



New South Wales

Strathfield Local Environmental Plan No 95

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Urban Affairs and Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.
(S01/00025/S69)

ANDREW REFSHAUGE, M.P.,
Minister for Urban Affairs and Planning

Strathfield Local Environmental Plan No 95

1 Name of plan

This plan is *Strathfield Local Environmental Plan No 95*.

2 Aim of plan

This plan aims:

- (a) to make further provision with respect to exempt and complying development in the local government area of Strathfield, and
- (b) to rezone under the *Strathfield Planning Scheme Ordinance* certain land that was excluded from a rezoning effected by *Strathfield Local Environmental Plan No 93*.

3 Land to which plan applies

This plan applies:

- (a) to the extent that it makes further provision for exempt and complying development—to all land within the local government area of Strathfield, and
- (b) in so far as it rezones land—to the land known as 163–177 Albert Road, Strathfield.

4 Amendment of Strathfield Planning Scheme Ordinance

Strathfield Planning Scheme Ordinance is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 4 Interpretation

Insert at the end of the definition of *Scheme map* in clause 4 (1):

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[2] Clause 22B Complying development

Omit “as adopted by the Council on 23 November 1999” from clause 22B (4).

Insert instead “, as amended by (*Amendment No 1*) of that plan approved by the Council on 20 March 2001”.

[3] Schedule 13 Exempt Development

Insert “adversely” before “affect” in the matter at the second dot point under the heading “General” in the Column headed “**EXEMPTION CIRCUMSTANCES**” in the matter relating to alterations and additions to dwelling houses.

[4] Schedule 13, matter relating to alterations and additions to dwelling houses

Insert “(including underpinning that will not change the height of the building)” after “External alterations” in the Column headed “**TYPE OF ACTIVITY**”.

[5] Schedule 13, matter relating to alterations and additions to dwelling houses

Insert “with material similar to that of the existing roof or wall” after “roofs or walls” in the matter at the second dot point under the heading “Additional specific requirements” in the Column headed “**EXEMPTION CIRCUMSTANCES**”.

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[6] Schedule 13, matter relating to fences

Insert “, including the repair or replacement of an existing fence with exactly the same materials and to exactly the same height” after ‘**Fences**’ in the Column headed “**TYPE OF ACTIVITY**”.

[7] Schedule 13, matter relating to retaining walls

Insert after the first dot point in the Column headed “**EXEMPTION CIRCUMSTANCES**”:

- Setback a distance of at least 3m from all property boundaries,
- The construction of the retaining wall does not result in the raising of the existing ground levels,

[8] Schedule 14 Complying Development

Omit all matter relating to demolition.

BY AUTHORITY