

4 November 2013

Ms Priya Uppal  
Senior Strategic Planner  
Burwood Council  
Suite 1, Level 2  
1-17 Elsie Street  
BURWOOD NSW 2134

Dear Ms Uppal,

**PLANNING PROPOSAL- 27 MITCHELL STREET, CROYDON PARK**

- 1.1 This letter provides an updated setback schedule to reflect the recent amendments to the proposed zoning to incorporate the dedication of land to Council for community purposes.
- 1.2 The following table provides an assessment of the required setbacks / separation and that proposed in the concept Masterplan: (separation distances are shown in bold, setbacks are unbold)

Block	North		South		East		West	
	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
A	5 (DCP allows reduction to 2m)	3 (appropriate given non res use)	<b>12</b>	<b>12</b>	5	5 3 <sup>rd</sup> 7.5m	5	5 3 <sup>rd</sup> 7.5m
B	7.3 (15% of depth)	20	7.3 (15% of depth)	12	<b>6</b>	<b>6</b>	5	5 3 <sup>rd</sup> 7.5
C	7.3 (15% of depth)	20	<b>12</b>	<b>12</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>
D	<b>9</b>	<b>12</b>	<b>12</b>	<b>12</b>	5	7 3 <sup>rd</sup> 7.5	<b>6</b>	<b>6</b>
E	<b>12</b>	<b>12</b>	<b>9</b>	<b>9</b>	5	5 3 <sup>rd</sup> 7.5	<b>12</b>	<b>14</b>
F	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>
G	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	5	5 3 <sup>rd</sup> 7.5	<b>12</b>	<b>12</b>
H	<b>9</b>	<b>9</b>	6	Match adj	5	7.5	<b>9</b>	<b>11</b>

- 1.3 As demonstrated above, the concept Masterplan has considered Council's DCP requirements and the RFDC. The final configuration of the site will be subject to compliance with these controls and this will be further demonstrated at the DA stage.
- 1.4 However, the preliminary concept for the site demonstrates that compliant building forms are capable of being achieved on the site, which will ultimately achieve the desired future character of the revised zoning. The above setbacks are not in any way locked in by the Planning Proposal. They are subject to detailed planning analysis and consideration of potential impacts at DA stage.

Should you require any additional information, please contact Larissa Brennan at LJB Urban Planning Pty Ltd on 0414 730 842 or via email [larissa@ljbplanning.com.au](mailto:larissa@ljbplanning.com.au)

Yours sincerely



Larissa Brennan  
**Director**  
**LJB Urban Planning**