



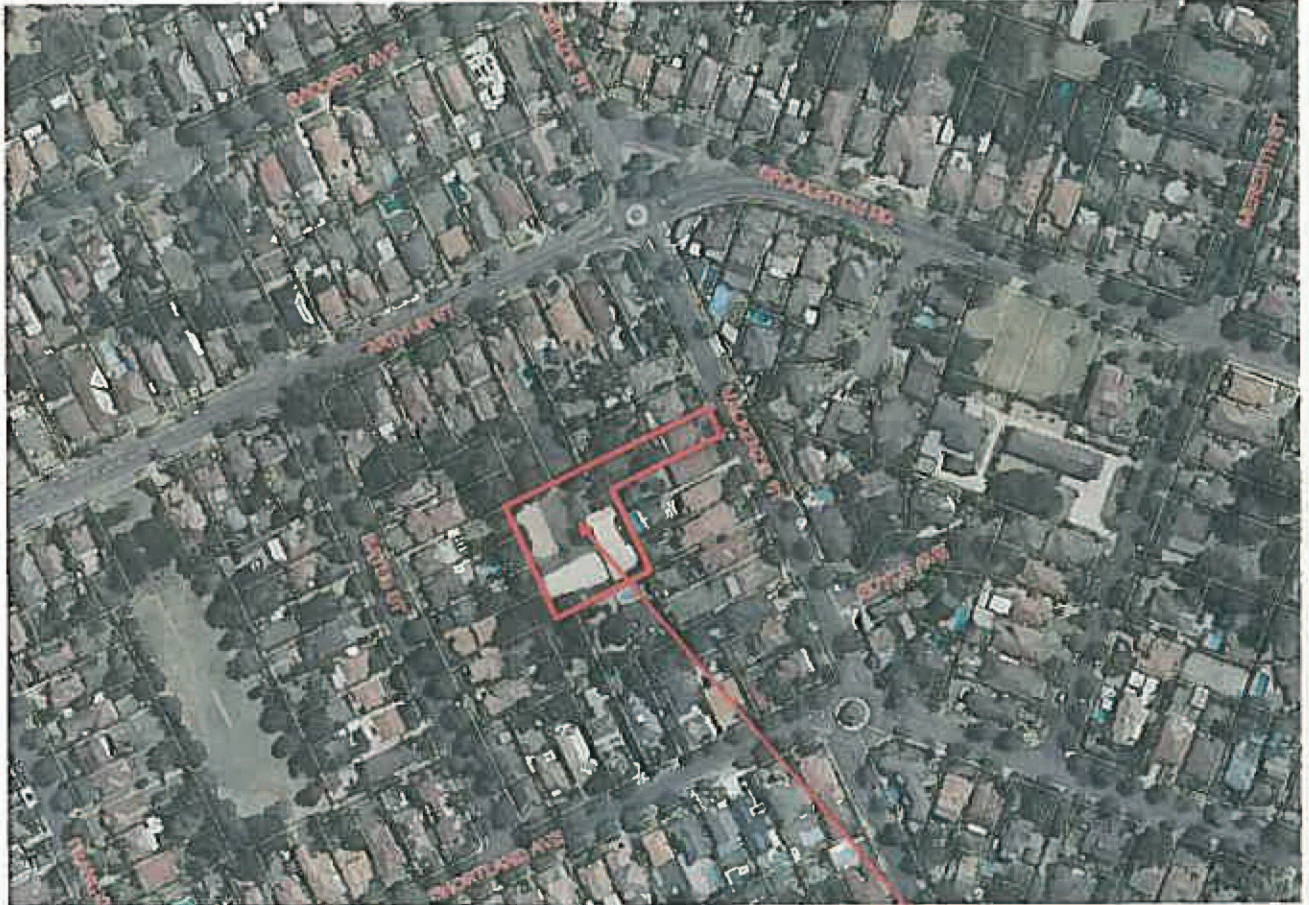
**PLANNING PROPOSAL TO
REZONE 43 MACKENZIE STREET, STRATHFIELD
AND ASSOCIATED FLOOR SPACE RATIO & MINIMUM
LOT SIZE CONTROLS**

(LOT 1, DP 12502)

Part 1 – Objectives or Intended Outcomes

The objective of this Planning Proposal is to amend the zoning for the 43 Mackenzie Street, Strathfield (Lot 1, DP 12502) from R3 Medium Density Residential to R2 Low Density Residential. This is to protect the precinct character of the surrounding low density residential zone.

MAP 1: THE LAND SUBJECT TO THE PLANNING PROPOSAL



Subject Site:
43 Mackenzie Street,
Strathfield

MAP 2: CURRENT LAND USE ZONE UNDER STRATHFIELD LEP 2012



Legend:

Zone

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B6	Enterprise Corridor
B7	Business Park
E2	Environmental Conservation
IN1	General Industrial
IN2	Light Industrial

R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure

Subject Sites:

**Existing R3 zoning at
43 Mackenzie Street,
Strathfield**

MAP 3: PROPOSED LAND USE ZONING



Legend:

Zone

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Enterprise Corridor
B7	Business Park
E2	Environmental Conservation
IN1	General Industrial
IN2	Light Industrial

R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure

Subject Sites:

**Proposed R2 zoning at
43 Mackenzie Street,
Strathfield**

MAP 4: CURRENT FLOOR SPACE RATIO UNDER STRATHFIELD LEP 2012



Legend:

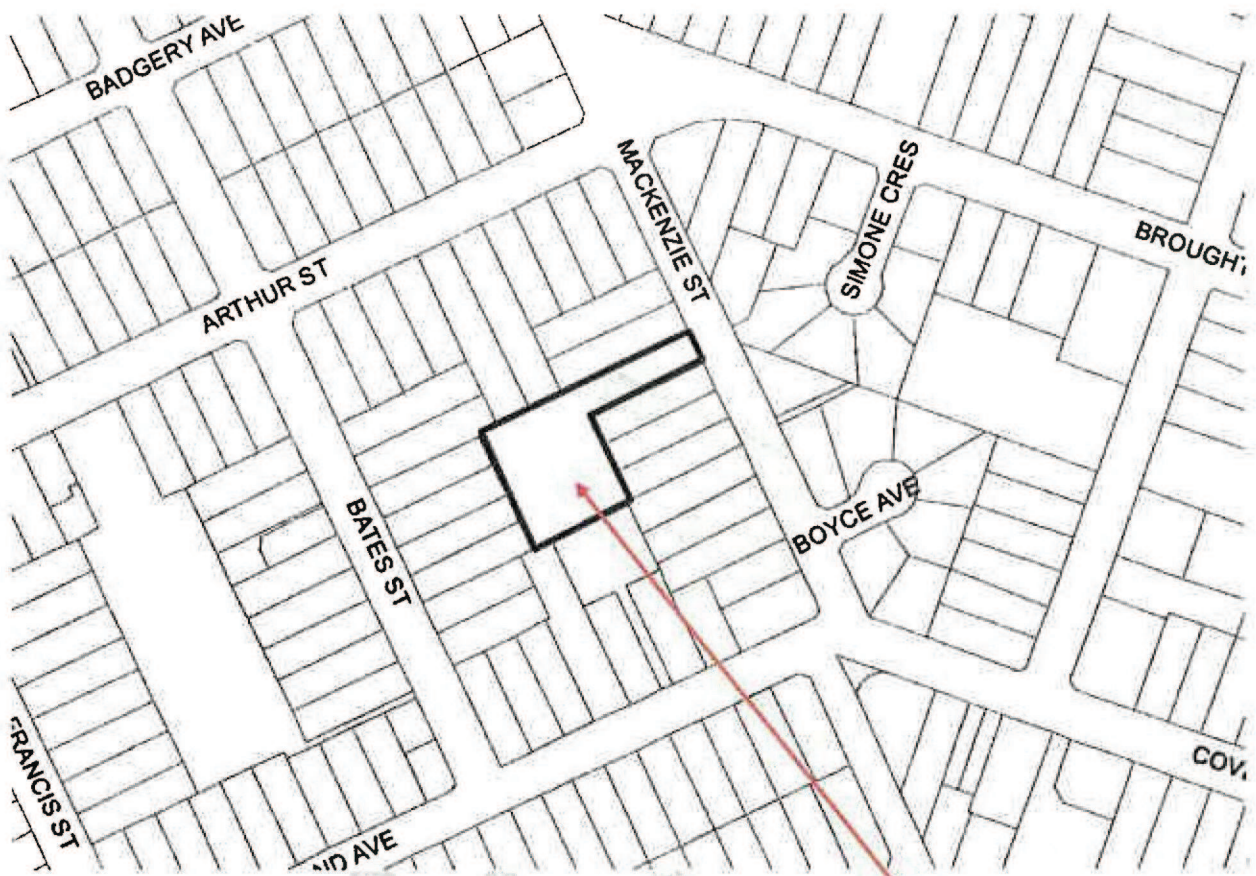
Maximum Floor Space Ratio (n:1)

G 0.65	S1 1.5	X1 4
L 0.9	S2 1.65	X2 4.2
N 1	S3 1.8	5 5
P 1.2	T 2	
Q 1.35	U 2.5	Area 1 Refer to Clause 4.4A
R1 1.4	V 3	Area 2 Refer to Clause 4.4B
R2 1.45	W 3.5	Area 3 Refer to Clause 4.4B

Subject Sites:

**Existing 0.65:1 floor
space ratio at 43
Mackenzie Street,
Strathfield**

MAP 5: PROPOSED FLOOR SPACE RATIO



Legend:

Maximum Floor Space Ratio (n:1)

G 0.65	S1 1.5	X1 4
L 0.9	S2 1.65	X2 4.2
N 1	S3 1.8	5 5
P 1.2	T 2	Area 1 Refer to Clause 4.4A
Q 1.35	U 2.5	Area 2 Refer to Clause 4.4B
R1 1.4	V 3	Area 3 Refer to Clause 4.4B
R2 1.45	W 3.5	

Subject Sites:

**Proposed deletion of
0.65:1 floor space ratio
at 43 Mackenzie Street,
Strathfield**

MAP 6: CURRENT MINIMUM LOT SIZE UNDER STRATHFIELD LEP 2012



Legend:

Minimum Lot Size (Sq. m)

K	560
U	1000
Z	20000

Subject Sites:

**Existing Minimum Lot
Size 1,000m² at 43
Mackenzie Street,
Strathfield**

MAP 7: PROPOSED MINIMUM LOT SIZE



Legend:

Minimum Lot Size (Sq. m)

K	560
U	1000
Z	20000

Subject Sites:

**Proposed Minimum
Lot Size 560m² at 43
Mackenzie Street,
Strathfield**

Part 2 – Explanation of Provisions that are to be included in the proposed LEP

This Planning Proposal has been proposed in order to amend the Land Zoning Map – Sheet LZN_005, Floor Space Ratio Map – Sheet FSR_005 and Lot Size Map – Sheet LSZ_005 of the Strathfield Local Environmental Plan 2012 in accordance with the proposed zoning shown in Map 3 as summarized in Table 1 below:

43 Mackenzie Street, Strathfield (Lot 1, DP 12502)

Table 1 Proposed Planning Control Changes

Sites	Existing Planning Controls	Proposed Planning controls
Lot 1, DP 12502 at 43 Mackenzie Street, Strathfield	R3 Medium Density Residential	R2 Low Density Residential
Lot 1, DP 12502 at 43 Mackenzie Street, Strathfield	Floor Space Ratio G – 0.65:1	Deletion of G – 0.65:1 FSR controls (as it relates to clause 4.4C of Strathfield LEP 2012)
Lot 1, DP 12502 at 43 Mackenzie Street, Strathfield	Minimum Lot Size U – 1,000m ²	Minimum Lot Size K – 560m ²

Part 3 Justification For LEP:

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

The Planning Proposal to rezone the subject site from R3 Medium Density Residential to R2 Low Density Residential is a result of consultation undertaken as part of the public exhibition of the draft Strathfield Local Environmental Plan 2011.

This is also consistent with Council's Section 68 submission in August 2012 which included the reversion back to R2 Low Density Residential zoning for 43 Mackenzie Street, Strathfield.¹ In finalizing the gazettal of the LEP in March 2013, the Department of Planning & Infrastructure (Department) overturned Council's resolution and made the LEP applying the R3 Medium Density Residential zoning to the subject site.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the best means of achieving the objectives or intended outcomes. This is consistent with Council's resolution in July 2012 after the draft Strathfield LEP Public Exhibition to revert the zoning of 43 Mackenzie Street back to R2 Low Density Residential. The aim of rezoning the subject site is to ensure the implementation of Council's resolutions from 31 July 2012, 18 December 2012 and 8 October 2013. The intention of these resolutions was to protect the amenity and character of the subject site and surrounding low density residential area.

¹ Note: under the Strathfield Planning Scheme Ordinance 1969 until the LEP gazettal in March 2013, the subject site has always been low density residential zoning (i.e. Residential 2(a)).

Due to the proximity of the surrounding low density residential area, the R2 Low Density Residential zone is more appropriate to protect the low density precinct character. The subject site is not suitable for medium density housing (i.e. R3 medium density) given that it is distant from the public transport and is surrounded on all sides by detached low density residential housing.

Furthermore, progression of a separate Planning Proposal enables specific issues and concerns raised in previous submissions to the Strathfield LEP 2012 to be re-considered in greater detail and with community consultation specific to the subject site.

Section B – Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub – regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Metropolitan Strategy and Inner West Subregion Draft Subregional Strategy

The Draft Metropolitan Strategy for Sydney titled *Draft Metropolitan Strategy for Sydney to 2031* was released in March 2013. More detailed planning was proposed to follow and be incorporated into the Strategy framework via regional strategies and sub-regional strategies. In this respect the Inner West Subregion Draft Subregional Strategy was released for public comment on 30th June 2008.

The Draft Metropolitan Strategy is based on anticipated population, economic and demographic trends and has five outcomes as follows:

1. Balanced growth
2. A liveable city
3. Productivity and prosperity
4. Healthy and resilient environment
5. Accessibility and connectivity

The proposed zoning change from R3 to R2 is consistent with the outcome of a liveable city within Strathfield by applying the appropriate planning controls to keep the low density zoning. In doing so, the development potential of higher density townhouse type development can be restricted and instead enabling through the R2 zoning either the existing recreational space (such as tennis court) or detached low density housing (enabled by subdivision).

4. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Council's Community Strategic Plan *Strathfield 2025* was adopted and reviewed by Council in September 2012. This strategic document sets the goals and strategies to achieve the shared vision from Council and Community. The Community Strategic Plan highlights the following five key themes:

1. Connectivity
2. Community Well-being
3. Prosperity and Opportunities
4. Liveable Neighbourhoods
5. Responsible Leadership

The Planning Proposal is consistent with the theme of 'Liveable Neighbourhoods'. This provides the direction for Council to 'ensure Strathfield's planning controls reflect community values and

incorporate best practice planning'. The R2 Low Density Residential zoning reflects the zoning of the subject site prior to March 2013 (under the Strathfield Planning Scheme Ordinance 1969). It has also been supported passionately by the community such as a recent community organized workshop and it was also based on the submission and feedback from the community during and after the public exhibition of the draft LEP in 2012. Therefore it is considered that the proposed R2 Low Density Residential zoning strongly reflects the community expectation.

In addition, the planning proposal is consistent with LEP 2012 Part 1.2 (Aims) which states the following:

- (a) *to achieve high quality urban form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of particular localities and neighbourhoods in Strathfield,*
- (g) *to promote opportunities for social, cultural and community activities.*

The Planning Proposal will protect the existing precinct character and assist to achieve the community desired neighbourhood character as indicated in numerous submissions and a recent meeting organized by the community.

5. Is the planning proposal consistent with applicable state environmental planning policies?

There are no state environmental planning policies which would contravene the Planning Proposal.

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)

Ministerial S117 Directions

New local planning directions were issued by the Minister for Planning under section 117(2) of the Environmental Planning and Assessment Act 1979 on 19 July 2007. These directions replaced previous s117 Ministerial Directions.

Section 3.1 (Residential Zone) of the s117 Directions is applicable when Council prepares a planning proposal that affects land within an existing or proposed residential zone (including the alteration of any existing residential zone boundary).

The objectives of this Section are:

- (a) *to encourage a variety and choice of housing types to provide for existing and future housing needs,*
- (b) *to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and*
- (c) *to minimise the impact of residential development on the environment and resource lands.*

A Planning Proposal must include provisions that encourage the provision of housing that will:

- (a) *broaden the choice of building types and locations available in the housing market, and*
- (b) *make more efficient use of existing infrastructure and services, and*
- (c) *reduce the consumption of land for housing and associated urban development on the urban fringe, and*
- (d) *be of good design.*

The existing R3 zoning for subject site at 43 Mackenzie Street would permit approx 8-10, two storey townhouses with a building height of 9.5m (refer JBA Urban Planning LEP 2012 report dated

November 2011). This Planning Proposal therefore will result in a minor decrease of dwelling yield in Strathfield as R2 zoning would enable approximately 4-5 detached houses.

The change which only affects one lot which comprises approximately 3,200m² in area will have minimal impact on the overall provision of dwellings across the Strathfield Local Government Area.

Strathfield Council is currently working with some landowners to upscale the development lands where clear community support is evident. This includes the Planning Proposal to rezone the Strathfield Golf Club site at 84 Centenary Drive Strathfield currently being considered by the Department of Planning and Infrastructure for Gateway determination. This specific proposal provides for an additional 100 dwellings.

The Draft Inner West Subregional Strategy identified a dwelling target for Strathfield of 8,300 dwellings by 2031. The Residential Land Use Study prepared by JBA Urban Planning indicates that over 70% of the 20 year target (ie over 5810 dwellings) is enabled by the Strathfield LEP 2012. Council therefore is already clearly meeting its dwelling targets under the subregional strategy.

Furthermore, the local community overwhelmingly has strong concerns in relation to not having a low residential density on the subject site. Therefore, the community benefits of this Planning Proposal outweigh its economic benefits.

Section C – Environmental, Social and Economic Impact

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

The Planning Proposal to amend the zoning of 43 Mackenzie Street, Strathfield is unlikely to affect the critical habitat or threatened species, populations or ecological communities, or their habitats.

8. Are there any other likely environmental effects a result of the planning proposal and how are they proposed to be managed?

There are no other anticipated likely environmental effects as a result of the Planning Proposal.

9. How has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal will have positive social effects as it aims to address the local community's concerns and issues with the new R3 Medium Density Residential zoning that was gazetted in March 2013.

The Planning Proposal is not expected to have any adverse economic effects due to its relatively small reduction of the residential floor space (approx. 500m²).

Community consultation was undertaken to ascertain the community's views in respect to the draft Strathfield LEP 2011. The submission received in response to the draft LEP Public Exhibition also reflected strong concerns of the increased residential density to the subject site.

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the planning proposal?

The planning proposal does not incur increased demand on existing public infrastructure as it seeks to reduce the residential density.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The Planning Proposal is unlikely to affect the State and Commonwealth public agencies. Further Federal/State government consultation will occur as part of the community consultation required by the Gateway Determination.

PART 4 – Community Consultation

The rezoning of subject site from R3 Medium Density Residential to R2 Low Density Residential is consistent with the pattern of surrounding land use zones (i.e. R2 Low Density Residential). It is therefore considered to be low impact as defined in section 5.5.2 Community Consultation of the Department of Planning & Infrastructure's *Guidelines to Preparing Local Environmental Plans*.

It is recommended the Planning Proposal is to be publicly exhibited for a period of 14 days consistent with the Department's requirements.

PART 5 – Project Timeline

Council is intending to proceed with this Planning Proposal and complete the project by the end of July 2014 in accordance with the proposed Project Timeline as outlined below:

Stage	Completion Date
Lodgement of Planning Proposal to the Department of Planning & Infrastructure	November 2013
Gateway determination issued by the Department	December 2013/January 2014
Anticipated timeframe for the completion of required technical information	N/A
Timeframe for government agency consultation	January/February 2014
Commencement and completion dates for public exhibition period	February to March 2014
Timeframe for consideration of submissions	April 2014
Timeframe for the consideration of a proposal post exhibition	May 2014
Date of submission to the department to finalize the LEP	June 2014
Anticipated date RPA will forward to the department for notification	July 2014