SEPP and is a compulsory clause within the Standard Instrument.
<b>SEPP No 19 - Bushland in Urban Areas</b>	Consistent. The Planning Proposal is seeking an amendment to Clause 6.1 – Terrestrial biodiversity, to capture all of the existing biodiversity areas within the LGA. This includes bushland areas of high ecological value and/or that comprise of endangered ecological communities.
<b>SEPP No 21 Caravan Parks</b>	Not applicable.
<b>SEPP No 33 - Hazardous and Offensive Development</b>	Consistent. The Planning Proposal does not involve any provisions that would hinder the application of this SEPP.
<b>SEPP No 36 - Manufactured Home Estates</b>	Not applicable.
<b>SEPP No 50 - Canal Estate Development</b>	Not applicable.

<p><b>SEPP No 55 - Remediation of Land</b></p>	<p>Consistent.</p> <p>Any land that is proposed to be re-zoned are within residential zones that are not identified as registered contaminated land. Accordingly, the Planning Proposal does not involve any provisions that would hinder the application of this SEPP.</p>
<p><b>SEPP No 64 - Advertising and Signage</b></p>	<p>Consistent.</p> <p>The Planning Proposal does not involve any provisions that would hinder the application of this SEPP.</p>
<p><b>SEPP No 65 - Design Quality of Residential Apartment Development</b></p>	<p>Consistent.</p> <p>The Planning Proposal involves minor changes to Clause 6.7 – Design excellence for Strathfield Town Centre to incorporate landscape design as part of the objective. This is considered an appropriate change that relates to SEPP 65 and the Apartment Design Guide.</p> <p>All other provisions are not proposed to change and the Planning Proposal ensures application of this SEPP remain unchanged.</p>
<p><b>SEPP No 70 - Affordable Housing (Revised Schemes)</b></p>	<p>Consistent.</p> <p>Council prepared an Inclusive Housing Strategy and is currently preparing a Delivery Plan. The Delivery Plan will include an Affordable Housing Contribution Scheme that will confirm Council's approach to contributions in relation to provision of affordable housing.</p> <p>The Planning Proposal does not involve any provisions that would hinder the application of this SEPP.</p>
<p><b>SEPP (Affordable Rental Housing) 2009</b></p>	<p>Consistent.</p> <p>The Planning Proposal does not involve any provisions that would hinder the application of this SEPP.</p>
<p><b>SEPP (Building Sustainability Index: BASIX) 2004</b></p>	<p>Consistent.</p> <p>The Planning Proposal does not involve any provisions that would hinder the application of this SEPP.</p>

<b>SEPP (Concurrences) 2018</b>	Not applicable.
<b>SEPP (Coastal Management) 2018</b>	Consistent. The Planning Proposal does not involve any provisions that would hinder the application of this SEPP.
<b>SEPP (Educational Establishments and Child Care Facilities) 2017</b>	Consistent. The Planning Proposal does not involve any provisions that would hinder the application of this SEPP.
<b>SEPP (Exempt and Complying Development Codes) 2008</b>	Consistent. The Planning Proposal does not involve any provisions that would hinder the application of this SEPP.
<b>SEPP (Housing for Seniors or People with a Disability) 2004</b>	Consistent. The Planning Proposal does not involve any provisions that would hinder the application of this SEPP.
<b>SEPP (Infrastructure) 2007</b>	Consistent. The Planning Proposal does not involve any provisions that would hinder the application of this SEPP.
<b>SEPP (Mining, Petroleum Production and Extractive Industries) 2007</b>	Consistent. The Planning Proposal does not involve any provisions that would hinder the application of this SEPP.
<b>SEPP (Miscellaneous Consent Provisions) 2007</b>	Consistent. The Planning Proposal does not involve any provisions that would hinder the application of this SEPP.
<b>SEPP (Primary Production and Rural Development) 2019</b>	Consistent. The Planning Proposal does not involve any provisions that would hinder the application of this SEPP.

<b>SEPP (State and Regional Development) 2011</b>	Not applicable.
<b>SEPP (State Significant Precincts) 2005</b>	Not applicable.
<b>SEPP (Sydney Drinking Water Catchment) 2011</b>	Not applicable.
<b>SEPP (Sydney Region Growth Centres) 2006</b>	Not applicable.
<b>SEPP (Urban Renewal) 2010</b>	Not applicable.
<b>SEPP (Vegetation in Non-Rural Areas) 2017</b>	Consistent. The Planning Proposal does not involve any provisions that would hinder the application of this SEPP.
<b>SEPP (Western Sydney Employment Area) 2009</b>	Not applicable.
<b>SEPP (Western Sydney Parklands) 2009</b>	Consistent. The Planning Proposal does not involve any provisions that would hinder the application of this SEPP.
<b>Sydney Regional Environmental Plans</b>	
<b>Sydney REP No 9 - Extractive Industry (No 2 - 1995)</b>	Not applicable.
<b>Sydney REP No 16 – Walsh Bay</b>	Not applicable.
<b>Sydney REP No 20 - Hawkesbury-Nepean River (No 2 - 1997)</b>	Not applicable.
<b>Sydney REP No 24 – Homebush Bay Area</b>	Not applicable.
<b>Sydney REP No 26 – City West</b>	Not applicable.
<b>Sydney REP No 30 - St Marys</b>	Not applicable.



Sydney REP No 30 – Cooks Cove	Not applicable.
Sydney REP No 8 (Central Coast Plateau Areas)	Not applicable.
Sydney REP (Sydney Harbour Catchment) 2005	Consistent. The Planning Proposal does not involve any provisions that would hinder the application of this SREP.

**Q6 Is the Planning Proposal consistent with applicable Ministerial /Local Planning Direction**

The Planning Proposal is generally consistent with Section 9.1 Ministerial Directions, as outlined in *Appendix F – Consistency with Section 9.1 Ministerial Directions*.

**C. Environmental, Social and Economic Impact**

**Q7 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

This Planning Proposal will not result in any adverse impacts on critical habitat or threatened specifics, populations or ecological communities or their habitat. It is recommended that Clause 6.11 – Terrestrial Biodiversity of the *Strathfield Local Environmental Plan 2012* is amended to ensure that any significant biodiversity areas indicated in the Strathfield Biodiversity Conservation Strategy and Action Plan 2020 are captured in this clause and reflected in the relevant mapping. This ensures that the key biodiversity areas are updated and highlighted in the SLEP 2021 and that these important areas are preserved and protected as intended by the clause.

The land currently zoned as E2 – Environmental Conservation is not proposed to change as part of this Planning Proposal. It is recommended that this zone and the corresponding mapping remain unchanged and transferred accordingly to the new LEP.

**Q8 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?**

Aside from the proposed changes to Clause 6.11 – Terrestrial Biodiversity, there are no substantial amendments forming part of this Planning Proposal that will likely result in other environmental impacts. The following existing clauses and mapping, which are linked to environmental impacts, are proposed to remain unchanged:

- Clause 5.11 – Bush Fire Hazard Reduction
- Clause 6.1 – Acid Sulfate Soils
- Clause 6.3 – Flood Planning

The general transfer of the above clauses into the *SLEP 2021* will ensure other likely environmental impacts such as acid sulfate soils and flooding are appropriately managed.

**Q9 How has the Planning Proposal adequately addressed any social and economic effects?**

*SLEP 2021* intends on facilitating increased residential densities in targeted areas within the LGA, as identified in the Strathfield Housing Strategy, and in order to assist in achieving the relevant housing targets set by the NSW Government. It is recognised that additional social infrastructure and community facilities will be required in order to support this increased density and subsequent demand for amenities, services and the like. The Strathfield Social Infrastructure Strategy identified current gaps and provided a number of recommendations and actions to meet existing and future demand. This included the adoption of a community benefit clause in the *SLEP 2021* that contains provisions for additional Floor Space Ratio / Building Height uplift for development that provides community infrastructure. Notwithstanding the potential benefits of including this clause as part of the *SLEP 2021*, it is recommended that further investigation is employed to confirm:

- The actual benefits and negative impacts of the clause; and
- The appropriate application of the clause to the Strathfield LGA and the relevant sites that would benefit from this clause.

## **D. State and Commonwealth Interests**

### **Q10 Is there adequate public infrastructure for the Planning Proposal?**

The provision of appropriate infrastructure in the right locations has been considered by the following strategies and studies. Together these strategies will inform the provision of additional local infrastructure to meet the needs of both the existing and future population.

- *Strathfield Biodiversity Strategy*
- *Strathfield Commercial Centres, Urban Design and Place Strategy*
- *Strathfield Employment and Productivity Strategy for Urban Services Land*
- *Strathfield Heritage Review*
- *Strathfield Inclusive Housing Strategy*
- *Strathfield Local Access and Movement Strategy*
- *Strathfield Strathfield Local Housing Strategy*
- *Strathfield Social Infrastructure Strategy* (incorporating open space).

### **Q11 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?**

This Planning Proposal has not yet been forwarded to the Minister for Planning and Public Spaces for a Gateway Determination, the appropriate State and Commonwealth public authorities have not yet been consulted. However, State and Commonwealth public authorities will be consulted in accordance with a Gateway Determination and will be given at least 28 days to comment on this Planning Proposal.

## Part 4 – Mapping

The LEP review process will necessitate minor changes to a majority of the maps due to the review/housekeeping exercise that forms part of the process. Additional, more detailed, changes including those referred to above, have been detailed *in Appendix C – Site Specific Justification and Maps*, where extracts of the LEP maps that will require amendments as a result of the proposed changes (including zoning, height and FSR) have been provided with a comparison from the existing to the proposed, where relevant. A full set of all maps will be included in the final submission, post exhibition. These maps will be:

- Additional Permitted Uses Map
- Acid Sulfate Soils Map
- Floor Space Ratio Map
- Heritage Map
- Height of Buildings Map
- Intensive Urban Development Area Map
- Key Sites Map
- Land Application Map
- Land Reservation Acquisition Map
- Lot size Map
- Land Zoning Map
- Terrestrial Biodiversity Map.

*Disclaimer: While the maps have been created with all due care, Strathfield Council cannot guarantee the maps are free from errors or omissions.*

## Part 5 – Community Consultation

The Planning Proposal will be exhibited for a period of 28 days in accordance with the provisions of the *EP&A Act 1979* and the *Environmental Planning & Assessment Regulation 2000* and any additional requirements of the Gateway Determination. Public exhibition and engagement of this Planning Proposal will include a range of mechanisms to ensure that landowners, stakeholders and the broader community is informed about the proposed changes and aware they can make a submission if they choose to.

Notification and information provision through the following methods:

- Exhibition notice and fact sheets on key changes through the dedicated ‘Shaping Strathfield’ dedicated webpage on Council’s website
- Advertisement in local and ethnic press
- Article in Council’s e-news
- Social media posts across Facebook, Twitter and Instagram
- Notices in Council libraries and Customer Service Centre
- Direct mail/email notification to anyone who submitted feedback as part of ‘Strathfield 2040, Local Strategic Planning Statement’ and has registered their interest in SLEP 2021 through Council’s ‘Shaping Strathfield’ web page
- Direct mail to affected and potentially impacted land owners, businesses, community/sporting groups/ agencies, stakeholders including key land owners and local educational institutions with relevant fact sheet(s)
- Notification to all Strathfield Community Panel members and Council Committee members
- Letter box drop to residents and businesses
- Direct mail to adjoining councils and State and Commonwealth Government agencies identified in the Gateway Determination.

Engagement through the following methods:

- LEP Infoline
- Information station at Strathfield Library & Innovation Hub
- Virtual/ phone individual meetings with impacted land owners (pre-booked)
- Online submission survey via dedicated on ‘Shaping Strathfield’ dedicated webpage on Council’s website.

## Part 6 – Project Timeline

Table 6 below provides a proposed and approximate timeline for the finalisation of Strathfield Local Environmental Plan 2021.

<b>Table 6 Public exhibition and engagement methodology</b>	
<b>Key Activity</b>	<b>Timing</b>
Anticipated commencement date (date of submission to DPIE for Gateway Determination)	June 2021
Anticipated timeframe for the completion of required technical information and government agency consultation pre-Gateway Determination	June to September 2021
Gateway Determination	September 2021
Timeframe for government agency consultation (post exhibition if and as required by Gateway Determination)	November 2021
Public exhibition, community and stakeholder engagement	November/February 2021
Consideration of submissions and related amendments	February 2021
Anticipated date Council will make the plan (if delegated)	March 2022
Anticipated date made LEP will be forwarded to the Department for notification	March 2022