



17 January 2014

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

Dear Ms Uppal,

ADDENDUM TO PLANNING PROPOSAL- MITCHELL & TANGARA STREETS, CROYDON PARK

- 1.1 I refer to Council's email dated 17.1.14 and provide the following table which provides an assessment against the relevant State Environmental Planning Policies relevant to the Planning Proposal:

State Environmental Planning Policy (SEPP's)	Consistency of Planning Proposal
SEPP (State and regional Development) 2011	The future development of the site is likely to be deemed as regional development, meeting the relevant threshold. The JRPP will be the determining authority.
SEPP (Urban Renewal) 2010	Not applicable.
SEPP (Affordable Rental Housing) 2009	Not inconsistent. The provision of affordable housing is not proposed on this site.
SEPP (Exempt and Complying development codes) 2008	Not applicable.
SEPP (Infrastructure) 2007	Not inconsistent. A traffic report accompanied the Planning Proposal and a further detailed traffic assessment will accompany the future DA.
SEPP (BASIX) 2004	Not inconsistent. A BASIX certificate will accompany the future DA.

State Environmental Planning Policy (SEPP's)	Consistency of Planning Proposal
SEPP 70 (Affordable Housing)	Not inconsistent.
SEPP 65 (Design Quality of Residential Flat Development)	Not inconsistent. The development of the site will be undertaken in accordance with the ten design principles identified in SEPP 65 and the Rules of Thumb established in the Residential Flat Design Code. The indicative Masterplan demonstrates that compliant buildings can be achieved on the site. Further detailed compliance will be demonstrated at the DA stage.
SEPP 64 (Advertising and signage)	Not applicable.
SEPP 55 (Remediation of Land)	Not inconsistent. A Preliminary Contamination Assessment accompanied the Planning Proposal and determined that the site is capable of being made suitable for the intended development.
SEPP 32 - Urban Consolidation (redevelopment of Urban Land)	Not inconsistent. The Planning Proposal seeks to provide housing in an area that has existing infrastructure.
SEPP 1 - Development Standards	Not applicable. It does not apply to Burwood Local Environmental Plan 2012.

1.2 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

Yours sincerely



Larissa Brennan
Director
LJB Urban Planning