

**(ITEM 29/16) PLANNING PROPOSAL FOR BURWOOD PLACE - NOS. 42-50 & 52-60  
RAILWAY PARADE AND WYNNE AVENUE, BURWOOD**

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File No: 16/20383

**Summary**

The Planning Proposal (PP) seeks to increase the maximum building height and floor space ratio (FSR) for the subject land by up to 163m, and 10.5:1 respectively. An external assessment of the PP reveals insufficient justification for the scale of development proposed, and finds that the proposal would overshadow properties to the south, as well as potentially impact the development potential of other sites in the Burwood Town Centre. Detailed traffic modelling remains outstanding. It is recommended that the PP not be submitted for a Gateway Determination until the scale and mix of development are revised, and traffic impacts are comprehensively assessed.

**51/16 RESOLVED** (Carried Unanimously)

That the Planning Proposal (PP) for Burwood Place at Nos. 42-50 and 52-60 Railway Parade and Wynne Avenue Burwood be submitted for a Gateway Determination subject to the following:

The closure of Wynne Avenue to traffic is of concern given its important role in the road network of the Burwood Town Centre and support will be subject to the final traffic modelling report.

The proponent is requested to revise the scale and mix of development proposed in to be within the Building Height Plane (BHP) and FSR be reduced in line with the BHP.

The proponent is required to comprehensively assess traffic impacts by means of detailed traffic modelling and submit this additional work to Council after coming back from gateway and prior to it going to exhibition.

The proponent be advised of Council's resolution and be provided with a copy of the independent assessment report.

The General Manager be authorised to negotiate a commercial arrangement for Wynne Avenue.

The General Manager be authorised to negotiate a VPA for a Public Benefit Scheme in recognition of its strategic value of this site to the community.

The proponent to minimise the impact on Council's heritage asset (Library & Community Hub), including a suitable separation of the proposed western tower to ensure an appropriate use and future development of Council's site.

(Moved Councillor Tony Doueihy/Seconded Deputy Mayor George Mannah)