

# STRATHFIELD 2040

## LOCAL STRATEGIC PLANNING STATEMENT

MARCH 2020





Front Cover Image: Strathfield Library, Rochester Street, Homebush



Enfield Intermodal Logistics Centre, Courtesy of NSW Ports

**Council acknowledges the Wangal people, the Traditional Custodians of the land on which the Strathfield Local Government Area is located. We pay respect to elders past, present and emerging.**

# Contents

<b>About this Plan</b>	<b>7</b>
Overview	7
Policy Context	8
Implementation	9
Key Messages from Our Community	11
Local Special Characteristics	12
<b>Strategic Context</b>	<b>14</b>
Snapshot	14
Our Place in the Region	18
Our People	19
Our Economy	20
Our Environment	21
<b>Our 2040 Vision</b>	<b>22</b>
<b>Our Planning Priorities</b>	<b>24</b>
<b>Our Themes Explored</b>	<b>27</b>
Infrastructure and Collaboration	28
Liveability	40
Productivity	54
Sustainability	68
Our Foundation - Working Together	86
<b>Glossary</b>	<b>88</b>
<b>Appendices</b>	<b>90</b>

# Abbreviations

<b>ACU</b>	Australian Catholic University
<b>BASIX</b>	Building Sustainability Index
<b>CBD</b>	Central Business District
<b>CSP</b>	Community Strategic Plan
<b>DCP</b>	Development Control Plan
<b>DPIE</b>	Department of Planning, Industry and Environment
<b>DFO</b>	Direct Factory Outlets
<b>EILC</b>	Enfield Intermodal Logistics Centre
<b>EP&amp;A Act</b>	Environmental Planning and Assessment Act, 1979
<b>ERP</b>	Estimated Resident Population
<b>GPOP</b>	Greater Parramatta Olympic Peninsula
<b>IoT</b>	Internet of Things
<b>LEP</b>	Local Environmental Plan
<b>LGA</b>	Local Government Area
<b>LSPS</b>	Local Strategic Planning Statement
<b>NSW</b>	New South Wales
<b>OEH</b>	Office of Environment and Heritage
<b>PRCUTS</b>	Parramatta Road Corridor Urban Transformation Strategy
<b>TAFE</b>	Technical and Further Education
<b>TfNSW</b>	Transport for NSW
<b>WSELP</b>	Water Street Employment Land Precinct
<b>WSUD</b>	Water Sensitive Urban Design

# Figures

<b>Figure 1</b>	Relationship between Regional, District and Local Plans
<b>Figure 2</b>	Implementation Timeframes

# Maps

<b>Map 1</b>	Strathfield's Place in the Region
<b>Map 2</b>	Strathfield Overall Structure Plan
<b>Map 3</b>	Infrastructure and Collaboration Structure Plan
<b>Map 4</b>	Active Transport
<b>Map 5</b>	Liveability Structure Plan
<b>Map 6</b>	Productivity Structure Plan
<b>Map 7</b>	Educational Institutions
<b>Map 8</b>	Sustainability Structure Plan
<b>Map 9</b>	Tree Canopy
<b>Map 10</b>	Urban Heat Map
<b>Map 11</b>	Heat Vulnerability
<b>Map 12</b>	Hazards and Risks

# About this Plan

## Overview

The Strathfield Local Government Area (LGA) is part of the Greater Sydney Region and its Eastern City District. The Region is set to grow over the next twenty years and the LGA must accommodate some of this growth. *Strathfield 2040*, our *Local Strategic Planning Statement (LSPS)* provides an opportunity for us to outline our local considerations so that they can become part of a coordinated response by Government in responding to growth and shaping our future.

The LSPS defines Council's long term vision for land use and infrastructure provision within the LGA. It identifies the economic, social and environmental opportunities that will help us deliver and influence a future aligned with our community's aspirations and interests. It articulates our unique place within the Eastern City District and considers the opportunities for us to strengthen our role within the District and Greater Sydney Region. The LSPS outlines our starting point and sets out our roadmap, the actions that we will take to influence and achieve our desired future. These actions will be implemented incrementally up to 2040.

The LSPS will guide the future character of our LGA through land use planning and collaboration between neighbouring councils, other levels of Government and key stakeholders.

It builds on recent engagement with our community and land use planning work we have already undertaken, including the *Community Strategic Plan (CSP)* and other studies and strategies. It also considers our analysis of Regional, District and local issues likely to impact the LGA.

The LSPS forms the foundation for our land use and infrastructure decisions going forward. It will be used to inform the review of our *Local Environmental Plan (LEP) 2021* and the plans which follow that. It marks the beginning of a strategic and connected land use journey that will be informed by future investigations, studies and conversations with our community.



## Policy Context

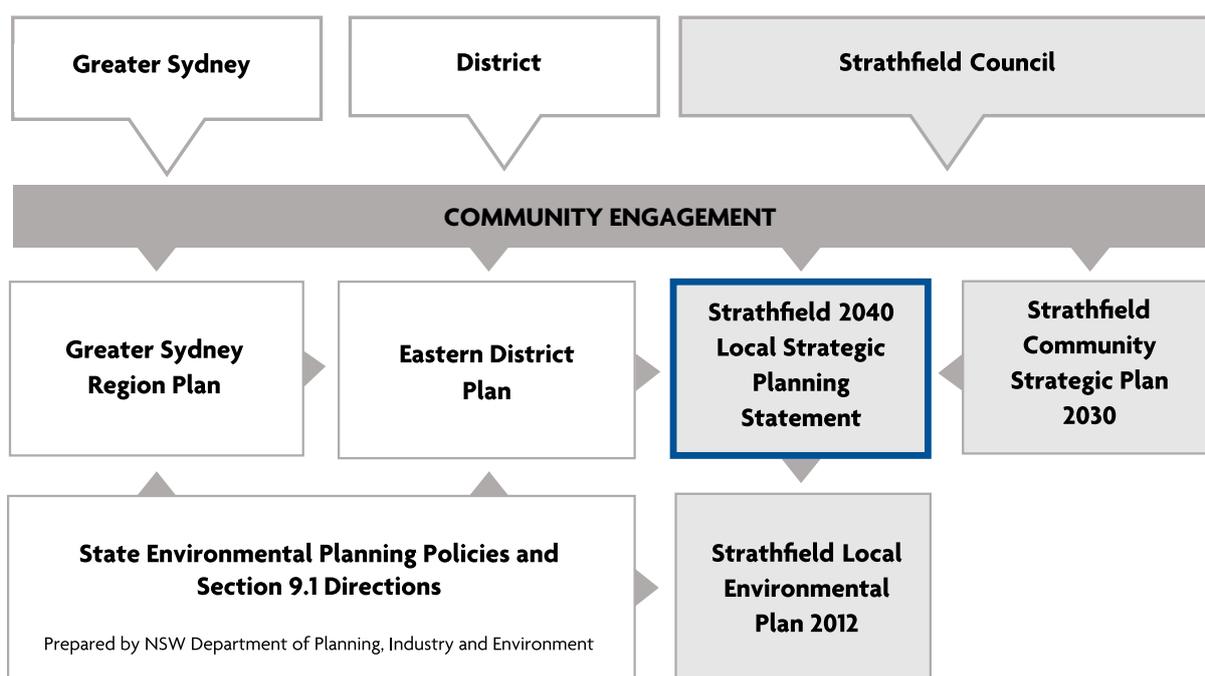
*Strathfield 2040* gives effect to the *Eastern City District Plan* that identifies a series of actions that will provide homes, jobs and related infrastructure to support future growth. It is also informed by other State and Regional strategies including the NSW Government’s Regional Plan – *A Metropolis of Three Cities*, *Future Transport Strategy 2056* and the *State Infrastructure Strategy 2018-2038*.

*Strathfield 2040* is aligned with Council’s Community Strategic Plan (CSP), *Strathfield 2030*. Our CSP was developed from a strong foundation of research and analysis, an ongoing dialogue with our community, local business, government and key agencies. The purpose of the CSP is to identify the community’s main priorities, aspirations for the future and identify the policy, services and actions that will work towards meeting community expectations.

The LSPS is informed by *Strathfield 2030* and provides the rationale for decisions about how we will use our land to achieve the aspirations of our community. It explores the future of our LGA through four interconnected themes. Each has their own set of planning priorities and related actions. Together these will work towards achieving our overall land use vision for the Strathfield LGA and will ensure that the people who live, work and visit the area have an abundance of opportunities and quality experiences.

In developing this LSPS Council has had to demonstrate a clear link between State Government priorities of the District and Regional Plans and the local visioning and planning of the LSPS. We have also had to ensure that the LSPS is consistent with other State Government land use planning policies, such as:

- State Environmental Planning Policies (SEPPs), which cover specific social, economic and environmental matters that may impact planning in local areas. The NSW Government is currently reviewing the SEPPs as part of an initiative to simplify the NSW planning system and reduce complexity.
- Section 9.1 Directions which are Ministerial Directions issued under Section 9.1 of the *Environmental Planning and Assessment Act, 1979* (EP&A) Act and are a suite of directions which require consideration for local plan making which address issues such as employment, environment and heritage. The Directions provide principles, aims, objectives or policies that must be achieved or given effect to in the preparation of Local Environmental Plans (LEPs).

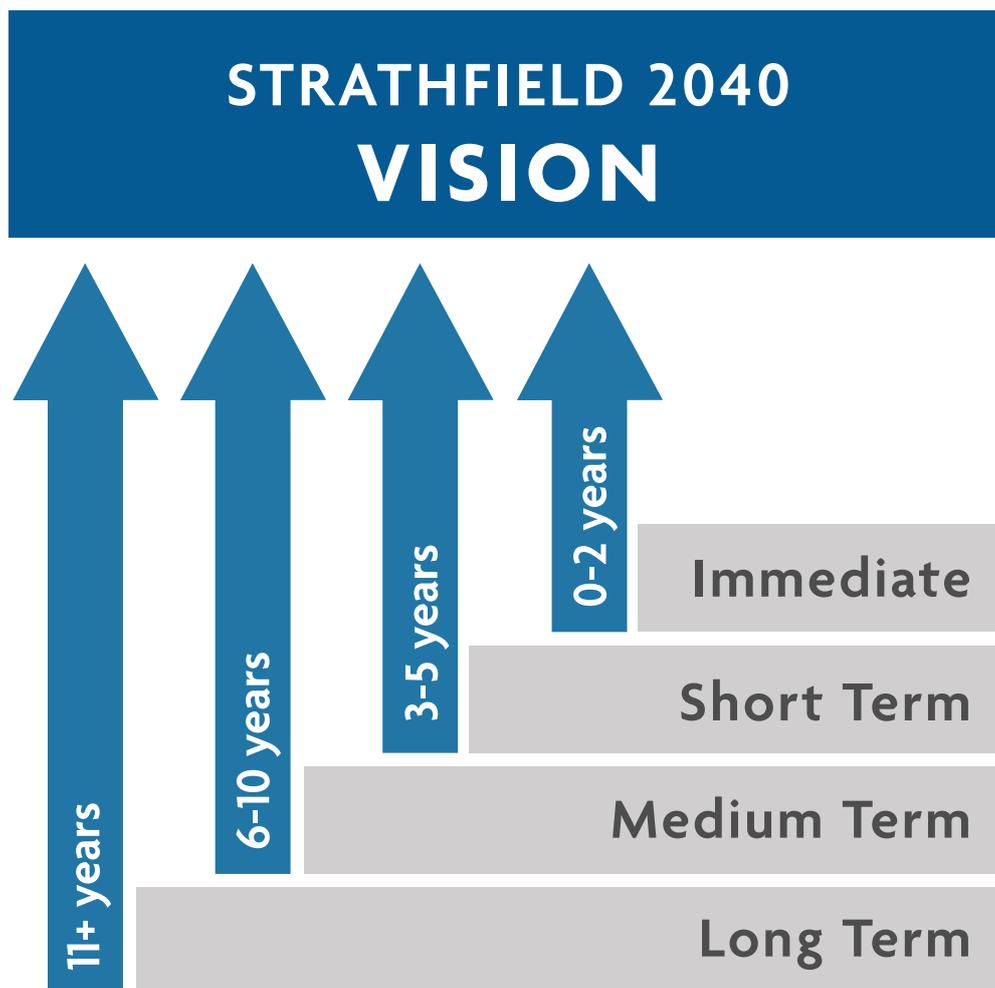


**Figure 1:** Relationship between Regional, District and Local Plans

## Implementation

The LSPS is supported by a comprehensive plan to deliver on its priorities and actions, the Strathfield 2040 Implementation Plan. This will ensure all the actions are completed at the right time to work together in

achieving our LSPS Vision. Within the LSPS each action has been earmarked for implementation within a particular timeframe.



**Figure 2:** Implementation Timeframes

The LSPS actions will accordingly be incorporated into Council's operational plans and scheduled and monitored as part of our ongoing operations.

Our progress towards achieving our long term Vision will be reviewed within each Council term against a set of measures and targets. These measures and targets

have been identified within each Theme of the LSPS. Collectively, these measures will illustrate how we are progressing towards meeting our 2040 Vision. Enabling each new Council to be informed on progress and the opportunity to realign the LSPS with their own goals. The LSPS will be revised during each new Council term.



Albyn Road, Strathfield

## Key Messages from Our Community

An important component in the preparation of the LSPS is an understanding of what our community has told us. It is informed by the engagement undertaken with our community in 2017 and 2018 for the preparation of *Strathfield 2030* and more recently the survey undertaken on our neighbourhoods.

Consistently the community has told us that:

- They want access to reliable public transport to all parts of the LGA
- Population growth must be supported by planned and high quality infrastructure and services
- They highly value Strathfield's local character as the "beautiful garden suburb with heritage houses" and that this character must be protected
- High density development is best located where there is access to high frequency public transport and supporting infrastructure and low density areas should remain substantially unchanged
- All new development should be of a high quality and must deliver better outcomes in terms of protecting local character, design, housing mix and sustainability
- Trees and well-planned open spaces are an important part of Strathfield's character and these should be maintained and protected
- They want greater diversity of housing options
- They want to promote and protect biodiversity and the natural environment
- They want places for social interaction to bring neighbourhoods together in safe, well maintained public domains
- They want revitalised centres and villages and diversity in the business mix
- They want to foster creativity, culture and learning
- They want to be engaged and informed on proposals and decisions which affect them.

Further engagement was undertaken in June 2019 specifically on the LSPS Vision with members of Council's Community Panel. There was an overwhelming support for the draft Vision developed by Council amongst panel members who participated.



ACU, Strathfield

## Local Special Characteristics

There are some elements of our LGA that are distinct and highly valued by locals. It is important that these special characteristics are preserved and enhanced as we continue to grow. The LSPS gives consideration to these characteristics.

- Our vibrant, highly educated, culturally diverse and socially cohesive community
- Established streetscapes with wide tree lined avenues, grassed nature strips, landscaped front setbacks and established tree canopies
- Green and leafy streets augmented with public parks and open spaces providing playgrounds, playing fields and natural areas which connect our biodiversity corridors
- Our heritage buildings, sites and heritage conservation areas that contribute to the unique local character and reflect Strathfield's waves of residential, economic and social development
- Established residential subdivision patterns with homes surrounded by landscaped setbacks and open space
- Our central location at the 'heart' of Sydney along with our integrated public transport and road connections – "from Strathfield you can go anywhere"
- Our close proximity to regional entertainment, sporting, cultural and shopping facilities in the Inner West and Greater Parramatta Olympic Peninsula (GPOP)
- Strathfield's reputation as the education centre of Sydney's Inner West with a good mix of public and private schools and a University campus
- Our employment based and urban services lands, including Sydney Markets and the Enfield Intermodal Logistics Centre (EILC) which provide employment across a range of industries and supply goods and services to Greater Sydney and NSW.





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ge

Kennards Self Storage

Transpact

N6532

N6432

ARNOTT'S famous BISCUITS

LOW CLEARANCE  
4.3m

Parramatta Road at Cooper Street

# Strategic Context

## Snapshot

### LGA POPULATION



2018

45,143

ERP

2036

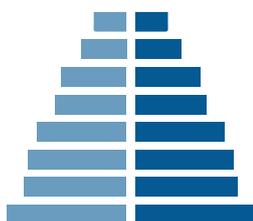
80,000\*

Projection

\* Source: NSW DPIE, 2019

**Median age** 32  
Greater Sydney 36

**Population 24-34 years** 21%  
Greater Sydney 16.1%



**Aboriginal people** 0.3%  
Greater Sydney 1.5%



### Population over 70 years

Declined from 8.7% in 2011 to 8.3% in 2016

Greater Sydney increased from 9% in 2011 to 9.5% in 2016

### Largest change in age structure

Young workforce with 23.1% of people aged 25 – 34 years, 3% increase from 2011 to 2016



### Population born overseas

56.3%  
Greater Sydney 36.7%

**Main birthplace other than Australia**  
China, India, South Korea and Sri Lanka

### Language

64.2%  
Speak a language other than English at home  
Greater Sydney 35.8%

## LIVEABILITY

**Mortgage stress**  
(high loan repayments)

**37.1%**

Greater Sydney 36.5%



**Rental stress**  
(high rental payments)

**58.2%**

Greater Sydney 48.1%

**Socio-economic disadvantage**

In top 20% of least disadvantaged LGA's in NSW, with an index of 1026.



**Couple families** **37.5%**

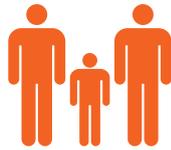
Greater Sydney 35.3%

**Lone person** **16.3%**

Greater Sydney 20.4%

**2036**  
Predominant household type projection

**35.7%**  
**Couples with children**



**Separate house**



**40.3%**

Greater Sydney 55%

**Medium density**



**15.7%**

Greater Sydney 20.3%

**High density**



**42.1%**

Greater Sydney 23.5%

**Other** **1.9%**



**Persons per dwelling** **2.87**

Greater Sydney 2.69 (2011) and 2.72 (2016)



**Owned or being purchased**

Greater Sydney 59.2%



**Rented**

Greater Sydney 32.6%

## INFRASTRUCTURE

**1** Town Hall

**4** Community based childcare centres

**1** Early childhood centre

**26** Children's playgrounds

**19** Grass and synthetic sports and facilities



**3** Community centres

**1** Library

## HERITAGE

**17** Local heritage conservation areas

**231** Local individual heritage items including houses, shops, industry, parks and wetlands

## PRODUCTIVITY



Registered businesses  
**6,602**

Residents  
employed

**23,560**

Local available  
jobs

**28,209**

Employment  
self-containment

**11.4%**

Industrial and  
railway land

**20%**

### Largest employment sectors of our residents

Health Care and  
Social Assistance

**13.8%**

Professional, Scientific and  
Technical Services

**12%**

Retail Trade

**9.9%**

The industry of Transport, postal and warehousing  
grew by 13% between 2006 and 2016

Internet home  
connection (households)

**81.6%**

Greater Sydney 81.4%



**38%**

Residents that hold a  
Bachelor or higher degree

Greater Sydney 28.3%

**72.2%**

Residents completed  
Year 12 schooling

Greater Sydney 66.2%

## SUSTAINABILITY



Tree canopy  
**16.2%**

**12,000**

Mature street trees

**40,000**

Mature trees in parks

**9%** Open  
space

**3** Bushland &  
natural areas

**7** Regional parks = 50 ha

Catchments

**53%**

of LGA drains to  
Cooks River



**47%**

of LGA drains to  
Parramatta River

**3** Waterways

## INFRASTRUCTURE

**36.6%**

Residents travel  
to work by public  
transport

Greater Sydney 22.8%



Average weekday trips by  
private vehicle

**29%** vehicle as driver = 28,137 trips

**17%** vehicle as passenger = 16,401 trips



Private car  
ownership  
(at least 1 car)

**77.2%**

Greater Sydney 81.3%

No car ownership  
(household)

**13.2%**

Greater Sydney 10.7%



Churchill Avenue, Strathfield

# Strategic Context

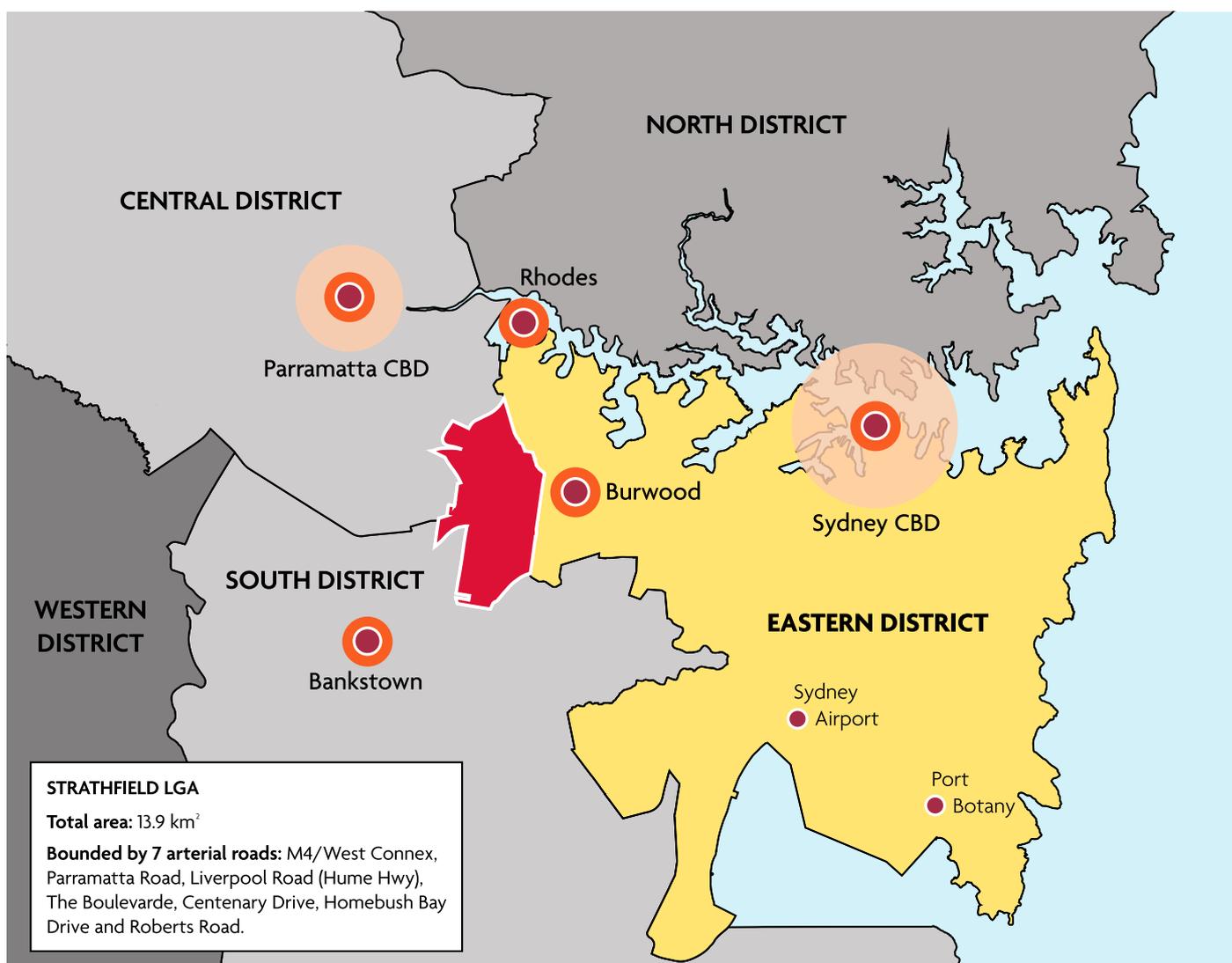
## Our Place in the Region

The Strathfield LGA is located in Sydney's Inner West about 10.5 kilometres from Sydney's Central Business District (CBD) and half way between it and Parramatta's CBD. The LGA is bounded by Homebush Bay Drive to the north, Powells Creek, The Boulevard and Coronation Parade to the east, Punchbowl Road and Juno Parade in the south and Roberts Road, Chullora rail yards, Rookwood Cemetery and GPOP rail line to the west.

The traditional owners of the land are the Wangal clan of the Darug tribe. European settlement commenced in the 18th century. Through phases of development and change, Strathfield LGA has developed well established residential areas known for its historic homes and modern architecture set within established gardens. It is supported

by major transport systems including three rail stations and major roadways including Parramatta Road, M4/ Westconnex and Hume Highway. It features a variety of town and neighbourhood centres with shops and cafes, significant commercial and industrial areas, and regional attractions such as Sydney Markets and DFO. Our road and rail networks play an important role in moving freight within the Eastern District and Greater Sydney.

Our LGA has significant parklands, open space, environmental and bushland reserves including major open space corridors adjacent to the Cooks River and Powells Creek, which provide pathway connectivity to other LGA's parks and biodiversity corridors.



**Map 1:** Strathfield's Place in the Region

## Our People

The Estimated Residential Population (ERP) of the LGA in 2018 was 45,143, representing an increase of 2.9% since 2017. The median age within the LGA is 32 years which is slightly younger than the median age in Greater Sydney.

The LGA has experienced a significant and steady increase in population since 2001. This growth is primarily in response to greater housing supply in the form of new unit developments located near major transport hubs and along Parramatta and Liverpool Roads. The effects of migration and particularly settlement of new migrants, has also contributed to the increased population. These trends are expected to continue and the population of the LGA is expected to grow to reach over 80,000\* in 2036.

Since 2001 people aged 25-34 years have emerged as the largest age group in the LGA, making up 23.1% of the population. The LGA has one of the largest young worker populations in Greater Sydney. These trends are likely to be in response to increased housing supply close to transport hubs in the form of high density developments. 12.3% of the population are aged 18-24 years, also a higher representation than the Greater Sydney average of 9.6%. As the area grows it is anticipated that the dominant age group will remain that of the 25-34 year olds.

The population of 0-4 year olds remains small at 5.7%, slightly less than the Greater Sydney rate of 6.4%.

Although there is a presence of a large number of schools in the LGA, only 13% of the population are primary and secondary school aged children, also lower than the Greater Sydney average of 15.7%. Due to the large young demographic, all age groups over 35 years are proportionally smaller than the Greater Sydney average, even though the numbers of persons in each group has increased from 2011 to 2016.

The LGA is culturally diverse with approximately 56% of residents born overseas compared to 37% in the Greater Sydney Area. Just over 64% of residents speak a language other than English at home, significantly higher than the 35.8% within Greater Sydney.

The primary household structure of the LGA is couples with children (37.5%). Couples without children, lone person households or one parent households are less represented than in Greater Sydney area. 7.6% of households are group or share households which is higher than the Greater Sydney rate of 4.5%.

There has been a large increase in rental property availability particularly around the town centres of Homebush, Homebush West and Strathfield. Rental accommodation accounts for 50% of the Homebush West suburb.



Strathfield Christmas Carols 2017

\* Source: NSW DPIE, 2019

## Our Economy

Strathfield LGA's significant industrial and commercial areas provide strategic links to the metropolitan economy with access to high value consumer markets locally and outside the region and to key distribution networks and supply chain infrastructure essential for producers.

Important road connections including Parramatta Road/ Great Western Highway, M4 Western Motorway, M5 South Western Motorway and Liverpool Road/Hume Highway move both people and goods. The LGA also supports major rail infrastructure within its boundaries, which facilitates substantial passenger and freight movement across the Greater Sydney Region.

Situated along the Western Rail Line are three rail stations with Strathfield Station being the most central and connected node on the metropolitan network, providing connections to Sydney's CBD, the Northern corridor and the Central Coast, and to the North West and South West growth areas.

Freight movement through the LGA connects supplier and distribution channels from the west, southwest, north and northwest directly to the main export terminals in Port Botany and beyond. The development of the Enfield Intermodal Logistics Centre (EILC) by Sydney Ports in Strathfield South further supports the future infrastructure demands of the metropolitan economy. The EILC is a key trade gateway connecting the people and business of NSW to global markets.

Other key regional economic drivers within or in proximity to Strathfield include Sydney Markets, the largest fruit and vegetable market in Australia and the world-class facilities of GOPP.

The LGA is an important location for business and industry offering immense potential for economic investment. With 20% of the local area being developed and undeveloped industrial and employment land, it represents the highest amount of this type of land within the district. Leading public and private schools and tertiary institutions such as the Australian Catholic University (ACU), University of Sydney (Faculty of Health Sciences) and TAFE Western Sydney Institute all have a local presence.

In 2018 there were 28,209 jobs as well as over 6,602 businesses in the LGA. Its estimated Gross Domestic Product was nearly \$4 billion and the largest industries include health care and social assistance, professional, scientific and technical services and retail.

There are a number of shopping and town centre precincts across the LGA. Centres range from the larger Strathfield Town Centre to smaller village centres of Homebush, Homebush West, Strathfield South and Cave Road as well as Sydney Markets, the supplier of produce throughout the Greater Sydney and NSW. Shopping centres are generally located near transport interchanges and provide a range of services, food options and places for people to meet and socialise.

Our diverse community values its vibrant collective natural, built, Aboriginal and introduced culture and heritage. Together these provide a rich framework with many opportunities to improve the livability and productivity of the LGA.



Marlborough Road Entrance, Flemington, Courtesy of Sydney Markets

## Our Environment

Whilst the LGA is largely developed, the natural environment plays a vital role in contributing to local and regional ecosystems and human settlements. The tree lined streets, well-kept gardens, playing fields and parks contribute to the area's cultural identity.

Approximately 9% of the LGA is open space, which is utilised for parks, reserves and for the conservation of environmentally sensitive areas. Parks can be found throughout, including a large concentration of open space in the south adjacent to the Cook's River. Council has continued to increase the availability of open space by strategically acquiring and embellishing land within the northern growth areas specifically targeting the Powells Creek and Parramatta Road Corridors and creating new pedestrian and cycle links. The large areas of open space provide areas of habitat and the open space corridors along the Cooks River and Powells Creek provide important habitat linkages and potential for riparian restoration.

While certain areas of the LGA have an extensive established tree canopy the overall canopy is only 16.2%, a result of the significant industrial, rail and urban services land. Our canopy includes remnant trees and vegetation as well as exotic ornamentals and native rain forest trees. Strathfield LGA's cultural landscape character is very much tied to our tree lined residential and commercial streets and includes a range of tree species located in public areas and on private properties. These trees form a valuable community and natural asset and play a defining role in

the environmental quality and landscape character of our area. Revegetated parkland sites consist of mostly native tree, shrub and ground cover species planted in blocks or strips along the upper Cooks River and at Mason Park. Open parkland sites are dominated by open grassed and paved surfaces with some areas of indigenous and exotic vegetation. These are located within residential and industrial areas of the LGA.

The natural areas of Mason Park Wetlands, Cox's Creek Bushland Reserve and the Cooks River foreshore open space network provide a glimpse of our natural heritage and continue to support surviving populations of plants and animals, including small pockets of remnant vegetation which are listed as endangered ecological communities under the NSW Biodiversity Conservation Act 2016. A number of endangered species are present within the LGA including, the Green and Golden Bell-Frog (*Litoria aurea*) and Downy Wattle (*Acacia pubescens*).

Mason Park Wetlands in Homebush receives migratory wader birds from the Northern Hemisphere through spring and summer each year and has international biodiversity significance with a remnant wetland complex of she-oaks, mangroves and saltmarsh fringe the mudflats, debris islands, and shallow open water. The main areas of remnant native vegetation in the LGA are located at Mason Park Wetlands – Coastal Saltmarsh, Cooks River/ Castlereagh Ironbark Forest at Coxs Creek, Weeroona Road and Davidson Street.



Edwards Reserve, Strathfield

# Our 2040 Vision



## In 2040 Strathfield

enjoys its unique position at the heart of the Eastern City District with physical connections to both the Sydney and Parramatta CBDs. Sitting on the edge of the Eastern City District and the Central City District, Strathfield plays a pivotal role in delivering the social, economic and environmental vision for a Greater Sydney.

There is a strong sense of pride in place amongst our diverse and welcoming community who like to work and play close to home. We value our heritage and environment and are proud of its well connected transport, educational institutions and employment opportunities. Our community is committed to the success of the area and works with Council to plan for and deliver the quality of life they enjoy.

Our community is engaged in activated public and open spaces that encourage them to gather and participate in cultural activities. Modern infrastructure supports their day to day activities and a variety of uses that accommodate both local and District needs. Our streets are lined by mature trees and corridors of green connect our neighborhoods and centres with each other and our green open spaces. There is an abundance of flora and fauna living in our waterways, bushland and green spaces, all highly valued by our community.

Our community chooses to walk and cycle and they have easy access to transport that connects them to opportunities for work and play with the Sydney CBD, Parramatta CBD and key Strategic Centres. Development and growth have not compromised our neighbourhoods, heritage, environment or industrial lands. It has enabled the delivery of updated, modern infrastructure and the growth of creative solutions to the sharing of commercial, recreation and social spaces. Freight is able to move within and outside the area supporting our lifestyles and business and contributing significantly to the Regional economy. Our centres are alive with a diversity of people, colour, food and deliver a variety of experiences, urban services, recreational and employment opportunities. They are a focal point for people who live and work nearby as well as visitors from across Greater Sydney. The Strathfield Town Centre is a vibrant hub encouraging business, enterprise and experience. People travel there to enjoy the unique

and diverse retail, dining and entertainment experiences. Parramatta Road is a tree lined place for people, with active transport and a variety of shops and cafes.

There are strong economic connections to neighbouring Burwood and Rhodes Strategic Centres. These provide access to employment and retail opportunities for our residents. Our office spaces support the nearby Parramatta CBD by providing opportunities for agencies and businesses to locate locally, within easy reach to the CBD. Our industrial areas provide urban services for our community and are alive with niche and creative industries by day and support localised entertainment hubs by night.

A revitalised Sydney Markets and an active and diversified DFO precinct service our local needs and attract people from across the Region and tourists visiting Sydney.

Strathfield is a learning hub for the Eastern City District with strong collaborative connections within and outside the Area. It delivers quality school and tertiary education and employment options for our residents and beyond.

# Our Planning Priorities



## Infrastructure and Collaboration



## Liveability

**P1.** Collaboration ensures growth is sustained by well-planned and accessible infrastructure  
E1, E2  
1.1

**P5.** Well located and designed social and recreation infrastructure connects us and supports healthy and active lifestyles for people of all ages and abilities  
E1, E2, E3, E4, E6  
2.1, 2.2, 3.1

**P2.** Connected, integrated, efficient and accessible transport options connect Strathfield's people to their neighborhoods, centres, jobs, community and recreation areas  
E1, E2, E6, E10  
1.1, 1.2

**P6.** Development balances growth with best practice planning and infrastructure provision to deliver sustainable, liveable and well-designed neighbourhoods  
E5, E6, E15, E16  
2.1, 4.1, 4.2

**P3.** Freight corridors and local servicing meets needs with minimal impact on neighborhoods and centres  
E1, E2  
1.1, 1.2

**P7.** Quality urban design complements all heritage and neighbourhood character  
E4, E16  
4.1, 3.2

**P4.** Digital infrastructure enables our community, businesses and service providers to grow  
E1  
1.3

**P8.** Diverse housing options provide for people at all lifecycles and connects them to jobs, recreation, services and transport  
E5  
2.1, 2.2, 4.1

Strategic Links Legend: E1 - E21 = alignment to Eastern City District Plan Priority, 1.1 - 5.2 = alignment with Strathfield 2030 (CSP) Goal



## Productivity



## Sustainability

**P9.** Our centres are easy to get around, deliver activated social spaces, opportunities to connect, nearby housing and local employment opportunities  
E2, E10, E11, E12, E13  
2.3, 3.1, 3.2

**P13.** Biodiversity and ecological health and resiliency is conserved, restored and enhanced  
E15, E17, E18  
4.3

**P10.** Industrial land and precincts deliver District and local urban services and provide activated spaces with minimal impact on neighborhoods  
E2, E9, E10, E11, E12, E13  
3.1, 3.2

**P14.** The Cooks River and Parramatta River catchments and waterways are healthy and accessible  
E14  
4.3

**P11.** Strathfield's unique experiences provide a central meeting point for Strathfield residents and visitors  
E4, E6, E9, E10, E13  
2.1, 2.3

**P15.** Quality open spaces and thriving green corridors offset the impacts of growth across the LGA  
E17, E18  
4.1, 4.3

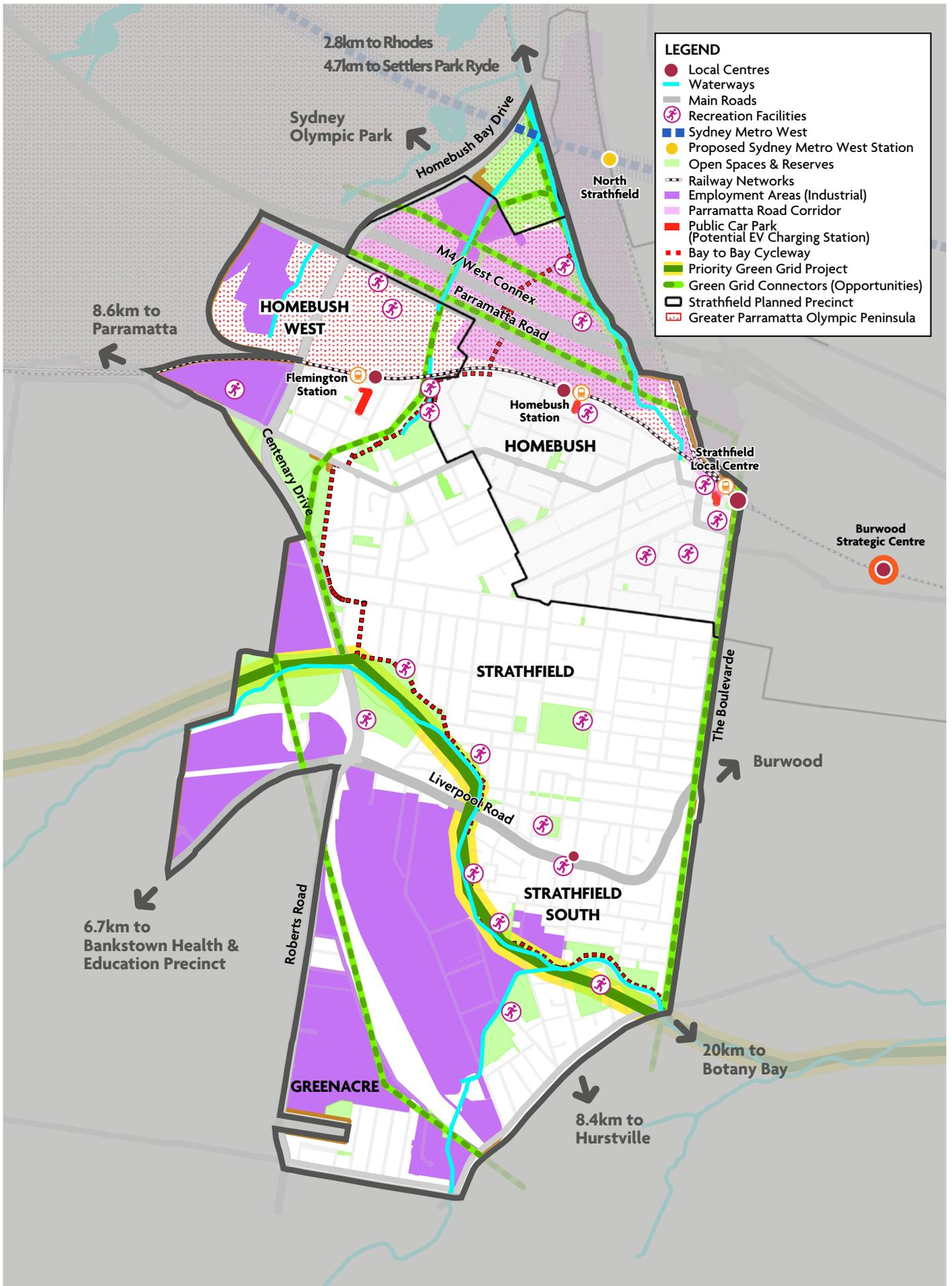
**P12.** Our specialised education cluster provides opportunities for learning, innovation and collaboration  
E7, E8, E11  
3.1

**P16.** A healthy built environment delivers sustainable and resource efficient outcomes  
E19  
4.1, 4.3

**P17.** Hazards are minimised and infrastructure supports resiliency  
E20  
4.3

**P18.** Our community is involved in designing Strathfield's future  
E2, E21, 5.1, 5.2

Strategic Links Legend: E1 - E21 = alignment to Eastern City District Plan Priority, 1.1 - 5.2 = alignment with Strathfield 2030 (CSP) Goal



**Map 2:** Strathfield Overall Structure Plan

# Our Themes Explored



**Infrastructure and  
Collaboration**



**Liveability**



**Productivity**



**Sustainability**



# Infrastructure and Collaboration

Strathfield LGA has well developed infrastructure but in order to meet increasing population demand, additional and embellished infrastructure and services will be needed to meet the challenges of growing and increasingly diverse residential and business communities.

Infrastructure planning to meet current and future needs is a high community priority. Population growth and greater building density will require well planned infrastructure and services such as schools, health and transport as well as local infrastructure such as open space, parks, community and recreational facilities, footpaths and roads. Infrastructure and services are provided by all tiers of government as well as the private and community sectors. Providing quality infrastructure and services requires a collaborative, well-planned and integrated approach to ensure effective outcomes and efficient use of available resources.

Transport mobility and access is critical for access to employment, education, recreation and leisure activities within the LGA and throughout Greater Sydney. The LGA is earmarked for significant State transport initiatives which will shape our LGA and connectivity to the Region. These include 0-10 year committed initiatives of WestConnex, Sydney Metro West and Parramatta Road improvements. Other initiatives which are subject to investigation over the next ten years include the More Trains, More Services Program (T1 and T2) and a train/mass transit link from Macquarie Park to Hurstville via Rhodes.

New transport solutions will provide an opportunity for active transport proposals to expand footpaths and cycleways to facilitate walking and cycling. Encouraging and accommodating emerging forms of transport such as ride and car sharing and including micro-mobility, such as e-bikes and scooters will also be part of the solution.

Smart technologies can provide the infrastructure and data to improve decision making, quality of services and improve liveability and sustainability of the LGA. Technology is changing the way communities interact and creates opportunities for improvements to the way we plan for, deliver and maintain local and city shaping infrastructure, liveable places and support connected communities. Council will work with Transport for NSW (TfNSW) on smart technology, travel demand and traffic management measures.

The Greater Sydney Olympic Peninsula (GPOP) will deliver social, economic and environmental benefits to the Region and to our LGA. GPOP is a 4,000 hectare area within the centre of Greater Sydney which overlaps with the northern suburbs of our LGA. A place based infrastructure compact pilot (PIC) is being trialled in the GPOP to deliver connectivity, jobs, investment opportunities within a beautiful natural environment. The PIC is a collaborative model of infrastructure and service provision which aims to better align the timely delivery of these within a discreet geographical area. The PIC provides a collaborative model which we can learn from and potentially seek to pursue with the Burwood, Strathfield, Homebush Planned Precinct.

## Planning Priorities

**P1**

**Collaboration ensures growth is sustained by well-planned and accessible infrastructure**

**P2**

**Connected, integrated, efficient and accessible transport options connect Strathfield's people to their neighbourhoods, centres, jobs, community and recreation areas**

**P3**

**Freight corridors and local servicing meets needs with minimal impact on neighbourhoods and centres**

**P4**

**Digital infrastructure enables our community, businesses and service providers to grow**

# Our Starting Point

## Advantages

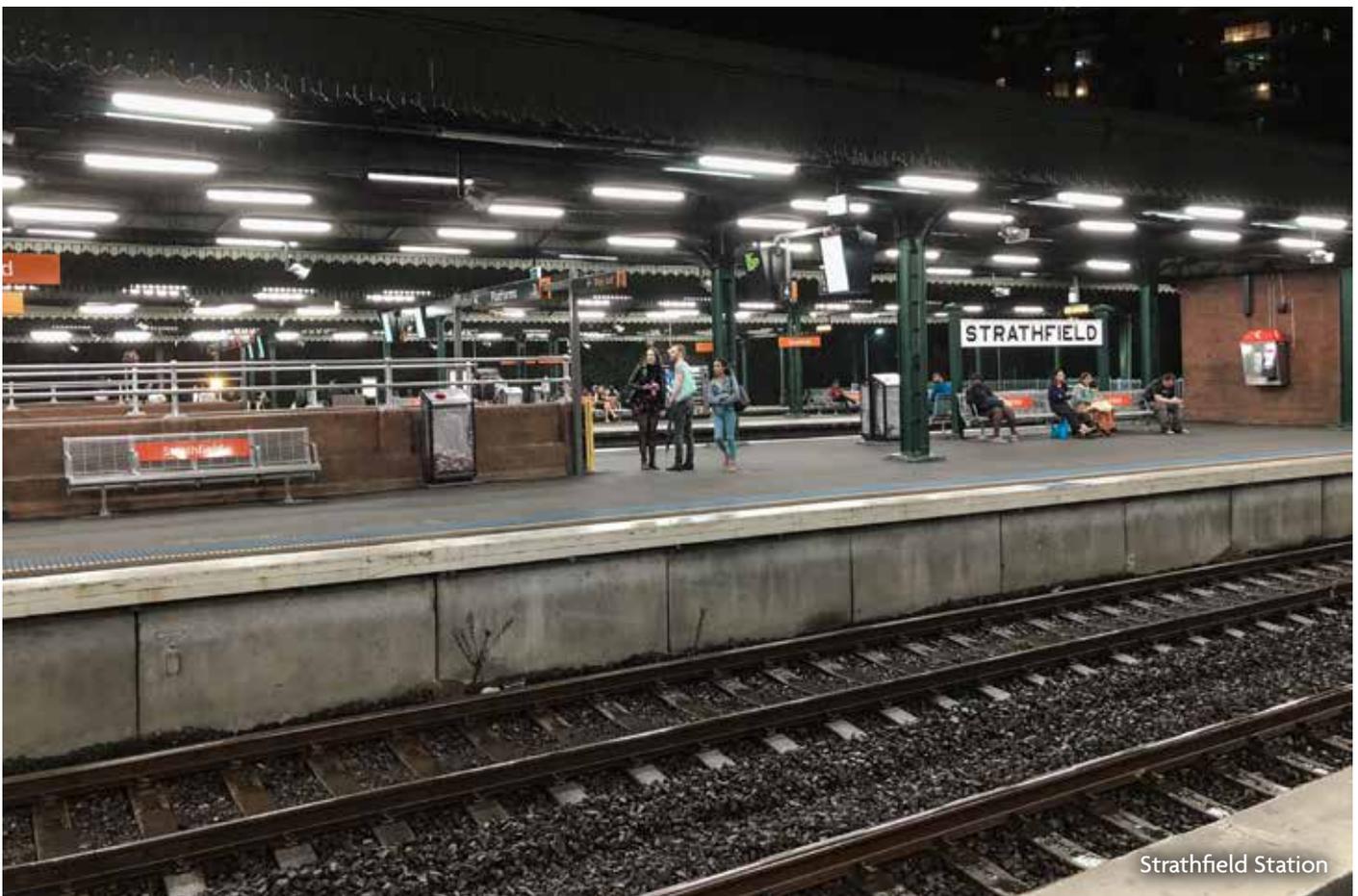
- Strathfield Railway Station is one of the largest in NSW with Regional, country and State rail connections
- 30 minute City is a reality for the LGA which is located halfway between Sydney and Parramatta CBDs, both easily accessible

## Opportunities

- New Council run Strathfield Connector Bus which loops every 30 minutes across LGA could be extended
- The Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) can deliver improved choice and quality development delivering housing and economic local outcomes with green corridors
- Successful advocacy and collaboration role for Council and community to achieve greater connectivity options to key significant nearby precincts

## Challenges

- Connecting the southern end of the LGA which currently has limited transport options



Strathfield Station

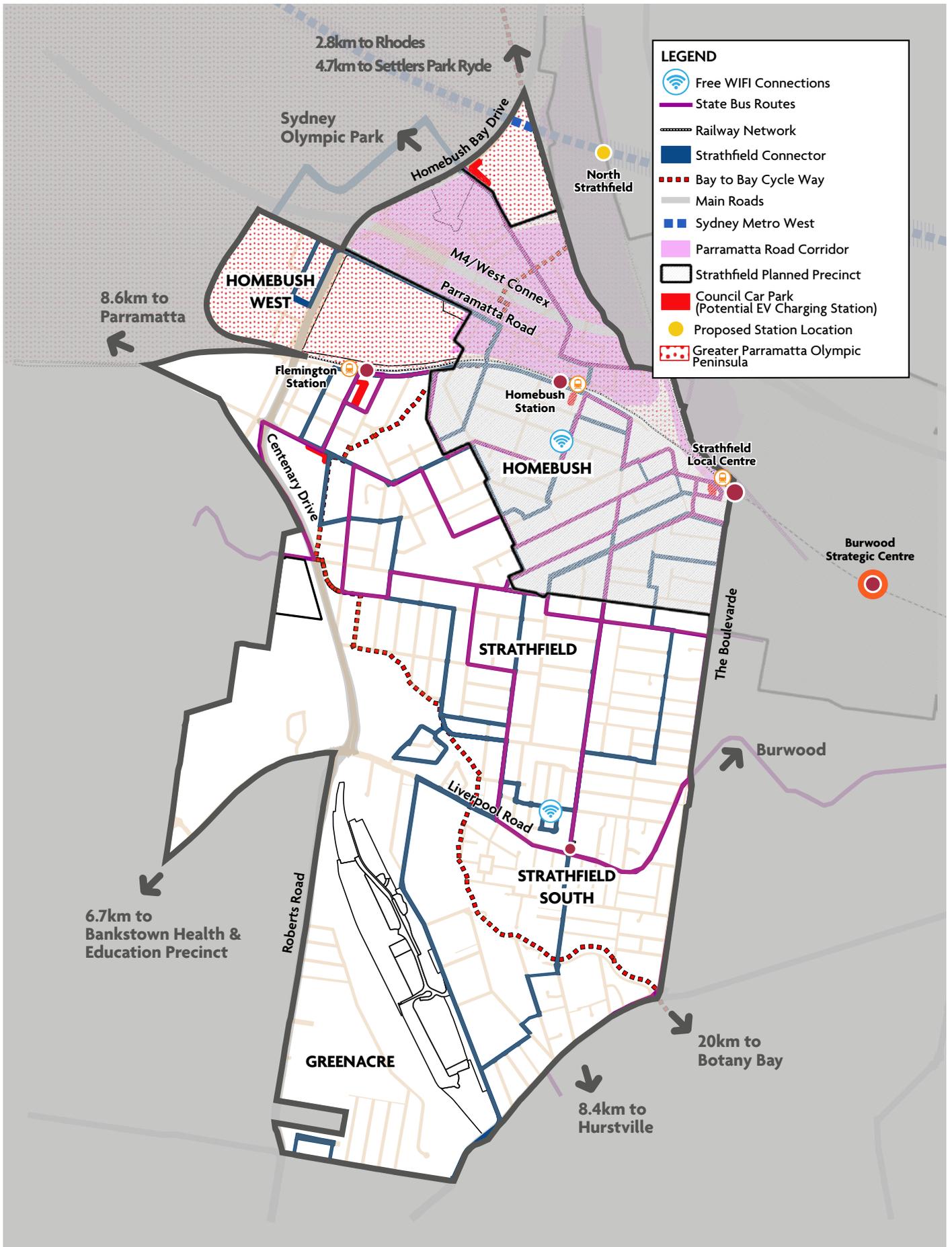
## Measuring Progress to 2040

We will measure our success towards meeting our vision for infrastructure and collaboration working together through the following measures and targets:

- No areas within the LGA without access to Council, private or public transport
- Increased resident satisfaction with overall access or connectedness to transport (Baseline of 76% rating of excellent – good in 2018)
- An increase in households without a private vehicle (Baseline of 13.2% in 2016)
- Decreased congestion on the rail network (Baseline to be determined)
- An increase in people with internet at home (Baseline of 81.6% in 2016)
- Increased use of smart technology in public places and facilities (Baseline to be determined)



Strathfield Connector Commuter Bus



**Map 3:** Infrastructure and Collaboration Structure Plan

## P1

# Collaboration ensures growth is sustained by well-planned and accessible infrastructure

As the LGA continues to grow and transform it is critical that new development is aligned with the delivery of infrastructure to adequately support our changing community, enterprises and contribution to the Eastern City District. Infrastructure will need to connect and facilitate the availability of the right opportunities and experiences including transport, open space, utilities, social and cultural services.

Collaboration between Council, neighbouring councils, NSW State Government and key stakeholders will be critical to ensure the efficient use of existing and timely delivery of city shaping infrastructure to support new development, including residential development along

the Parramatta Road Corridor. It is also important for our community that any future Sydney Metro West station at North Strathfield delivers high quality local outcomes that include the delivery of social infrastructure. Council will collaborate with Sydney Metro West to identify opportunities and mitigate potential impacts for the LGA.

Council has a major role to play in providing, collaborating and advocating for the infrastructure critical to achieving both our short term and 2040 Vision. It is important that new or upgraded infrastructure delivery does not negatively impact on the valued local character, environment and amenity of our residents.



Future Vision, Hudson Park, Strathfield

## Actions

- A1** Collaborate with the NSW Government to ensure that any future development uplift along the Parramatta Road Corridor and the Burwood, Strathfield, Homebush Planned Precinct is supported by infrastructure, services and provisions to facilitate the delivery of affordable housing and best practice sustainability

**Immediate**

## Actions

**A2** Work collaboratively with neighbouring councils, TfNSW and the Department of Planning, Industry and Environment (DPIE) to enable the delivery of dedicated rapid public transport, active travel infrastructure and place based outcomes along the Parramatta Road Corridor and any future Sydney Metro West station at North Strathfield

**Immediate to Long Term**

**A3** Work collaboratively with the DPIE and other stakeholders to ensure that future development within Planned Precincts or other large areas of future growth facilitate the delivery of:

- diversity in housing consistent with the existing and desired future neighbourhood character
- high quality domain and open space
- well designed natural and built shade
- mechanisms for the delivery of required infrastructure
- high efficiency, low carbon infrastructure
- water sensitive urban design and water recycling system

**Immediate to Medium Term**

**A4** Work collaboratively with Sydney Metro West and the DPIE to ensure that land use changes around future Sydney Metro West stations deliver high quality outcomes that include the delivery of social infrastructure, active transport, employment and connections to high quality public domain and open space which incorporates public art provision

**Immediate to Long Term**

**A5** Work collaboratively with Burwood Council, TfNSW and the DPIE to identify opportunities for infrastructure upgrades within Strathfield Town Centre such as active travel paths, electric vehicle charging stations, energy efficient lighting, water bubblers and shade

**Immediate**

**A6** Work collaboratively with Burwood Council in planning the future direction of the Burwood Strategic Centre to ensure that future land uses complement the function of Strathfield Town Centre and Strathfield residents benefit from jobs provided within the Burwood Strategic Centre

**Immediate**

**A7** Review Councils development contribution framework (s7.11, and s7.12 contributions plans) and develop a Voluntary Planning Agreements Policy to ensure the delivery of local infrastructure to support growth and deliver appropriate community benefit to support the needs of future residents including provisions for sustainable transport infrastructures

**Immediate**

**A8** Collaborate with the relevant NSW State Government authority to:

- identify future transport needs to support the growth of the LGA and investigate any future need for residual transport corridor land and alternate needs such as open space
- develop road safety initiatives for strategically important centres and places
- identify under-utilised State owned land for the delivery of active travel connections, open space and social/community infrastructure
- ensure that existing operations and any future expansion of the EILC has minimal adverse impact on the surrounding residential land uses
- identify land to enable the delivery of the Green Grid Corridor through connections along the Cooks River (including Cox's Creek Channel) and Powell's Creek
- ensure that new or the upgraded delivery of infrastructure services in the Strathfield LGA does not adversely impact on the character and amenity of streets and neighbourhoods (eg undergrounding of electricity, water sensitive urban design and naturalisation of existing concrete channels)

**Immediate to Long Term**

## Connected, integrated, efficient and accessible transport options connect Strathfield's people to their neighbourhoods, centres, jobs, community and recreation areas

Access to transport, traffic congestion and parking are key community concerns. The LGA is known for its well-connected and accessible public transport systems. Strathfield Station is one of the largest stations in Sydney and is part of a network which features metro, Regional, freight, country and State rail connections. Other train stations in the LGA include Homebush and Flemington Rail stations. The LGA has access to extensive State and local road networks including the M4 Motorway, Parramatta Road, Hume Highway (Liverpool Road), The Boulevard and Centenary Drive/Homebush Bay Drive/Roberts Road.

Access to well-connected and integrated public and private transport systems including rail, buses and taxis allows our community to be less dependent on private vehicles than others within the Region. Extensive local walkways are located through streets and parks as well as the Bay to Bay Cycleway, which passes through the LGA and into other areas.

However, transport access is not consistent across the LGA with areas particularly in the south experiencing

difficulties in accessing transport services. Council has recently commenced the Strathfield Connector Bus service to provide a more reliable local transport service.

The increase of population across Greater Sydney has created pressure on transport systems. Overcrowding on trains has impacted on the reliability of existing services and increased traffic movements in and around the LGA and has created significant traffic congestion.

Although major transport infrastructure is controlled by State Government, Council provides and maintains local transport infrastructure such as local roads, footpaths and cycleways. Council also collaborates with State Government to improve access, frequency and coverage of public transport services.

There is a need to maintain good access to roads, footpaths and cycleways, including provision of access for people with impaired mobility. Planning for better kiss and ride and drop off/pick up zones to provide for car and ride sharing and other emerging mobility options is a solution to these issues, as is infrastructure to support active transport.

### Actions

- A9** Review the recommendations of the Draft Strathfield Active Travel Plan to identify barriers to walking and cycling to local centres and key transport nodes and implement a program for the delivery of pedestrian and cycling infrastructure to ensure neighbourhood accessibility and a more aesthetically pleasing environment around transport infrastructure such as railway stations and bus interchanges.

**Short Term**

- A10** Review the operation of the Strathfield Connector Bus service after 12 months of implementation to ensure that it is providing effective connectivity across the LGA and collaborate with the NSW State Government for funding if expansion of the service is required.

**Immediate**

- A11** Actively encourage kiss and ride drop off/pick up zones at all railway stations, major bus interchanges and schools as they are renewed.

**Immediate to Long Term**

- A12** Investigate the installation of electric vehicle charging stations across the Strathfield LGA and include provisions in Council's *DCP 2022* to ensure that the required infrastructure is provided in high density residential, commercial and retail development.

**Short Term**

- A13** Develop a policy for the inclusion of electric charging stations in Council facilities and car parks.

**Short Term**

## Actions

- A14** Develop controls in Council's *DCP 2022* that encourage the provision of facilities to support the operation of car and ride sharing, e-bikes and other emerging mobility options in high density residential and mixed use/commercial developments

**Short Term**

- A15** Develop controls in Council's *DCP 2022* to facilitate the delivery of infrastructure to support walking and cycling such as lockers, bicycle racks and showers in development along major transport corridors and close to key transport interchanges/mass transit

**Short Term**

- A16** Investigate options for the expansion of a resident parking scheme to manage parking around key locations across the LGA

**Short Term**

- A17** Prepare a Pedestrian Access and Mobility Plan (PAMP) for the following Centres:

- Strathfield Town Centre
- Flemington Station
- Homebush Station
- Parramatta Road
- Strathfield South

**Short Term**

- A18** Develop controls in Council's *DCP 2022* that provide safe, high quality walking and cycling links that cater for and encourage short trips to local centres, public transport services, schools, local open space, the Green Grid and other trip attractors

**Short Term**

- A19** Collaborate with the DPIE and TfNSW for improved public transport and active transport connections to Rhodes Strategic Centre to enhance access to jobs and social infrastructure for Strathfield LGA residents

**Immediate to Long Term**

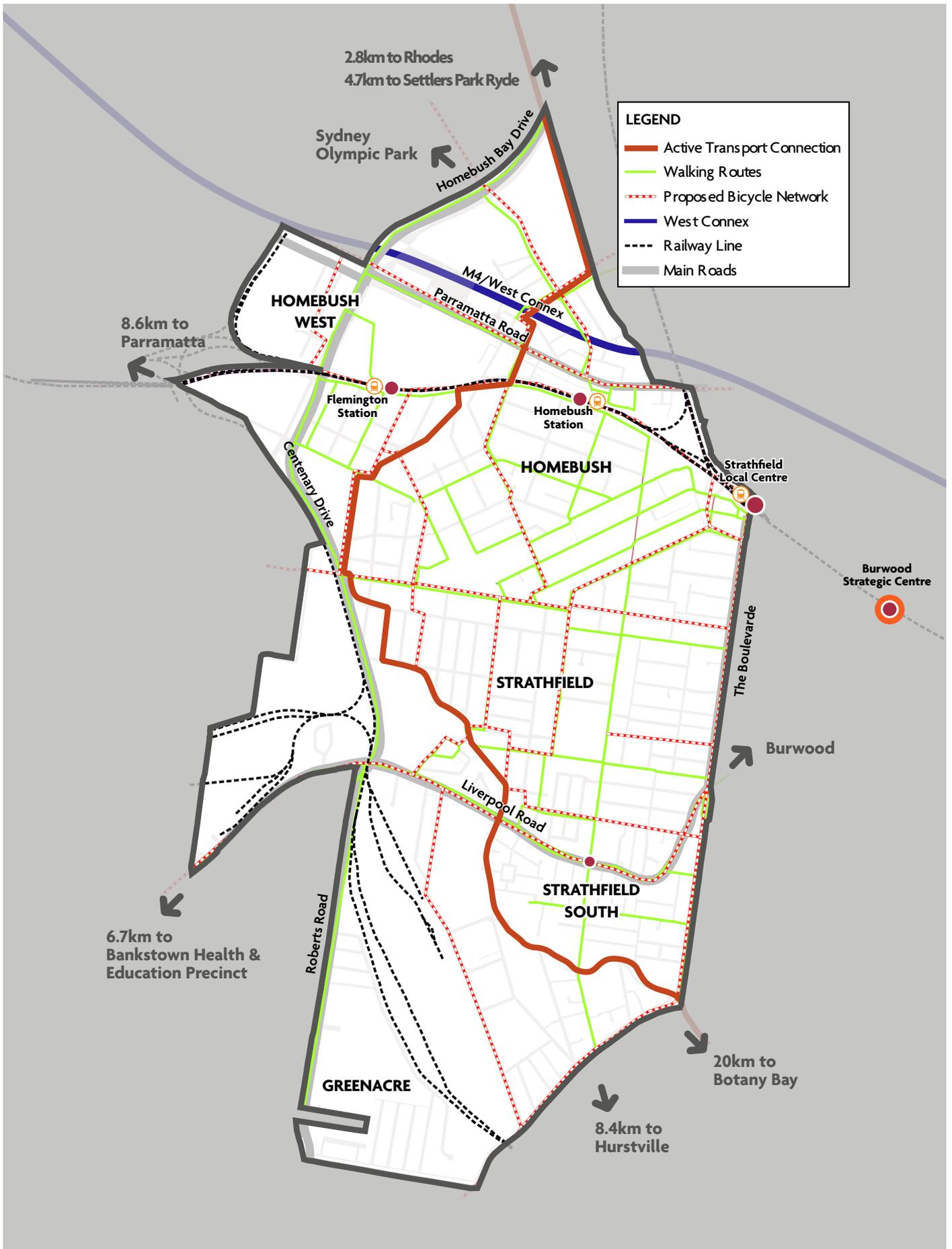
- A20** Collaborate with the relevant NSW State Government authority to:

- Review the bus network to enhance access to jobs, services, education and social infrastructure for all of Strathfield's neighbourhoods
- Develop and implement transport and infrastructure plans that provide short-medium term recommendations to alleviate and manage impacts of congestion on major roads including Centenary Drive, Roberts Road, Parramatta Road and the Hume Highway (Liverpool Road), improve intersecting traffic conflicts and identify required upgrades
- Deliver funding to facilitate the delivery of safe pedestrian crossings across Parramatta Road at Homebush and Homebush West
- Deliver improved services on the T1 Western/Northern railway line
- Investigate and plan for the land use implications of regional transport corridors
- Integrate the Principal Bicycle Network into Council's land use and local transport planning
- Investigate and assist in the delivery of a separated bicycle path from Hurstville to GPOP (via the Water Street Employment Land Precinct (WSELP), Homebush Road, The Crescent, Subway Lane, Loftus Crescent, Smallwood Avenue, Derowie Avenue, Pomeroy Street and Underwood Road and from Burwood to Parramatta (via The Boulevard, Broughton Road, Albert Road, Elva Street, Beresford Road and Arthur Street)

**Short to Long Term**

- A21** Work collaboratively with neighbouring councils, TfNSW and the DPIE to identify opportunities for public/active transport connections to the Greater Parramatta Olympic Peninsula (GPOP), Concord Hospital, Rhodes Strategic Centre and the Bankstown Health & Education Precinct

**Short to Long Term**



**Map 4:** Active Transport

## **P3** Freight corridors and local servicing meets needs with minimal impact on neighbourhoods and centres

Strathfield LGA is an important link in Greater Sydney and NSW's freight network. While Port Botany is the freight hub and major focus of this network, to assist in import and export requirements the Enfield Intermodal Logistics Centre (EILC) has been developed as a key logistics hub which has a direct rail connection to Port Botany and to regional areas of NSW. The EILC reduces the reliance on road transport of containers to and from Port Botany, however it is expected that activities will continue to intensify to cater for growing trade volumes.

As our centres grow and diversify the volume of freight and servicing activity will also increase. Key, important road freight routes which are critical to the District's and Region's productivity include Parramatta Road, Roberts Road/Centenary Drive, M4/West Connex, Cosgrove Road and Liverpool Road between Cosgrove and Liverpool Roads. There is a need to protect these State corridors from urban encroachment as they play an important role in 24 hour freight operations. Freight is moved locally primarily through Punchbowl Road, Cosgrove Road and Wentworth Street.

The Eastern City District has the highest concentration of parcel deliveries across Greater Sydney and future planning decisions should support the growing need for parcel deliveries and on-demand freight. It is expected that deliveries will continue to increase to meet demand from centres such as the Australia Post Sorting Facility at Strathfield.

Over the next 20 years it is anticipated that demand for these services will increase and road and freight movements may have negative impacts on the amenity of residential neighbourhoods through noise and traffic congestion, particularly during the peak periods. It is important that while the LGA continues to play a major role in supporting Greater Sydney and NSW's freight and distribution needs, measures are put in place to minimise the impact on our community of expanding freight services.

### Actions

- A22** Collaborate with the NSW State Government to identify and protect key freight routes which support the LGA and the District and to provide buffer zones to mitigate the emissions and noise from 24 hour freight functions  
**Short Term**

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- A23** Ensure that infrastructure supports the function of key freight corridors to ensure deliveries and on demand freight are enabled across the LGA and District  
**Short Term**

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- A24** Investigate and review zoning provisions in Councils LEP 2021 to limit incompatible uses with the Australia Post Sorting Facility, EILC and Sydney Markets so as to protect the land and nearby residents  
**Immediate**

## **P4** Digital infrastructure enables our community, businesses and service providers to grow

Technology is changing the way communities interact and creates opportunities for improvements to the way we plan for, deliver and maintain city shaping and local infrastructure, liveable places and support connected communities. Through connectivity of the Internet of Things (IoT), sensor technology and big data, the quality of decision making, services and infrastructure can be enriched to deliver liveable, productive and more sustainable places.

Smart technologies offer significant advantages and opportunities to address the challenges of growth and changing environments. Identifying and embracing changes that will work as enablers will support the LGA's growth, prosperity and connectivity.

Smart technology solutions promise optimised asset management, improved environmental monitoring for safety and hazard reduction, enhanced community connectedness and a variety of employment and transport solutions.

Council has a role to play through both advocacy for enabling digital infrastructure to support our residents, businesses and visitors, and in providing and promoting local smart initiatives.

### **Actions**

**A25** Develop a Smart City Strategy that identifies how Council will respond to and take advantage of technological changes to address local challenges, optimise use of assets, streamline asset management and improve service delivery

**Short Term**

**A26** Work collaboratively with utility providers to identify smart technology solutions across the LGA to support future asset provision and management

**Short to Medium Term**

**A27** Investigate accessible free Wi-Fi and technology solutions in new and upgraded Council facilities and through place making, particularly through activated smart social outdoor hubs, parks and open spaces

**Short Term**

**A28** Advocate to the Federal Government for priority access to enabling digital infrastructure

**Short to Long Term**





# Liveability

Liveability is about ensuring residents have access to good quality social and recreational infrastructure and to well designed, diverse housing connected by activated and safe public spaces. Taking a place-based approach will help to build the social fabric whilst retaining the distinctive neighbourhood character, Aboriginal, built and natural heritage elements of the LGA.

Changing lifestyles and population growth require well planned urban design and regulation, at both the State and local level in order to enhance liveability and protect existing and desired future local character. High quality, well planned and sustainable urban and natural environments will need to harmonise well designed new development with the established heritage buildings and areas, streetscapes and local character. Housing should be coordinated with local infrastructure to promote liveable, walkable neighbourhoods. It should also be supported by local travel infrastructure and any traffic generating land use proposals will require studies to identify transport capacity to ensure they are appropriately located.

As the LGA's population diversifies and increases housing needs to be in the right places to meet demand for different housing types, tenure, price points, preferred locations and design. We expect that more residents will be living in high density housing. It is important to ensure that these developments are well planned and serviced by local infrastructure. Quality development

outcomes will have far reaching effects on the local area as a whole and enhance the liveability of these emerging neighbourhoods.

Enabling and building capacity in infrastructure such as utilities is essential to support growth and increased demand. The provision of open space, recreation and social infrastructure must align with growth over the next 20 years. The capacity of existing infrastructure must be considered when planning decisions are made. Working towards improving and sharing facilities will also increase opportunities for people to participate in and contribute to community life.

The accumulated effects of urban development on the built and natural environment must be monitored to ensure that a balance is maintained between the pressures from population growth and the protection and enhancement of natural ecosystems. Some issues need a collaborative and regional approach such as improving river systems through building alliances with other agencies.

Sustainability and energy efficiency innovation will reduce greenhouse gas emissions and transition to a low-carbon and high energy efficiency. Infill and urban renewal precincts will provide opportunities to further improve the energy and water efficiency of new and existing buildings, incorporate building and deliver precinct scale renewables and waste management.

## Planning Priorities

**P5**

**Well located and designed social and recreation infrastructure connect us and supports healthy and active lifestyles for people of all ages and abilities**

**P6**

**Development balances growth with best practice planning and infrastructure provision to deliver sustainable, liveable and well-designed neighbourhoods**

**P7**

**Quality urban design complements all heritage and neighbourhood character**

**P8**

**Diverse housing options provide for people of all lifestyles and connects them to jobs, recreation, services and transport**

# Our Starting Point

## Advantages

- Attractive streetscapes with a strong network of street and public trees
- Significant built, natural and cultural heritage which is highly valued by the community
- Access to a host of regional sporting, entertainment and cultural facilities including the historic Rookwood cemetery, Bakehouse Quarter dining, GPOP's entertainment, Enfield Aquatic Centre and Burwood and Rhodes centres with shopping, entertainment and urban services

## Opportunities

- The redevelopment of Hudson Park from a Golf course to a district level Park delivers enhanced open space and recreational facilities
- State-led initiatives will deliver additional housing supply and choice
- Collaboration on the planned Parramatta Road Corridor and planned Precincts can deliver housing choice, liveable neighbourhoods and low carbon, high efficiency outcomes
- Potential collaboration opportunities with the Australian Catholic University (ACU) and NSW Government for joint and shared use of facilities and land
- The new LEP and DCP can contain controls to achieve significant priorities for Council and the community such as provision of appropriate infrastructure, separation and transition between developments and zones

## Challenges

- Delivering a range of housing types, particularly high-quality medium density to accommodate people at all life-cycle stages, including inter-generational living
- Existing density around centres may result in limited remaining capacity to deliver more housing opportunities

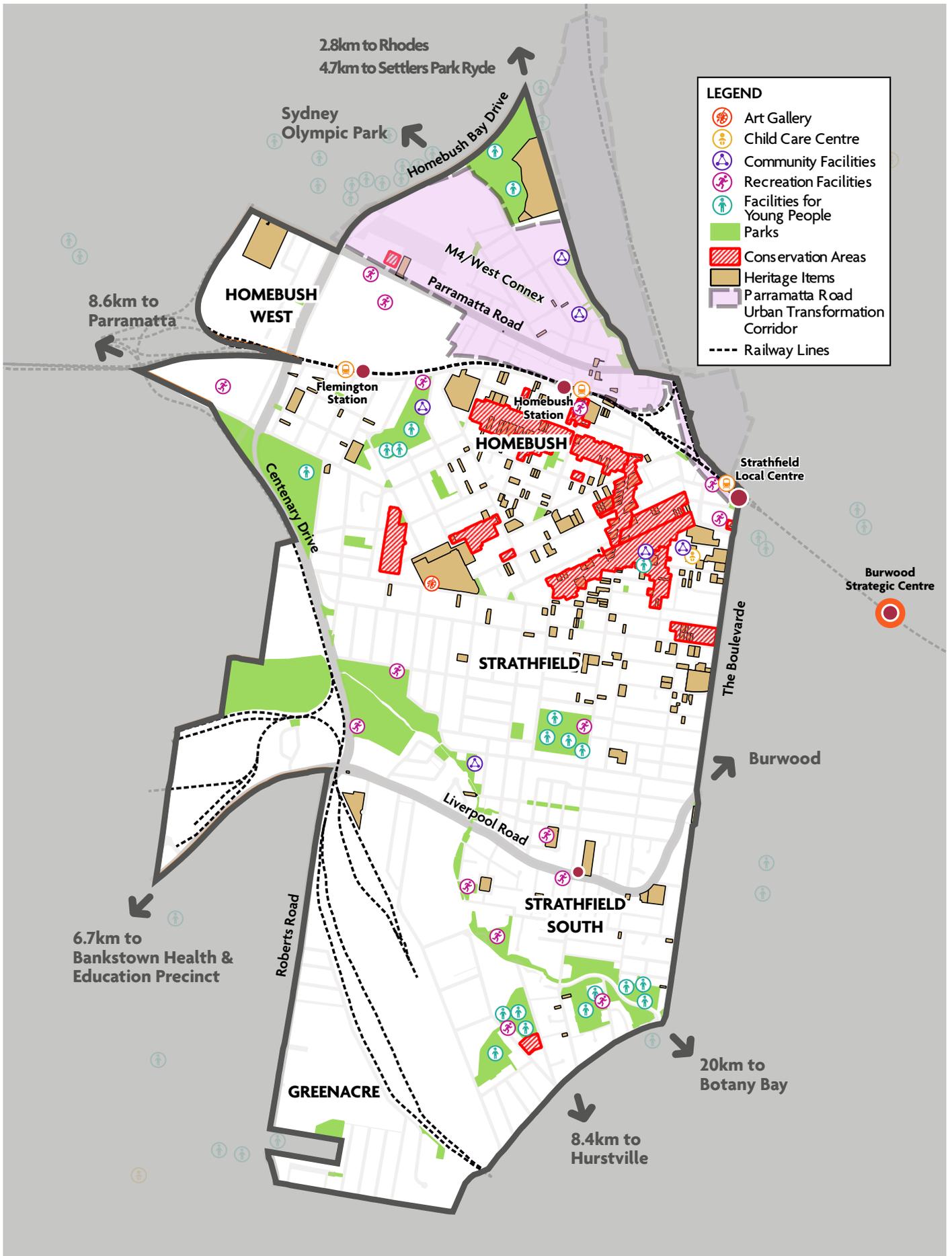


## Measuring Progress to 2040

We will measure our success towards meeting our Vision for Liveability through the following measures and targets:

- 2021 and 2040 State Government housing targets delivered
- Increased diversity of housing (Baseline of high density: 42.1%, medium density: 15.7%, separate house: 40.3%, other: 1.9% in 2019)
- An increased proportion of affordable housing in new developments (Baseline to be determined)
- An increase in the proportion of people who can walk to open space within 400 metres or less from low-medium density housing and within 200 metres from high density housing (Baseline to be determined)
- A decrease in people experiencing housing rental and mortgage stress (Baseline of 37.1% mortgage and 58.2% rental stress in 2018)
- An increase in resident satisfaction with the protection of well-established heritage buildings and areas (Baseline of 51% with a rating of excellent to good in 2018)
- An increase in resident satisfaction with the quality of recent and new development (Baseline of 41% rating of excellent - good in 2018)
- An increase in resident satisfaction with the location and density of new development (Baseline of 31% rating of excellent to good in 2018).





**Map 5:** Liveability Structure Plan

## Well located and designed social and recreation infrastructure connects us and supports healthy and active lifestyles for people of all ages and abilities

Access to well-located open space, community and recreational infrastructure facilitates a wide range of social, cultural, sports and recreational activities for all ages and abilities.

Recreational activities support social networks, build community relationships and provide health and wellbeing benefits. A growing population and increasing housing density will require well planned infrastructure to maintain healthy and active lifestyles such as open space, parks, community and recreational facilities, footpaths and roads.

The LGA boasts a variety of parks and open spaces ranging from regional parks such as Strathfield Park, Airey Park and Mason Park to small neighbourhood parks located close to homes. The Bay to Bay Walk and cycleway connects us from south to north along the Cooks River and Powells Creek, provides a host of recreational opportunities and access to foreshore parks.

The LGA's parks deliver a range of infrastructure including playgrounds, sporting facilities, amenities and open areas for sport, leisure, events and social gatherings. Our community has access to a range of sporting facilities and opportunities for active and passive recreation, both within the LGA and nearby at GPOP.

The transformation of Hudson Park from an under utilised golf course into a district level green open space will provide additional recreational facilities for our community and beyond. The Park will include an upgraded driving range, sports courts, a playground, a scenic lake, picnic areas, a café and substantial new tree planting. To ensure our community is not negatively impacted, Council has collaborated with Strathfield Golf Club who are able to accommodate non-members.

When planning for existing and new open space Council will support a variety of recreational and passive uses reflective of the changing needs of the community.

Our public library and community facilities across the LGA provide access to print and digital information resources, internet services, community and leisure activities and meeting facilities. The locally based cluster of schools and educational institutions have the potential for greater shared use of land and facilities and this should be explored so that these assets can be better accessed and utilised by the wider community. Both Council and the community have embraced the diversity of our people and our local facilities and the services they enable must continue to be culturally appropriate and welcoming.



## Actions

**A29** Undertake a review of existing social and recreation infrastructure to ensure ongoing appropriate, flexible infrastructure with a focus on identifying current and future supply and demand for infrastructure types, locations and collaborative delivery opportunities

**Immediate to Medium Term**

**A30** Investigate opportunities for development of community hubs in high density precincts that deliver social and cultural spaces to facilitate people coming together and cultural expression

**Short Term**

**A31** Prepare an Open space and Recreational Strategy to:

- identify current and future needs
- trends in sport and recreation
- options for facility delivery including the utilisation of resources and the provision of recreation/sport facilities in high-rise development through contribution plans and public benefit
- recommend options to plan and design built and natural shade

**Immediate**

**A32** Include mechanisms in Council's *LEP 2021* to deliver public benefit for the delivery of open space and social infrastructure

**Immediate**

**A33** Deliver a district level recreational facility at Hudson Park that provides for increased tree canopy, sustainable water reuse, high quality community infrastructure and "smart" social spaces.

**Immediate**

**A34** Investigate opportunities to introduce into open space outdoor exercise equipment and outdoor study areas with smart technology such as charging stations and free WiFi

**Short Term**

**A35** Declare Strathfield LGA as a Refugee Welcome Zone that creates a link with Burwood Council's existing zone

**Short Term**

**A36** Work collaboratively with the Office of Sport when considering the upgrade of sporting facilities/playing fields as part of any infrastructure review

**Immediate to Long Term**

**A37** Investigate the opportunity to implement Memorandum of Understandings between Council and the NSW State Government/private stakeholders to encourage the shared use of land and facilities, including schools for community and recreation facilities

**Short to Medium Term**



Chain of Ponds Reserve, Strathfield

**P6** **Development balances growth with best practice planning and infrastructure provision to deliver sustainable, liveable and well-designed neighbourhoods**

The built environment of the LGA is important to the local community. Excellence in urban design and the appearance of our neighbourhoods is important as is well-built and well-designed housing and a high quality public domain.

Infrastructure planning is a high community priority. Well located, well designed and properly maintained infrastructure enhances the liveability of new and existing neighbourhoods. The provision, condition and maintenance of infrastructure can have far reaching effects on the local area and its residents. Providing quality infrastructure and services requires a collaborative, well-planned and integrated approach to ensure effective outcomes and efficient use of resources.

Community engagement raised concerns about high rise development and external and internal design, public domain and streetscape, access to facilities, transport,

open space and indoor/outdoor passive and active spaces.

Flooding and stormwater management is an issue across the LGA affecting properties and waterways. The resilience of local stormwater and catchment infrastructure relies on the condition of infrastructure. Council has established a Stormwater Management Service Charge to assist in funding stormwater management projects, which can include mainstream flood mitigation works and local drainage and overland flow path upgrades.

Other infrastructure such as the use of renewables and undergrounding of electricity and cables adds to the liveability and resilience of the area and results in an improved and visually pleasing public domain. Shade provides both relief from the elements and long term health benefits for our community.

**Actions**

**A38** Work with service providers to design and deliver best practice infrastructure, servicing and development approaches

**Immediate to Long Term**

**A39** Improve resilience of local stormwater and catchment infrastructure through asset management to minimise hazards and protect waterways

**Immediate to Long Term**

**A40** Develop controls in Council's *DCP 2022* to ensure new high density development and development in centres incorporates high-quality public domain, adequate communal/shared spaces and well-designed appropriately located built and natural shade

**Short Term**

**A41** Develop controls in *DCP 2022* to ensure new high density development provides adequate green spaces/corridors and landscaping and gradual and appropriate separation and height transitions between development and between zones

**Short Term**

**A42** Develop controls in Council's *DCP 2022* to ensure new high density development and development in centres provides the appropriate infrastructure for its residents, including the undergrounding of electricity and cables, use of renewables and access for emergency and service vehicles

**Immediate**

**A43** Undertake a Traffic and Transport Strategy to investigate opportunities to design local streets to be low-speed, low-traffic and low-stress environments that can safely be used for cycling and walking, particularly by children

**Immediate**

## Quality urban design complements all heritage and neighbourhood character

Strathfield's distinct heritage is important to our residents and defines much of the existing local character, representing the various waves of development. The LGA has 17 heritage conservation areas and over 200 heritage items recognised as important to be retained for future generations.

The residential landscape is extremely varied, ranging from 19th century country-style estates to high-rise apartments. The area contains a number of recognisable architectural styles from each period of Strathfield's residential development commencing c.1870s. Significant and rare examples of these architectural styles are protected by statutory heritage listing, which include Victorian, Colonial Georgian, Queen Anne, Federation, Californian Bungalow, Spanish Mission, Tudoresque, Interwar, Post War II, Contemporary and Modern. Heritage also features in the preservation of parks, streetscapes, and significant examples of shops and industrial design.

To ensure that urban design outcomes maintain the distinctive quality and character of the LGA, new

development should be compatible with the conservation of heritage items and areas. Local Character Statements and the incorporation of design excellence in LEP 2021 and DCP 2022 will assist in achieving the LSPS 2040 Vision and enhancing the LGA's distinctive urban form.

Strathfield has a role to play in strengthening the economic self-determination of the District's Aboriginal communities. We will collaborate with the Metropolitan Aboriginal Land Council and our neighbouring councils to better understand and support the social and economic aspirations of Aboriginal people as they relate to land use planning.

The maintenance of significant scenic and cultural landscapes and views will be important in maintaining our local character and its place within the District. Council will do further work to identify views, vistas and cultural landscapes that have a meaning and connection to our community with a particular focus on local built heritage and Aboriginal culture.

### Actions

- A44** Undertake a review of items of environmental heritage and heritage conservation areas as part of the preparation of LEP 2021 to ensure that significant items/groups of built heritage are retained and preserved across the LGA  
**Immediate**
- A45** Update inventory forms for heritage items and identify contributory buildings within heritage conservation areas to record, manage and protect their heritage values  
**Immediate**
- A46** Facilitate design excellence in large scale residential and mixed use development through the continuation of the joint Design Review Panel, in partnership with Canada Bay  
**Immediate to Long Term**
- A47** Investigate the incorporation of design excellence provisions in *LEP 2021* and *DCP 2022* to ensure a high amenity for residents  
**Immediate**
- A48** Develop and incorporate into *DCP 2022* Local Character Area Statements which are consistent with the DPIE's Local Character and Place Guideline for areas which are identified through the *Local Housing Study* as having a distinctive urban form and character and which need to be retained and protected  
**Immediate**
- A49** Prepare a views and cultural heritage analysis that identifies unique views, vistas, Aboriginal and built cultural corridors and landscapes and ensures their protection through controls in *DCP 2022 Local Character Area Statements*  
**Short Term**



Churchill Ave, Strathfield



St Annes Reserve, Strathfield South

## Diverse housing options provide for people at all lifecycles and connects them to jobs, recreation, services and transport

The *Eastern District Plan* identifies that the District will continue to grow and that there will be a demand for an additional 157,500 dwellings across the District over the next 20 years. The Plan identifies that the Strathfield LGA is expected to deliver an additional 3,650 dwellings by 2021 (5 year housing target) to accommodate some of the growth within the District and the Greater Sydney Region. An understanding of the longer-term housing needs and capacity will be developed as part of Council's Local Housing Strategy.

The housing landscape of the LGA has changed since 2011 with an increase in flats, units and apartments and a decrease in separate houses and semi-detached, terrace and town house type dwellings. The LGA has a much larger proportion of high density housing (42.1%) than Greater Sydney (23.5%). This type of housing is particularly concentrated in transport corridors at Strathfield, Homebush and Homebush West. The LGA has considerably less medium density housing (5.7%) than Greater Sydney (20.3%). This shift away from separate housing aligns with the development occurring in the area. New builds tend to be higher density residential than separate houses, particularly along the railway corridor. Several new separate house developments or significant renovations of separate houses have also been constructed in the Strathfield residential area. This trend is expected to increase in the future, as more separate houses are converted to apartments.

Homebush has a significant representation of flats, units and apartments while Belfield has more separate housing, which is indicative of the character of each area. Homebush is located on the railway line and has been an area of renewal since the late 1990s in preparation for the Sydney Olympics in 2000. Belfield, Strathfield and Strathfield South however, represent the more traditional character of the LGA with low density residential being the dominant housing type. Our younger population is clustered around the stations while families and over 60 year olds are more concentrated in the low-density areas to the south of the stations.

Housing options and availability should align with changing community demands and household structures. By 2040 we will need to provide diverse housing which is connected to social, economic and recreation infrastructure for people at all life stages. We anticipate that at that time our predominant household structure

will be couples with children. There is also an ongoing need for housing which supports smaller households. Demand for housing that supports inter-generational living is emerging as a new local trend.

State led initiatives which will deliver greater housing supply include the Parramatta Road Urban Transformation Corridor and the Burwood – Strathfield and Homebush Planned Precinct. The precinct also provides an opportunity for low carbon, high efficiency outcomes. Council's Strathfield Residential Land Use Strategy identifies opportunities to increase capacity for housing in the Eastern City District. Urban renewal will be promoted along regional transport corridors and near strategic centres, such as northern Strathfield and Homebush with high residential amenity and access to transport and services.

The community has a preference to contain higher density development to the major transport corridors and protect the existing heritage and local character of low density residential across the LGA. The Parramatta Road Urban Transformation Corridor provides opportunities to satisfy these community preferences. It will also deliver a diversity of jobs and supporting infrastructure.

Since 2014 there have been 8 planning proposals with a residential impact submitted for Gateway review. These proposals are stated by applicants to allow for approximately 1,150 dwellings. Approximately 509 dwellings are associated with fully completed planning proposals. Demolition has progressed on these sites, but it does not appear that construction has commenced suggesting that the apartments would be delivered between 2021 and 2026. The remaining 641 dwelling associated with the in-progress planning proposals, if completed would also be most likely to be delivered during this period.

There are seven Planning Proposals within the Parramatta Road Urban Transformation Corridor and one within the Strathfield CBD, which are anticipated to deliver an additional 1,924 dwellings within the LGA. Delivery of the anticipated dwellings will add to the proportion of high-density residential accommodation available within the LGA.

Council's Draft Housing Strategy Evidence Report identifies the projected dwelling delivery in the LGA by 2022 to be approximately 4,442, 4,142 of which will

be additional dwellings. A conservative delivery of 80% of these is expected, considering it is unlikely all developments will be constructed within the timeframe given, resulting in a projected additional dwelling delivery of 3,312 by 2022. Comparing this number to the dwelling target for Council of 3,650 dwellings (Eastern City District Plan), it can be concluded that Council is generally on track to meet the short-term target.

The Evidence Report also identifies a medium term housing target (6-10 years) ranging from an additional 4,800 - 7,300 dwellings, which will be needed to accommodate the increase in population projected for the Strathfield LGA. There are significant interdependencies for the LGA in meeting these projected housing targets with State-led projects which will influence housing supply for the LGA including the Burwood, Strathfield and Homebush Planned Precinct, Sydney Metro West and PRCUTS.

The Local Housing Strategy, which requires approval from the Department Planning, Infrastructure and Environment will inform the LGA's need for additional medium-density and diverse housing typologies and the appropriate locations within the area based on demand and demographics.

Access to affordable housing is of concern to the local community and that increasing the number of affordable dwellings is a key component of liveability. The cost of housing is higher in the LGA than in other parts of Greater Sydney with 37.1% of households with a mortgage making high loan repayments, compared with 36.5% in Greater Sydney and 58.2% making high rental payments as compared with 48.1% in Greater Sydney. The LGA's cluster of educational institutions necessitates the provision of local housing for people employed within the sector and other key workers.

Council's Inclusive Housing Strategy will incorporate a detailed demand and supply analysis and provide mechanisms for the delivery of housing options across the LGA for key workers, very low and low to moderate income households. Council is committed to exploring opportunities to go beyond the District Plan's affordable housing target of 5 -10% for all new dwellings, which will require feasibility testing on a site-by-site basis.

## Actions

**A50** Prepare a Local Housing Strategy that identifies mechanisms to facilitate the delivery and diversity of housing across the LGA and ensure the delivery of the short, medium and long term Eastern City District housing targets. The Strategy will develop criteria for the delivery of high and medium density across the LGA and consider options for:

- dual occupancy development that is consistent with the streetscape character across the LGA
- medium density development in the form of townhouses and terraces
- high density in appropriate locations

### Short Term

**A51** Create connected and sustainable precincts through the delivery of high density residential development to the Parramatta Road Corridor, Liverpool Road Corridor and the Strathfield Town Centre

### Immediate

**A52** Work with DPIE to seek an exemption under the *Housing Code and Low Rise Medium Density Housing Code* from Local Character Areas and identify areas where the application of the Code is appropriate

### Immediate

## Actions

**A53** Investigate the incorporation of a minimum lot size into *LEP 2021* for boarding houses and dual occupancy development in the R2 – Low Density Residential Zone

**Immediate**

**A54** Prepare an Inclusive Housing Strategy that identifies mechanisms (including *SEPP 70*) for the delivery of housing options across the LGA for key workers and very low, low to moderate income households along with possible areas for its provision

**Immediate**

**A55** Investigate opportunities to go beyond the District Plan's target of 5 -10% of the Gross Floor Area of new development to be dedicated as affordable housing for:

- Planned Precincts
- Land identified as being within the Parramatta Road Corridor
- Where there is an increase in density arising from a Planning Proposal

**Immediate**

**A56** Work collaboratively with the NSW State Government to ensure that any redevelopment of social housing is sensitive to the local character of the neighbourhood, complements desired future character and provides for a mix of housing types and dwelling sizes

**Immediate to Long Term**

**A57** Implement the (*PRCUTS*) generally in accordance with the *2016-2023 Implementation Plan*, following the finalisation of a precinct wide traffic and transport study, urban design study and air quality assessment for the M4 East Ventilation Outlet, including the preparation of:

- Precinct wide Planning Proposal
- Draft Development Control Plan
- Local Contributions Plan

**Short to Medium Term**

**A58** Ensure that the Planned Precincts, the Parramatta Road Corridor and the redevelopment of large sites deliver a diversity of housing types with a range of unit sizes so as to meet the needs of changing households and age structures

**Immediate to Medium Term**

**A59** Ensure that any proposed changes to land use in key renewal sites/precincts:

- Incorporates viability testing
- Includes industries that serve the population related needs of the Strathfield community (urban support services)
- Delivers opportunities for open space and improved public domain as well as safe and convenient connections through the site/precinct and to external destinations
- Are accompanied by robust funding mechanisms to deliver local infrastructure
- Where land use is changed, the height and density of future development is compatible with the immediate surrounding context

**Short Term**



Strathfield South, Looking East



# Productivity

Centrally located and with large areas of land available to accommodate employment and job growth, the LGA makes an ideal base for business and industry and is a significant contributor to the economic success of Greater Sydney.

Other key regional economic drivers within the LGA which contribute to the LGA's unique economic identity include Sydney (Flemington) Markets, the EILC, the Australia Post Sorting Facility and a range of food, freight and warehousing businesses in the Strathfield South industrial precinct. These productivity assets generate a substantial amount of employment. Council will continue to protect, enhance and grow these and our other productivity assets in order to cultivate local jobs and service offerings which will serve not only the LGA but also the Eastern City District and Greater Sydney. Consistent with the District Plan's principles for managing industrial and urban services land Strathfield has a retain and manage status, with the exception of the WSELP site. This will ensure we provide land for a wide range of businesses and support local, District and Regional productivity and a well integrated economy.

In order to better understand our employment lands and the future trends, a local Employment and Productivity for Urban Services Land Strategy is being developed and this will inform future land use planning decisions to be able to support industry locally and more broadly. We need to work collaboratively on behalf of our

community to ensure that the Burwood Strategic Centre and the Rhodes Precinct provide connections and linkages to ensure that our residents have easy access to jobs, as well as medical, health facilities and retail services.

It is important that our community have greater access to a range of local jobs, and in particular jobs which match their skills. The LGA must also keep providing and expanding a relevant range of local services required to support the interests and needs of our community. This improved access to employment and the services our community use frequently will deliver both economic and quality of life benefits. The LGA's night time economy needs to be expanded to provide local food and experience options.

Strathfield Town Centre is shared amongst Strathfield, Canada Bay and Burwood LGAs. Future planning for the Town Centre should be in collaboration with Canada Bay and Burwood Councils to ensure that it fulfills its potential by providing a greater diversity of uses, services, dining, entertainment and cultural offerings, which complement the adjoining strategic centres of Burwood and Rhodes. It is important that our village centres provide the services that our residents need and that they are activated to provide additional jobs and services in the future, with improved connectivity to nearby housing and open space.



# Planning Priorities

**P9**

Our centres are easy to get around, deliver activated social spaces, opportunities to connect, nearby housing and local employment opportunities

**P10**

Industrial land and precincts deliver District and local urban services and provided activated spaces with minimal impact on neighbourhoods

**P11**

Strathfield's unique experiences provide a central meeting point for Strathfield residents and visitors

**P12**

Our specialised education cluster provides opportunities for learning, innovation and collaboration

## Our Starting Point

### Advantages

- High number of jobs in a small geographic area
- Sydney Markets is a major strategic food hub
- EILC provides warehousing and has direct links to Port Botany
- Existing major education hub with highly sought after private and public schools, the ACU, University of Sydney (Faculty of Health Sciences) and TAFE Western Sydney Institute
- Close proximity to Burwood Strategic Centre, Parramatta CBD, GPOP and Sydney CBD
- Employment precincts are uniquely positioned to leverage off existing and planned transport corridors

### Opportunities

- Highest amount of developed and undeveloped employment and industrial land in the District
- Opportunities for niche manufacturing and alternate urban services
- Collaboration opportunities to maximise the potential uses of local industrial land and ensure the right industrial infrastructure is delivered across the District
- Connections/links and access to public transport provide for opportunities for walking/cycling to work
- ACU Strathfield Campus provides opportunities for collaboration
- Potential to work collaboratively on any future masterplan with Burwood and Canada Bay Councils
- Connections/links to Burwood Strategic Centre and the Rhodes Precinct to provide opportunities for our community to access jobs

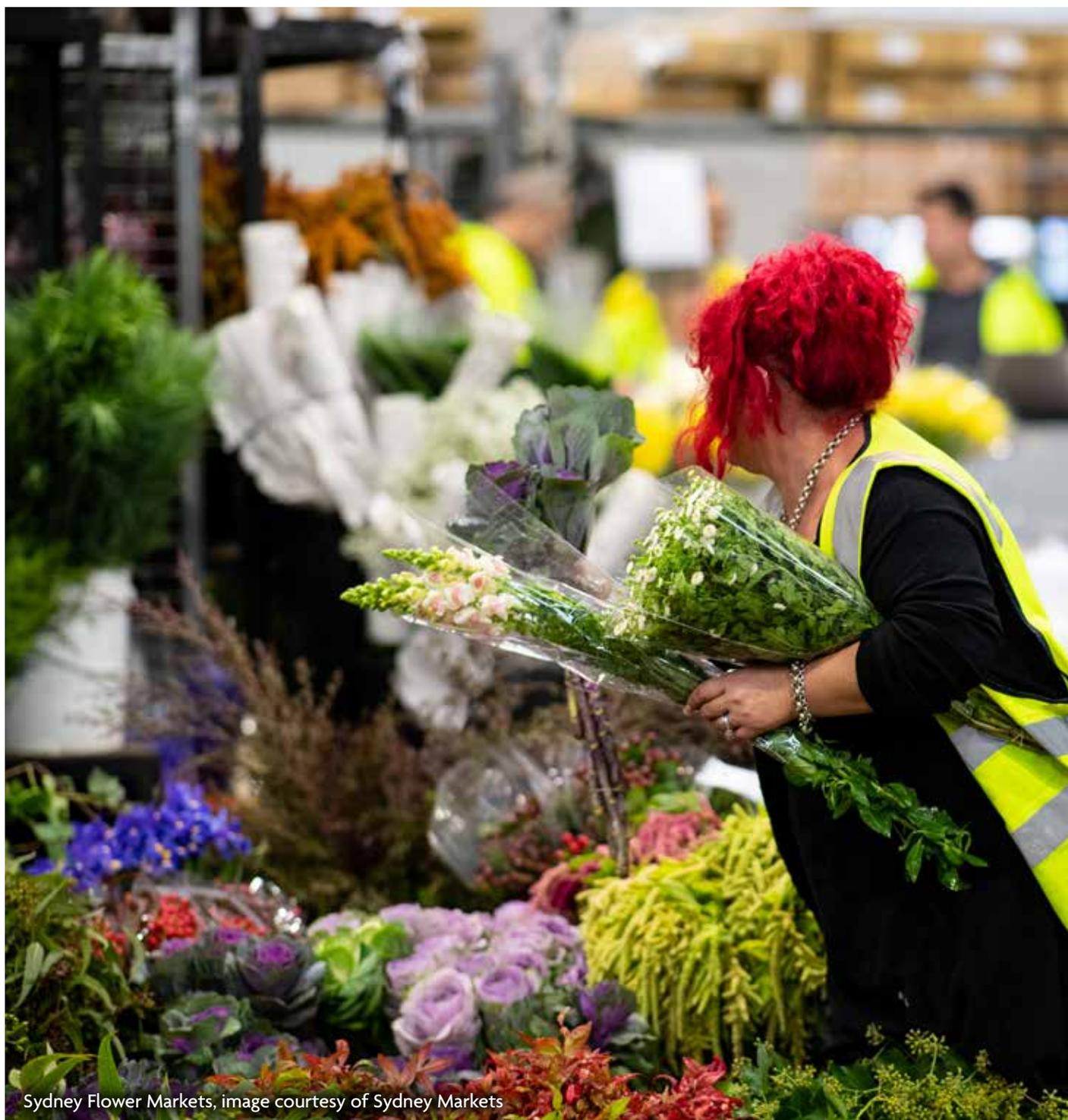
### Challenges

- Better management of the interface between our industrial and residential zones, without compromising either

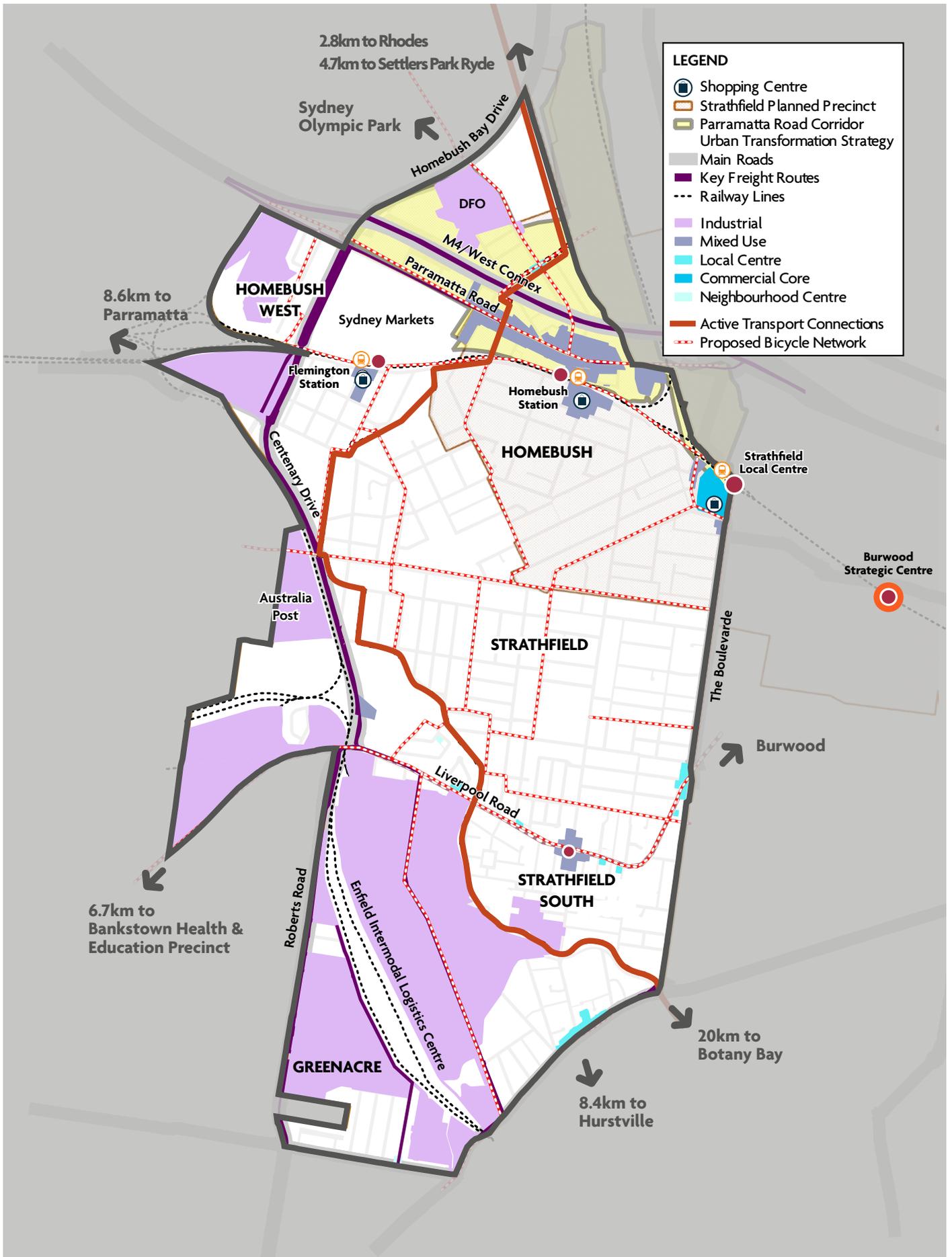
## Measuring Progress to 2040

We will measure our success towards meeting our Vision for Productivity through the following measures and targets:

- State Government District job targets delivered
- An increase in employment self containment (Baseline of 11.4% in 2016)
- No decrease in industrial and employment land (Baseline of 20% in 2019)
- Decreased proportion of residents who are disengaged with town centres (Baseline of 28% in 2018)
- An increase in people who walk or cycle to work (Baseline of 3.2% and 0.3% in 2016)



Sydney Flower Markets, image courtesy of Sydney Markets



**Map 6:** Productivity Structure Plan

## Our centres are easy to get around, deliver activated social spaces, opportunities to connect, nearby housing and local employment opportunities

Council has an important role to play in making sure our centres are competitive and accessible to enable economic development, including removing any regulatory barriers, and enhancing their amenity. The Strathfield community has identified that local centres and villages need to be revitalised to become more engaging, welcoming and provide a better range of shopping and service options. The LGA has town and neighbourhood centres which vary in size, retail and service offerings. As a result of the lack of diversity of shops and businesses, the local community travels outside of the LGA for shopping and eating experiences. To improve the quality of our centres, Council will undertake further work to categorise these centres, identify the community's service, retail and entertainment needs. This work will inform appropriate land use zonings and controls.

There are community perceptions that some commercial or retail strips are experiencing decline with limited activation of these strips. There are opportunities to activate streets and places in decline both day and night,

including the Parramatta and Liverpool Road Corridors.

Our community supports a revitalised Strathfield Town Centre with a diversified range of uses and better integrated transport options. Council will work collaboratively with neighbouring councils and land owners to ensure that the Strathfield Town Centre fulfills its potential of an active, vibrant and well-designed centre that showcases our community's rich culture.

Belfield and Enfield are also shared with and service neighbouring council areas. Greater collaboration is important with neighbour councils to develop centres that are activated and responsive to community needs.

With our close proximity to Parramatta CBD, delivering a local supply of versatile, affordable and accessible office space may also be a feasible option. A future Commercial Centre's Study will ensure that we understand how these outcomes may be delivered.

### Actions

- A60** Prepare a Commercial Centre's Study that includes:
- the identification of a hierarchy of centres
  - a review of zoning, land uses and development standards for these centres
  - a review of the capacity of existing employment generating floorspace (commercial and retail)
  - an investigation of flexible and innovative approaches to enable the revitalisation of high streets and centres in decline
  - opportunities to improve urban amenity by moving some delivery and service activities off the street
  - requirements relating to non-residential floor space
  - opportunities for economic investment and improved productivity and the development of statements for each Centre which support the LSPS Vision, respect existing and future desired local character
  - to ensure the delivery of the Eastern City District job targets

**Immediate**

- A61** For centres with cross-boundary relationships, work collaboratively with neighbouring councils to ensure effective and consistent land use controls, development standards, public domain and open space amenity, infrastructure and maintenance

**Immediate**

- A62** Investigate options to attract and retain a mix of retail and office development in the Strathfield Town Centre

**Immediate**

## Actions

- A63** Investigate options to introduce land use provisions and controls in *LEP 2021* to enable tourist and visitor accommodation close to Sydney Markets and GPOP

**Immediate**

- A64** Work collaboratively with Burwood Council, TfNSW and key landowners to prepare a masterplan for Strathfield Town Centre to fulfill its potential and strengthen its economic role within the LGA and District. In particular to:

- capitalise on its unique offerings as a cultural centre and day/night time capacity
- focus on human (fine grain) scale public place that encourages diversity and social connectivity
- embrace the Centre's cultural offering
- deliver diverse service/retail/dining/entertainment and commercial options
- enhance the Centre's night time economy
- attract and retain high quality office space
- improve accessibility and facilitate walking and cycling
- be sympathetic to the heritage of Strathfield Station
- deliver parking that can be adapted to other future uses
- provide well-designed built and natural shade

**Immediate to Medium Term**

- A65** Prepare an Activation Policy for the Parramatta Road Corridor to facilitate the activation of ground floor uses and investigate the feasibility of encouraging start-ups

**Short Term**

- A66** Investigate the feasibility of the creation of independent or collocated smart work hubs in local centres and in declining high streets, such as Parramatta Road (start-ups, business by day/students after hours)

**Short to Medium Term**

- A67** Implement a prioritised program of public domain improvements and place making activities that improve liveability and enhance connectivity and vibrancy of centres

**Short Term**

- A68** Prepare a night time economy study to identify and measure night time activities in appropriate centres/precincts and options to create vibrant street life and meeting places, including eat streets and farmer's markets

**Short Term**

- A69** Investigate opportunities for the incorporation of provisions in *LEP 2021* and *DCP 2022* to ensure that the redevelopment of key sites/precincts makes provision for vibrant places and meeting spaces within developments

**Immediate**

## Industrial land and precincts deliver District and local urban services and provide activated spaces with minimal impact on neighbourhoods

Strathfield LGA is integral to the performance of the NSW economy and is a significant regional employer. The LGA contains one of the largest industrial and urban services precincts within the Eastern District and is an essential economic gateway with supporting industrial precincts, transport connections and corridors. It contains 284 hectares of land zoned as industrial and urban services land, of which 95% (271 hectares) is developed and the remaining undeveloped. This represents around 41% of undeveloped lands stock across the Eastern City District. This highlights Strathfield's importance in providing appropriately zoned land for the District's future urban and industrial services. The large amount of industrial and commercial areas offer both future local challenges and opportunities.

The LGA is an important link in Greater Sydney's and NSW's freight network. The EILC has been developed as a key logistics hub which has a direct rail connection to Port Botany and to regional areas of NSW to assist in import and export requirements. The EILC reduces the reliance on road transport of containers to and from Port Botany, however it is expected that its activities will continue to intensify to cater for growing trade volumes.

The number of jobs within the LGA is forecast to increase by 33% between 2019 and 2041. Most of this growth is expected to be in the industrial sector, making up 32% of the projected growth. This forecast growth in industrial related employment is significant as it will have a corresponding demand for additional floorspace and employment land stock in the LGA. The retention of employment and urban services land is vitally important to Greater Sydney. As the Region's needs and the nature of industry change, it will be important to encourage a broader range of permissible uses of this land. Remaining current and enabling short and longer term activation in industrial areas will ensure the available land is used to its fullest potential. With the scarcity of industrial land across the District it provides an opportunity for Council to collaborate with other councils to maximise the potential uses of this land and ensure the right industrial infrastructure is delivered across the District.

Any proposed additional land uses within industrial zones should not be at the disadvantage of freight lands which support the role of port operations.

Development and renewal of industrial and commercial areas must support the LGA's attraction as a desirable place to live and work. Renewal of industrial and commercial areas provides opportunities for sustainable development, resource efficiency, use of clean technologies and the integration of transport and infrastructure. It also facilitates the creation of employment and new businesses including the retail sector that supports existing business.

People who work in the LGA predominately come from nearby areas. Around 41% of our employment base lives in Canterbury-Bankstown, Cumberland, Blacktown, Parramatta and Canada Bay. Given some of these LGAs are forecast to have a significant increase in population, there is an opportunity for Strathfield to increase its employment base by providing appropriately zoned land and capacity for development. Its central location is ideal for transport, delivery and urban service industries.

Council recognises the importance of supporting programs that enhance innovation and productivity in business and build capacity in the local workforce. New uses such as creative industries and after hours entertainment options can be encouraged through appropriate zoning and would revitalise underutilised areas, both day and night. They would also provide local employment and social options for our residents. In any consideration of industrial land use Council recognises the importance of maintaining a buffer zone to protect the amenity of adjoining residential areas from noise, pollution and traffic impacts. Council also needs to make sure that industrial land is not encroached by urban development or any other uses. Our retain and manage status will ensure we achieve this.

Within the LGA there is one exception to this status, the Water Street Employment Lands Precinct (WSELP) which seeks a rezoning of industrial land to high density residential. A Planning Proposal for this was initially submitted on 22 April 2016. Although rejected by Council, the Sydney Central Planning Panel reviewed the pre-Gateway rezoning request on 5 April 2017, considered that the proposal has strategic and site-specific merit, and should proceed to Gateway Determination. The latter was conditioned and issued on 19 February 2019 with Council agreeing to be the Planning Proposal Authority.

In October 2018, the GSC issued an information note (Note SP2018\_1) on planning proposals that apply to industrial and urban services land. It stated that planning proposals that were recommended to proceed to Gateway by a district panel and were submitted prior to the release of district plans should proceed in the usual manner. Even though the planning proposal is inconsistent

with the retain and manage principles of the District Plan, the provision within the information note allowed it to proceed to Gateway Determination. The Gateway Determination is active.

## Actions

**A70** Work collaboratively with the NSW State Government to review the land uses within the Standard Instrument LEP in the IN1, IN2 and B7 zones

**Short Term**

**A71** Prepare a local employment and productivity strategy for industrial and urban services land to:

- identify freight and servicing needs, opportunities and routes
- determine how industrial zoned land and freight routes will be protected
- identify commercial land with links to urban services land and fresh food retail
- identify opportunities for knowledge intensive industries

**Short Term**

**A72** Make provision in Council's *LEP 2021* to safeguard industrial and urban services land from conversion to residential development and/or mixed use

**Short Term**

**A73** Review the role of the WSELP to ensure that future redevelopment (residential/mixed uses) of the Precinct takes into account existing constraints and allows for appropriate amenity outcomes consistent with the Gateway Determination issued by the DPIE 19 February 2019 and the GSC Information Note SP2018\_1

**Immediate**

**A74** Provide controls in *DCP 2022* to facilitate the contemporary adaptation of industrial and warehouse buildings through increased floor to ceiling heights and flexible floor plates

**Short Term**

**A75** Prepare a creative industries strategy to:

- identify the type of arts and creative industry opportunities for people who live, work and visit the LGA
- Investigate opportunities to establish a creative precinct within industrial zones through the collocation of artistic and creative organisations to support arts/creative enterprises and industries
- Investigate options for temporary and interim permissible uses to support creative enterprise and provide opportunities for people to connect

**Short Term**

**A76** Investigate the incorporation of provisions in *LEP 2021* and *DCP 2022* to ensure:

- appropriate transition between industrial and urban services land so as to ensure that noise, pollution and traffic impacts on adjoining residents is minimised and amenity is protected
- the protection of operating industry from incoming or intensifying developments, residential or higher density industrial to ensure these operations are not compromised

**Short Term**

## Strathfield's unique experiences provide a central meeting point for Strathfield residents and visitors

Strathfield LGA provides distinct destination experiences for local, regional and overseas tourists. Places such as Sydney Markets and DFO are major attractions that draw visitors from across Greater Sydney. The centres at Strathfield, Homebush and Homebush West are increasingly known for their food and retail experiences attracting local and regional custom. Visitors to our LGA are attracted by the quality and variety of local heritage buildings, streetscapes, recreational facilities, parks and green corridors. These could be enhanced with the development of public art and cultural programs. While Council is not the owner of some of these sites, there is the potential to collaborate with stakeholders and owners to develop place and attraction strategies to centres, business, local and regional attractions.

Sydney Markets has been located at Flemington since 1975, covers 42 hectares and operates 24 hours a day. The Markets are the primary providers of produce and flowers supplying the Region with over 850 wholesalers, growers and supporting business. They operate day and night, employ around 5,000 employees and have their own shopping plaza, hotel, brewery, banks and shops.

Studies have identified that a collection of businesses related to or involved in the wholesale and retail food industry could transform Sydney Markets and could lead to opportunities for food related education and training. There is potential to develop a tourist hub around the 'foody' market or a hub similar to the Queen Victoria Market in Melbourne.

In 2016, a review of the future of the Sydney Markets site commenced, which may result in reinvigoration and transformation of existing uses or redevelopment for other purposes. If changes are made to the land or development, a range of options to improve the use and amenity of the site would need to be considered. Council will work with Sydney Markets to facilitate their ongoing viability and success as a significant local, District and Regional food supplier.

DFO at Homebush is one of two retail outlet factory shopping outlets in Sydney and attracts customers from across the Region. The current site has issues with access, traffic and parking that can impact on the surrounding locality and proposals to change land use or development would need to provide outcomes that improve offerings and minimise impact on the local area.

The site is currently zoned as Industrial Land and is subject to the retain and manage principles of the District Plan. The PRCUTS has identified this land and the adjoining industrial land in Underwood Road and Wentworth Road to be rezoned to residential use. The provisions within PRCUTS are subject to a s9.1 Ministerial Directions (No. 7.3 – Parramatta Road Corridor Urban Transformation Strategy) which became effective on 9 December 2016. Given that the s9.1 directions were made prior to the District Plans, the provisions within the directions will override the District Plan. This means that Council will need to collaborate with the existing landowners of this industrial land to investigate suitable land uses that are consistent with PRCUTS and the s9.1 Directions.

The LGA's community and cultural diversity brings with it arts and cultural opportunities and provides a strong foundation for future creative industries, local night time economy and tourism generation. It also brings with it benefits for the health our community's wellbeing.

## Actions

- A77** Ensure any proposed changes to land use or development at Sydney Markets:
- includes a fresh food market that serves the needs of the residents of Strathfield and the Eastern City District
  - exhibits design excellence to ensure a high amenity both internally within buildings and in the public domain
  - delivers an improved public domain, including a new local park with increased tree canopy and safe and convenient walking and cycling connections through the precinct and to Homebush West
  - provides a range of office uses and tenancy sizes with communal facilities to cater for emerging businesses
  - are accompanied by robust funding mechanisms to deliver benefits to the community

**Medium to Long Term**

- A78** Investigate suitable land uses at No 1 - 5 Underwood Road, Homebush (DFO) site following the requirements of the S9.1, 7.3 Direction

**Short to Long Term**

- A79** Work collaboratively with Sydney Markets to ensure the Sydney Markets Precinct is clean and attractive and provides for an improved, well shaded public domain

**Short Term**

- A80** Work collaboratively with Burwood Council to develop a Place Strategy (in conjunction with a Masterplan) for the Strathfield Town Centre with a focus on enhancing the Centre's food and entertainment offering (including encouraging a diversity of offering), while still providing services to meet the community's needs

**Short to Medium Term**

- A81** Prepare a Visitation Strategy which builds on Strathfield's unique offerings and its proximity to GPOP, supports visitation, provides local jobs and supports liveability

**Short Term**

- A82** Provide controls in *LEP 2021* and *DCP 2022* which enable place based initiatives that attract visitors and improve the visitor experience to Strathfield

**Immediate**

- A83** Develop and implement a public art policy and program to facilitate heritage and culture trails across the LGA

**Short Term**



## Our specialised education cluster provides opportunities for learning, innovation and collaboration

Strathfield LGA is known for its high quality public and private educational facilities, which provide a rich offering of education for local residents. The education cluster is strongly integrated into our local economy as 8.6% of jobs are in education and training and contribute significantly to the character, heritage and culture of the area. The staff and students of Strathfield's educational facilities are an important part of the local community and economy.

The LGA is also a destination for education from outside the local area, with about 50% of students travelling to the LGA to attend school or university. The presence of large numbers of educational facilities creates traffic congestion and parking issues during school terms, however options exist to reduce congestion with shared transport planning. Council will also work with the NSW Government to encourage active transport to schools.

The close proximity of such a large number of educational institutions lends itself to collaborations among them and with Council. Collaborations could explore common issues and strengthen the effectiveness and longevity of the cluster through joint planning and action. Collaboration may involve education providers (within the LGA and beyond) working with local businesses on learning, as well as exploring opportunities for research and innovation.

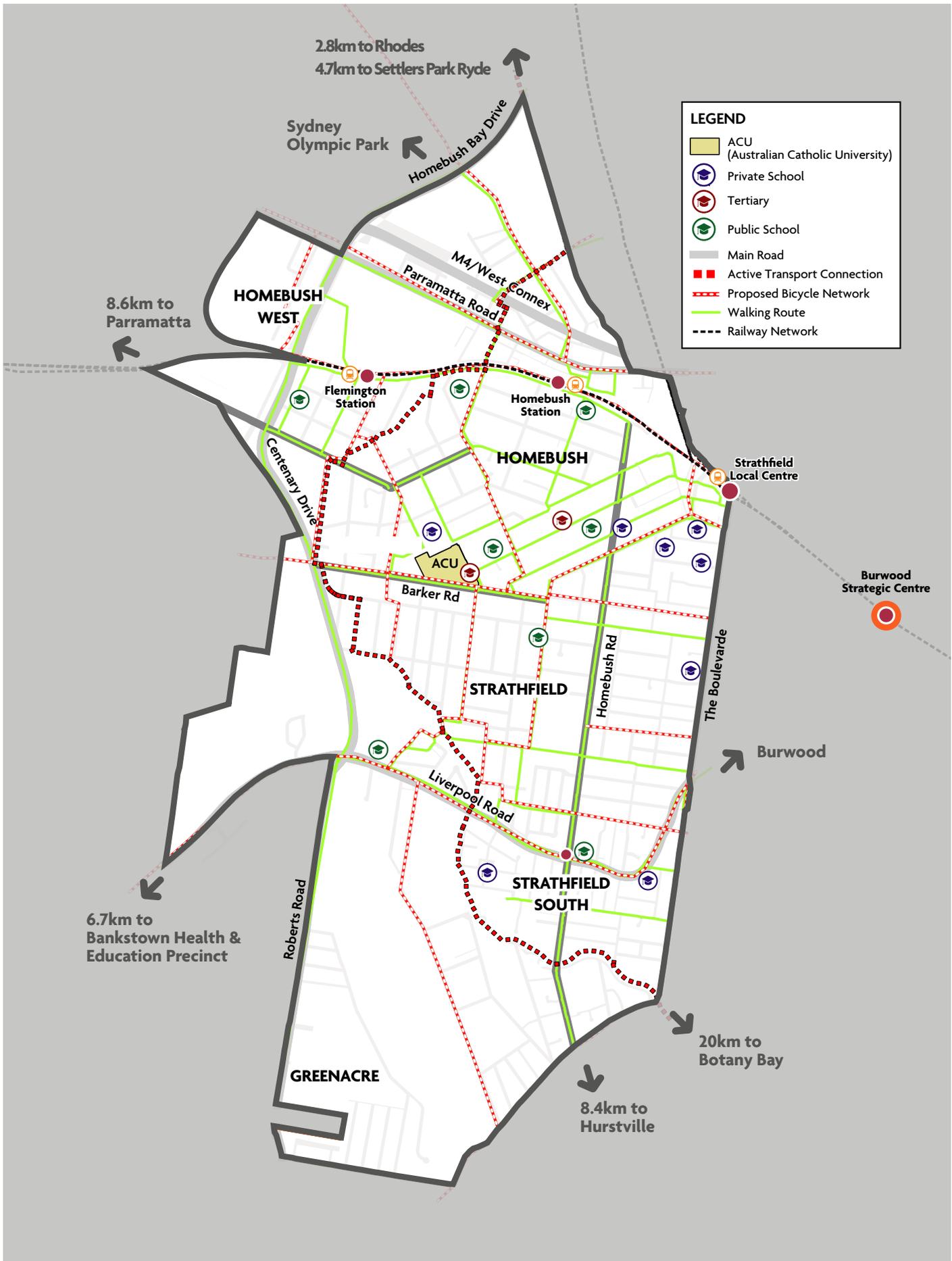
Schools are significant users of community facilities such as sportsgrounds and libraries, however there is the potential to provide public access to shared recreation and community facilities, outside of school hours and terms. The relationship between Council and educational providers can support a range of mutually beneficial collaborations.

### Actions

#### A84 Establish an Education Cluster Collaboration Interagency to:

- consider common issues
- identify opportunities for ongoing collaboration to strengthen the cluster's role in supporting the LGA, District and Greater Sydney's education, infrastructure and economic needs
- identify opportunities for local schools in connecting the community
- identify opportunities for the joint/shared use of facilities and after hours and holiday period site activation
- develop innovative transport solutions to reduce the congestion around school start and finish times on local streets and parking by working together to develop a shared transport plan, including active transport and shared services such as buses
- identify the role that Council and State Government can play to achieve positive outcomes for the LGA and cluster including active transport solutions
- understand the Australian Catholic University's (ACU) future needs and/or plans particularly for expansion and student accommodation and work collaboratively to minimise the impact on local residents

#### Short to Medium Term



**Map 7:** Educational Institutions



# Sustainability

Strathfield LGA is known as the 'garden suburb' and its impressive tree canopy of native and introduced species in both public and private domains, contributes to the character of our streets and neighbourhoods. Enhancement of these canopies and increased green corridors will build greater resilience and lower the urban heat island effect of the built environment.

The LGA's green open spaces provide passive and active recreation opportunities for the community to participate in activities that promote health and wellbeing. Expanding these recreation options, especially those which improve physical activity is also important as we accommodate growth. Using green spaces to connect our people, neighbourhoods and centres will be a focus for Council.

Our community supports the conservation of the natural environment and protection of its biodiversity. While the LGA is a largely developed area there are small pockets of remnant vegetation, waterways and endangered species that require protection. These are important to maintaining both biodiversity and our quality of life. A coordinated approach needs to support the monitoring and resolution of the effects of urban development on the health of our waterways.

Growth needs to give consideration to reducing even further the LGA's private vehicle usage through safe, accessible active and public transport options. It must also be carried out in accordance with sustainable development principles, to limit the impact on our local and regional environment. Council aims to reduce generation of waste and divert more resources away from landfill. This will require collaboration with partner organisations and extensive community engagement. To improve the health of our natural environment, a focus on litter and pollution is important. Illegal dumping and littering are serious issues that affect our rivers, reserves and recreational spaces. By working with organisations and communities in key pollution hotspots, we will be able to reduce the contamination of our natural environment and improve health outcomes for everyone.

Council is committed to strategically reducing greenhouse gas emissions. Emission reductions can be achieved through improvements of our energy, waste and transport practices and will require support from our residential and business communities. We will be looking to raise environmental performance standards for future development, engaging with our community to increase awareness of climate change impacts and building capacity on sustainable living.

Reducing carbon emissions and being prepared for the impacts of climate change will put our community in a good position to recover quickly from difficult conditions. Council is committed to reducing our own environmental footprint in-line with State Government targets. Methods to reduce emissions include using renewables to generate power, purchasing renewable energy, electrification of gas appliances, raising planning standards, waste diversion and transport improvements.

Our environment has a limited amount of available water in the landscape. With an increasing population and changing environmental requirements it is imperative that everyone works together to sustain our precious water resources. There are numerous opportunities to conserve water, from installing rainwater tanks to eating more sustainably. Council will work with our community to reduce both local direct water use and the indirect water use hidden in our product consumption. Through efficiency improvements, smarter building design, water sensitive behaviour and investments in water saving infrastructure we can make significant improvements to our water footprints.

## Planning Priorities

**P13** Biodiversity and ecological health and resiliency is conserved, restored and enhanced

**P14** The Cooks River and Parramatta River catchments and waterways are healthy and accessible

**P15** Quality open spaces and thriving green corridors offset the impacts of growth across the LGA

**P16** A healthy built environment delivers sustainable and resource efficient outcomes

**P17** Hazards are minimised and infrastructure supports resiliency

## Our Starting Point

### Advantages

- Significant tree canopy in non-industrial and urban services areas of the LGA
- Substantial Heritage Conservation Areas
- Cooler temperatures and low thermal heat effect in tree lined suburban areas

### Opportunities

- Collaborate with Canterbury-Bankstown Council as part of the Metropolitan Greenspace Program to extend and implement a Masterplan for the Green Grid Priority Cooks River Open Space Corridor
- Work with owners of industrial, rail and urban services land to encourage the planting of trees on and adjoining this land

### Challenges

- Managing vulnerability of weather extremes including flooding and the heat island effect, particularly in industrial areas
- Protecting our community from the impacts of the VIVA gas pipeline and the jet fuel corridor and managing development within this corridor and buffer zone

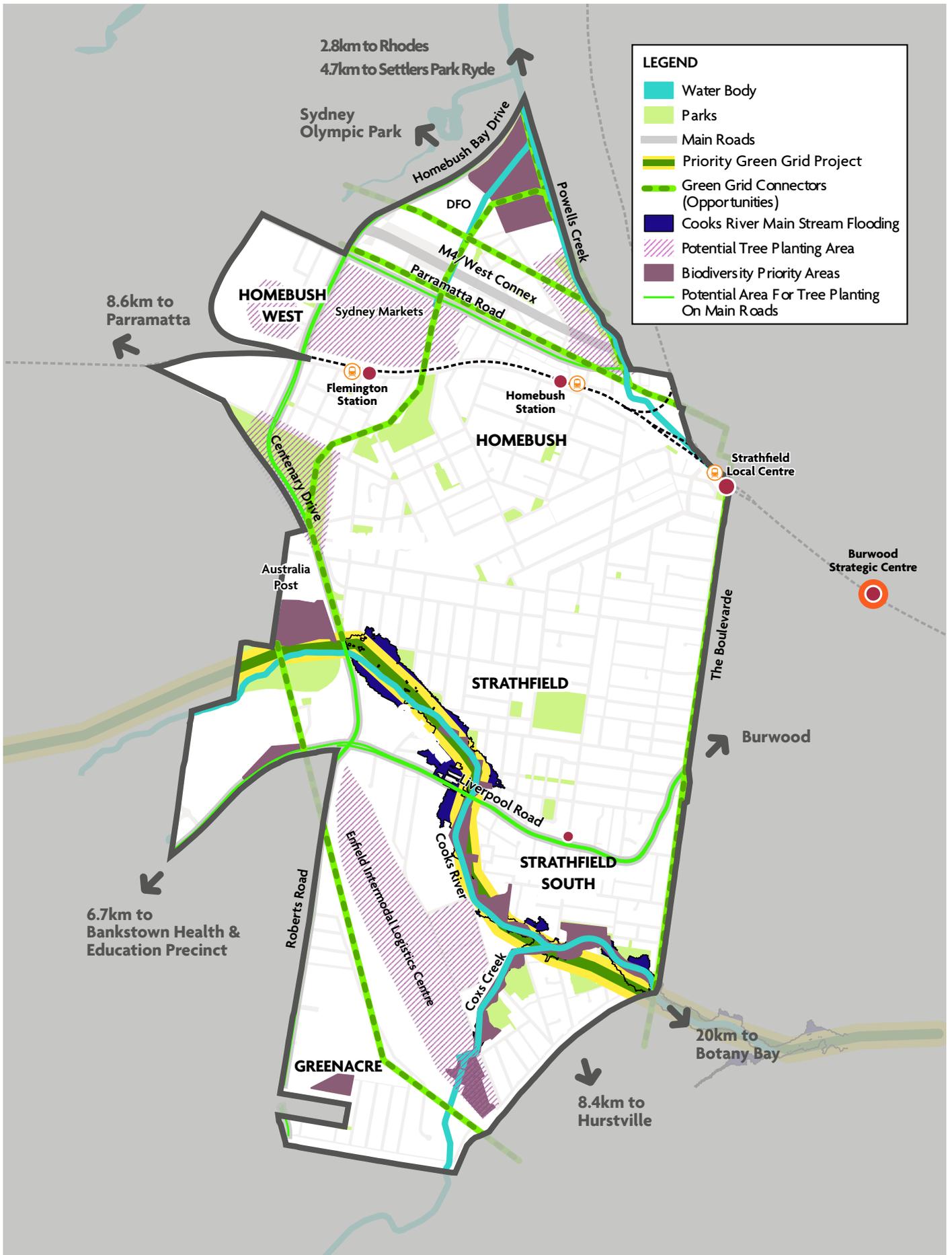
## Measuring Progress to 2040

We will measure our success towards meeting our Vision for Sustainability through the following measures and targets:

- A 35% reduction in greenhouse gas emissions by 2030 and net zero emissions by 2050 (Baseline of electricity 69.1%, transport 14.5%, waste 11.9% and gas 4.5% in 2019)
- Improved air quality (Baseline of 78% in 2017- 2018)
- A reduction in the impact of local flooding (Baseline to be determined)
- An increase in total waste diverted from landfill to 50% by 2040 (Baseline of 35% in 2017-18)
- An increase in tree canopy cover with a 2040 target of 40% (Baseline of 16.2% in 2019)
- Improved overall health rating of local waterways (Baseline for Upper Cooks River of D in 2017 and baseline to be determined for Parramatta River)
- A reduction in energy consumption of Council facilities (Baseline of 18,985 kW in 2017-2018)
- An increase in people who believe that access to parks and reserves is 'excellent to Good' (Baseline of 80% in 2018).



Mason Park, Homebush  
Water Sensitive Urban Design



**Map 8:** Sustainability Structure Plan

## **Biodiversity and ecological health and resiliency is conserved, restored and enhanced**

There are a number of small pockets of remnant vegetation throughout the LGA and many of these are listed as Endangered Ecological Communities under the NSW Threatened Species Conservation Act, 1995. These include the Cooks River/Castlereagh Ironbark Forest, which formerly existed across most of the non-tidal areas prior to clearing for rural and urban development. Revegetated parkland sites consist of mostly native tree, shrub and ground cover species planted in blocks or strips along the upper Cooks River and at Mason Park.

Open parkland sites are located within our residential and industrial areas and dominated by grassed and paved surfaces with some areas of indigenous and introduced vegetation. A remnant wetland complex of she-oaks, mangroves and saltmarsh fringe the mudflats, debris islands and shallow open water remain at the Mason Park Wetland.

Ninety four species of animal have been recorded and over 300 species of plants are known to occur in the LGA. Although a predominately green municipality, today less than 1% of native vegetation remains in the LGA.

Bushland has been cleared for the construction of housing and industry and many riverbanks and waterways have been channelised with concrete. Many of the LGA's reserves and parks have high conservation value because they provide habitat for internationally important migratory shorebirds and threatened plants and animals. A number of endangered species are found in the LGA including the Green and Golden Bell Frog (*Litoria aurea*) and the Downy Wattle (*Acacia pubescens*). Mason Park Wetlands in Homebush also attracts migratory Wader birds from the Northern Hemisphere through Spring and Summer each year.

Council is working towards several key strategic biodiversity priorities include ensuring native vegetation and habitat is conserved, restored and enhanced. Improving the health and resilience of Mason Park Wetlands, Cooks River and Coxs Creek. Connecting reserves, green spaces and streetscapes to support biodiversity and actively engaging our community in biodiversity conservation.

### **Actions**

**A85** Prepare a Biodiversity Strategy that includes recommendations which can be implemented in *LEP 2021* and *DCP 2022*

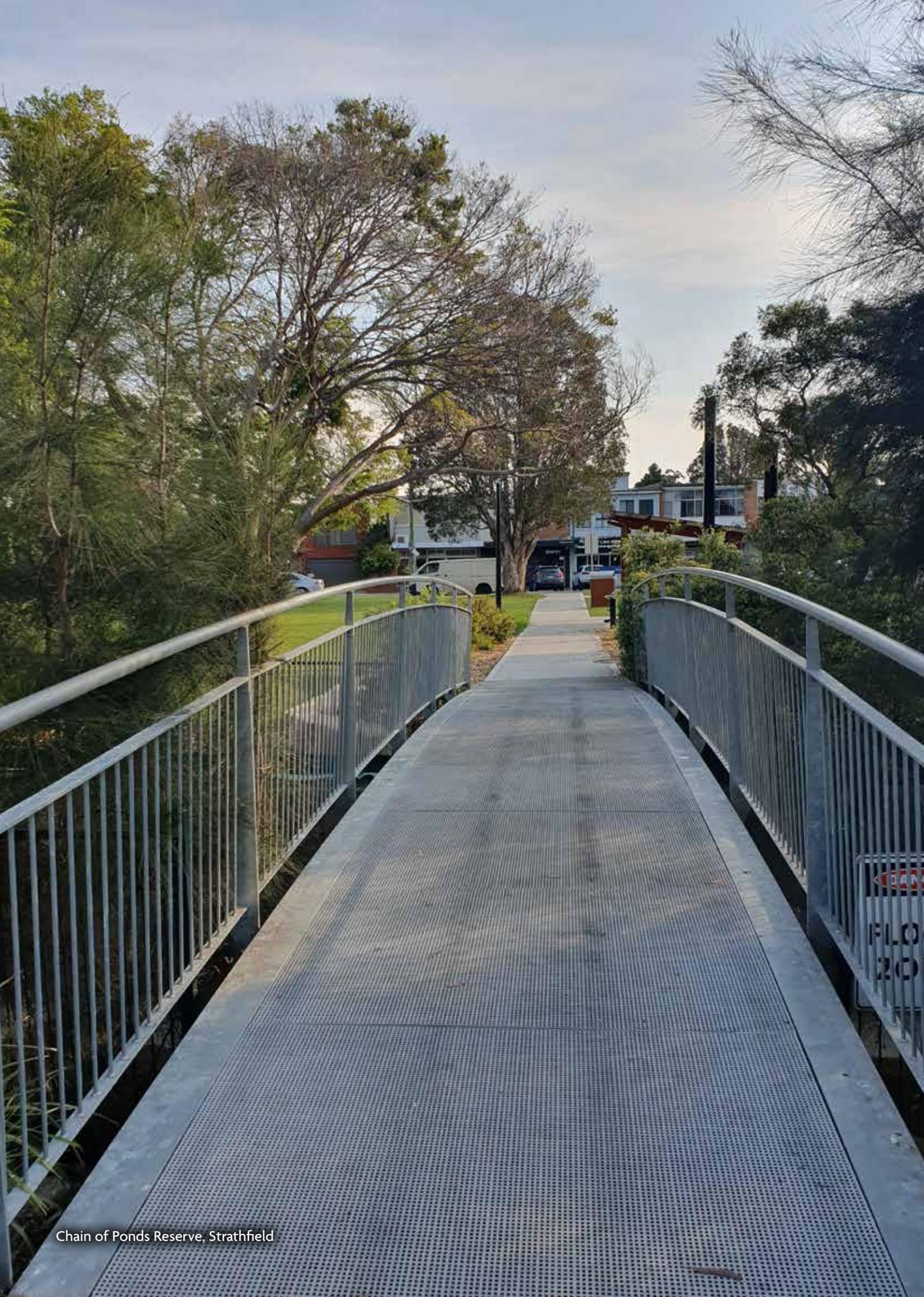
**Immediate**

**A86** Review land use zones and environment controls in *LEP 2021* and *DCP 2022* to ensure that significant remnant habitats are retained to protect endangered flora and fauna and improve habitat connectivity. Create a section on Biodiversity in the DCP

**Immediate**



Davey Square Reserve, Strathfield



Chain of Ponds Reserve, Strathfield

## **P14** The Cooks River and Parramatta River catchments and waterways are healthy and accessible

The LGA's main waterways are Saleyards and Powells Creek in the north of the LGA which flow to join the Parramatta River at Homebush Bay and Coxs Creek along with the Cooks River, which flows to the southeast to Botany Bay. Fifty three percent of the LGA is located in the Cooks River catchment and 47% in the Parramatta River catchment. Parramatta River is central to the Region's Aboriginal and introduced history. Its foreshore is a focal point for an enhanced accessible network of connected open spaces, walkways and cycleways.

The *Eastern City District Plan* identifies open space adjacent to the Cooks River (including Coxs Creek) and Parramatta River catchment (including Powells Creek and Saleyards Creek) as important priority corridors. The priority corridors include local parks which are located on foreshore such as Ismay Reserve and Allen St Reserve (Powells Creek) and Chain of Ponds and St Annes Reserve (Cooks River). It also includes land which was created by the realignment of rivers and creeks due to the building

of channels. These foreshore parks provide connectivity, critical pathways, biodiversity corridors and riparian zones.

Urbanisation has adversely impacted the quality of local waterways. Actions to treat stormwater runoff and pollution before it enters waterways would significantly improve water quality. Council will review and update its water sensitive urban design (WSUD) controls to address stormwater and pollutants. Council will continue to monitor and address the accumulated effects of development on the environment.

Council will protect, preserve and enhance the natural environment to ensure that a balance is maintained between the pressures from growth and the protection and enhancement of natural ecosystems. We will also work in collaboration with other councils, agencies and stakeholders in regional alliances to achieve healthier and accessible waterways within the catchment.

### Actions

**A87** Work collaboratively with members of the Parramatta River Catchment Group and the Cook's River Alliance to develop whole of catchment land use policy and statutory planning mechanisms that consider cumulative impacts of development, improve water quality and public access

**Short to Long Term**

**A88** Work collaboratively with relevant stakeholders, including Sydney Water to adopt a regional approach to reduce stormwater runoff through water sensitive urban design infrastructure and facilitate the naturalisation of stormwater channels

**Immediate to Medium Term**

**A89** Review and update water sensitive urban design controls in DCP 2022 to ensure:

- reduced stormwater runoff volumes and pollution entering waterways
- pervious areas are maximized
- all stormwater is treated before it reaches waterways
- stormwater management systems are vegetated to slow down and clean runoff and provide passive irrigation, greening and urban cooling

**Short Term**

## Quality open spaces and thriving green corridors offset the impacts of growth across the LGA

Strathfield LGA has significant parklands, open space and environmental and bushland reserves including major open space corridors adjacent to the Cooks River and Powells Creek which provide pathway connectivity to other LGA's and parks and biodiversity corridors. The open space network also includes local parks which are located in neighbourhoods throughout the LGA. The Green Grid spatial framework crosses local government boundaries and requires collaboration with our neighbouring councils to prepare strategies for priority corridors such as the Powells Creek, Mason Park corridor and Cooks River Open Space Corridor.

While Strathfield is known for its leafy streets and parklands, the community is concerned that growth is generating loss of green and open space areas, and the erosion of established street canopy and landscapes. Despite having significant tree canopy in our residential and commercial areas the overall canopy of the LGA is impacted by our significant industrial and urban services lands.

Increased population and building density requires access to quality open space and green corridors for residents living in medium to high rise development.

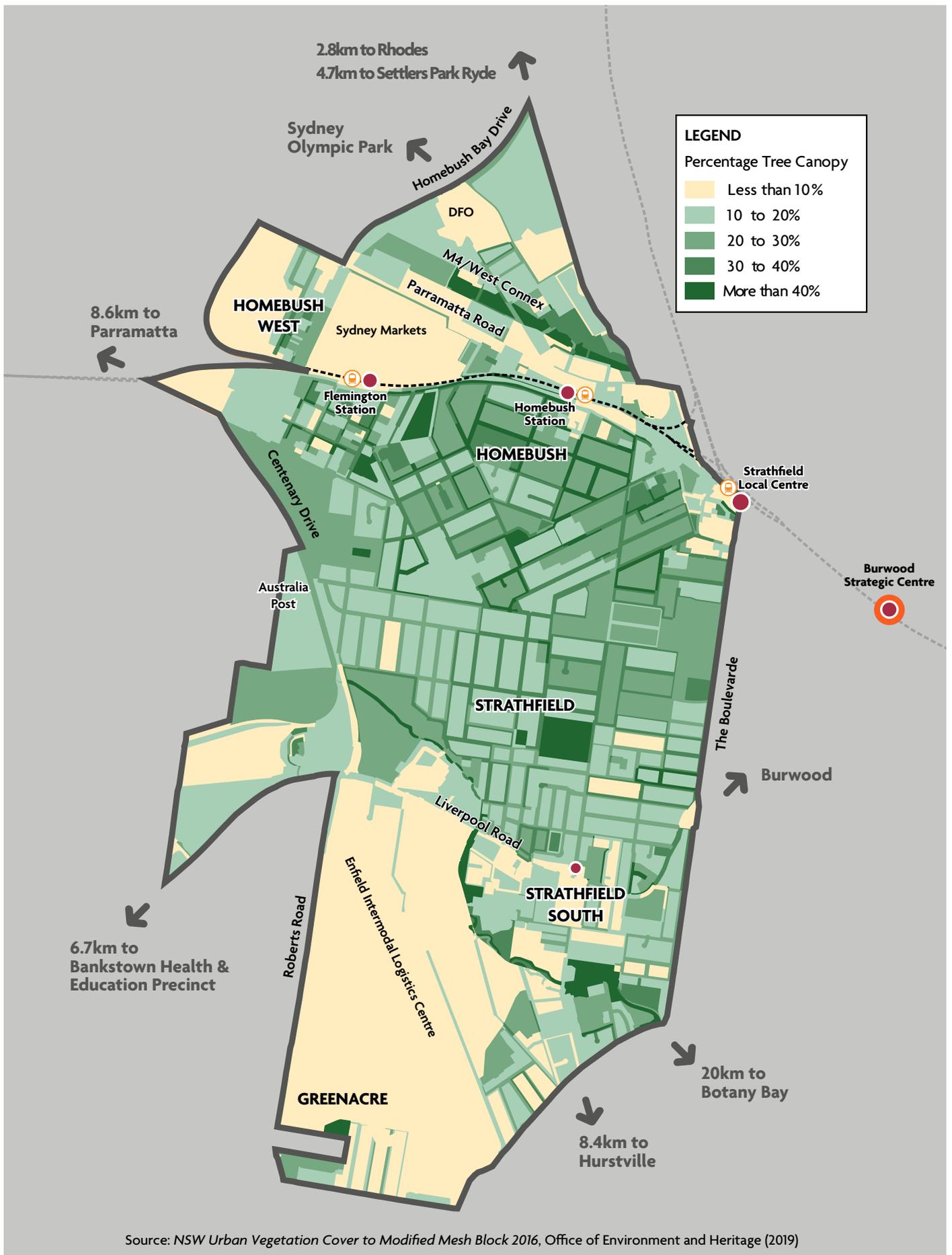
Our current assessment of existing open space area within the LGA is that there is a lack of open space in and around the existing and proposed medium and high density residential areas. This suggests that at the current rate and location of open space we will have difficulty meeting the NSW Premier's targets for open space.

Aligning access to open space to the areas of increasing population is a challenge. Opportunities to develop open space, improve streetscapes, tree canopies and green corridors will be investigated to offset the impacts of growth. Council's Open Space and Recreation Strategy will assist in clarifying the benchmarks and any deficit that we currently perceive, along with recommendations to alleviate any identified deficit.

Our community favours a "Greening Strathfield" approach, which encompasses the public and private domain including open spaces, parks and streetscapes, tree canopies, gardens, vegetation, natural areas and connecting biodiversity corridors. This local concept aligns with 'Green Grid' spatial framework which combines hydrological, ecological and recreational values with an interconnecting network of open spaces linking across the Region.



Airey Park, Homebush West



**Map 9:** Tree Canopy

## Actions

**A90** Investigate options to deliver Green Grid connections across the LGA

**Short Term**

**A91** Work collaboratively with Canterbury- Bankstown Council, as part of the Metropolitan Greenspace Program to prepare a detailed Masterplan and Implementation Strategy for the Green Grid Priority Cooks River Open Space Corridor

**Immediate**

**A92** Investigate opportunities with key stakeholders for the dedication of land along the Green Grid Priority Cooks River Open Space Corridor to facilitate a continuous green corridor with connections to existing and future open space

**Short to Long Term**

**A93** Review and prepare required new plans of management for Council managed parks and reserves, particularly Coxes Creek Reserve and Mason Park Wetlands

**Immediate**

**A94** Prepare an Open Space and Recreation Strategy that includes recommendations for the delivery of active and passive recreation across the LGA, including opportunities for the planning and delivery of new open space in conjunction with land use change and uplift and along the Parramatta Road Corridor

**Immediate**

**A95** Deliver district level open space at Hudson Park that provides for increased tree canopy, sustainable water reuse, high quality community infrastructure and smart social spaces

**Immediate**

**A96** Make provision in DCP 2022 for large urban renewal initiatives to demonstrate provision of high quality and diverse private/public open space, landscaping and deep soil tree planting that facilitates connections to existing local and District open space and increases urban tree canopy

**Short Term**

**A97** Investigate opportunities for increasing green infrastructure on public and private land, including expanding the urban tree canopy

**Short Term**

**A98** Review the Significant Tree Register of Public and Private Land and incorporate robust controls in *DCP 2022* to ensure the ongoing protection of these trees

**Short Term**

**A99** Investigate opportunities for the provision of local community gardens within large urban renewal high density development

**Immediate**

**A100** Work collaboratively with the NSW State Government to facilitate the planting of trees along major road corridors where possible, including Parramatta Road

**Immediate to Long Term**



Laker Street Community Garden, Strathfield

## A healthy built environment delivers sustainable and resource efficient outcomes

Cost and demand for energy and water is increasing in response to population and building growth within the LGA. Efficient use of water, energy and improved waste management contributes to reducing impacts on the environment and greenhouse gas emissions. Current greenhouse gas emissions for the LGA that require ongoing management include electricity (69.1%), transport (14.5%), waste (11.9%) and gas (4.5%). An increasing population generates more waste, while market options for recycling of waste are reducing and costs of tipping fees are increasing, requiring more efficient and effective forms of waste management. As we grow the need for accessible waste and recycling facilities and programs will become more important.

Growth and renewal will need to be supported by planning controls which reduce the impact on our environment and work towards achieving local

environmental priorities. These controls should deliver more efficient waste, energy and water use measures and seek to enable alternative renewable sources. The recent trend towards subterranean work on residential land will need to be monitored to ensure we maintain the water table supporting the survival of the existing tree canopy. It will also be important for Council to adopt more sustainable practices in its own operations and for its significant asset base.

The LGA's substantial industrial and urban services lands must be managed to reduce their impact on the environment including stormwater run-off, air, noise and water pollution and the urban heat island effect. The environmental impacts of the EILC need to be managed and Council has an active advocacy role to play in achieving this.

### Actions

**A101** Collaborate with the NSW State Government for increased BASIX water and energy targets  
**Short Term**

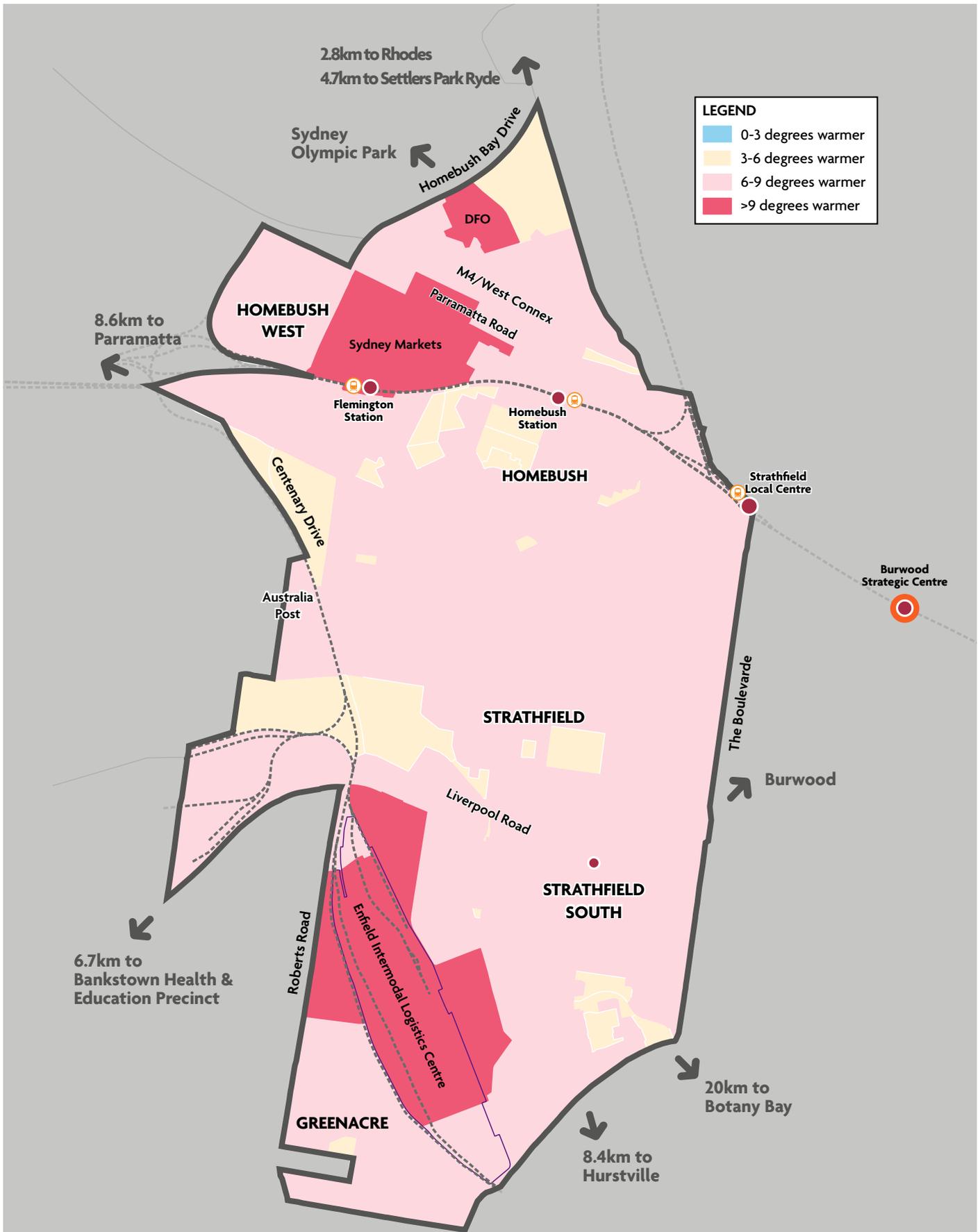
**A102** Review Council's waste management provisions as part of *DCP 2022* to deliver best practice outcomes that reduce waste production and maximise recycling  
**Short Term**

**A103** Promote the use of renewable energy storage in *DCP 2022*  
**Short Term**

**A104** Continue to work with industrial land owners to implement priorities and sustainability actions for industrial sites (priorities to reduce heat island effect such as tree planting, water runoff, noise and pollution impacts to adjoining land uses)  
**Short Term**

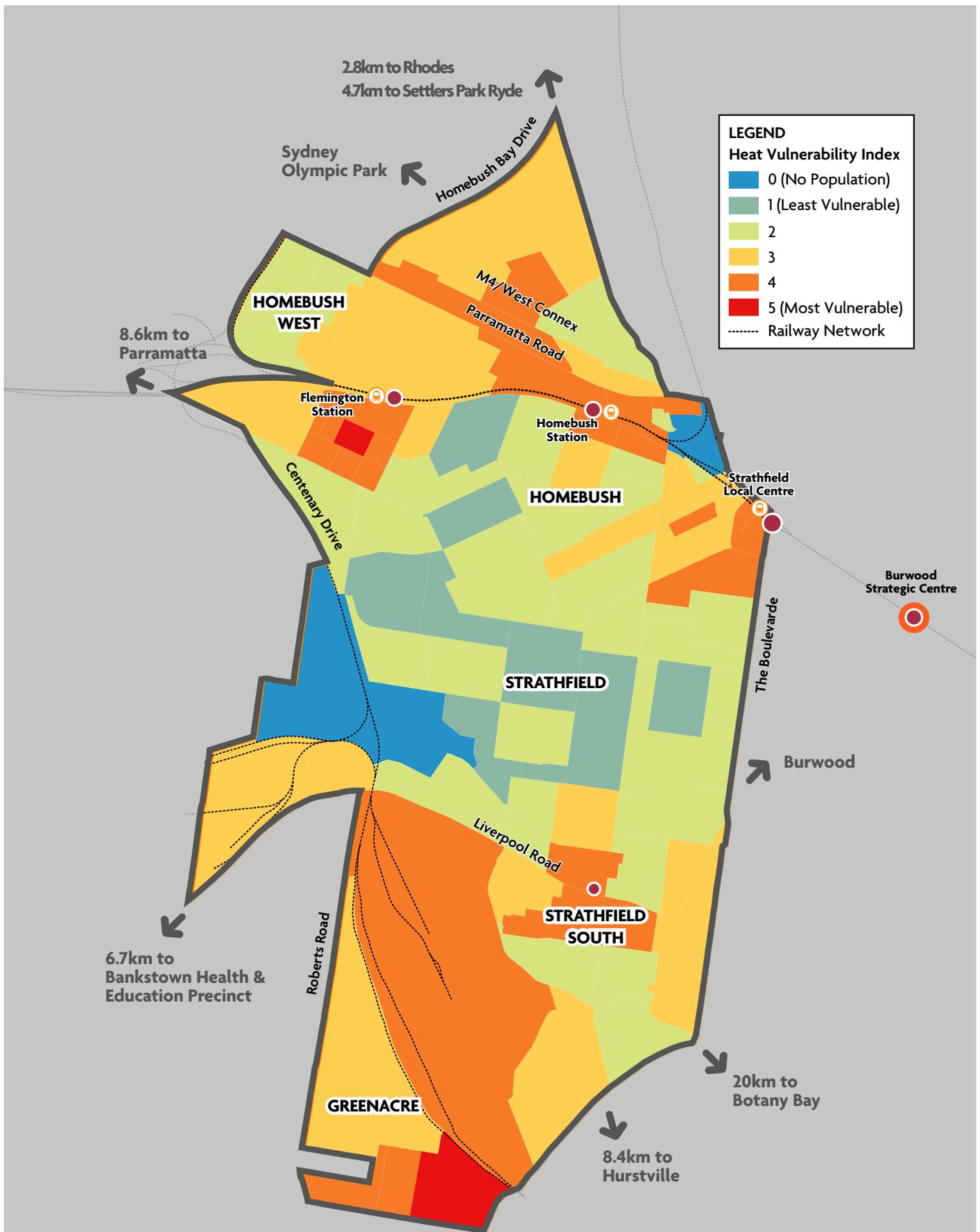
**A105** Through *DCP 2022* make provision for energy efficient mechanisms for non-residential development.  
**Short Term**

**A106** Investigate appropriate locations for recycling centres and waste drop off points  
**Short Term**



Source: NSW Urban Heat Island to Modified Mesh Block 2016, Office of Environment and Heritage (2019)

**Map 10:** Urban Heat Map



Source: NSW Heat Vulnerability Index to ABS Statistical Area Level 1 - 2016, Office of Environment and Heritage (2019)

**Map 11:** Heat Vulnerability Map



Hudson Park, Strathfield

As population and building densification increases, natural and urban hazards and climate change impacts are likely to increase, as are the risks of harm to health, property, infrastructure and environment.

The LGA is vulnerable to greater frequency and severity of weather episodes causing flooding and property damage as well as increased temperatures and urban heat island effect, especially in areas with low tree canopies and hard surfaces such as industrial and urban services lands. Tidal inundation, the result of rising sea levels, is forecast to impact the LGA around Powells Creek and Saleyards Creek within the next century. Global greenhouse gas emissions in the near future will play a large part in determining the extent to which sea level rise occurs.

To counter the impacts of hazards and climate change, higher levels of resilience in the LGA's built and natural environment are required. Flood risk management studies and climate change adaptation and resilience strategies can identify vulnerabilities and actions to minimise and address these impacts. Council will prepare a climate change, adaption and resilience strategy to better understand and plan for the effects of climate change on our LGA.

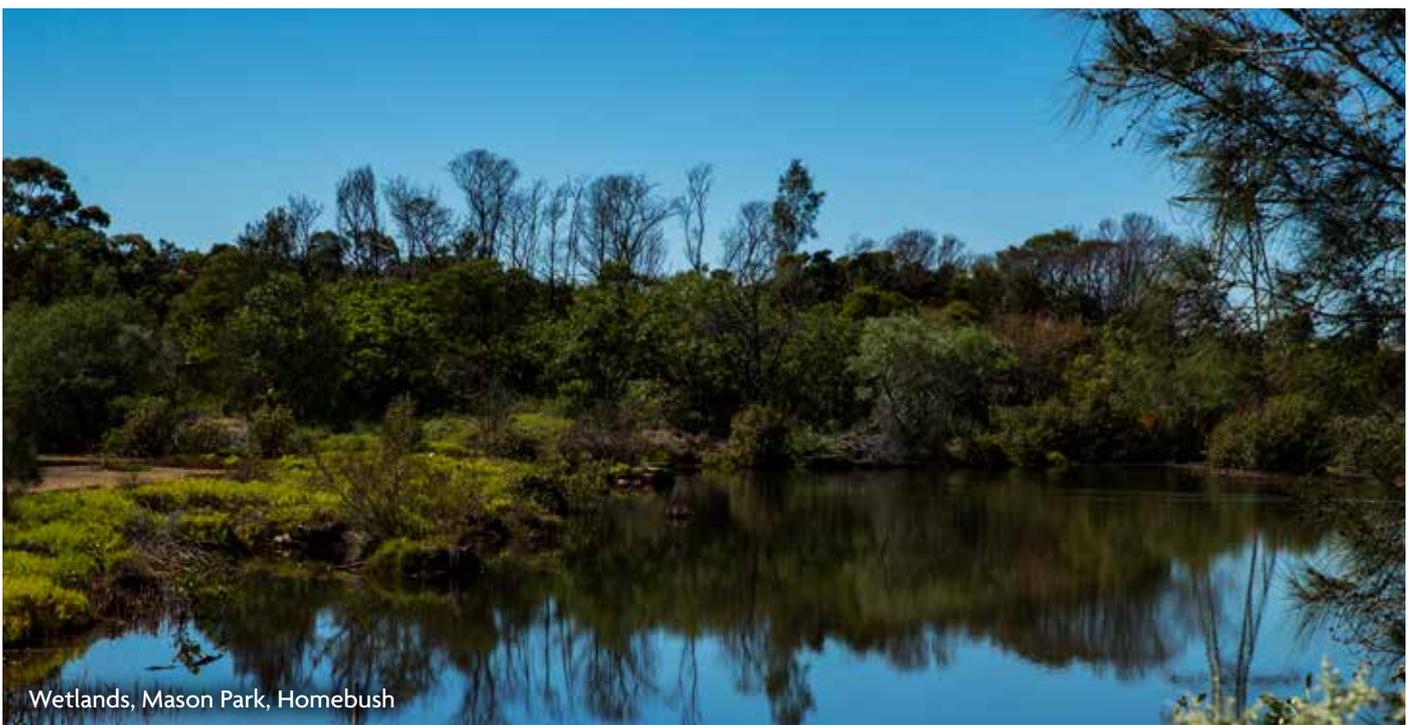
Air quality impacts are most likely from major arterial roads including Parramatta Road, Liverpool Road and

Centenary Drive. Noise pollution along major roads may also present a challenge with the rapidly increasing residential density and changing nature of business within the Parramatta Road and Liverpool Road corridors.

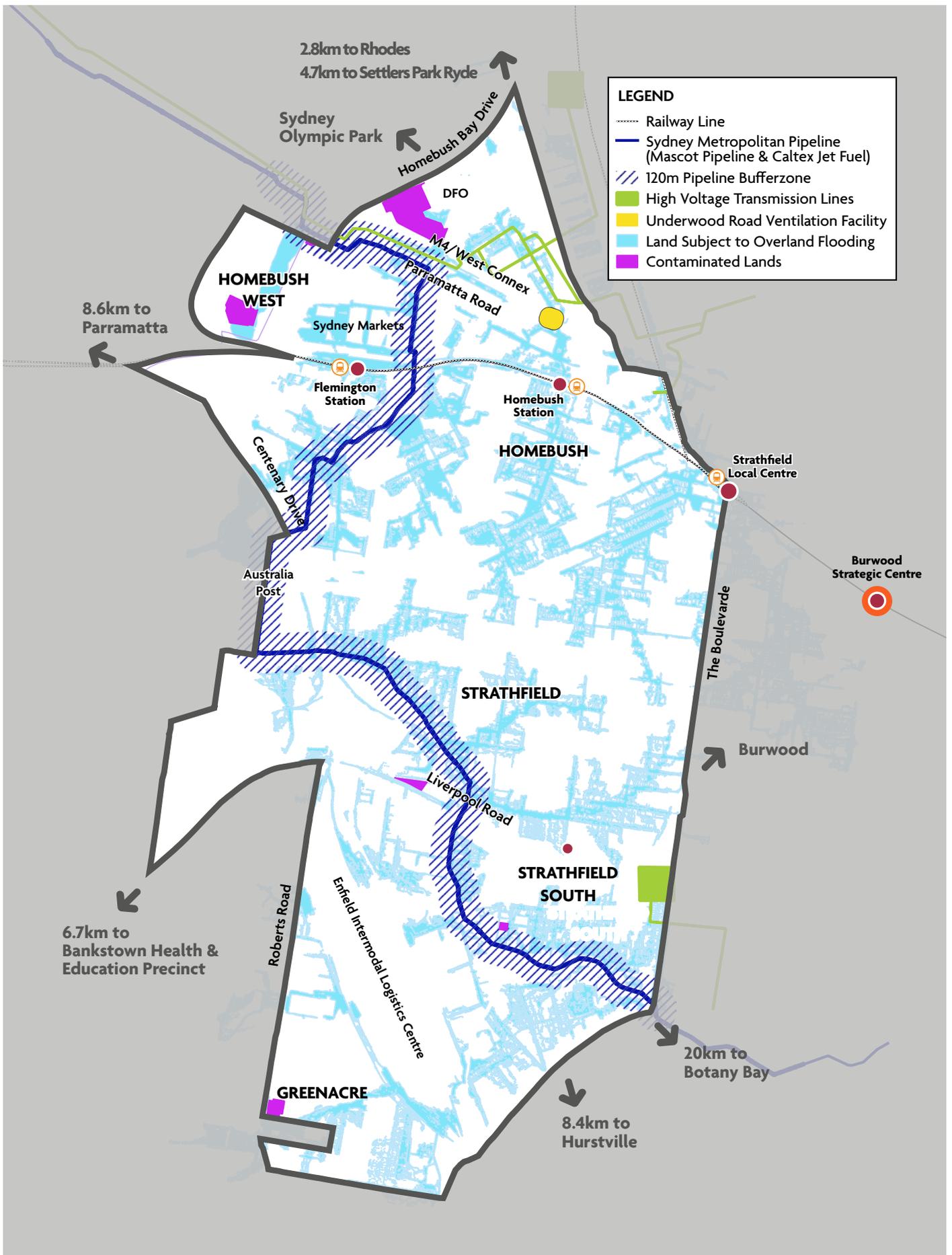
Within the LGA there are discrete pockets of industrial areas. Residential premises adjacent to these industrial areas may be exposed to more pollution, including air borne pollutants, dust and noise than other areas within the LGA.

Land contamination can be caused by a variety of land uses. Strathfield has six registered contaminated sites with only one under preliminary investigation - the Former Ford Landfill in Homebush West. The old petroleum stations and other historic landfills also present a risk for certain land uses. Council will continue to collaborate with the State Government to achieve the best and healthiest outcomes for our community.

Minimising the heat island effect particularly for our substantial industrial and urban services land and areas of vulnerability is a challenge for the LGA. Through *DCP 2022* Council will make provision for the implementation of green infrastructure on industrial and urban services land. We will also continue to work with land owners to encourage initiatives that mitigate heat island and heat vulnerability such as tree planting on industrial land.



Wetlands, Mason Park, Homebush



**LEGEND**

- ..... Railway Line
- Sydney Metropolitan Pipeline (Mascot Pipeline & Caltex Jet Fuel)
- /// 120m Pipeline Bufferzone
- High Voltage Transmission Lines
- Underwood Road Ventilation Facility
- Land Subject to Overland Flooding
- Contaminated Lands

**Map 11 : Hazards and Risks**

## Actions

**A107** Prepare an updated LGA wide flood risk management study that is in accordance with best practice and integrates existing studies

**Short to Medium Term**

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**A108** Review land use zones in *LEP 2021* to limit/restrict urban development in areas identified as exposed to natural and urban hazards

**Immediate**

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**A109** Prepare a climate change mitigation and adaption and resilience strategy and work collaboratively with key stakeholders to develop local initiatives to respond to the impacts of climate change. Deliver key environmental infrastructure upgrades, in particular for energy and water systems

**Short Term**

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**A110** Collaborate with the DPIE to support a review of the proposed heights under the PRCUTS where development is within 170m of the Underwood Road Vent Facility so as to ensure that any future residents of developments are not impacted by adverse public health concerns associated with the plume of pollutants

**Immediate**

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**A111** Make provision in DCP 2022 for the implementation of green infrastructure as part of development to mitigate the heat island effect, for example by requiring reflective building materials and the installation of solar systems to all new buildings (minimum system size determined by lowest predicted usage) and provisions to keep water in the landscape to address urban heat island effect including adequate landscaped areas to allow deep soil planting for urban tree canopy

**Short Term**

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**A112** Through Council's *DCP 2022* investigate mechanisms to retrofit older and heritage buildings to become more energy, water and waste efficient

**Short Term**

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**A113** Advocate to the VIVA (Shell) and Caltex companies to mitigate or relocate these environmentally hazardous pieces of infrastructure currently located along the Cooks River Open Space Corridor

**Short Term**





# Our Foundation Working Together

## P18 Our community is involved in designing Strathfield's future

Our community takes a strong interest in the decisions which impact on their daily lives and the local area. They regularly participate in Council engagement processes and provide feedback on a range of subjects and for a variety of purposes.

continue this collaborative approach as we undertake its implementation. We will also maintain open and transparent monitoring, reporting and review processes to continue working together to ensure the future of the LGA is reflective of community aspirations.

The direction we are taking with this LSPS is based on a solid understanding of our community's ideals and expectations through recent engagement. We aim to

## Our Starting Point

### Advantages

- An already engaged community in many Council activities
- Active Community Panel good starting point for all engagement
- Strong connections with community leaders and services which represent and work with our diverse community

### Opportunities

- To strategically plan and use community engagement to inform variety of Council land use plans and strategies
- To use innovative strategies to reach large our younger population as well as existing and emerging culturally diverse community members

## Measuring Progress to 2040

We will measure our success towards meeting our vision for working together through the following measures and targets:

- Increase in residents who feel their views are considered and included in Council's decisions (Baseline of 62% in 2017)

### Actions

**A114** Using appropriate language and mechanisms communicate to our diverse and evolving community Council's progress on the implementation of the LSPS

**Short to long term**

**A115** Engage our diverse and evolving community on future reviews of the LSPS using appropriate and targeted engagement methods

**Short to long term**



Strathfield Food and Jazz Festival, Strathfield Square

# Glossary

## Active transport

Modes of transit that include walking, cycling, skateboarding and scootering which promote increased sustainability, personal wellbeing and healthy, active lifestyles.

## Biodiversity

Biodiversity is the variety of animal and plant life living in a particular habitat or area. They can be land or water based and often support each other's existence.

## Built Environment

The constructed environment, distinct from the natural environment. It includes all aspects of our surroundings made by people. The built environment includes cities and towns, neighbourhoods, parks, roads, buildings, infrastructure, and utilities like water and electricity.

## Community Strategic Plan (CSP)

CSP identifies the aspirations of the Georges River community and was developed with extensive community engagement. It is a requirement for all NSW councils under the *Local Government Act 1993*.

## Development Control Plan (DCP)

DCP is a detailed guideline that illustrates the controls that apply to a particular type of development or in a particular area and is made under the *EP&A Act*.

## District Plan

The South District's Plan for the South District's growth and change including infrastructure, liveability, productivity, and sustainability. They inform LEPs, CSPs and the assessment of planning proposals.

## Engagement

A consultation process, for example, community engagement whereby a particular group is engaged to gather their input in relation to a particular proposal, challenge, or outcome.

## Fine Grain

Fine-grain places are places designed to explore on foot and to suit a local lifestyle. When the blocks, lots and connections which make up the area are designed for people's experience, not only do they encourage walking and active lifestyles, but they encourage people to sit, stop and interact. Places with a fine grain create a social and connected place.

## Green Grid

The Sydney Green Grid is a green infrastructure policy developed by the New South Wales Government Architect which promotes sustainable development while maximising quality of life and wellbeing. It identifies a network of high-quality green space that connects commercial centres, public transport hubs, and major residential areas across the Greater Sydney Region. It supports liveability, recreation, biodiversity and waterway health.

## IoT

The internet of things, or IoT, is a system of interrelated computing devices, mechanical and digital machines or objects that are provided with unique identifiers and have the ability to transfer data over a network without requiring people to interact with other people or computers.

## Key workers

Key workers are those whose occupations provide essential services including: teachers, nurses, police, ambulance officers, defence force members, health and community support workers and those in fire and emergency services. They also include automobile, bus and rail drivers as well as cleaners and laundry workers.

## Liveability

How suitable a place is to live in; where the built environment supports and responds to the way in which people live, promoting safety, comfort, enjoyment, environmental quality and access to services. Where a place contributes to the overall quality of life experienced by its residents and the broader community.

## Local Environmental Plan (LEP)

This Plan is a form of EPI made under the *EP&A Act*. It is the principal legal document for controlling development at the council level. LEPs contain zoning provisions that establish permissibility of uses and specify standards that regulate development. They are prepared by councils and approved by the Minister or, in the Greater Sydney Region, the Greater Sydney Commission or their delegates.

## Local Housing Strategy (LHS)

A strategy developed by a Local Council to outline how they will deliver housing in their local area; responding to targets and

objectives included in district and regional strategic plans, and their community strategic plan. A LHS will consider the existing and desired future character of an area, and the Local Character Statement.

### **Mass transit**

A large-scale public transport system provided in a specific area which supports ease of use and improved connectivity. It usually comprises buses, subways, and elevated trains.

### **Place**

Place is the layout, division and built form of built environments – its patterns, landscape, density, development, land use and mix. It is a social and physical concept that can be described at different scales of the built environment (e.g. both a building and a town can be a place).

### **Place making**

Proposes a multi-faceted approach to the planning, design and management of spaces. It is striving to create places where people want to be, through understanding the needs of the local community and creating spaces that promote health and wellbeing.

### **Private realm**

A place that is exclusively used by one or more individuals for gathering and personal purposes; somewhere where the public cannot freely access.

### **Public realm**

The collective, communal part of cities and towns that provide shared access for all. It is often a space of movement, gathering, recreation, events and relaxation; including the streets, pathways, parks, accessible open space, plazas and any other natural area or waterway that is physically and visually accessible.

### **Regional Plan**

A NSW Government document that plans for our future population's needs for housing, jobs, infrastructure and a healthy environment for a broader region.

### **Resilient**

A building, space or place that can withstand or recover from difficult conditions.

### **Smart technology**

Smart technology delivers information to enhance the quality of services, such as energy, transportation and infrastructure, to improve the liveability and sustainability of a city or region for its citizens. Smart Cities is an opportunity for the planning sector to use technology and real-time monitoring to improve planning decisions which will enhance efficiency, environmental sustainability and citizen engagement.

### **Streetscape**

Refers to the view from the public domain, usually the street (and possibly a laneway or public reserve).

### **Sustainable**

Relates to the endurance of systems, buildings, spaces, and processes – their ability to be maintained at a certain rate or level, which contributes positively to environmental, economic, and social outcomes.

### **Tree canopy**

The layer of leaves, branches, and stems of trees that cover the ground when viewed from above.

### **Urban design**

An interdisciplinary practice that draws together elements of many built-environment professions, including landscape architecture, urban planning, architecture, civil and municipal engineering.

### **Urban freight distribution centres**

These centres are one type of freight distribution infrastructure that service the daily needs of local businesses and consumers. They receive, store, and distribute goods to a variety of destinations such as retail stores, businesses, consumers, manufacturing facilities, or other distribution centers. They have the potential to service a cluster of urban freight demand where there is sufficient volume and concentration of deliveries within an area.

### **Urban Heat Island effect**

Urban Heat Island effect represents higher air temperature in localised urban areas than those in surrounding non-urban areas. It is caused by large amounts and concentration of paved, dark and hard surfaces.

### **Urban renewal**

Building on the strengths of each place, transforming underused or dilapidated areas, boosting local economies and providing a mix of uses and activities to meet the needs of communities.

### **Zoning**

The system of categorising land uses as requiring consent, not requiring consent or prohibited within particular areas. Zones (such as Residential or Commercial) are generally shown in map form and their objects and permissible uses are set out in an EPI.

# Appendices

1. **Strategic Links**
2. **Relevant Studies and Strategies**

## Appendix 1: Strategic Links

LOCAL		DISTRICT	
LSPS Planning Priority	Community Strategic Plan Theme & Goal	Regional & District Plan Direction	District Plan Priority
<b>Infrastructure and Collaboration</b>			
P1. Collaboration ensures growth is sustained by well-planned and accessible infrastructure	Connectivity: 1.1 Growth sustained by well-planned and accessible infrastructure	A city supported by infrastructure	E1. Planning for a city supported by infrastructure E2. Working through collaboration
P2. Connected, integrated, efficient and accessible transport options connect Strathfield's people to their neighborhoods, centres, jobs, community and recreation areas	Connectivity: 1.1 Growth sustained by well-planned and accessible infrastructure 1.2 Connected and integrated transport networks	A city supported by infrastructure A well connected city	E1. Planning for a city supported by infrastructure E2. Working through collaboration E6. Creating and renewing great places and local centres, and respecting the District's heritage E10. Delivering integrated land use and transport planning and a 30-minute city
P3. Freight corridors and local servicing meets needs with minimal impact on neighborhoods and centres	Connectivity: 1.1 Growth sustained by well-planned and accessible infrastructure 1.2 Connected and integrated transport networks	Jobs and skills for the city A well connected city	E1. Planning for a city supported by infrastructure E2. Working through collaboration
P4. Digital infrastructure enables our community, businesses and service providers to grow	Connectivity: 1.3 Transformed and connected information and services	Jobs and skills for the city	E1. Planning for a city supported by infrastructure

LOCAL		DISTRICT	
LSPS Planning Priority	Community Strategic Plan Theme & Goal	Regional & District Plan Direction	District Plan Priority
<b>Liveability</b>			
P5. Well located and designed social and recreation infrastructure connects us and supports healthy and active lifestyles for people of all ages and abilities	<p>Community wellbeing:</p> <p>2.1 Socially cohesive and connected communities</p> <p>2.2 Healthy and active community</p> <p>Civic Pride and Place Management</p> <p>3.1 Engaging and activated public places</p>	<p>A city supported by infrastructure</p> <p>A city for people</p> <p>A well connected city</p>	<p>E1. Planning for a 30 minute city supported by infrastructure</p> <p>E2. Working through collaboration</p> <p>E3. Providing services and social infrastructure to meet people's changing needs</p> <p>E4. Fostering healthy, creative, culturally rich and socially connected communities</p> <p>E6. Creating and renewing great places and local centres, and respecting the District's heritage</p>
P6. Development balances growth with best practice planning and infrastructure provision to deliver sustainable, liveable and well-designed neighbourhoods	<p>Community Wellbeing:</p> <p>2.1 Socially cohesive and connected communities</p> <p>Liveable neighbourhoods:</p> <p>4.1 Quality, liveable and sustainable urban design and development</p> <p>4.2 Clean, attractive and well maintained neighbourhoods</p>	<p>Housing the city</p> <p>A city of great places</p>	<p>E5. Providing housing supply, choice and affordability, with access to jobs, services and public transport</p> <p>E6. Creating and renewing great places and local centres, and respecting the District's heritage</p> <p>E15. Protecting and enhancing bushland and biodiversity</p> <p>E16. Protecting and enhancing scenic cultural landscapes</p>
P7. Quality urban design complements all heritage and neighbourhood character	<p>Liveable neighbourhoods:</p> <p>4.1 Quality, liveable and sustainable urban design and development</p> <p>Civic pride and place management:</p> <p>3.2 Creative and cultural community</p>	<p>A city of great places</p>	<p>E16. Protecting and enhancing scenic cultural landscapes</p>
P8. Diverse housing options provide for people at all lifecycles and connects them to jobs, recreation, services and transport	<p>Community wellbeing:</p> <p>2.1 Socially cohesive and connected communities</p> <p>2.2 Healthy and active community</p> <p>Liveable neighbourhoods:</p> <p>4.1 Quality, liveable and sustainable urban design and development</p>	<p>Giving people housing choices</p>	<p>E5. Providing housing supply, choice and affordability, with access to jobs, services and public transport</p>

LOCAL		DISTRICT	
LSPS Planning Priority	Community Strategic Plan Theme & Goal	Regional & District Plan Direction	District Plan Priority
<b>Productivity</b>			
P9. Our centres are easy to get around, deliver activated social spaces, opportunities to connect, nearby housing and local employment opportunities	<p>Connectivity: 2.3 Safe and accessible places</p> <p>Civic pride and place management: 3.1 Engaging and activated public places 3.2 Creative and cultural community</p>	<p>Jobs and skills for the city</p> <p>A well connected city</p>	<p>E6. Creating and renewing great places and local centres, and respecting the District's heritage</p> <p>E10. Delivering integrated land use and transport planning and a 30-minute city</p> <p>E11. Growing investment; business opportunities and jobs in strategic centres</p> <p>E12. Retaining and managing industrial and urban services land</p> <p>E13 Supporting growth of targeted industry sectors</p>
P10. Industrial land and precincts deliver District and local urban services and provide activated spaces and mixed day and night time uses with minimal impact on neighborhoods	<p>Civic pride and place management: 3.1 Engaging and activated public places 3.2 Creative and cultural community</p>	<p>Jobs and skills for the city</p> <p>A well connected city</p>	<p>E10. Delivering integrated land use and transport planning and a 30-minute city</p> <p>E11. Growing investment; business opportunities and jobs in strategic centres</p> <p>E12. Retaining and managing industrial and urban services land</p> <p>E13 Supporting growth of targeted industry sectors</p>
P11. Strathfield's unique experiences provide a central meeting point for Strathfield residents and visitors	<p>Connectivity: 2.1 Socially cohesive and connected communities 2.3 Safe and accessible places</p>	<p>Jobs and skills for the city</p> <p>Valuing green spaces and landscape</p> <p>Designing places for people</p> <p>Working together to grow a Greater Sydney</p>	<p>E4. Fostering healthy, creative, culturally rich and socially connected communities</p> <p>E6. Creating and renewing great places and local centres, and respecting the District's heritage</p> <p>E9. Growing international trade gateways</p> <p>E10. Delivering integrated land use and transport planning and a 30-minute city</p> <p>E13. Supporting growth of targeted industry sectors</p>
P12. Our specialised education cluster provides opportunities for learning, innovation and collaboration	<p>3.1 Engaging and activated public places</p>	<p>Jobs and skills for the city</p> <p>A well connected city</p> <p>A city for people</p>	<p>E7. Growing a stronger and more competitive Harbour CBD</p> <p>E8. Growing and investing in health and education precincts and the Innovation Corridor</p> <p>E11. Growing investment, business opportunities and jobs in strategic centres</p>

LOCAL		DISTRICT	
LSPS Planning Priority	Community Strategic Plan Theme & Goal	Regional & District Plan Direction	District Plan Priority
Sustainability			
P13. Biodiversity and ecological health and resiliency is conserved, restored and enhanced	Liveable neighbourhoods: 4.3 Thriving and resilient environment	Valuing green spaces and landscape	E15. Protecting and enhancing bushland and biodiversity E17. Increasing urban tree canopy cover and delivering Green Grid connection E18. Delivering high quality open space
P14. The Cooks River and Parramatta River catchments and waterways are healthy and accessible	Liveable neighbourhoods: 4.3 Thriving and resilient environment	Valuing green spaces and landscape	E14. Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways
P15. Quality open spaces and thriving green corridors offset the impacts of growth across the LGA	Liveable neighbourhoods: 4.1 Quality, liveable and sustainable urban design and development 4.3 Thriving and resilient environment	Valuing green spaces and landscape	E17. Increasing urban tree canopy cover and delivering Green Grid connections E18. Delivering high quality open space
P16. A healthy built environment delivers sustainable and resource efficient outcomes	Liveable neighbourhoods: 4.1 Quality, liveable and sustainable urban design and development 4.3 Thriving and resilient environment	Using resources wisely Housing the city	E19. Reducing carbon emissions and managing energy, water and waste efficiently
P17. Hazards are minimised and infrastructure supports resiliency	Liveable neighbourhoods: 4.3 Thriving and resilient environment	Adapting to a changing world	E20. Adapting to the impacts of urban and natural hazards and climate change

LOCAL		DISTRICT	
LSPS Planning Priority	Community Strategic Plan Theme & Goal	Regional & District Plan Direction	District Plan Priority
<b>P18. Our community is involved in designing Strathfield's future</b>			
	Connectivity: 2.1 Socially cohesive and connected communities  Responsible leadership: 5.1 Trust in Council's leadership and decision making 5.2 Accountable Council performance	A city for people A collaborative city	E21. Preparing Local Strategic Planning Statements informed by local strategic planning E22. Monitoring and reporting on the delivery of the Plan E23. Working through collaboration

## Appendix 2: Relevant Studies and Strategies

### Upcoming Studies and Strategies

Strategy	Timeframe
<b>Infrastructure and Collaboration</b>	
Development Contributions and Voluntary Planning Agreements Framework	Short
Pedestrian Access and Mobility Plan for Centers	Short
Smart City Strategy	Short
<b>Liveability</b>	
Local Housing Strategy	Immediate
Inclusive Housing Strategy	Immediate
Views and Cultural Heritage Study	Short
Traffic and Transport Strategy	Short
<b>Productivity</b>	
Commercial Centres Study	Immediate
Strathfield Town Centre Masterplan	Immeditate
Parramatta Road Activation Study	Short
Night Time Economy Study	Short
Strathfield Employment Land Strategy	Immediate
Strathfield Town Centre Place Strategy	Immeditate
Creative Industries Strategy	Short
Strathfield Visitation Strategy	Medium
<b>Sustainability</b>	
Open Space and Recreation Strategy	Immediate
Biodiversity Strategy	Immediate
Cooks River Open Space Corridor Implementation Strategy	Short
Climate Change Adaption and Resilience Strategy	Short

## Existing Studies and Strategies

Context and Policy	
A Metropolis of Three Cities	Greater Sydney Commission
Eastern City District Plan	Greater Sydney Commission
Future Transport 2056	Transport for NSW
Strathfield 2030, Community Strategic Plan	Council
Infrastructure and Collaboration	
Pedestrian Access Mobility Plan (PAMP)	Council
Road Safety Plan 2021	Transport for NSW
Parramatta Road Corridor Urban Transformation Study	Landcom
AT-Strathfield An Active Travel Plan for Strathfield	Council - GHD
State Infrastructure Strategy 2018-2038	Infrastructure NSW
Liveability	
Strathfield Residential Land Use Study 2011	Council - JBA Planning
Strathfield Heritage Study 1988	Council - Michael Fox and Associates
Strathfield Municipal Heritage Survey 2001-2002	Council - Kemp & Johnson Heritage Consultants
Assessment of the Strathfield Heritage Review 2001-2004	Hubert Architects
Parramatta Road Corridor Heritage Review 2016	Tropman & Tropman Architects
The NSW Cultural Infrastructure Plan 2025+ 2019	Create New South Wales
Productivity	
Strathfield Economic Land Use and Employment Strategy 2010	SGS
Strathfield Economic Development Plan 2009-2013	Strathfield Council
Industrial Lands Audit 2007	PlanInc
Sustainability	
Cooks River and Cox's Creek Flood Study 2010	WMA Water
Powells Creek and Saleyards Creek Revised Flood Study 2016	WMA Water
The Fauna of Strathfield Council LGA 2016	Insight Ecology
Vertebrate Fauna Study 2009	Ambrose Ecological Services
Strathfield Council Corporate Water Savings Action Plan 2006	Council
Coxs Creek Wetland and Reserve Plan of Management 2010	CMA/Council
Energy Management Plan 2012	Council
Mason Park POM 2008	Council
Climate Change Risk Assessment Adaptation Report 2012	Echelon
Strathfield Council Recreation Study 2006	StratCorp Consulting
Strathfield Council Vertebrate Fauna Study 2009	Ambrose Ecological Services
Water Efficiency Plan 2012	Council



Cooke Park, Belfield





65 Homebush Road, Strathfield NSW 2135  
P 02 9748 9999 | [www.strathfield.nsw.gov.au](http://www.strathfield.nsw.gov.au)



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