

43 Mackenzie Street, Strathfield

Proposal Title : **43 Mackenzie Street, Strathfield**

Proposal Summary : **Zoning 43 Mackenzie Street, Strathfield to R2 Low Density Residential, decreasing the minimum lot size to 560sqm and deleting the floor space ratio control.**

PP Number : **PP_2014_STRAT_001_00** Dop File No : **14/02076**

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Not Recommended**

S.117 directions : **3.1 Residential Zones**

Additional Information : **It is recommended the planning proposal not proceed because:**

(1) It is inconsistent with the Agency's strategies and Council's JBA Residential Land Use Study 2010, which recommends that this site be zoned R3 Medium Density Residential because it is a large intact site that will provide greater housing diversity in the area; and

(2) The density permitted on the subject site under R3 Medium Density Residential, will allow an extra 4 to 5 dwellings, which is considered compatible with the surrounding low density area. The height of the dwellings will remain the same at 9.5m.

Should the LEP Panel choose to proceed with this proposal, it is recommended that they consider reducing the minimum lot size to allow greater density on this site.

Supporting Reasons : **This planning proposal is not supported because:**

- the JBA Residential Land Use Study 2010 recommended this site be zoned R3 Medium Density Residential, as it is a large intact site, which will provide greater housing diversity in the area.

- The R3 Medium Density Residential zoning will provide a total of 8 to 10 dwellings, which is an additional 4 to 5 dwellings on the subject site. The height of the dwellings will remain the same at 9.5m, which is consistent with the surrounding area. The bulk of the dwellings can be dealt with at the development application stage.

Panel Recommendation

Recommendation Date : **20-Mar-2014**

Gateway Recommendation : **Rejected**

Panel Recommendation : **The planning proposal should not proceed for the following reasons:**

1. The planning proposal is inconsistent with the draft Metropolitan Strategy for Sydney to 2031 and draft Inner West Subregional Strategy in that it proposes to reduce the permissible residential density of land located in close proximity to public transport, which provides services to the Burwood Major Centre and other surrounding centres, shops and services.
2. The planning proposal is inconsistent with the Residential Land Use Study (2010), prepared by JBA Planning on behalf of Council, which recommends the subject site be zoned R3 Medium Density Residential because it is a large intact site that will provide housing diversity in the area.
3. The proposal will reduce the variety and choice of housing types in the area and is not supported by any strategic planning work which justifies the proposed reduction in residential density.

43 Mackenzie Street, Strathfield

Signature:

J. Matthews

Printed Name:

JAMES MATTHEWS

Date:

28/3/14